



## 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.

**Application Received:** February 26, 2025

**Project Name and Requested Approvals:**

Rocklin West Pad I – Krush Burger

Design Review (DR2025-0001)

**Staff Description of Project:**

The project is a request for approval to construct a 5,030 square-foot building with a 1,390 square-foot covered patio, drive through aisle, and all associated site work. Project includes civil, architectural, structural, landscape, electrical, and mechanical work.

**Location:**

Pad I of Rocklin West shopping center, 6851 Lonetree Blvd., at the corner of Lonetree Blvd. and Blue Oaks Blvd.

**Land Use Designation(s)/Zoning:**

The property is designated Retail Commercial (RC) in the Rocklin General Plan. The property is zoned Planned Development Commercial (PD-C) within the Sunset West General Development Plan.

This project **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 Categorical Exemption as the appropriate level of environmental review for this project.

**Applicant & Property Owner:**

The applicant is Calpo, Hom & Dong Architects; the owner is KB Rocklin 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
  - II. Universal Application Form
  - III. Agent Authorization Form
  - IV. Mineral Rights Owner Notification
  - V. Department of Fish and Game Filing Fee Notice
  - VI. Hazardous Waste & Substances Statement
  - VII. Mitigation for Air Quality Impacts
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  - 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: MC )

Project Name: Rocklin West - Pad I Date: 01-29-25

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

|    |  |  |
|----|--|--|
| X  | Colored Landscaping Plan   |  |
| X  | Color Renderings (11" x 17" Reductions)  |  |
| X  | Photo-simulations (11" x 17" Reductions)   |  |
|    |  |  |
|    | <b>ADDITIONAL INFORMATION (as may be required; may include, but is not limited to, the following):</b> |  |
| -- | Tree Survey/Arborist Report  |  |
| -- | Wetland/Riparian Delineation/ Biological Recourse Assessment   |  |
| -- | Archeological/Cultural Survey  |  |
| -- | Traffic Study  |  |
| -- | Phase 1 Site Assessment  |  |
| -- | Photometric Study  |  |
| -- | Noise Study  |  |
| -- | Air Quality / Green House Gas  |  |
|    |  |  |

\* 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:** ROCKLIN WEST - PAD I

**LOCATION:** 6831 LONETREE BLVD, ROCKLIN, CA 95765

**ASSESSOR'S PARCEL NUMBERS:** 487-010-0278-000

**DATE OF APPLICATION (STAFF):** \_\_\_\_\_ **RECEIVED BY (STAFF INITIALS):** \_\_\_\_\_

**FILE NUMBERS (STAFF):** \_\_\_\_\_ **FEES:** \$6,641

**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:** 1-29-25

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> General Plan Amendment (GPA)<br>Fee: _____   | <input type="checkbox"/> Tentative Subdivision Map (SD)<br>Fee: _____  | <input type="checkbox"/> Use Permit (U)<br><input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: <u>n/a</u><br><input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: _____<br><input type="checkbox"/> Major (CC Approval) Fee: _____ |
| <input type="checkbox"/> BARRO Zone Application (BZ)<br>Fee: _____    | <input type="checkbox"/> Tentative Parcel Map (DL)<br>Fee: <u>n/a</u>  | <input type="checkbox"/> Variance (V)<br>Fee: _____  |
| <input type="checkbox"/> Rezone (Reclassification) (Z)<br>Fee: _____  | <input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Commercial Fee: <u>n/a</u><br><input type="checkbox"/> Residential Fee: _____<br><input type="checkbox"/> Signs Fee: _____ | <input type="checkbox"/> Oak Tree Preservation Plan Permit<br><input type="checkbox"/> Planning Commission Fee: _____<br><input type="checkbox"/> City Council Fee: _____  |
| <input type="checkbox"/> General Development Plan*(PDG)<br>Fee: _____ | <input type="checkbox"/> Concurrent Application (2 or more entitlements)<br>Fee: _____   | <input checked="" type="checkbox"/> Modification to Approved Projects<br>Fee: <u>\$6,641</u><br>File Number: _____   |

**Environmental Requirements (STAFF)**

|   |   |
|---|---|
| <input type="checkbox"/> Exempt -               | <input type="checkbox"/> Mitigated Negative Declaration - |
| <input type="checkbox"/> Negative Declaration - | <input type="checkbox"/> EIR - See Fee Schedule           |

15162 Determination -

**UNIVERSAL APPLICATION FORM (CONT.)**

| GENERAL PLAN DESIGNATION: | PROPERTY DATA:                 | UTILITIES:                                      |                                       |
|---------------------------|--------------------------------|---|---------------------------------------|
|                           |                                | EXISTING  | PROPOSED                              |
| Existing: <u>RC</u>       | Acres: <u>0.895</u>            | <input checked="" type="checkbox"/> Pub. Sewer  | <input type="checkbox"/> Pub. Sewer   |
| Proposed: <u>RC</u>       | Square Feet: <u>39,986.74</u>  | <input type="checkbox"/> Septic Sewer           | <input type="checkbox"/> Septic Sewer |
| ZONING:                   | Dimensions: <u>-</u>           | <input checked="" type="checkbox"/> Pub. Water  | <input type="checkbox"/> Pub. Water   |
| Existing: <u>PD-C</u>     | No. of Units: <u>-</u>         | <input type="checkbox"/> Well Water             | <input type="checkbox"/> Well Water   |
| Proposed: <u>PD-C</u>     | Building Size: <u>5,030 SF</u> | <input checked="" type="checkbox"/> Electricity | <input type="checkbox"/> Electricity  |
|                           | Proposed Parking: <u>516</u>   | <input checked="" type="checkbox"/> Gas         | <input type="checkbox"/> Gas          |
|                           | Required Parking: <u>499</u>   | <input type="checkbox"/> Cable                  | <input type="checkbox"/> Cable        |
|                           | Access: <u>EXISTING</u>        |   |                                       |

**PROJECT REQUEST:**

Request for approval of Design Review to construct a 5,030 SF Cold-Shell Building with 1,390 SF Covered Patio and all associated works. Project includes Civil, Architectural, Structural, Landscape, Electrical and minimal Mechanical. Site includes AC paving, drive-thru aisle, concrete flatwork and landscaping.

*(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: KB ROCKLIN LLC

ADDRESS: 65 SERENE ESTATES

CITY: LINCOLN STATE: CA ZIP: 95648

PHONE NUMBER: 916-872-7688

EMAIL ADDRESS: davin@bgcsac.com

FAX NUMBER: \_\_\_\_\_

SIGNATURE OF OWNER  \_\_\_\_\_  
*(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)*

NAME OF APPLICANT CALPO HOM & DONG ARCHITECTS  
(If different than owner):

CONTACT: ANDY KWONG

ADDRESS 2120 20TH STREET, SUITE ONE

CITY: SACRAMENTO STATE: CA ZIP: 95818

PHONE NUMBER: 916-446-7741

EMAIL ADDRESS: ak@chdarchitects.com

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: ROCKLIN WEST - PAD I

Location: 6831 LONETREE BLVD, ROCKLIN, CA 95765

Assessors Parcel Number(s): 487-010-0278-000

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

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

CALPO HOM & DONG ARCHITECTS

Address: 2120 20TH STREET, SUITE ONE

City: SACRAMENTO State: CA Zip: 95818

Phone Number: 916-446-7741 Fax Number: \_\_\_\_\_

Email Address: ak@chdarchitects.com

The above named person or firm is authorized as:  
Agent () Buyer (\_\_\_\_) Lessee (\_\_\_\_)

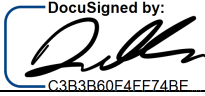
The above named person or firm is authorized to (check all that are applicable):

() 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:  Date: 2/25/2025

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owners Name (Please Print): KB ROCKLIN LLC

Owners Address: 65 Serene Estate Lane

City: Linclon State: CA Zip: 95648

Phone Number: 916-872-7688

Email Address: davin@bgcsac.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)).

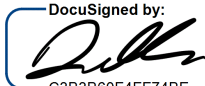
**See page 24 of this application for instructions on how to submit mailing labels.**

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** \_\_\_\_\_<sup>X</sup> (check one) owner(s) of record of preserved mineral rights on the subject property and I, Davin Vculek \_\_\_\_\_, the applicant or applicant’s representative, **have** \_\_\_\_\_ / **have not** \_\_\_\_\_<sup>X</sup> (check 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.

DocuSigned by:  
  
C3B3B60F4FF74BE...

2/25/2025

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).

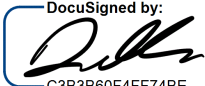
The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *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, Davin vculek, the applicant or applicant's representative, have read the information above and understand its meaning.

DocuSigned by:  
  
C3B3B60F4FF74BE...  
Signature

2/25/2025  
Date

**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;

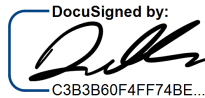
The project, including any alternatives, \_\_\_\_\_ is, \_\_\_\_\_<sup>X</sup> is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

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: \_\_\_\_\_  
2/25/2025

DocuSigned by:  
  
C3B3B60F4FF74BE...

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.

Davin Vculek

\_\_\_\_\_  
Applicant's Name (printed)

DocuSigned by:  
  
C3B3B60F4FF74BE...

\_\_\_\_\_  
Applicant's Signature

2/25/2025

\_\_\_\_\_  
Date



**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)** 6831 LONETREE BLVD

**CITY:** ROCKLIN **STATE:** CA **ZIP:** 95765

**ASSESSORS PARCEL #:** 487-010-0278-000

**NAME OF PROJECT:** ROCKLIN WEST - PAD I

**CONTACT/APPLICANT NAME:** ANDY KWONG

**ADDRESS:** 2120 20TH STREET, SUITE ONE

**CITY:** SACRAMENTO **STATE:** CA **ZIP:** 95818

**PHONE:** 916-963-7034 **EMAIL:** ak@chdarchitects.com

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

Request for approval of Design Review to construct a 5,030 SF Cold-Shell Building with 1,390 SF Covered Patio and all associated works. Project includes Civil, Architectural, Structural, Landscape, Electrical and minimal Mechanical. Site includes AC paving, drive-thru aisle, concrete flatwork and landscaping.

|                |                  |                          |
|----------------|------------------|--------------------------|
| Property size: | <u>39,986.74</u> | <u>0.895</u>             |
|                | Square Feet      | Acres                    |
| Land Use:      | <u>Existing</u>  | <u>16,500 SF approx.</u> |
|                | 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:

[Sunset West Lot 19 Shopping Center Project, approved and certified by Planning Commission Resolution No. PC-2002-53.](#)

**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:

**OTHER REQUIRED PERMITS OR APPROVALS:**

| <u>Permit or Approval Agency</u> | <u>Address</u> | <u>Contact Person/Phone</u> |
|----------------------------------|----------------|-----------------------------|
| _____                            | _____          | _____                       |
| _____                            | _____          | _____                       |

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

[Vacant parcel.](#)

**SITE CHARACTERISTICS**

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

Trees, parking, landscaping, concrete flat work, water feature.

2. What are the surrounding land uses?

East Commercial West Lone Tree Blvd North Commercial South Blue Oaks Blvd

3. Is the project proposed on land which contains fill or a slope of 10% or more? No

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: +/- 300

b. Deposited on the site: 0

c. Removed from the site: 0

d. Disposal site: N/A

7. Are there any streams or permanent water courses on the site? No  
Describe:

8. Will the proposed project change drainage patterns or the quality of groundwater? No  
If so explain. If not, why not:  
Existing grading

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? No  
If so describe:

11. Are there any jurisdictional wetlands or vernal pools on the site? No  
If so how will they be impacted by the project? \_\_\_\_\_
12. Are there any trees or shrubs on the project site? Yes  
What types? No oaks or protected tress  
Are any to be removed or transplanted? Yes  
State the location of transplant site: N/A  
State the number & species to be removed: 7 trees to be removed
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?  
Typical Construction Vehicles  
  
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.  
None
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? No  
If yes, 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? Wall Sconces, Under Canopy Light  
If yes, describe below: \_\_\_\_\_
19. Is this property covered by a Williamson Act contract? No
20. Has this property ever been used for agricultural purposes? Unknown  
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? Unknown
23. How close is the nearest school? 1 Mile



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

Size of new structure(s) or addition in gross square feet: 5,030 SF Building & 1,390 Patio

Building height measured from ground to highest point in feet: 29.5'

Number of floors/stories: 1

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:

**Cold-Shell, Building height ground - high roof. Future mech.units will be on low roof**

Project site coverage: Building 5,030 sq.ft. 12.6 %

Landscaping 3,150 sq.ft. 7.9 %

Paving 4,465 sq.ft. 11.2 %

Exterior building materials: Stucco and Nichiha Wall Panels

Exterior building colors: See colored elevations for exterior color

Wall and/or fencing material: Stucco and Nichiha Wall Panels

Total number of off-street parking spaces required: 499 Provided: 516

Total number of bicycle parking spaces: 2

25. Is there any exposed mechanical equipment associated with the project? None

Location and screening method:

**None**

26. RESIDENTIAL PROJECTS

Total lots \_\_\_\_\_ Total dwelling units \_\_\_\_\_

Density/acre \_\_\_\_\_ Total acreage \_\_\_\_\_

|                  | Single Family | Two Family | Multi-Family (More than 2 units) |
|------------------|---------------|------------|----------------------------------|
| Number of Units  |               |            |                                  |
| Size of lot/unit |               |            |                                  |
| Studio           |               |            |                                  |
| 1 Bedroom        |               |            |                                  |
| 2 Bedroom        |               |            |                                  |
| 3 Bedroom        |               |            |                                  |
| 4+ Bedroom       |               |            |                                  |

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

Type of use(s): Restaurant / Retail

Oriented to: Regional \_\_\_\_\_ City Rocklin Neighborhood Rocklin

Hours of operation: Unknown

Total occupancy/Building capacity: Unknown

Gross floor area: 5,030 SF Number of fixed seats: Unknown

Number of employees (total): Unknown Employees per shift: Unknown Number of Shifts: Unknown

Number of visitors/customers on site at busiest time (best estimate): Unknown

Other occupants (specify): \_\_\_\_\_

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? Unknown

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? Unknown

31. Will the project generate a demand for additional housing? Unknown

32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?

Current: Unknown Estimated: TBD

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? 0.7 Mile to Pineschi Park

35. What school districts will be affected by this project? Rocklin Unified

36. Describe energy-efficient features included in the project  
As required by Cal Green

37. Describe how the following services or utilities will be provided:

Power and Natural Gas: Existing services stubs to Pad

Telephone: Existing services stubs to Pad

Water: Existing water in parking area with stub to Pad

Sewer: Existing sewer in parking area with stub to Pad

Storm Drainage: Existing storm in parking area with stub to Pad

Solid Waste: Existing trash enclosure

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? No  
If so, will the project result in any impact to the building?

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
- 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)
- 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**

- 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
  
- 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**

- 1. A complete phasing plan including improvements to be completed at each phase.
- 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
- 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
- 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).
- 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
- 4. Parking lot shading provided at 1 tree located every 5 spaces
- 5. Provide calculations demonstrating that at least 20% of a non-residential site is in landscaping
- 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)
- 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)











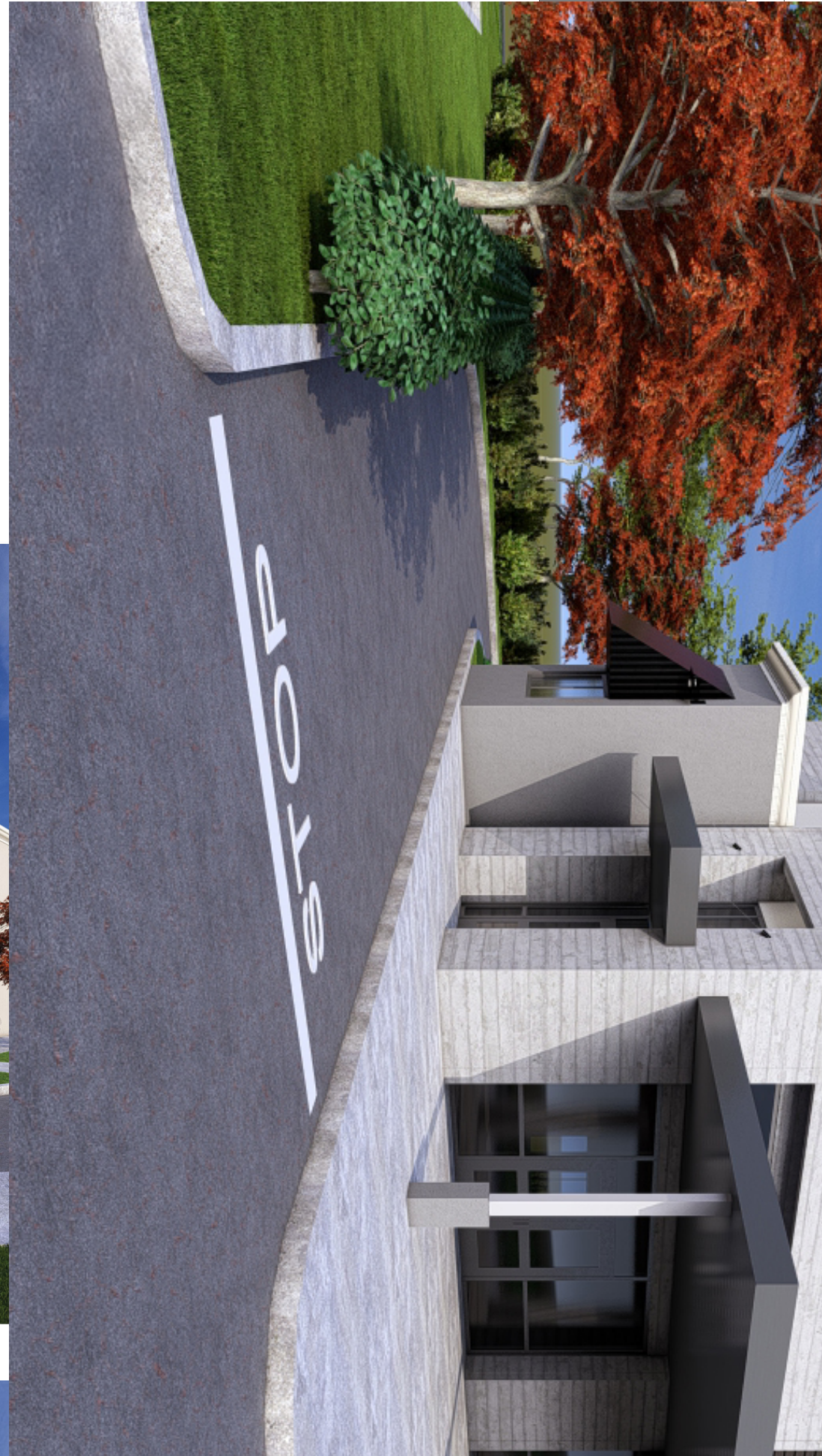


NORTH-EAST PERSPECTIVE

**NORTH-EAST PERSPECTIVE**



NORTH-WEST PERSPECTIVE



**NO**



**SOUTH-WEST PERSPECTIVE**  
**(LONETREE BLVD & BLUE OAKS BLVD CORNER)**



**SOUTH-EAST PERSPECTIVE**

**SOUTH-WEST PERSPECTIVE  
(LONETREE BLVD & BLUE OAKS BLVD CORNER)**

