



New Project Information

The City of Rocklin is 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, a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Resubmittal Received: March 18, 2025

Project Name and Requested Approvals:

Whitney Walk

TENTATIVE SUBDIVISION MAP, SD2024-0001
GENERAL DEVELOPMENT PLAN, PDG2024-0002
DESIGN REVIEW, DR2024-0005
OAK TREE PRESERVATION PLAN, TRE2024-0001

Staff Description of Project:

Request for approval of a Tentative Subdivision Map to create 170 single family lots (60 detached and 110 attached). General Development Plan and General Development Plan Amendment to create new development standards for the proposed development. Design Review for the proposed buildings and site improvements.

Location:

Westerly corner of S. Whitney Blvd. and Sunset Blvd., south of S. Whitney Blvd. Assessor's Parcel Numbers 016-210-011 & 016-240-044, 016-240-039.

Land Use Designation(s)/Zoning:

The property is designated HDR on 11.2 acres within the Sunset Hills GDP and 1.6 acres within the S. Whitney Mixed Use GDP. Current zoning for all parcels is PD-R.

This project does 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 determined that the project will be analyzed through an addendum to the Mitigated Negative Declaration prepared for the Sunset Hills GDP.

Applicant & Property Owner:

The applicant is Parish and Associates and the property owner is Whitney Sunset 14 LLC.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>

2020
INDEX TO CITY OF ROCKLIN UNIVERSAL APPLICATION DOCUMENTS

- A. Documents to be completed and returned with all applications
 - I. Application Submittal Requirements / Check-In Sheet
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 - V. Department of Fish and Game Filing Fee Notice
 - VI. Hazardous Waste & Substances Statement
 - VII. Mitigation for Air Quality Impacts
 - VIII. Environmental Information Form
 - IX. Formatting Requirements and Minimum Information to be Included on Exhibits

- B. Reference Information
 - XI. City of Rocklin Community Development Reference Directory
 - XII. Memorandum from City Engineer regarding maps and lot line adjustments
 - XIII. Post-Construction Low Impact Development (LID) Information Sheet
 - XIV. Fire Civil Plan Review Information Sheet

APPLICATION SUBMITTAL REQUIREMENTS / CHECK-IN SHEET

To be Returned with the Application Package

To be Completed by Staff Planner (Completed by: AL per letter dated 8/11/24)

Project Name: Whitney Walk Date: 10/18/2024

Required*	FORMS & DOCUMENTS:	Received
✓	Completed Application Form (p. 3-5)	
✓	Completed Agent Authorization Form (one per authorized agent) (p. 6)	
✓	Completed Notification of Owners of Mineral Rights (p. 7)	
✓	Completed Notice of Department of Fish and Game Filing Fees (p. 8)	
✓	Completed Hazardous Waste and Substances Statement (p. 9)	
✓	Completed Mitigation for Air Quality Impacts Statement (p. 10-11)	
✓	Completed Environmental Information Sheet (p. 12-16)	
✓	Completed Formatting and Minimum Requirements checklist (p. 17-23)	
✓	One Preliminary Title Report for all subject properties (current within six months)	
✓	Soil Report	
	STANDARD EXHIBIT SETS:	
✓	One CD or USB Flash Drive of All Project Exhibits and submission materials	
✓	Two Sets 11" x 17" Reductions of All Project Exhibits for the initial submittal	
	<i>** All plan sets to be collated, stapled into single sets, and folded to 8-1/2" x 11"</i>	
	<i>Exhibit Sets to include the following sheets as applicable:</i>	
✓	Site Plan	
✓	Preliminary Grading and Drainage	
✓	Preliminary Landscape Plan (include symbols, quantities, botanical names, container sizes, and average height based on American Standards for Nursery Stock)	
✓	Elevations of All Four Sides of All Buildings	
✓	Architectural and Site Details (trash enclosures, bike racks, special building treatments)	
✓	Building Sections and Roof Plans	
✓	Rough Floor Plans	
N/A	Elevations of Sign Design	
✓	A Stormwater Control Plan and draft Operation and Maintenance Plan consistent with the requirements of the City of Rocklin Post Construction LID Manual (www.rocklin.ca.us/LID)	
✓	Tentative Map (separate set from design review/use permit, if applicable)	
	SPECIAL EXHIBITS:	
✓	Color and Material Boards for Buildings and Signs (maximum size: 8½" x14")	
✓	Colored Building Elevations	
N/A	Colored Sign Elevations	
	Colored Landscaping Plan to be provided prior to hearing	

✓	Color Renderings (11" x 17" Reductions)	
N/A	Photo-simulations (11" x 17" Reductions)	
	ADDITIONAL INFORMATION (as may be required; may include, but is not limited to, the following):	
✓	Tree Survey/Arborist Report	
✓	Wetland/Riparian Delineation	
✓	Archeological/Cultural Survey	
✓	Traffic Study	
✓	Phase 1 Site Assessment	
N/A	Photometric Study	
✓	Noise Study	
✓	Air Quality / Green House Gas	
✓	Preliminary Drainage Report & SWQ Plan	

* Unless waived by a Staff Planner

Additional Submittal Information

- Note 1:** All use permits and design review applications shall include a site plan, building exterior elevations, preliminary landscape plans, rough floor plans, preliminary grading plans, a color and materials board, and colored elevations and landscaping plans.
- Note 2:** The applicant shall be responsible for contacting the Army Corps of Engineers, to determine whether a wetland delineation is needed, and the Fish and Game Department, regarding floodplains and riparian areas, prior to application submittal.
- Note 3:** Any dedication resulting in transfer of ownership from a private party to the City will require a Phase One Hazardous Materials Study in accordance with current ASTM standards and shall be transferred with free and clear title.
- Note 4:** The City requests that the property owner or property manager notify tenants of the proposed project and the date, time, and location of the public hearing.
- Note 5:** Applicants are strongly encouraged to conduct neighborhood and/or property owners association meetings prior to the City scheduling the project for public hearing.



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: Whitney Walk

LOCATION: South of Sunset Blvd on the East & West side of S. Whitney Blvd

ASSESSOR'S PARCEL NUMBERS: 016-210-011, 016-240-044 & 039

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

FILE NUMBERS (STAFF): _____ 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: 8/14/24 Letter from AL

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

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input checked="" type="checkbox"/> Tentative Subdivision Map (SD) Fee:)	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: <input type="checkbox"/> Major (CC Approval) Fee:
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input checked="" type="checkbox"/> Design Review (DR) Commercial Fee: Residential Fee: Signs Fee:	<input checked="" type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: City Council Fee:
<input checked="" type="checkbox"/> General Development Plan (PDG) Fee: <u>Modification</u>		
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: <u>\$20,924</u>		<input type="checkbox"/> Modification to Approved Projects Fee: _____
		_____ File Number

Environmental Requirements: (STAFF)	<input type="checkbox"/> Exempt - <input type="checkbox"/> Negative Declaration -	<input checked="" type="checkbox"/> Mitigated Negative Declaration – <u>\$8,057</u> <input type="checkbox"/> EIR – See Fee Schedule
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UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION: Existing: <u>HDR</u> Proposed: <u>HDR</u> Zoning: Existing: <u>PD-R</u> Proposed: <u>PD-R</u>	PROPERTY DATA: Acres: <u>12.85 AC</u> Square Feet: _____ Dimensions: <u>700'x850'</u> No. of Units: <u>170</u> Building Size: <u>1,593-1,788 SF SFR</u> <u>1,230-1,767 SF Duets</u> Proposed Parking: <u>354 spaces</u> Required Parking: <u>340 spaces</u> Access: _____	UTILITIES:																																	
	<table border="0"> <tr> <td>EXISTING</td> <td></td> <td>PROPOSED</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Pub. Sewer</td> <td><input checked="" type="checkbox"/></td> <td>Pub. Sewer</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Septic Sewer</td> <td><input type="checkbox"/></td> <td>Septic Sewer</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Pub. Water</td> <td><input checked="" type="checkbox"/></td> <td>Pub. Water</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Well Water</td> <td><input type="checkbox"/></td> <td>Well Water</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td>Electricity</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Gas</td> <td><input type="checkbox"/></td> <td>Gas</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Cable</td> <td><input checked="" type="checkbox"/></td> <td>Cable</td> </tr> </table>	EXISTING		PROPOSED		<input checked="" type="checkbox"/>	Pub. Sewer	<input checked="" type="checkbox"/>	Pub. Sewer	<input type="checkbox"/>	Septic Sewer	<input type="checkbox"/>	Septic Sewer	<input checked="" type="checkbox"/>	Pub. Water	<input checked="" type="checkbox"/>	Pub. Water	<input type="checkbox"/>	Well Water	<input type="checkbox"/>	Well Water	<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>	Gas	<input checked="" type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Cable		
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PROJECT REQUEST: _____

Project is proposing 60 single family high density lots and 110 units that are duets.

The site will have public streets and public utilities. No required zone change or general plan update. This is a requirement to update the general development standards. This application includes a Design Review request, Oak Tree preservation plan, Tentative Subdivision Map, and Tentative Condominium Map. This application is associated with a SB330 application previously submitted.

(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: Whitney Sunset 14, LLC (c/o Peter Saetes)

ADDRESS: 1031 Roseville Parkway #148

CITY: Roseville

STATE: CA

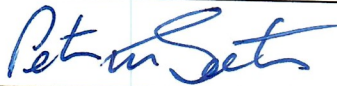
ZIP: 95678

PHONE NUMBER: (916) 628-7778

EMAIL ADDRESS: peter@saetesinvestments.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): Parish & Associates

CONTACT: Robert Parish

ADDRESS P.O. Box 6567

CITY: Auburn

STATE: CA

ZIP: 95604

PHONE NUMBER: (916) 802-4771

EMAIL ADDRESS: rob@parish-associates.com

FAX NUMBER: _____

SIGNATURE OF APPLICANT _____

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Whitney Sunset 14, LLC (c/o Peter Saetes)

ADDRESS: 1031 Roseville Parkway #148

CITY: Roseville STATE: CA ZIP: 95678

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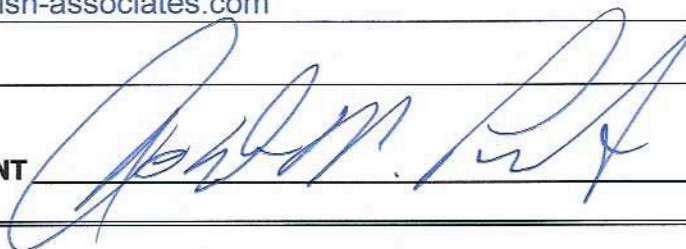
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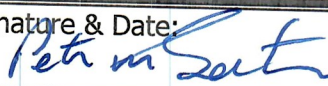
FAX NUMBER: _____

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: Whitney Walk
Location: South of Sunset Blvd on the East & West side of S. Whitney Blvd
Assessors Parcel Number(s): 016-210-011, 016-240-044 & 039
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Tentative Subdivision Map, Tentative Condominium Map, Design Review, Oak Tree Preservation Plan
Name of person and / or firm authorized to represent property owner (Please print): Parish & Associates; Robert Parish
Address (Including City, State, and Zip Code): P.O. Box 6567, Auburn, CA 95604
Phone Number: (916) 802-4771
Fax Number:
Email Address: rob@parish-associates.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date:  10/22/24
Owners Name (Please Print): Peter Saetes
Owners Address (Including City, State, and Zip Code): 1031 Roseville Parkway, #148 Roseville, CA 95678
Phone Number: (916) 628-7778
Email Address: peter@saetesinvestments.com

**NOTIFICATION OF
OWNERS OF MINERAL RIGHTS**

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There **are** / **are not** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, Robert Parish, the applicant or applicant's representative, **have** / **have not** (circle one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

 10-24-24
Signature Date

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than* the day of the final scheduled public hearing for the proposed project.

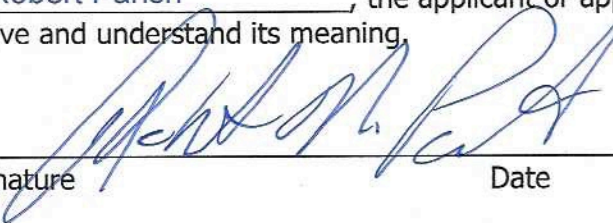
PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, Robert Parish, the applicant or applicant's representative, have read the information above and understand its meaning.

Signature

Date

 10-24-24

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem: _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 10-24-20

Applicant: _____



Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site:
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

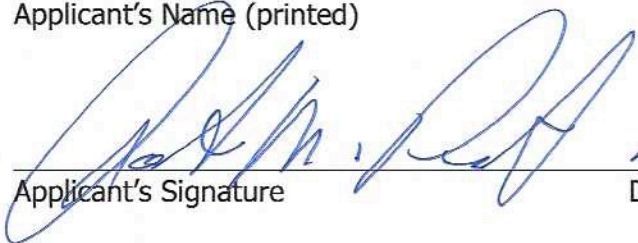
1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

Robert Parish

Applicant's Name (printed)

Applicant's Signature

Date



20-24-21



City of Rocklin

Planning Division

3970 Rocklin Road

Rocklin, California 95677

Phone (916) 625-5160 FAX (916) 625-5195

ENVIRONMENTAL INFORMATION SHEET

(To be completed by
applicant)

LOCATION OF PROJECT (ADDRESS) South of Sunset Blvd on the East & West side of S. Whitney Blvd

ASSESSORS PARCEL # 016-210-011, 016-240-044 & 039

NAME OF PROJECT Whitney Walk

CONTACT/APPLICANT Robert Parish

ADDRESS P.O. Box 6567, Auburn, CA 95604

PHONE (916) 802-4771 **EMAIL** rob@parish-associates.com

Project Description - Describe in detail. Add separate sheet if necessary.

Project is proposing 60 single family high density lots and 110 units that are duets.
The site will have public streets and public utilities. No required zone change or general
plan update. This is a requirement to update the general development standards. This
application includes a Design Review request, Oak Tree preservation plan, Tentative
Subdivision Map, and Tentative Condominium Map. This application is associated with
a SB330 application previously submitted.

Property size: 12.85 ac

Square Feet Acres

Land Use: Vacant Residential

Existing Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification. _____

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible: DR2015-144, MND2015-142, PDG2013-03, Z2013-04 SD2015-143

OTHER REQUIRED PERMITS OR APPROVALS:

Permit or Approval Agency Address Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: Vacant

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
Oak Trees & native grasses

2. What are the surrounding land uses?
East Open Space West residential North residential & commercial South residential
3. Is the project proposed on land which contains fill or a slope of 10% or more? Yes
4. Are there any existing erosion problems? No
5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? No
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site +/- 28,050 cy
 - b. Deposited on the site _____
 - c. Removed from the site +/- 22,335 cyDisposal site unknow at this time
7. Are there any streams or permanent water courses on the site? No, adjacent to the site
Describe East of site is existing Antelope Creek

8. Will the proposed project change drainage patterns or the quality of groundwater? NO
If so explain. If not, why not. _____

9. Will the project affect any drainage channel, creek, pond or any other water body? NO
Describe below: _____

10. Is any portion of the property located in a flood plain? YES
 If so describe Lot J - Open Space lot
11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? NO
12. Are there any trees or shrubs on the project site? YES
 What types? OAKS
 Are any to be removed or transplanted? YES
 State the location of transplant site: _____
 State the number & species to be removed: SEE ARBORIST REPORT
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
NO
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? NO
15. What type of equipment will be associated with the project during construction?
Earthmoving excavators, dozers, scrapers, compactors, paving machine, etc
 During permanent operation? None
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
Minimal Dust
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, NO describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: _____
18. Will the project create any new light source, other than street lighting? If yes, describe below:
NO
19. Is this property covered by a Williamson Act contract? NO
20. Has this property ever been used for agricultural purposes? NO If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials?
NO
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? NO
23. How close is the nearest school? 0.6 miles - Anelope Creek Elementary School

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: See architectural plans
 Building height measured from ground to highest point in feet: See Architectural plans
 Number of floors/stories: 2 and 3 stories
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: see architectural plans
 Project site coverage: Building 139,422 sq.ft. 29.8 %
 Landscaping 214,495 sq.ft. 45.9 %
 Paving 113,627 sq.ft. 24.3 %
 Exterior building materials: see architectural plans
 Exterior building colors: see architectural plans
 Wall and/or fencing material: Rock retaining, CMU retaining, Basalite Block
 Total number of off-street parking spaces required: 340 Provided: 354
 Total number of bicycle parking spaces: unlimited in Garages

25. Is there any exposed mechanical equipment associated with the project? see architectural plans
 Location and screening method screened on roof

26. RESIDENTIAL PROJECTS

Total lots 115 Total dwelling units 170
 Density/acre 16.7 Total acreage 12.85

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units	<u>60</u>	<u>55</u>	
Size of lot/unit	<u>1,855 min</u>	<u>2,054 min</u>	
Studio			
1 Bedroom			
2 Bedroom		<u>1,230-1,520sf</u>	
3 Bedroom	<u>1,593-1,788 sf</u>	<u>1,767 sf</u>	
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): _____
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of operation: _____
 Total occupancy/Building capacity: _____
 Gross floor area: _____ Number of fixed seats: _____
 Number of employees (total): _____ Employees per shift: _____ Number of Shifts _____
 Number of visitors/customers on site at busiest time (best estimate): _____
 Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? +/- 340 tons

29. Will the proposed use involve any toxic or hazardous material? NO
 Is the project site within 2,000 feet of an identified hazardous/toxic site? NO
 Is the project site within 2,000 feet of a school or hospital? NO
 If the project involves any hazardous material, explain: _____

30. How many new residents is the project estimated to generate? +/- 510
31. Will the project generate a demand for additional housing? NO
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? 0 current 112 estimated
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? NO
 If yes, explain _____
34. How close is the project to the nearest public park or recreation area? 1.0 miles Johnson Springview Park
35. What school districts will be affected by this project? Rocklin Unified School District
36. Describe energy-efficient features included in the project. Solar

37. Describe how the following services or utilities will be provided:
 Power and Natural Gas Underground off S. Whiteny
 Telephone Underground off S. Whiteny
 Water Underground off S. Whiteny & Chalmette Ct
 Sewer Underground off S. Whiteny
 Storm Drainage Underground off S. Whiteny
 Solid Waste individual trash totters
38. Will the project block any vista or view currently enjoyed by the public? NO
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? NO
40. Are there any archaeological features on the site? NO If so, will the project result in any impact to these features? _____

FORMATTING AND MINIMUM INFORMATION REQUIREMENTS
To BE COMPLETED BY APPLICANT

INSTRUCTIONS: The following are the formatting and minimum information requirements for the applicable exhibits and documents submitted as a part of all applications. Please check off the line indicating the information has been included and / or formatting requirements met and **submit this checklist with your application**. Mark the line *N/A* if the item is not applicable.

EXHIBIT SETS (Copies of all project drawings stapled together as follows, except tentative maps)

- 1. All project maps and drawings collated together
- 2. Sets stapled together along the left margin
- 3. Each set folded to 8-1/2" x 11" (If there are too many sheets to staple and fold to 8 1/2" x 11" in a single set the plan sets may be broken into two to three subsets, each subset to be stapled, folded to 8 1/2" x 11", and labeled as "1 of ___", "2 of ___", etc. as appropriate, and the subsets rubber banded together into units.)
- 4. Full sized and 11" x 17" reduced sets collated in the same order and including the same sheets
- 5. All sheets in the 11" x 17" reduced sets clearly legible
- 6. For the initial submittal and re-submittals, provide ~~2 sets of full size~~ and 2 sets of 11" x 17" reduced size drawings (Additional copies to be provided when requested by the City for referral and final, pre-hearing submittals.)

COLORED EXHIBITS (Full size drawings, colored)

- 1. Exhibits rolled not mounted
- 2. Colors as close as possible to the true colors proposed to be used

MATERIALS SAMPLE BOARD (Accurate samples of colors and materials for ALL finishes proposed)

- 1. Maximum size not to exceed 8-1/2" x 14" (May be a series labeled with the project name and numbered "1 of ___", "2 of ___", etc.)
- 2. Actual chips, samples, and swatches (preferred) or colors shown as close as possible to the true colors proposed to be used
- 3. Manufacturer name and product name and identification number called out

SITE PLAN (A plot plan drawn to scale showing the following)

- 1. Proposed and existing structures (including those to be relocated or removed)
- 2. Square footage of structures and area of all parcels or pads
- 3. Dimensions (i.e. property lines, driveways, structures)
- 4. Natural features (Trees to stay and be removed, rock outcroppings, quarries, etc.)

- ✓ 5. All property lines, including those on-site, those immediately off-site and those across any street.
- ✓ 6. Circulation
- ✓ 7. All existing and proposed public right-of-way improvements
- ✓ 8. North arrow
- ✓ 9. Vicinity map
- ✓ 10. Reciprocal driveways, if appropriate
- N/A 11. Trash enclosures. (Auburn Placer Disposal to approve location and size.)
- ✓ 12. Landscaped areas
- ✓ 13. Prominent features including structures and natural features of surrounding properties
- ✓ 14. All existing and proposed easements (i.e. open space, floodplain, scenic, proposed abandonments, etc., including name of person or group to own and maintain area)
- N/A 15. Location, size, and height of pole lights, signs, street lights, flag poles
- ✓ 16. Scale (Scale shall be shown in printed text and with a bar scale).
- ✓ 17. Project notes including
 - Owner;
 - Developer;
 - Engineer/Architect;
 - Service Providers;
 - General Plan and Zoning;
 - Assessors Parcel Number(s);
 - Land Area;
 - Building Area;
 - Parking including calculations for parking requirements (The general parking lot design shall be consistent with City of Rocklin Improvement Standards, including size, dimensions, driveway widths, and required landscaping)

DISABLED ACCESS REQUIREMENTS FOR SITE PLANS

- N/A 1. Accessible route of travel requirements (per Title 24):
 - At least one accessible route within the boundary of the site shall be provided from public transportation stops, public streets, or sidewalks
 - The accessible route of travel shall be the most practical direct route between the accessible entrance to the site and accessible building entrance and accessible site facilities
 - The accessible route of travel shall be provided to all entrances and exterior ground floor exits along normal paths of travel, as well as to the trash enclosure(s)
 - When more than one building or facility is located on a site, the accessible route of travel shall be provided between buildings and accessible facilities
 - The accessible route of travel shall be at least 48 inches wide and have a cross slope no greater than 1/4 inch per foot (1 inch vertical per 50 inches horizontal)
 - The accessible route of travel shall be provided in such a way that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own
 - Clearly delineate all accessible routes and accessible parking areas and include sufficient grade call outs to assure compliance with required slopes
- N/A 2. Accessible parking area requirements:
 - Accommodate required number of handicap spaces

- One-quarter inch per foot slope in any direction, maximum
- Reasonable distance to entrance
- Equally dispersed throughout project for multiple buildings

Questions or clarification of the Disabled Access requirements should be addressed by the Building Department. Sites that require variation from the guidelines will be handled on a case by case basis.

PHASING PLAN

- N/A 1. A complete phasing plan including improvements to be completed at each phase.
- N/A 2. Interim dead-end streets more than 150' in length require a temporary turn-around.

PRELIMINARY GRADING AND DRAINAGE PLANS

- ✓ 1. Natural features, soils and geology studies as required by the City Engineer
- ✓ 2. Natural and finished contours and spot elevations where appropriate
- N/A 3. Wetland and riparian delineation
- ✓ 4. Existing or proposed drainage facilities including detention basins
- ✓ 5. Standard utilities (i.e. storm drains, sewer, and water)
- ✓ 6. Amount of cut and fill in cubic yards
- N/A 7. Identified archeological sites including mortar beds
- ✓ 8. Typical street gradients in percentages
- ✓ 9. Existing and proposed public right-of-way improvements
- ✓ 10. Spot elevations immediately off-site
- ✓ 11. 100 year flood plains
- ✓ 12. Proposed retaining walls
- ✓ 13. North arrow
- ✓ 14. Scale (Scale shall be shown in printed text and with a bar scale)

PRELIMINARY LANDSCAPING PLAN

- ✓ 1. Planting schedule that includes quantities, botanical and common names of all plants used, symbols for all plants, minimum container size (specify 15 gallon size for trees and 5 gallon for shrubs), and the average height range for trees in the specified container size (based on the American Standards for Nursery Stock).
- N/A 2. Detailed planting plans are required for entrances to multifamily residential, commercial, and industrial projects
- ✓ 3. Indicate use of granite in landscaping/freestanding signage, plants will not block signs
- N/A 4. Parking lot shading provided at 1 tree located every 5 spaces
- N/A 5. Provide calculations demonstrating that at least 20% of a non-residential site is in landscaping
- N/A 6. Berming or masonry screening walls three feet high along rights-of-way where adjacent to proposed parking or driveway aisles. Provide line of sight cross sections from streets and parking areas including medians and entrances to assure traffic safety

- 7. Year round color and screening
- 8. Utility features such as manholes, pipes, and ditches are to be kept out of the landscape planter areas to the extent possible. In instances where such features are proposed in the landscape areas, they should be located in a way that minimizes impacts to anticipated tree locations or the establishment of trees, shrubs, and ground cover.
- 9. Drought resistant plantings, use of appropriate plant materials, meets requirements of the Water Conservation in Landscaping Act
- 10. Fencing, materials and location
- 11. Indicate preserved oak trees and tree preservation techniques implemented
- 12. Scale (Scale shall be shown in printed text and with a bar scale)

BUILDING ELEVATIONS

- 1. All four elevations of each proposed building labeled to include directional and other information to clarify orientation (i.e. North/Granite Drive Elevation). Designs should depict compatibility with neighboring structures and terrain
- 2. Building height
- 3. At least one elevation calling out colors and materials
- 4. Location of mechanical equipment and screening (Cross sections and roof plan)
- N/A 5. Lighting specifications (manufacture name, fixture type and identification information, and proposed wattage). Submittal of cut sheets is encouraged
- 6. Scale (Scale shall be shown in printed text and with a bar scale)
- 7. For multi-building projects, provide a key plan on each sheet

FLOOR PLAN

- 1. Dimensions
- 2. Square footage
- 3. Intended uses
- 4. Scale (Scale shall be shown in printed text and with a bar scale)

OAK TREE PRESERVATION PLAN

- 1. All existing oak trees located on site (Tree Survey)
- 2. All trees labeled with corresponding number from arborist report
- 3. Schedule of trees by number, type, size, condition, and removal information
- 4. All trees to be removed should have an X through the center
- 5. Spot elevation of tree at base
- 6. Scale (Scale shall be shown in printed text and with a bar scale)

SIGN ELEVATION

- _____ 1. Elevations of all signs (Freestanding and building-mounted)
- _____ 2. Location(s) of wall sign(s) on building(s)
- _____ 3. Sign height dimensioned
- _____ 4. Sign length dimensioned
- _____ 5. Call out all materials and colors
- _____ 6. Location of all freestanding signs on site plan
- _____ 7. Type of illumination specified
- _____ 8. Scale (scale shall be shown in printed text with a bar scale)

TENTATIVE PARCEL MAP

- _____ 1. The scale of the tentative parcel map should be 1" = 50 feet unless otherwise permitted by the City Engineer
- _____ 2. All dimensions shown in feet and hundredths of a foot
- _____ 3. If more than three sheets are necessary to show the entire subdivision, an index map shall be included on one of the sheets
- _____ 4. Scale (Scale shall be shown on each sheet in both printed text and with a bar scale)
- _____ 6. North arrow on each sheet
- _____ 7. Title sheet shall be provided except where the size of the subdivision permits the information required to be included on the same sheet as the map of the subdivision.
- _____ 8. All existing property lines with dimensions
- _____ 9. All proposed property lines with dimensions
- _____ 10. Parcel area (Square footage and/or acreage) for each proposed parcel
- _____ 11. The adjacent public rights-of-way, with dimension(s) of the right of way
- _____ 12. All existing structures
- _____ 13. All oak trees and granite outcroppings
- _____ 14. Riparian boundary (as identified by a qualified biologist)
- _____ 15. 100 year floodplain boundaries
- _____ 16. All existing and proposed easements
- _____ 17. Archeological features
- _____ 18. Surrounding land uses, particularly locations of structures and driveways

TENTATIVE SUBDIVISION MAP

- 1. Project notes including Proposed subdivision name
Service Providers;
General Plan and Zoning;
Assessors Parcel Number;
Land Area;
North Arrow;
Existing Land Use;
Proposed Land Use

- ✓ 2. Names, addresses and telephone numbers of record owners and subdivider of the land.
- ✓ 3. Name, address, and phone number of the persons, firm, or organization that prepared the map and the applicable registration or license number.
- ✓ 4. A vicinity or key map of appropriate scale covering sufficient adjoining territory so as to clearly indicate the nearest street intersections, major access streets, property lines of other adjacent properties in the ownership of the subdivider, and other significant features which will have a bearing on the proposed subdivision and its location in relationship to surrounding areas.
- ✓ 5. The scale of the map shall be at least one inch equals one hundred feet. The scale shall be shown as both printed text and with a bar scale on each page.
- ✓ 6. No single sheet shall exceed 72 inches in length and 54 inches in width. The minimum sheet shall be 18 inches in width and 26 inches in width.
- ✓ 7. Boundaries of the subdivision with sufficient information to locate the property
- ✓ 8. The boundaries and dimensions of all lots, with all lots consecutively numbered.
- ✓ 9. The minimum, maximum, and average lots sizes shall be stated.
- ✓ 10. Name of all adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision
- ✓ 11. Contour lines at intervals of not more than 2 feet, unless waived by the City Engineer. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that may present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision.
- N/A 12. Lots exceeding a 25% slope shall be so noted.
- N/A 13. The location of all railroad rights of way and grade crossings
- N/A 14. Approximate location of all existing wells, abandoned wells and sumps, including septic systems or other underground systems
- N/A 15. The location of any active or abandoned quarries
- N/A 16. An indication of any physical restriction or condition in the subdivision which affects the use of the property
- ✓ 17. All structures, including fences and signs, within the subdivision, dimensioned and distanced to the other structures and to existing and proposed street and lot lines, present and future use of all structures to be noted
- ✓ 18. The locations, widths, and purposes of all existing and proposed easements for utilities, drainage, and other public purposes, whether private or public, shown by dashed lines, within and adjacent to the subdivision, including proposed building setback lines
- N/A 19. The location of all potentially dangerous areas, including geologically hazardous areas, and areas subject to inundation or flood hazard adjacent to the property involved and the proposed method of providing storm water drainage and erosion control.
- ✓ 20. The location of all ponds, reservoirs, streams and tributaries and their respective floodplains
- ✓ 21. The location and general description of any trees with a diameter of 6 inches or greater with notations as to their retention or destruction. Where groves of trees exist, the perimeter of the canopy shall be shown symbolically on the map.
- ✓ 22. The location of any significant natural features and/or possible historical or archeological site or remains, including but not limited to, natural springs, caves, Indian grinding rocks, petroglyphs, burial sites, historical buildings and/or their ruins, and significant rock outcroppings

- ✓ 23. The boundaries and dimensions of all lots, a number assigned to each lot, and the total number of lots.
- ✓ 24. The location, width, and existing/proposed names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights of ways, including but not limited to bikeways, paths, etc. whether public or private. Any change in existing street names shall be specifically requested in writing
- N/A 25. Any modification being requested in accordance with the provisions of Rocklin Municipal Code 16.36 which is shown on the tentative map shall be clearly labeled and identified as to nature and purpose
- ✓ 26. The location of all natural and man-made improvements to all properties surrounding the subdivision, including but not limited to off-site natural contours, finished grades, buildings, existing road improvements, and property lines. Cross sections are encouraged or may be required to illustrate elevation differences between the project and existing adjacent development.

OWNER
 WHITNEY SUNSET 14, LLC
 1031 ROSEVILLE PARKWAY, SUITE 148
 ROSEVILLE, CA 95678
 ATTN: PETER SAETES
 peter@saetesinvestments.com
 (916) 628-7778

WHITNEY SUNSET 14, LLC

APPLICANT
 PARISH & ASSOCIATES, INC.
 P.O. BOX 6567
 AUBURN, CA 95604
 ATTN: ROB PARISH
 rob@parish-associates.com
 (916) 961-5201



ENGINEER
 TSD ENGINEERING, INC.
 785 ORCHARD DRIVE, SUITE 110
 FOLSOM, CA 95630
 ATTN: CASEY FEICKERT
 cfeickert@tsdeng.com
 (916) 608-0707



ARCHITECT
 JEFFREY DEMURE + ASSOCIATES
 3001 DOUGLAS BOULEVARD, SUITE 110
 ROSEVILLE, CA 95661
 ATTN: SEAN RICHARDSON
 srichardson@jdaarch.com
 (916) 783-3700

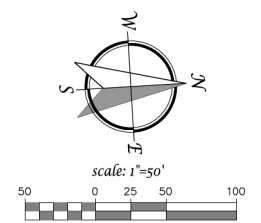
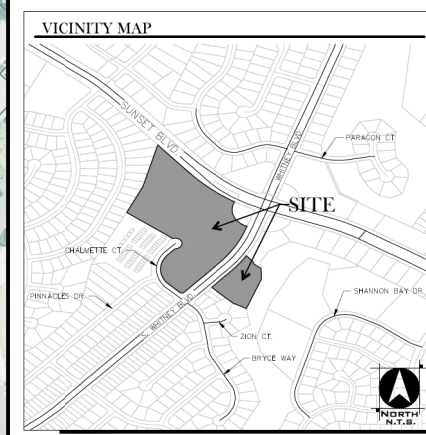


LANDSCAPE ARCHITECT
 FUHRMAN LEAMY LAND GROUP
 2140 PROFESSIONAL DRIVE, SUITE 115
 ROSEVILLE, CA 95661
 ATTN: KEVIN LEAMY
 kevinl@landgroup.com
 (916) 783-5263



INDEX OF EXHIBITS:

C-0	PRELIMINARY COVER SHEET
C-1	TENTATIVE SUBDIVISION MAP
C-2	PRELIMINARY SITE PLAN
C-3	PRELIMINARY GRADING & DRAINAGE PLAN
C-4	PRELIMINARY SECTIONS
C-5	PRELIMINARY SECTIONS
C-6	PRELIMINARY SECTIONS
C-7	PRELIMINARY UTILITY PLAN
C-8	PRELIMINARY FIRE ACCESS PLAN
C-9	PRELIMINARY TREE EXHIBIT
PL1	PRELIMINARY LANDSCAPE PLAN
PL2	PRELIMINARY LANDSCAPE DETAILS



WHITNEY WALK - ROCKLIN

Southwest Corner of Sunset Blvd. & South
 Whitney Blvd., Rocklin, California

Proposed By: **Whitney Sunset 14, LLC**
 1031 Roseville Parkway, Suite 148
 Roseville, CA 95678

In Association With:
JD+A (Architects), TSD Engineering, Inc. (Civil), Fuhrman Leamy Land Group (Landscape Architecture)

FEBRUARY 26, 2025 - SECOND SUBMITTAL



785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
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