



New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: November 2, 2015

Project Name and Requested Approvals:

OAK VISTA TENTATIVE SUBDIVISION MAP
TENTATIVE SUBDIVISION MAP, SD2015-0002, GENERAL DEVELOPMENT PLAN, PDG2015-0004, REZONE,
Z2015-0002, OAK TREE PRESERVATION PERMIT, TRE2015-0008

Staff Description of Project:

This application is a request for approval of a design review and conditional use permit to modify the originally approved Rocklin Academy Phase I and to allow the conversion of one (!) two-story commercial office building of 18,905 square feet to expand the existing Rocklin Academy campus. The expansion will include classrooms and a two-story gym/multipurpose space. In addition, site modifications are proposed to accommodate a new traffic circulation plan.

Location:

The subject site is generally located on the southwest corner of Makabe Lane and Diaz Lane and is bordered on three sides by the existing Rocklin 60 Subdivision. APN 045-043-009, 030, 031, 032, and 052.

Existing Land Use Designations:

The zoning for this property is currently Unclassified. The General Plan designation is Medium Density Residential (MDR).

This project XX does / does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Ryan Bradford. The property owner is Placer Partners, LLC.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\BVF\Special Projects\Website Posting of Referrals\Background Information & Project Description.docx



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Oak Vista

LOCATION: Rocklin, CA

ASSESSOR'S PARCEL NUMBERS: 045-043-001-000, 045-043-030-000, 045-043-031-000, 045-043-032-000, 045-043-052-000

DATE OF APPLICATION (STAFF): _____ RECEIVED BY (STAFF INITIALS): _____

FILE NUMBERS (STAFF): SP2015-0002; PD2015-0004; TR2015-000B; E2015-0002 FEES: _____

RECEIPT No.: _____

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: _____

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

<input type="checkbox"/> General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add'l 100 Acres)	<input checked="" type="checkbox"/> Tentative Subdivision Map (SD) Fee: \$17,715 (1 st 50 lots) \$2,188 (each add'l 50 lots) \$10,337 Modification	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888 <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496 <input type="checkbox"/> Major (CC Approval) Fee: \$13,252
<input checked="" type="checkbox"/> Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: \$9,888	<input type="checkbox"/> Variance (V) Fee: \$5,036
<input checked="" type="checkbox"/> General Development Plan (PDG) Fee: \$13,475 <i>amendment</i>	<input type="checkbox"/> Design Review (DR) Commercial Fee: \$9,888 Residential Fee: \$6,097 Signs Fee: \$4,233	<input checked="" type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: \$ 915 City Council Fee: \$1,232
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$15,845 <i>17,987</i> \$2,142 (each add'l 50 lots or 100 acres)		<input type="checkbox"/> Modification to Approved Projects Fee: \$3,481

File Number _____

Environmental Requirements: (STAFF) Exempt - \$1,277.00 Mitigated Negative Declaration – \$6,311.00 Negative Declaration – \$5,166.00 EIR – See Fee Schedule

OCT 20 2015
BY: *Ar*

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MDR</u>	Acres: <u>13.4</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>Same</u>	Square Feet: <u>623,307</u>	<input checked="" type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: <u>N/A</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>Unclassified</u>	No. of Units: <u>60 Lots</u>	<input checked="" type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>Residential</u>	+ 1 Detention Basin Lot Building Size: <u>N/A</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Proposed Parking: <u>N/A</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: <u>N/A</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: _____		

PROJECT REQUEST: To Develop approximately 13.4 Acres to provide 60 residential lots and 1 lot Retention Basin. Will also require a General Development Plan Amendment and an Oak tree Preservation Plan Permit.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.



UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Placer Partners, LLC

ADDRESS: 5701 Lonetree Blvd #102

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: 916-230-5325

EMAIL ADDRESS: RLBRADFORD1995@yahoo.com

FAX NUMBER: _____

SIGNATURE OF OWNER



(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Ryan Bradford

CONTACT: _____

ADDRESS 5701 Lonetree Blvd #102

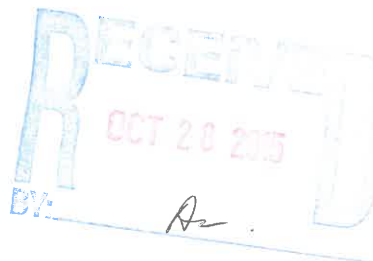
CITY: Rocklin ~~CA~~ STATE: CA ZIP: 95765

PHONE NUMBER: (916) 230-5325

EMAIL ADDRESS: r1bradford1995@yahoo.com

FAX NUMBER: (916) 626-3315

SIGNATURE OF APPLICANT



AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: OAK VISTA

Location: Rocklin, CA

Assessors Parcel Number(s): 045-043-009-000, 045-043-030-000, 045-043-031-000, 045-043-032-000, 045-043-050-000

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):

Name of person and / or firm authorized to represent property owner (Please print):
RYAN BRADFORD

Address (Including City, State, and Zip Code):
5701 LoneTree Blvd, Suite 102, Rocklin CA 95765

Phone Number: 916-230-5325

Fax Number: (916) 626-5315

Email Address: RLBRADFORD1995@YAHOO.COM

The above named person or firm is authorized as:

Agent () Buyer () Lessee ()

The above named person or firm is authorized to (check all that are applicable):


() File any and all papers in conjunction with the aforementioned request, including signing the application.

() Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.

() Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:

() Unrestricted () Valid until:

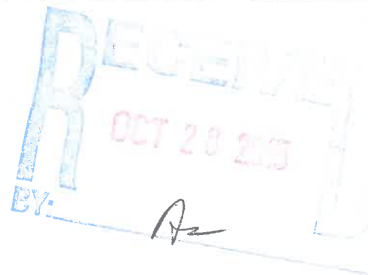
Owners Authorization Signature & Date:


Owners Name (Please Print):
Russ Kuhn

Owners Address (Including City, State, and Zip Code):
5701 LoneTree Blvd #102
Rocklin Ca 95765

Phone Number: (916) 230-5325

Email Address: rlbradford1995@yahoo.com



PROJECT NOTES

ASSESSOR'S PARCEL NO.

045-043-009
045-043-030
045-043-031
045-043-032
045-045-052

AREA OF PROPOSED TENTATIVE SUBDIVISION MAP

13.48 ACRES (GROSS)

EXISTING USE

OPEN SPACE & RURAL RESIDENTIAL

PROPOSED USE

60 SINGLE FAMILY RESIDENTIAL LOTS
1 OPEN SPACE LOT

EXISTING ZONING

UNCLASSIFIED

PROPOSED ZONING

RESIDENTIAL
GENERAL PLAN DESIGNATION

MEDIUM DENSITY RESIDENTIAL

PARK DISTRICT

CITY OF ROCKLIN

FIRE PROTECTION

ROCKLIN FIRE DEPARTMENT

SCHOOL DISTRICT

ROCKLIN UNIFIED SCHOOL DISTRICT

SEWER

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STORM DRAIN

CITY OF ROCKLIN

WATER

PLACER COUNTY WATER AGENCY

GAS & ELECTRICITY

PACIFIC GAS & ELECTRIC COMPANY

NOTES:

1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF SUBDIVISION MAP ACT.
2. A 12.5' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY AND PRIVATE DRIVES.
3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
4. ALL EXISTING STRUCTURES, SEPTIC SYSTEMS AND WELLS SHALL BE REMOVED.
5. SUBDIVISION NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY.
6. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY TRI STATE SURVEYING INC. IN AUGUST 2015

APPLICANT / DEVELOPER
EQUITY SMART INVESTMENTS, LP
5701 LONETREE BLVD #102
ROCKLIN, CA 95765
CONTACT: RYAN BRADFORD
PHONE: (916) 230-5325

PLANNER / ENGINEER
GUIDE ENGINEERING
5930 GRANITE LAKE DR, STE #150
GRANITE BAY, CA 95746
CONTACT: JARED BROWN
PE C65430
PHONE: (916) 787-0248

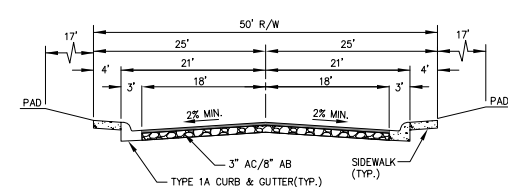
LAND USE	GROSS AREA(AC)	NET AREA(AC)	DWELLING UNITS	NET DENSITY
RESIDENTIAL	14.30 AC	11.29 AC	60	5.31/AC
DRAIN BASIN	0.21 AC	-	-	-
PUBLIC ROAD	2.80 AC	-	-	-
TOTAL	14.30 AC	-	60	-

MINIMUM SF	6,016
MAXIMUM SF	21,735
AVERAGE SF	8,194

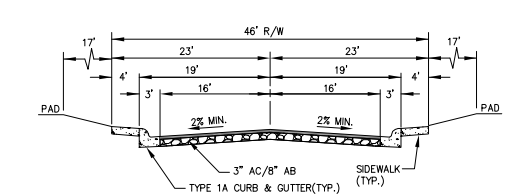
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN EXCEPTIONS 15 AND 17 OF THE FIDELITY NATIONAL TITLE COMPANY REPORT NO. FSJIP-6031300219 DATED JANUARY 28, 2013 HAVE BEEN SHOWN HEREON AND HAVE BEEN ACCOUNTED FOR IN LABEL PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

CHARLES CRAIL LS #4519 EXPIRES: 9/30/2016

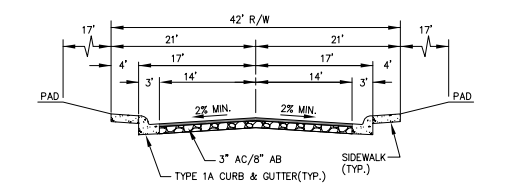
DATE:



(A) TYPICAL 50' R/W STREET SECTION
TI=6.0 WHITEHORN DRIVE (N. PORTION) N.T.S.



(B) TYPICAL 46' R/W STREET SECTION
TI=5.5 WHITEHORN DRIVE, MESQUITE WAY 'A' STREET, 'B' STREET N.T.S.



(C) TYPICAL 42' R/W STREET SECTION
TI=5.0 'A' COURT N.T.S.

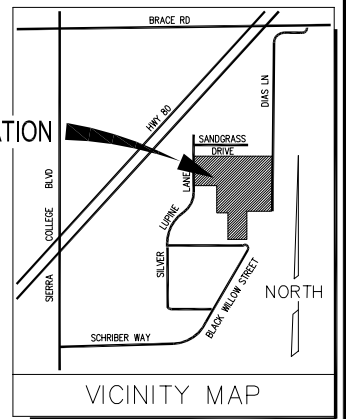
TENTATIVE MAP
FOR
OAK VISTA
ROCKLIN, PLACER COUNTY, CALIFORNIA

OCTOBER 2015

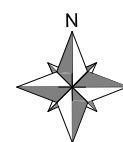
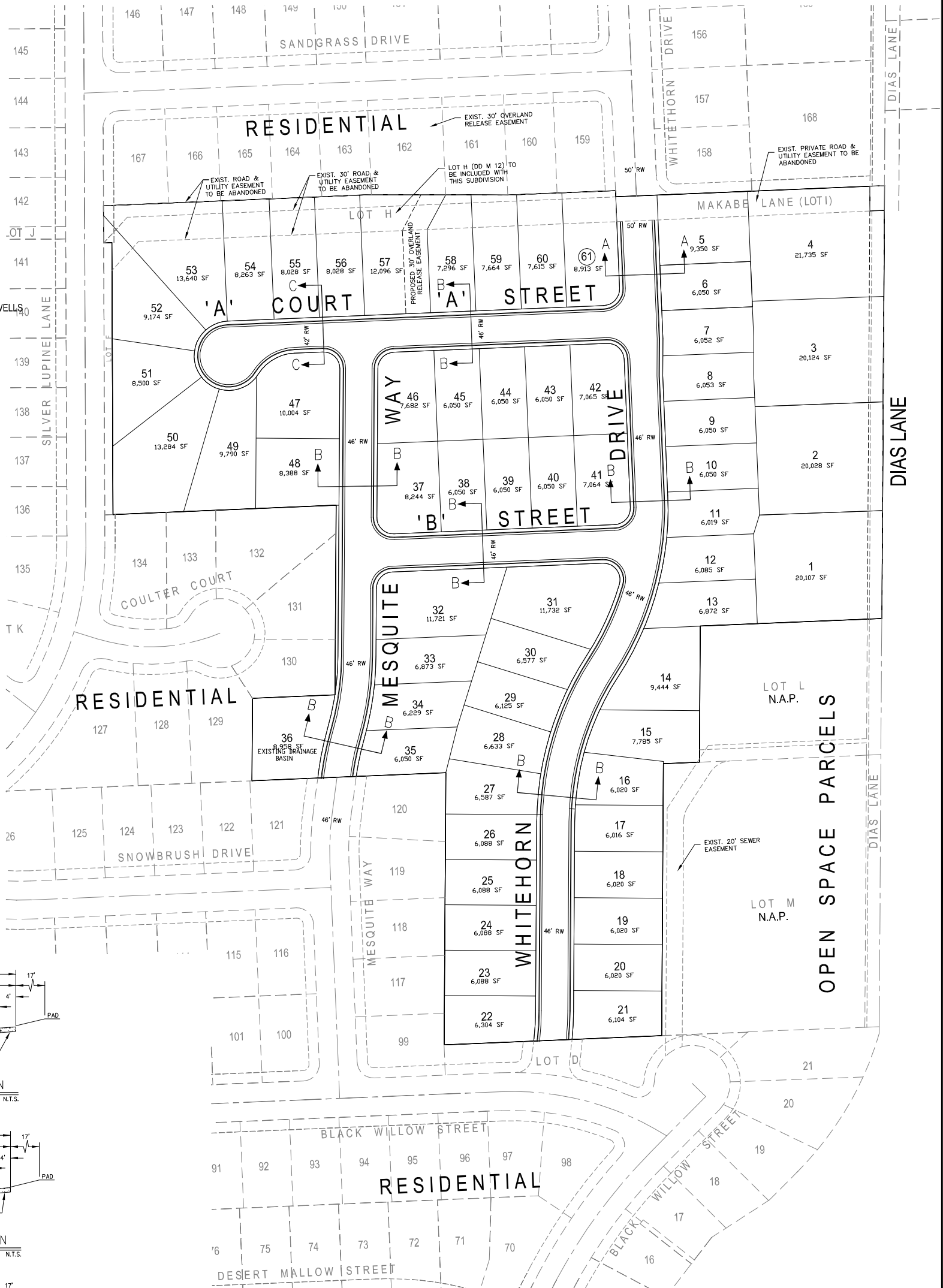
SHEET INDEX

1. TENTATIVE MAP COVER SHEET
2. SITE PLAN
3. GRADING & DRAINAGE PLAN
4. UTILITY PLAN
5. LANDSCAPE PLAN
6. OAK TREE PRESERVATION PLAN

SITE LOCATION



VICINITY MAP



SCALE OF FEET 1" = 50'

GUIDE ENGINEERING

LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR, STE 150
GRANITE BAY, CA 95746
PHONE: 916.787.0248
CELL: 916.759.2453

DEVELOPER:

EQUITY SMARTY INVESTMENTS
5701 LONETREE BLVD #102
ROCKLIN, CA 95765
ATT: RYAN BRADFORD
916.230.5325

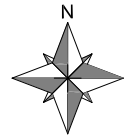
PRELIMINARY SITE PLAN
OAK VISTA
ROCKLIN, PLACER COUNTY, CALIFORNIA
OCTOBER, 2015

PREPARED BY:

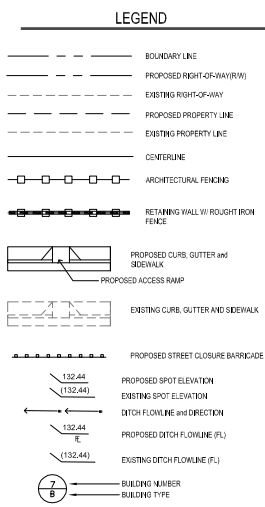
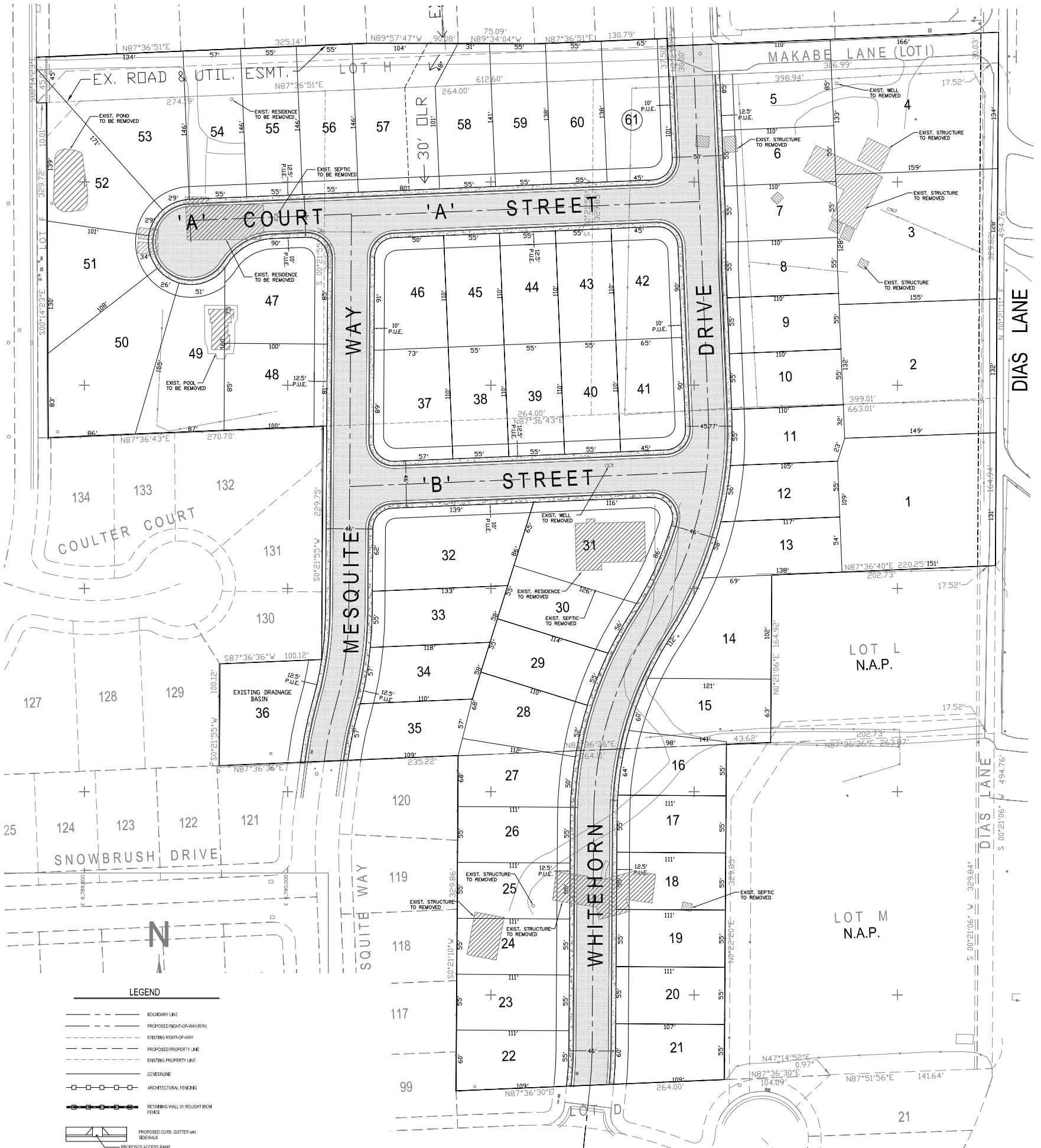
GUIDE ENGINEERING INC.
LICENSE #: C65430
1536 EUREKA RD. STE 600
ROSEVILLE, CA 95678
(916) 759-2453

LOT INFO:

MINIMUM LOT SIZE: 6,050'
MAXIMUM LOT SIZE: 20,126'
AVERAGE LOT SIZE:
MINIMUM LOT WIDTH: 55'
MINIMUM LOT DEPTH: 110'



0 40 80 120
SCALE OF FEET 1" = 40'



UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVES	PHONE
U.S.A.		800.227.2600
GAS	PACIFIC GAS & ELECTRIC	DAVID METZKER 530.889.3134
ELECTRICITY	PACIFIC GAS & ELECTRIC	DAVID METZKER 530.889.3134
TELEPHONE	AT&T	JIM JOHNSON 916.409.1370
WATER	PLACER COUNTY WATER AGENCY	RICHARD WIRTH 530.823.4886
FIRE	ROCKLIN FIRE DEPARTMENT	JASON SHEARER 916.625.5307
SEWER	SPMUD	SAM ROSE 916.786.8522
DRAINAGE	CITY OF ROCKLIN	JUSTIN NARTKER 916.625.5500
T.V. CABLE	WAVE BROADBAND	EVELYN CORTEZ 916.315.3211

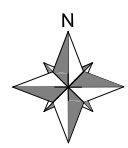
GUIDE ENGINEERING
LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR. STE 150
GRANITE BAY, CA 95746
PHONE: 916.787.0248
CELL: 916.759.2453

PRELIMINARY GRADING & DRAINAGE PLAN

OAK VISTA

ROCKLIN, PLACER COUNTY, CALIFORNIA

OCTOBER 2015



SCALE OF FEET 1" = 40'

GUIDE ENGINEERING
LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR. STE 150
GRANITE BAY, CA 95746
PHONE: 916.787.0248
CELL: 916.759.2453

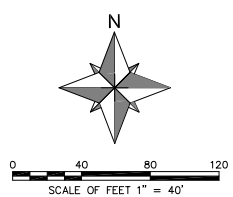
GRADING & DRAINAGE PLAN - SHEET 3 OF 6

PRELIMINARY LANDSCAPE PLAN
OAK VISTA
 ROCKLIN, PLACER COUNTY, CALIFORNIA
 OCTOBER, 2015

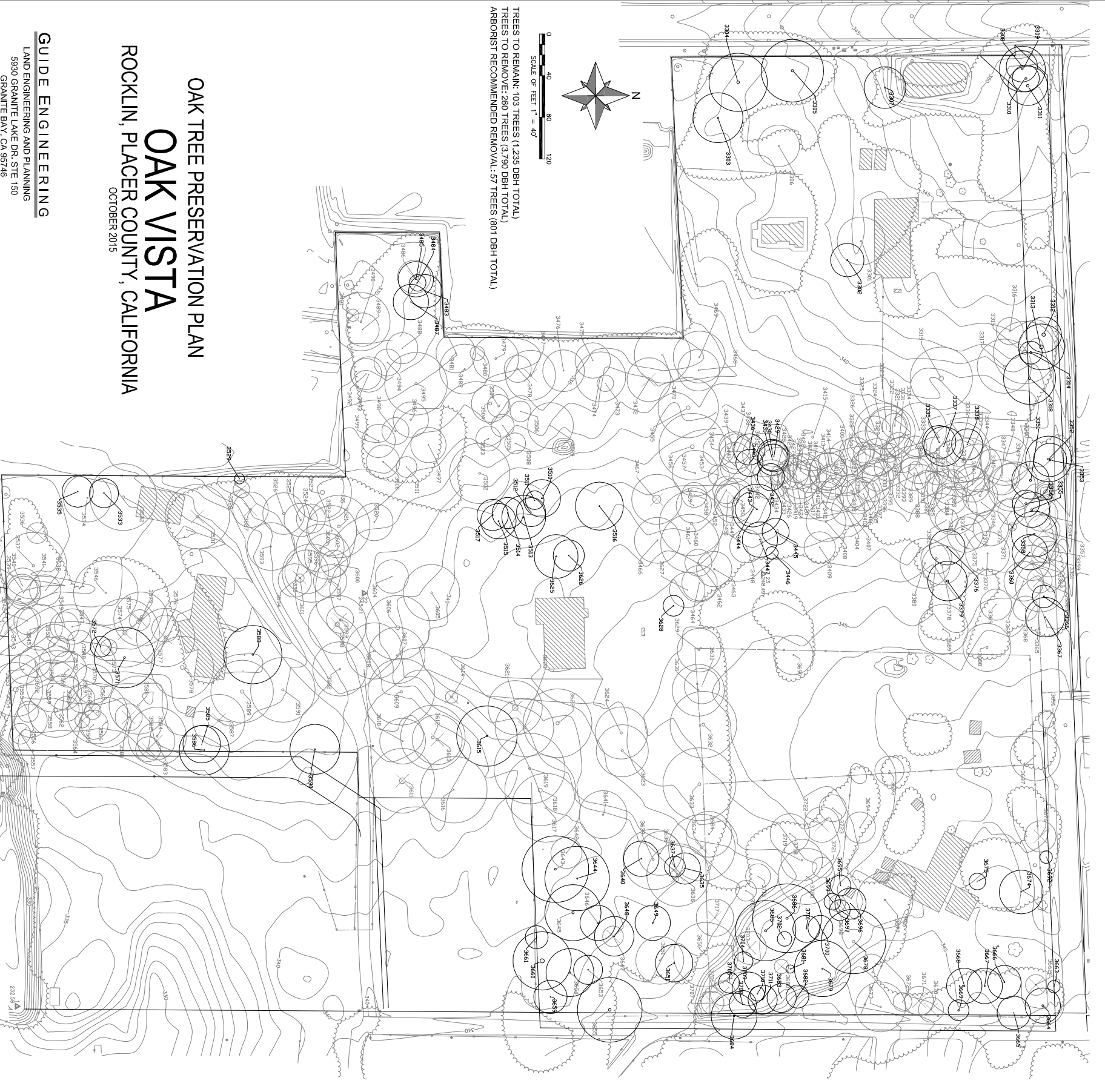


PLANT SCHEDULE

TREES	CODE	QTY	WTR. USE	BOTANICAL NAME / COMMON NAME
	ACE CAM	3	MEDIUM	ACER CAMPESTRE / HEDGE MAPLE
	PLA ACE	1	MEDIUM	QUERCUS SUBER/ CORK OAK
	PIS CHI	1	LOW	PISTACIA CHINENSIS / CHINESE PISTACHE
SHRUBS	CODE	QTY	WTR. USE	BOTANICAL NAME / COMMON NAME
	SAL NEM	2	MEDIUM	SALVIA NEMOROSA / MAY NIGHT SAGE
	FES GLA	5	LOW	FESTUCA GLAUCA / AVALANCHE FEATHER REED GRASS
	GER SAN	0	MEDIUM	GERANIUM SANGUINEUM / BLOODY CRANESBILL
	DIA GRA	1	MEDIUM	DIANTHUS GRATIOPOLITANUS / FIREWITCH
	FES GLA	3	LOW	FESTUCA GLAUCA / BLUE FESCUE
	BUD LOC	0	MEDIUM	BUDDLEIA LOOCHING / BUTTERFLY BUSH
	ARC MAN	2	VERY LOW	ARCTOSTAPHYLOS MANZANITA / DR. HURD MANZANITA
GROUND COVERS	CODE	QTY	WTR. USE	BOTANICAL NAME / COMMON NAME
	CER DIV	546	LOW	CEREX DIVULSA / BERKELEY SEDGE
	CYN DAC	1,079 SF	HIGH	CYNODON DACTYLON / BURMUDA GRASS



GUIDE ENGINEERING
 LAND ENGINEERING AND PLANNING
 5930 GRANITE LAKE DR. STE 150
 GRANITE BAY, CA 95746
 PHONE: 916.787.0248
 CELL: 916.759.2453



TREES TO REMAIN: 103 TREES (1,235 DBH TOTAL)
 TREES TO REMOVE: 260 TREES (3,790 DBH TOTAL)
 ARBORIST RECOMMENDED REMOVAL: 57 TREES (801 DBH TOTAL)



OAK TREE PRESERVATION PLAN
OAK VISTA
 ROCKLIN, PLACER COUNTY, CALIFORNIA
 OCTOBER 2015

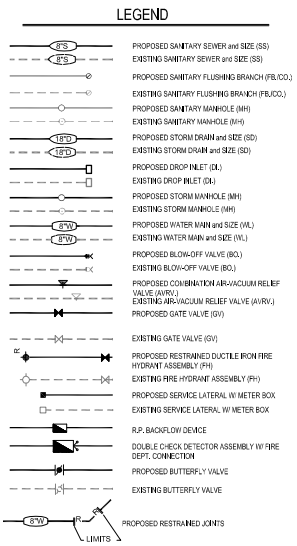
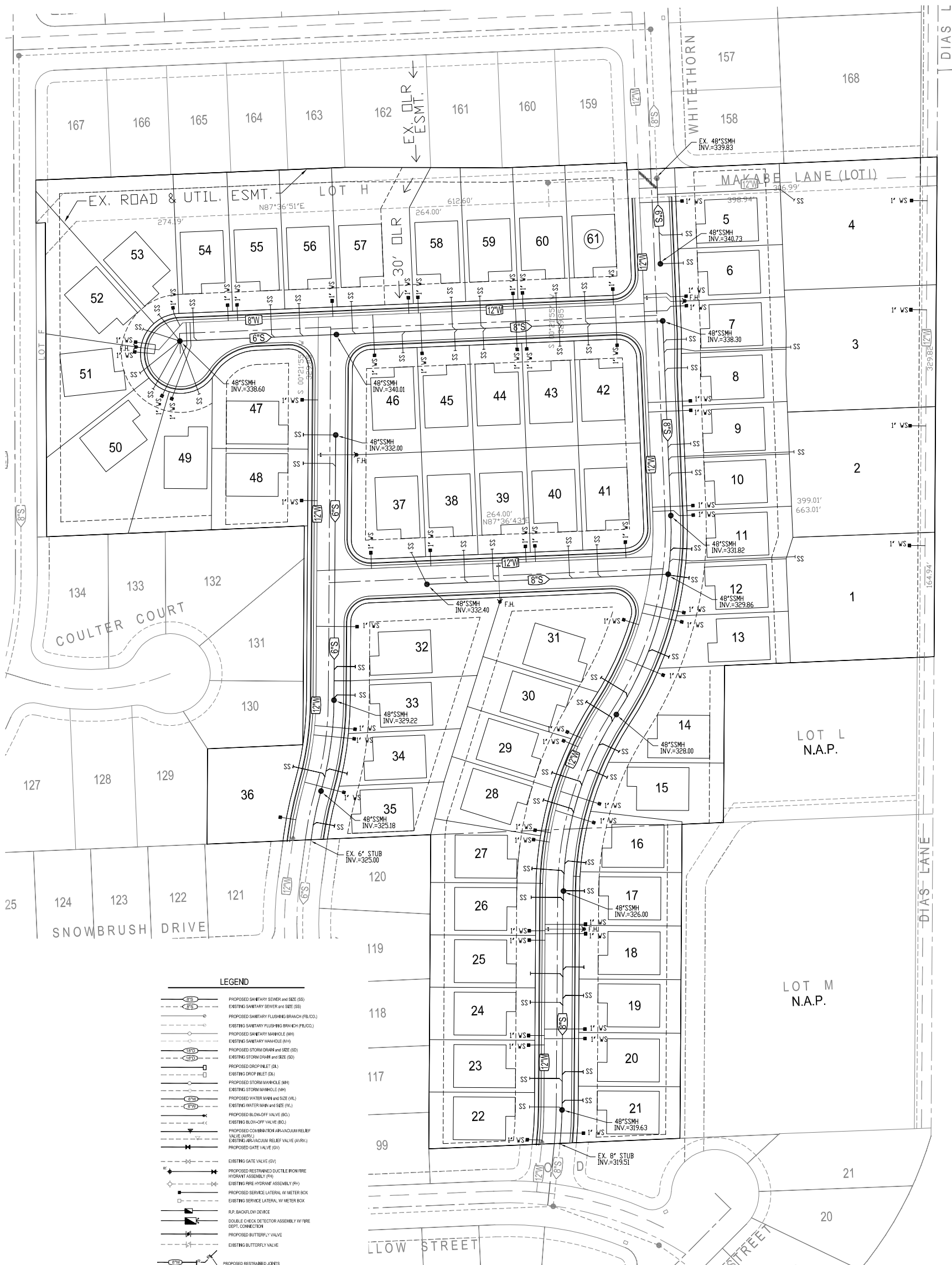
GUIDE ENGINEERING
 LAND ENGINEERING AND PLANNING
 5930 GRANITE LAKE DR., STE 150
 GRANITE BAY, CA 95746
 PHONE: 916.787.0248
 CELL: 916.759.2453

TREE #	DBH (IN)	RECOMMENDATION
3381	19	REMOVE
3382	19	REMOVE
3383	17	24
3384	20	REMAIN
3385	19	REMOVE
3386	19	REMOVE
3387	13	15
3388	13	15
3389	13	15
3390	13	15
3391	13	15
3392	22	22
3393	22	22
3394	22	22
3395	22	22
3396	22	22
3397	22	22
3398	22	22
3399	22	22
3400	22	22
3401	22	22
3402	22	22
3403	22	22
3404	22	22
3405	22	22
3406	22	22
3407	22	22
3408	22	22
3409	22	22
3410	22	22
3411	22	22
3412	22	22
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3433	22	22
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3438	22	22
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3440	22	22

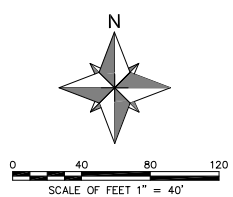
TREE #	DBH (IN)	RECOMMENDATION
3441	13	24
3442	8	17
3443	10	13
3444	10	13
3445	10	13
3446	10	13
3447	10	13
3448	11	16
3449	11	16
3450	8	11
3451	8	11
3452	8	11
3453	8	11
3454	8	11
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3456	8	11
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3491	8	11
3492	8	11
3493	8	11
3494	8	11
3495	8	11
3496	8	11
3497	8	11
3498	8	11
3499	8	11
3500	8	11

TREE #	DBH (IN)	RECOMMENDATION
3501	15	24
3502	15	24
3503	15	24
3504	15	24
3505	15	24
3506	15	24
3507	15	24
3508	15	24
3509	15	24
3510	15	24
3511	15	24
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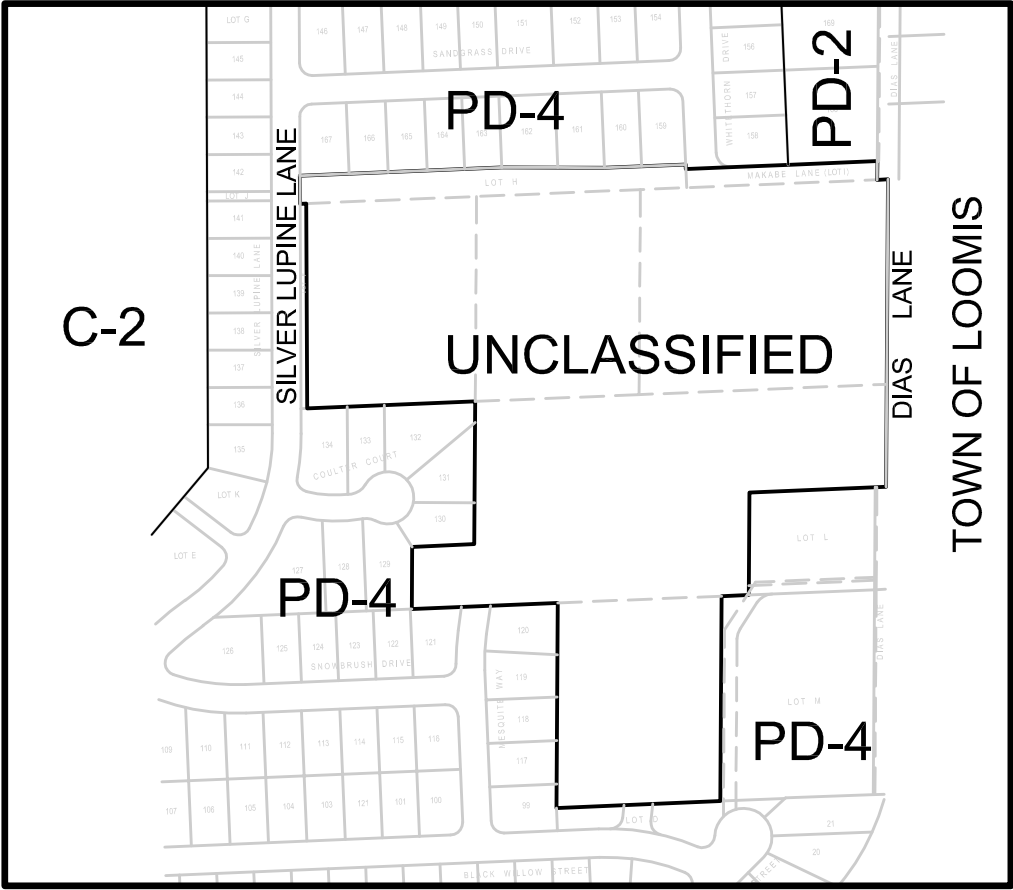
PRELIMINARY UTILITY PLAN
OAK VISTA
 ROCKLIN, PLACER COUNTY, CALIFORNIA
 OCTOBER, 2015



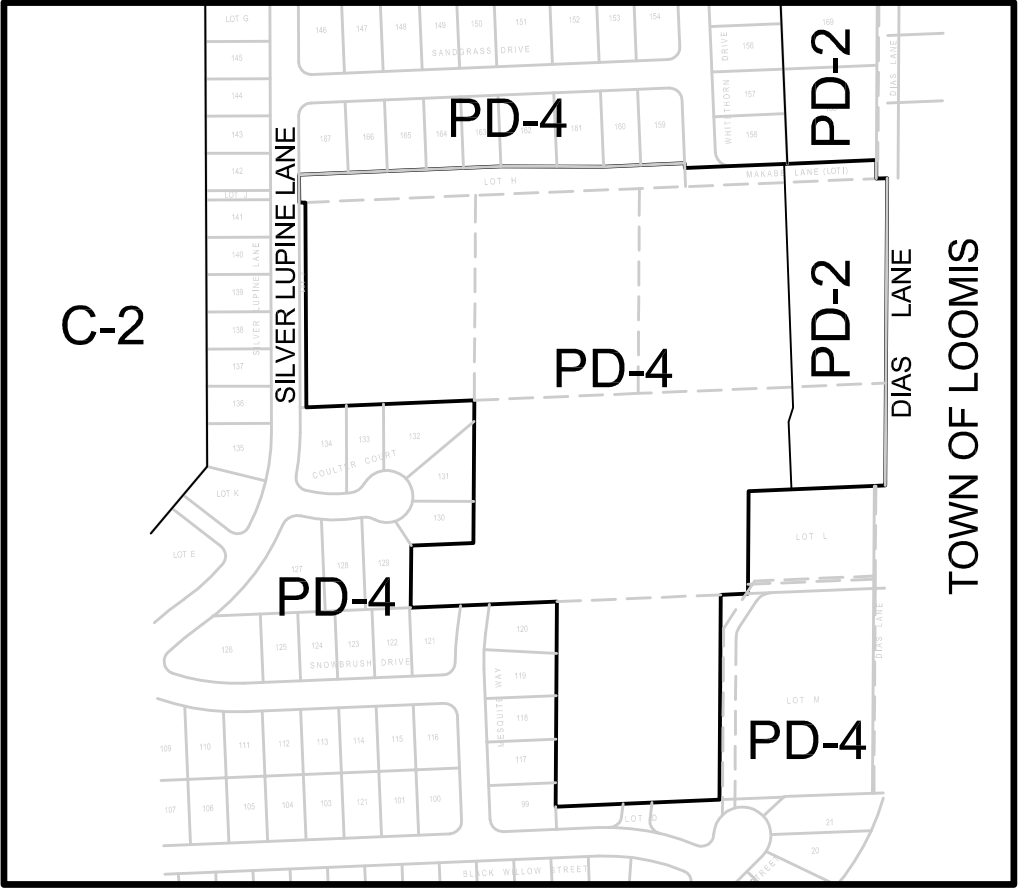
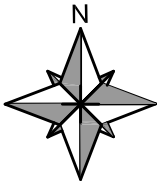
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 STORM DRAIN: CITY OF ELK GROVE
 WATER: CITY OF ELK GROVE
 FIRE: CSD CONSUMERS FIRE DEPARTMENT



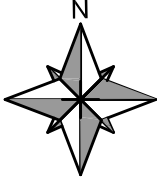
GUIDE ENGINEERING
 LAND ENGINEERING AND PLANNING
 5930 GRANITE LAKE DR. STE 150
 GRANITE BAY, CA 95746
 PHONE: 916.787.0248
 CELL: 916.759.2453



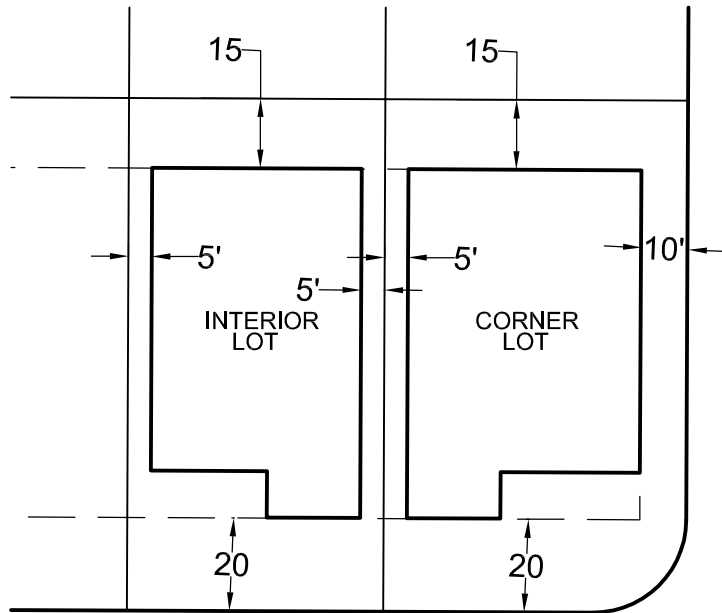
EXISTING ZONING



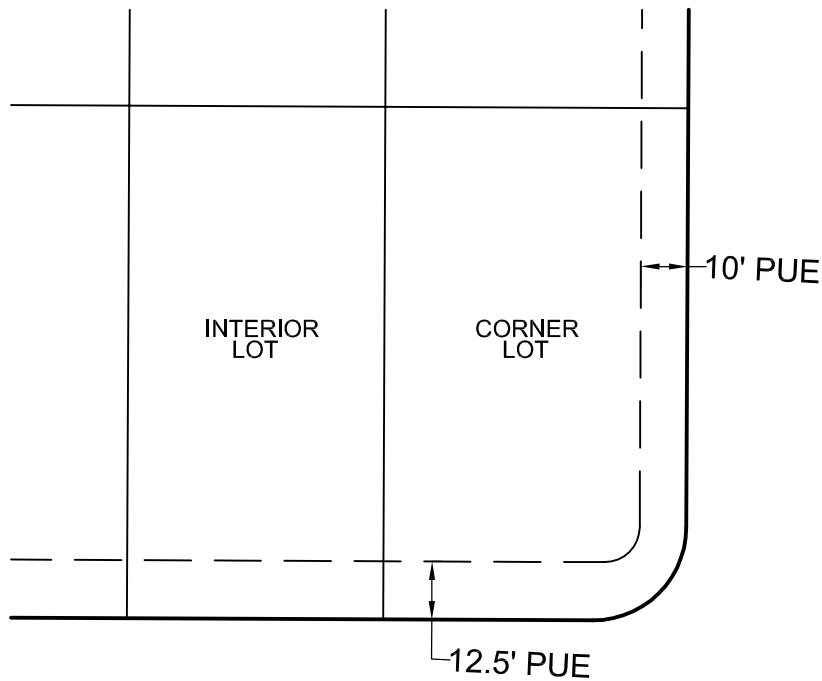
**PROPOSED ZONING
ZONING EXHIBIT**



N.T.S.



TYPICAL SETBACKS



TYPICAL PUBLIC UTILITY EASEMENTS

OAK VISTA
PROPOSED
DEVELOPMENT STANDARDS

N.T.S.