

TENTATIVE PARCEL MAP LINCOLN AIR CENTER

ALL OF LOT 156, AS SHOWN ON MAP OF LINCOLN AIR CENTER, PLACER COUNTY, CALIFORNIA, AND BEING A PORTION OF THE SOUTH 1/2 SECTION 4, T. 2 N., E. 4 E., PLACER COUNTY, CALIFORNIA, CITY OF LINCOLN, COUNTY OF PLACER, CALIFORNIA

OWNER
LAND DEVELOPMENT SERVICES, INC.
2871 Warren Blvd., Suite 100, Colton, CA 95926
TEL: (530) 533-1100
FAX: (530) 533-1101

ENGINEER
LAWRENCE H. HARRIS, CIVIL ENGINEER
1000 S. 10TH ST., SUITE 100, SACRAMENTO, CA 95811
TEL: (916) 441-1111
FAX: (916) 441-1112

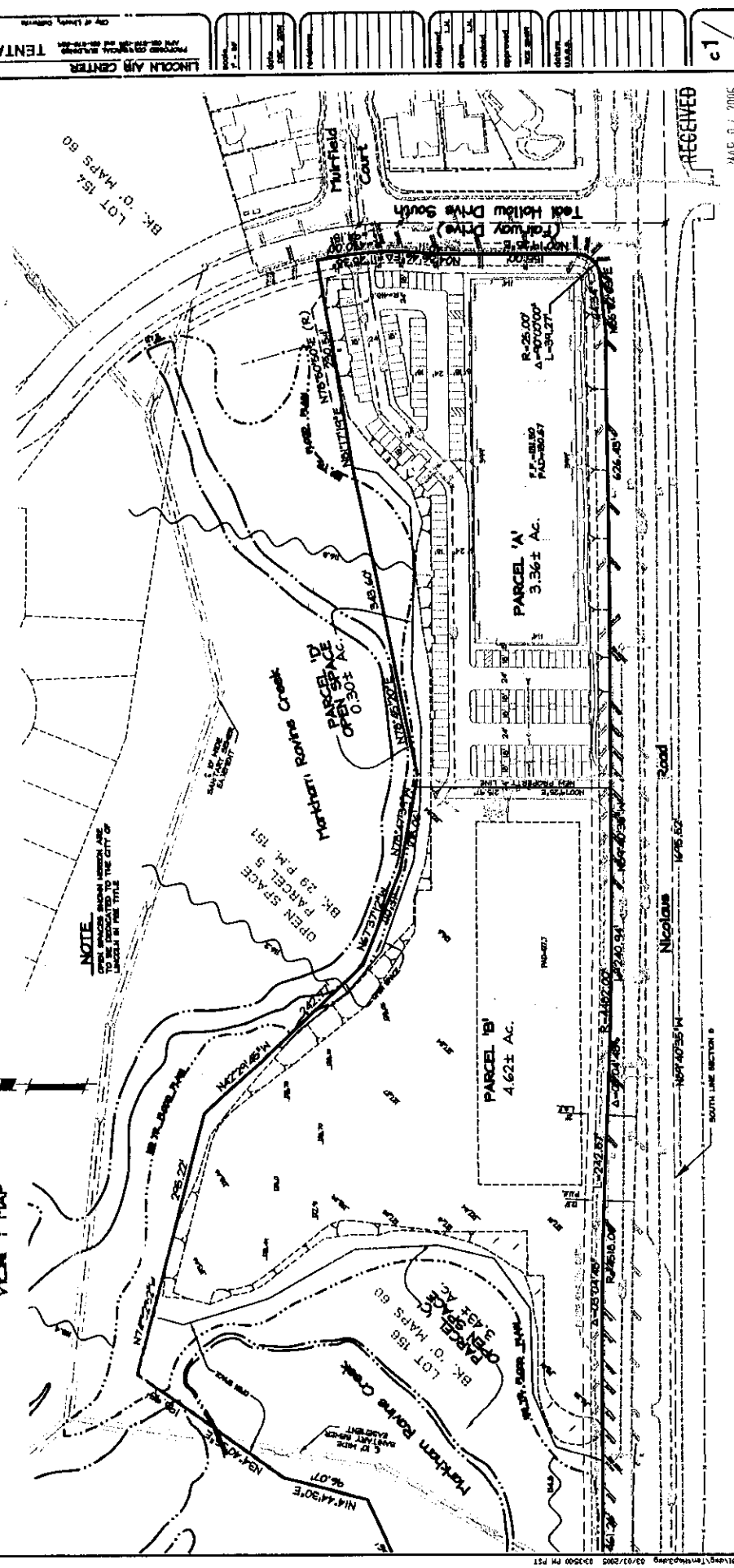


INSET MAP

| PARKING BLDG. 'A' (REQUIRED) | | PARKING BLDG. 'A' (PROVIDED) | |
|------------------------------|-----|------------------------------|-----|
| STANDARD | 179 | STANDARD | 179 |
| COMPACT | 67 | COMPACT | 67 |
| HANDICAP | 6 | HANDICAP | 6 |
| TOTAL | 252 | TOTAL | 252 |

1. 2 EMPLOYEES PER 300 SQ. FT. OF FLOOR AREA
2. 1.5 EMPLOYEES PER 100 SQ. FT. OF FLOOR AREA
3. 1.5 EMPLOYEES PER 100 SQ. FT. OF FLOOR AREA
TOTAL = 252 SPACES

NOTE
ALL LOTS SHOWN HEREON ARE TO BE DEEDED TO THE CITY OF LINCOLN IN FEE SIMPLE



RECEIVED
MAR 6 4 2005
CITY OF LINCOLN
COUNTY DEPT

LAND DEVELOPMENT SERVICES INC. 2871 Warren Blvd., Suite 100, Colton, CA 95926 (530) 533-1100

RECEIVED

JAN 20 2005

CITY OF LINCOLN
COM'Y DEV DEPT

CITY OF LINCOLN
640 FIFTH STREET
LINCOLN, CA 95648
(916) 645-3320

Paid: 6370
Receipt: _____

INDICATE THE NAME OF YOUR APPLICATION/PROJECT:

Buzz Oates Parcel Map

INDICATE THE TYPE OF APPLICATION/REQUEST YOU ARE SEEKING:

- Design Review
- Conditional Use Permit
- Development Permit
- Development Agreement
- Rezone - From: _____ to: _____
- Variance
- Tentative Parcel Map
- Tentative Subdivision Map-Tract Name
- Modification
- General Plan Amendment
- PD - General Development Plan
- PD Specific Development Plan/Permit

Proposal/Request: Subdivide an existing 11.7 acre site into two (2) parcels

Location & Address of Project: Northwest corner Teal Hollow & Nicolaus Road

Assessor's Parcel Number: 021-570-028

Existing Use of Property: Westerly 1/2 Vacant, Easterly 1/2 developed office building

General Plan Designation: Commercial

Zoning: PD

Property Size: Area: 11.7 acres, _____ square feet

Dimensions: _____

Existing Access: Public Street Public Sewer Public Water
 Private right-of-way Electricity

Name and Mailing Address and Telephone Number of Property Owner:

Buzz Oates Enterprises, II, a California General Partnership, 8615 Elder Creek Rd., SAC
916.381-3600

Name, Address and Telephone number of Applicant (if different from owner):

Name, Address and Telephone number of Engineer:

Land Development Services, Inc., W. E. Mitchell

2571 Warren Drive, Rocklin, CA 95677

SIGNATURES: (MUST OBTAIN FOR SUBMITTAL OF PROJECT)

OWNER: *[Signature]* DATE: _____

TYPE OR PRINT NAME HERE: MARVIN L. OATES, General Partner

OWNER APPLICANT: *[Signature]* DATE: 1/5/05

TYPE OR PRINT NAME HERE: FRANK C. RAMOS

OWNER APPLICANT: *[Signature]* DATE: 1/5/05

TYPE OR PRINT NAME HERE: JOANNE M. RAMOS

Indicate name and address of all parties wishing to receive the Design Review and Planning Commission agenda for time and date of meetings regarding this project:

Troy Estacio - 8615 Elder Creek, SAC 95828 - (916) 381-3600

W. E. Mitchell - 2571 Warren Drive, Rocklin, CA 95671 - 916-624-1629

Supplementary Document D
ENVIRONMENTAL INFORMATION FORM
(To be Completed by Applicant)

General Information

1. Name and address of developer or project sponsor:

Buzz Oates Enterprises, II, a California General Partnership, 8615 Elder Creek Rd., SAC 916-381-3600

Marvin L. Oates, General Partner

2. Address of project:

Nicolaus Road, Northwest corner Nicolaus Road & Teal Hollow Drive

3. Assessor's Block and Lot Number:

4. Name, address, and telephone number of person to be contacted concerning this project:

Troy Estacio - 8615 Elder Creek Center, SAC 95828/W. E. Mitchell, 2571 Warren Drive, Rocklin CA 95677

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

NONE

6. Existing zoning district:

BUSINESS - PD

7. Proposed use of site (Project for which this form is filed):

BUSINESS OFFICES

Project Description

8. Site size: 11.7 ACRES

9. Square footage: _____

10. Number of floors of construction: No Construction/Map only

11. Amount of off-street parking provided: N/A

12. Attach plans. Tentative Map attached

13. Proposed scheduling: 2005

14. Associated project: NONE

15. Anticipated incremental development: NO

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. N/A

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. CITY

18. If industrial, indicate type, estimated employment per shift, and loading facilities.

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. NONE

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

| | Yes | No |
|--|--------------------------|-------------------------------------|
| 21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Change in pattern, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Use of disposal of potentially hazardous materials, such as toxic Substances, flammables or explosives. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Relationship to a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

The site has previously been graded, under permit for a building pad

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

The project abuts Markham Ravine to the North, residential and open space. The project abuts Nicolaus Road to the South to the east residential single family to the west open space. The project is served by commercial driveway from Nicolaus Road and Teal Hollow.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

Signature WILLIAM L. MITCHELL

For BUZZ OATES ENTERPRISES, II