



City Council

Carl Anduri, Mayor  
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July 5, 2011

Mr. David Baker  
O'Brien Land Company, LLC  
3031 Stanford Ranch Road, #2-310  
Rocklin, CA 95765

Subject: Determination of Application Completeness  
Terraces of Lafayette Project – L03-11, HDP06-11, DR03-11, TP07-11

Dear Mr. Baker:

The Planning Services Division received applications for a Land Use Permit, Design Review, and Tree Removal Permit on March 21, 2011 and an application for a Hillside Development Permit on March 24, 2011. We reviewed the applications, determined that the application submittal packages were incomplete, and on April 19, 2011 sent you a letter listing the information required for a complete application. On May 6, 10 and 12, 2011 additional application information was submitted to the Planning Services Division in response to the April 19 letter. We reviewed the additional information, determined that the application was still incomplete, and on May 25, 2011 sent you a letter listing the information required for a complete application.

Since that last letter, the Planning Services Division received the following: Greenhouse Gas Screening Analysis on June 9; Public Art fee on June 14; Noise Analysis on June 17; Phase I & II Environmental Site Analysis on June 23; and Traffic Impact Analysis on June 30.

Regarding the Traffic Impact Analysis, there is one item that was requested by the City Engineer that was still not included: *Construction impacts – The application indicates that 300,000 cubic yards of materials will be removed from the site. The traffic study will address the plan for this removal.* However, since we agree with you that that an EIR will be prepared for the project, this last item can be deferred and addressed in that document.

Therefore, your application is deemed complete. I will be providing you with information about the next steps in the process in the next 1-2 weeks.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Merideth". The signature is written in a cursive, flowing style.

Ann Merideth  
Special Projects Manager

Cc: Allan Moore, Gagen, McCoy, McMahon, Koss, Markowitz & Raines  
David Bowie, Law Office of David J. Bowie  
Norm Dyer, LCA Architects  
Mala Subramanian, City Attorney, Best Best & Krieger