



New Project Information

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

Application Received: August 30, 2017

Project Name and Requested Approvals:

ORCHARD CREEK BUSINESS PARK REZONE

- GENERAL PLAN AMENDMENT, GPA2017-0004
- REZONE, Z2017-0007

Staff Description of Project:

This application is a request for a General Plan Amendment from Business Professional (BP) to High Density Residential (HDR) and a Rezone from Planned Development - Business Professional/Commercial (PD-BP/C) to Planned Development - 22 Residential Units Per Acre Minimum (PD-22+) on a portion of the Orchard Creek Business Park (Lots 11, 12, 13, 16, 17, 18, and 19). ***This project proposes no actual development.*** All future development will be subject to additional review.

Location:

The subject site is located at the southeast corner of West Ranch View Drive and University Avenue.
APN: 491-010-012

Existing Land Use Designations:

The property is zoned Planned Development - Business Professional/Commercial (PD-BP/C)
The General Plan designation is Business Professional (BP).

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

Compliance with the California Environmental Quality Act:

The appropriate level of environmental review for this project has yet to be determined.

Applicant & Property Owner:

The property owner and applicant is Orchard Creek Investors, LLC.

Attached Information:

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



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: Orchard Creek Business Park Rezone

LOCATION: Southeast corner of West Ranch View Drive and University Avenue

ASSESSOR'S PARCEL NUMBERS: 491-010-012

DATE OF APPLICATION (STAFF): 8/30/17 **RECEIVED BY (STAFF INITIALS):** MRA

FILE NUMBERS (STAFF): GPA 2017-0004 22017-0007 **FEES:** \$22,156

RECEIPT No.: R21490, R21491 (2 checks)

Pre-Application Meeting Requirements:

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

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

DATE OF PRE-APPLICATION MEETING: _____

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

<input checked="" type="checkbox"/> General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add'l 100 Acres)	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee: \$17,715 (1 st 50 lots) \$2,188 (each add'l 50 lots) \$10,337 Modification	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888 <input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496 <input type="checkbox"/> Major (CC Approval) Fee: \$13,252
<input checked="" type="checkbox"/> Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: \$9,888	<input type="checkbox"/> Variance (V) Fee: \$5,036
<input type="checkbox"/> General Development Plan (PDG) Fee: \$13,475	<input type="checkbox"/> Design Review (DR) Commercial Fee: \$9,888 Residential Fee: \$6,097 Signs Fee: \$4,233	<input type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: \$ 915 City Council Fee: \$1,232
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$15,845 \$2,142 (each add'l 50 lots or 100 acres)		<input type="checkbox"/> Modification to Approved Projects Fee: \$3,481
_____ File Number		
Environmental Requirements: (STAFF)	<input type="checkbox"/> Exempt - \$1,277.00 <input type="checkbox"/> Negative Declaration - \$5,166.00	<input type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 <input type="checkbox"/> EIR - See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION: Existing: <u>BP</u> Proposed: <u>HDR</u> Zoning: Existing: <u>PD-BP/C</u> Proposed: <u>PD-22+ Minimum</u>	PROPERTY DATA: Acres: <u>24.5</u> Square Feet: <u>1,067,220</u> Dimensions: <u>See Exhibit</u> No. of Units: _____ Building Size: _____ Proposed Parking: _____ Required Parking: _____ Access: _____	UTILITIES:																																	
	<table border="0"> <tr> <td>EXISTING</td> <td></td> <td>PROPOSED</td> <td></td> </tr> <tr> <td><u>X</u></td> <td>Pub. Sewer</td> <td><u>X</u></td> <td>Pub. Sewer</td> </tr> <tr> <td>_____</td> <td>Septic Sewer</td> <td>_____</td> <td>Septic Sewer</td> </tr> <tr> <td><u>X</u></td> <td>Pub. Water</td> <td><u>X</u></td> <td>Pub. Water</td> </tr> <tr> <td>_____</td> <td>Well Water</td> <td>_____</td> <td>Well Water</td> </tr> <tr> <td><u>X</u></td> <td>Electricity</td> <td><u>X</u></td> <td>Electricity</td> </tr> <tr> <td><u>X</u></td> <td>Gas</td> <td><u>X</u></td> <td>Gas</td> </tr> <tr> <td><u>X</u></td> <td>Cable</td> <td><u>X</u></td> <td>Cable</td> </tr> </table>	EXISTING		PROPOSED		<u>X</u>	Pub. Sewer	<u>X</u>	Pub. Sewer	_____	Septic Sewer	_____	Septic Sewer	<u>X</u>	Pub. Water	<u>X</u>	Pub. Water	_____	Well Water	_____	Well Water	<u>X</u>	Electricity	<u>X</u>	Electricity	<u>X</u>	Gas	<u>X</u>	Gas	<u>X</u>	Cable	<u>X</u>	Cable		
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<u>X</u>	Cable	<u>X</u>	Cable																																

PROJECT REQUEST: _____

(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: Orchard Creek Investors LLC

ADDRESS: 1530 J Street Suite 200

CITY: Sacramento STATE: CA ZIP: 95814

PHONE NUMBER: 916-383-3333

EMAIL ADDRESS: nickc@fulcrumproperty.com

FAX NUMBER: 916-383-3974

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): Nick Carter

CONTACT: Nick Carter

ADDRESS: Same as above

CITY: STATE: ZIP:

PHONE NUMBER:

EMAIL ADDRESS:


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: Orchard Creek Business Park Rezone	
Location: Southeast corner of West Ranch View Drive and University Avenue	
Assessors Parcel Number(s): 491-010-012	
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): General Plan Amendment and Rezone	
Name of person and / or firm authorized to represent property owner (Please print): Nick Carter	
Address (Including City, State, and Zip Code):	1530 J Street Suite 200 Sacramento CA 95814 P: 916-383-3333 F: 916-383-3974
Phone Number:	nickc@fulcrumproperty.com
Fax Number:	
Email Address:	
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer () Lessee ()	
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. () 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 () Valid until:	
Owners Authorization Signature & Date: 	
Owners Name (Please Print): Mark Friedman	
Owners Address (Including City, State, and Zip Code):	1530 J Street Suite 200 Sacramento CA 95814 P: 916-383-3333 F: 916-383-3974
Phone Number:	mark@fulcrumproperty.com
Email Address:	

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.

Nick Carter

Applicant's Name (printed)

[Handwritten Signature]

Applicant's Signature

8/30/2017

Date

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.

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: 8/30/2017

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>

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.

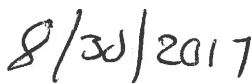
Section 65091(a)(2)

"(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, Nick Carter, 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.



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, 2017, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,216.25 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,078.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,266.25 and \$3,128.25 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, Nick Carter, the applicant or applicant's representative, have read the information above and understand its meaning.



Signature

8/30/2017

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) Southeast corner of West Ranch View Drive and University Avenue

ASSESSORS PARCEL # 491-010-012

NAME OF PROJECT Orchard Creek Business Park Rezone

CONTACT/APPLICANT Nick Carter 1530 J Street Suite 200
Sacramento CA 95814

ADDRESS P: 916-383-3333

F: 916-383-3974

PHONE nickc@fulcrumproperty.com

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

Requesting a General Plan Amendment from Business Professional to High Density Residential and Rezone from PD-Business Professional/Commercial to PD-22+ Minimum concerning a portion of the Orchard Creek Business Park (Lots 11,12,13,16,17,18 and 19 as shown on the Lotting Plan of the approved Tentative Map of Orchard Creek Business Park dated March 2005.

Property size:	<u>1,067,220</u>	<u>24.5</u>
	<small>Square Feet</small>	<small>Acres</small>
Land Use:	<u>Business</u>	<u>High Density Residential</u>
	<small>Existing</small>	<small>Proposed</small>

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. _____

Orchard Creek Business Park

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: Resolution PC-2005-140

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
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PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: Undeveloped land. Mass graded in 2007.

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
None. _____

2. What are the surrounding land uses?
East High Density Residential West Business Professional North Business Professional South Open Space

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: N/A
a. Moved within the site _____
b. Deposited on the site _____
c. Removed from the site _____
Disposal site _____

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?
If so explain. If not, why not. No _____

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

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? If so how will they be impacted by the project? No _____

12. Are there any trees or shrubs on the project site? No
 What types? _____
 Are any to be removed or transplanted? _____
 State the location of transplant site: _____
 State the number & species 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? Maybe _____
15. What type of equipment will be associated with the project during construction?

 During permanent operation? N/A _____

16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. N/A. Dust particulates are considered pollutants.

17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: No _____
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? ~1,000 Feet _____

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

Size of new structure(s) or addition in gross square feet: N/A
 Building height measured from ground to highest point in feet: N/A
 Number of floors/stories: _____
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: _____
 Project site coverage: Building _____ sq.ft. _____ %
 Landscaping _____ sq.ft. _____ %
 Paving _____ sq.ft. _____ %
 Exterior building materials: _____
 Exterior building colors: _____
 Wall and/or fencing material: _____
 Total number of off-street parking spaces required: _____ Provided: _____
 Total number of bicycle parking spaces: _____

25. Is there any exposed mechanical equipment associated with the project? N/A
 Location and screening method _____

26. RESIDENTIAL PROJECTS N/A
 Total lots _____ 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			

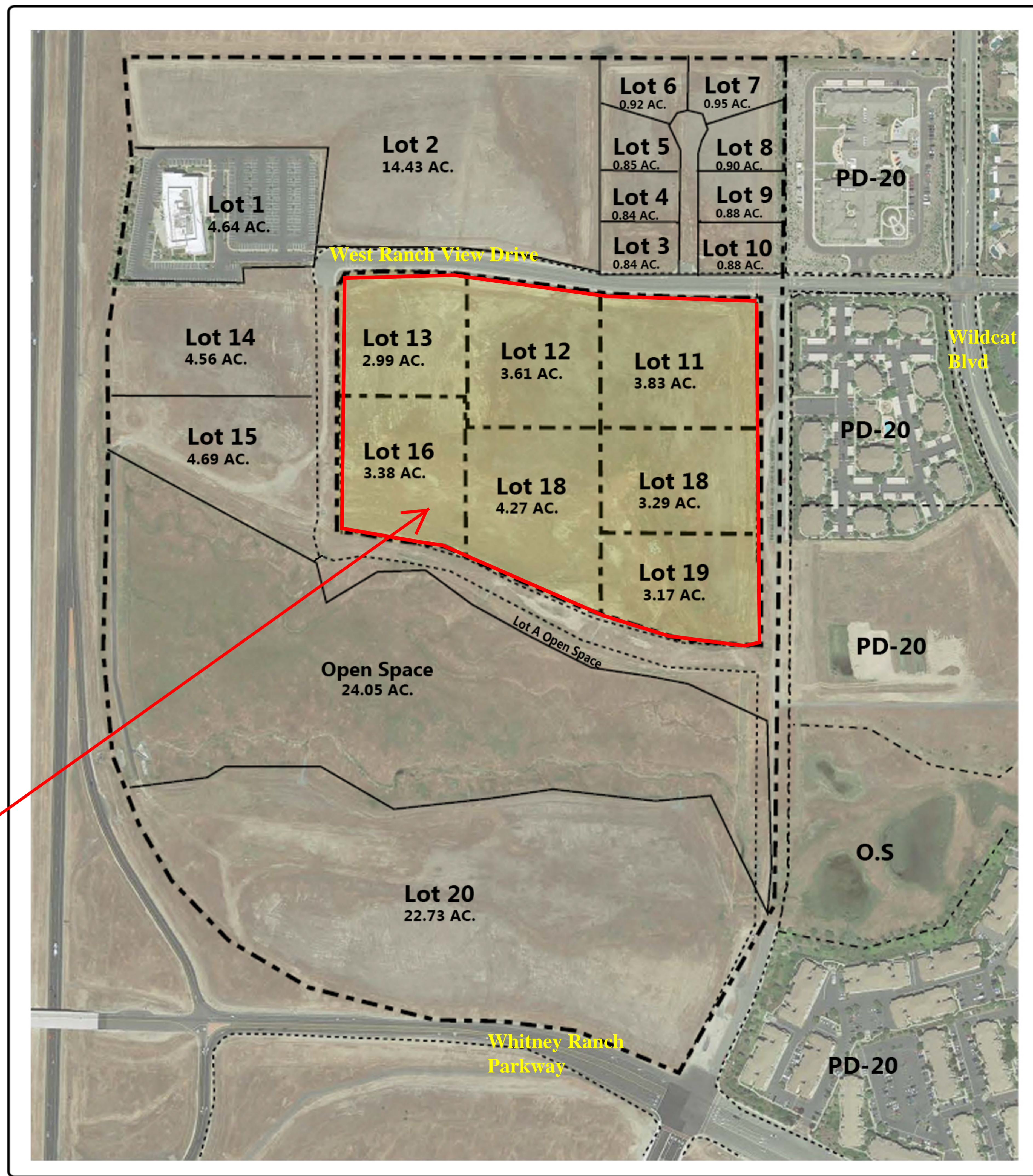
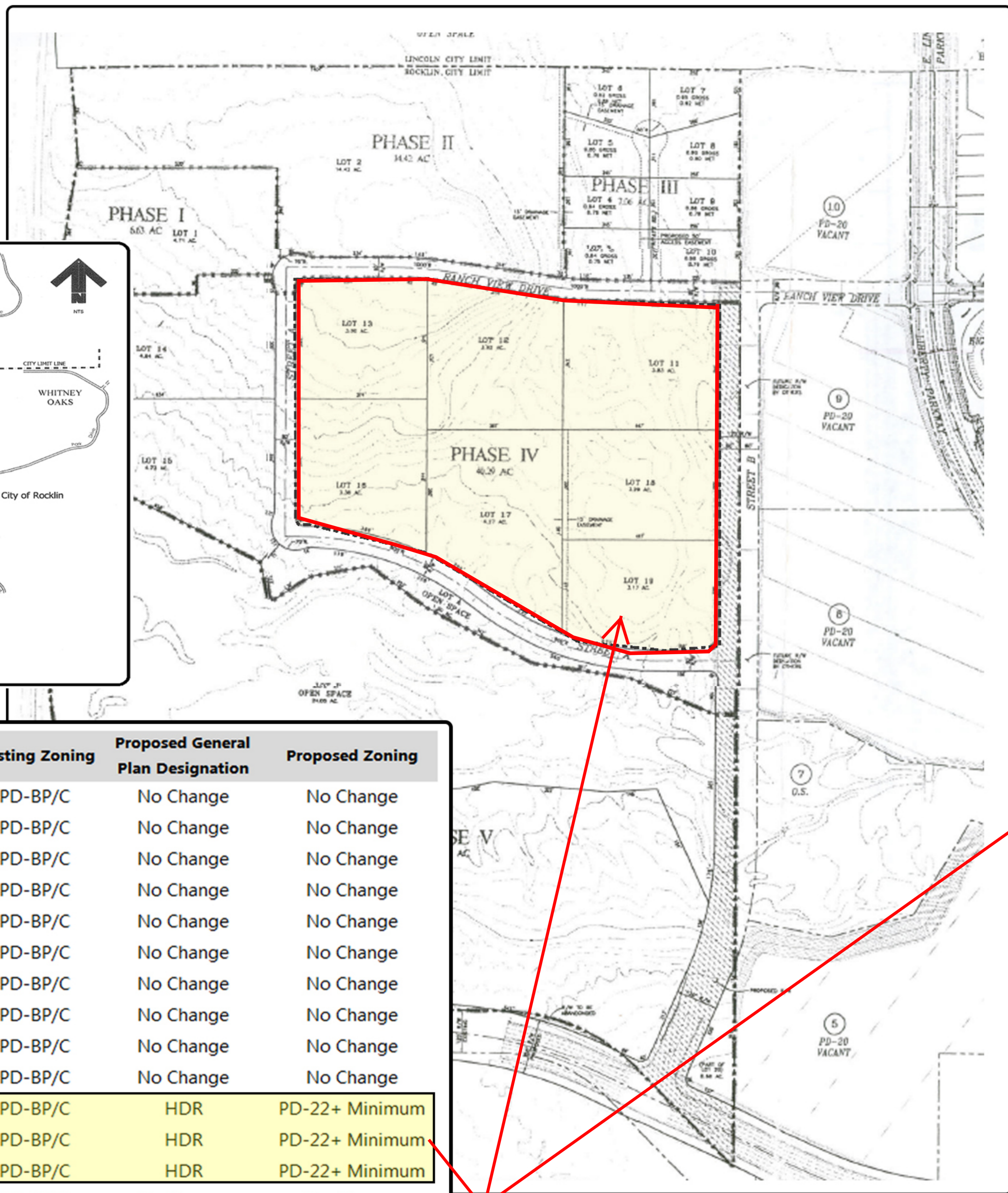
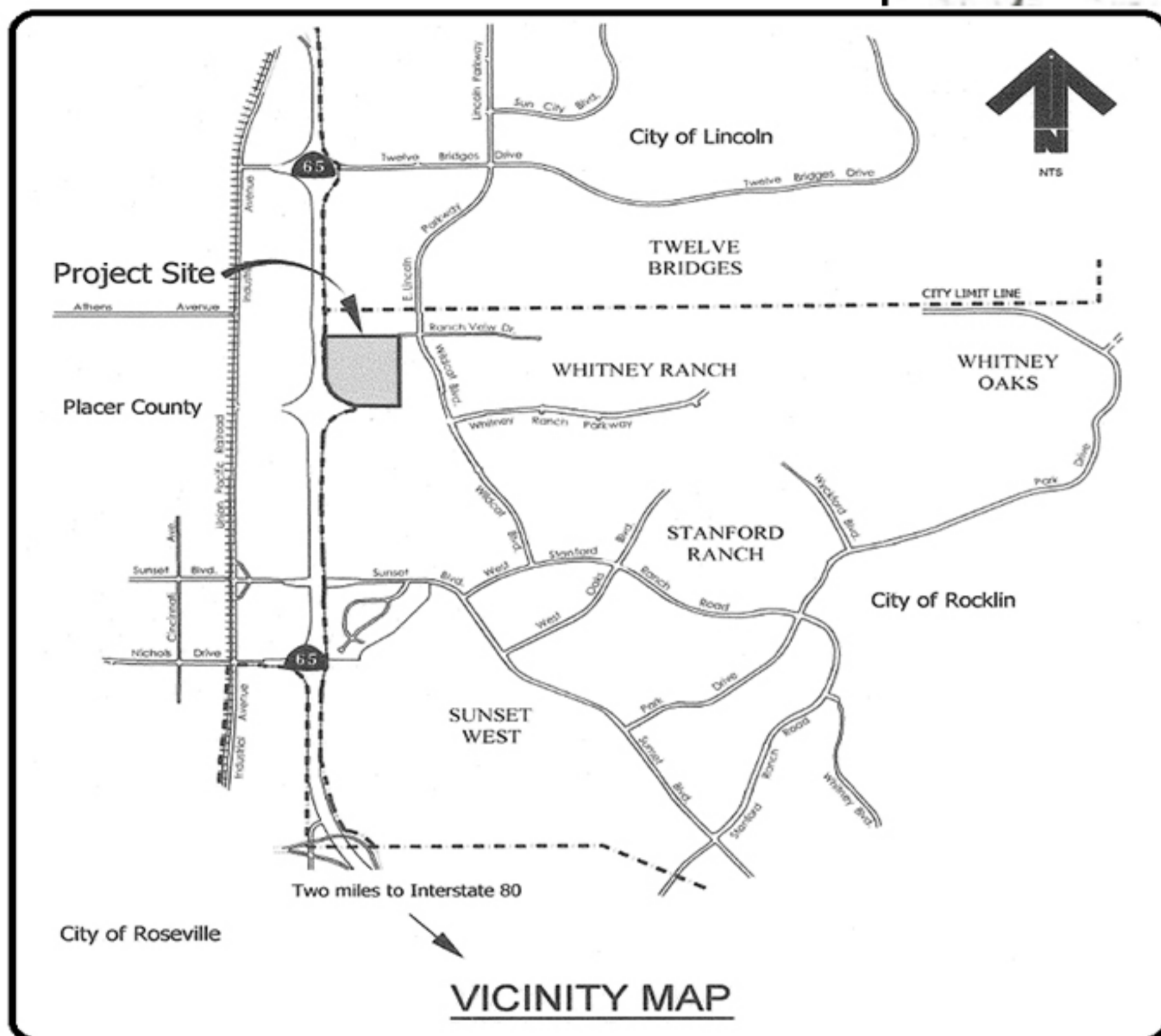
27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): N/A
 Oriented to: Regional N/A 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? N/A

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? Yes
 If the project involves any hazardous material, explain: No
-
30. How many new residents is the project estimated to generate? 540+
31. Will the project generate a demand for additional housing? N/A
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? Unknown - But Traffic Impact should be reduced by rezoning to PD-22+ Minimum
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? N/A
 If yes, explain _____
34. How close is the project to the nearest public park or recreation area? ~1,500 feet
35. What school districts will be affected by this project? Rocklin Unified
36. Describe energy-efficient features included in the project. N/A
-
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas _____
 Telephone _____
 Water _____ **See Orchard Creek Business Park Infrastructure Plans on file with the City** _____
 Sewer _____
 Storm Drainage _____
 Solid Waste _____
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? _____



Lot	Size/Net SF	Existing General Plan Designation	Existing Zoning	Proposed General Plan Designation	Proposed Zoning
1	4.641	BP	PD-BP/C	No Change	No Change
2	14.429	BP	PD-BP/C	No Change	No Change
3	0.839	BP	PD-BP/C	No Change	No Change
4	0.844	BP	PD-BP/C	No Change	No Change
5	0.854	BP	PD-BP/C	No Change	No Change
6	0.923	BP	PD-BP/C	No Change	No Change
7	0.952	BP	PD-BP/C	No Change	No Change
8	0.900	BP	PD-BP/C	No Change	No Change
9	0.878	BP	PD-BP/C	No Change	No Change
10	0.878	BP	PD-BP/C	No Change	No Change
11	3.827	BP	PD-BP/C	HDR	PD-22+ Minimum
12	3.613	BP	PD-BP/C	HDR	PD-22+ Minimum
13	2.986	BP	PD-BP/C	HDR	PD-22+ Minimum
14	4.557	BP	PD-BP/C	No Change	No Change
15	4.692	BP	PD-BP/C	No Change	No Change
16	3.381	BP	PD-BP/C	HDR	PD-22+ Minimum
17	4.274	BP	PD-BP/C	HDR	PD-22+ Minimum
18	3.286	BP	PD-BP/C	HDR	PD-22+ Minimum
19	3.168	BP	PD-BP/C	HDR	PD-22+ Minimum
20	22.733	BP	PD/C	No Change	No Change

Land Use Summary:
 Gross Site Area: 24.5 Acres
 Existing Zoning: PB-BP/COMM
 Proposed Zoning: Residential PD-22+

General Plan:
 Existing: BP
 Proposed: HDR
 APN: 491-010-012

Contact: Nick Carter
 1530 J Street Suite 200 Sacramento CA 95814
 P: 916-383-3333 F: 916-383-3974
 nickc@fulcrumproperty.com