



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: November 23, 2022

Project Name and Requested Approvals:

THAO RESIDENCE
DESIGN REVIEW, DR2022-0017

Staff Description of Project:

This application is a request for approval of a Design Review to allow the construction of a new single family residence in compliance with a requirement of the recorded map.

Location:

The subject site is located at 3932 Rawhide Road. APN 030-210-068.

Existing Land Use Designations:

The property is zoned Residential Estate 20,000 square foot minimum lot size (RE-20).
The General Plan designation is Low Density Residential (LDR).

This project **does** / **XX** **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) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is John Thao. The property owners are John Thao and Mee Xiong.

Attached Information:

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

P:\PUBLIC PLANNING FILES\Request for Comment\2022\11 - Thao Residence (website only)\2-Project Information.docx



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: Thao Residence

LOCATION: 3932 Rawhide Rd., Rocklin CA 95677

ASSESSOR'S PARCEL NUMBERS: 030-210-068

DATE OF APPLICATION (STAFF): 11/23/2022

RECEIVED BY (STAFF INITIALS): SM

FILE NUMBERS (STAFF): _____

FEES: **\$4,225.00**

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: October 4, 2022

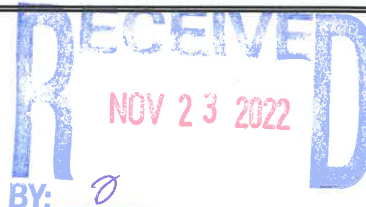
THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|---|---|---|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: _____ | <input 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)
<input type="checkbox"/> Commercial Fee: _____
<input checked="" type="checkbox"/> Residential Fee: \$3,823.00
<input type="checkbox"/> Signs Fee: _____ | <input type="checkbox"/> Oak Tree Preservation Plan Permit
<input type="checkbox"/> Planning Commission Fee: _____
<input type="checkbox"/> City Council Fee: _____ |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: _____ | <input type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: _____ | <input type="checkbox"/> Modification to Approved Projects
Fee: _____
File Number: _____ |

Environmental Requirements:
(STAFF)

- ☒ Exempt - **\$402.00**
☐ Negative Declaration –

- ☐ Mitigated Negative Declaration –
☐ EIR – See Fee Schedule



UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>RE-20</u>	Acres: <u>0.805</u>	<input type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>n/a</u>	Square Feet: <u>35,095</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
ZONING:	Dimensions: _____	<input type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>LDR</u>	No. of Units: _____	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>n/a</u>	Building Size: _____	<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: _____	<input type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: _____	<input type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: _____		

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: John Thao

ADDRESS: 3932 Rawhide Rd.

CITY: Rocklin STATE: CA ZIP: 95677

PHONE NUMBER: 209-762-2319

EMAIL ADDRESS: Johnthao@att.net

FAX NUMBER: _____

SIGNATURE OF OWNER John

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): _____

CONTACT: _____

ADDRESS _____

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: Thao Residence
Location: 3932 Rawhide Rd. Rocklin, CA 95677
Assessors Parcel Number(s): 030-210-068

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

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

Pat Greene

Address: 8412 Futurity Court
City: Antelope State: CA Zip: 95843

Phone Number: 1-916-747-3070 Fax Number: _____

Email Address: greene@pat@me.com greene@pat@me.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:

Signature: John Thao Date: 10/12/2022

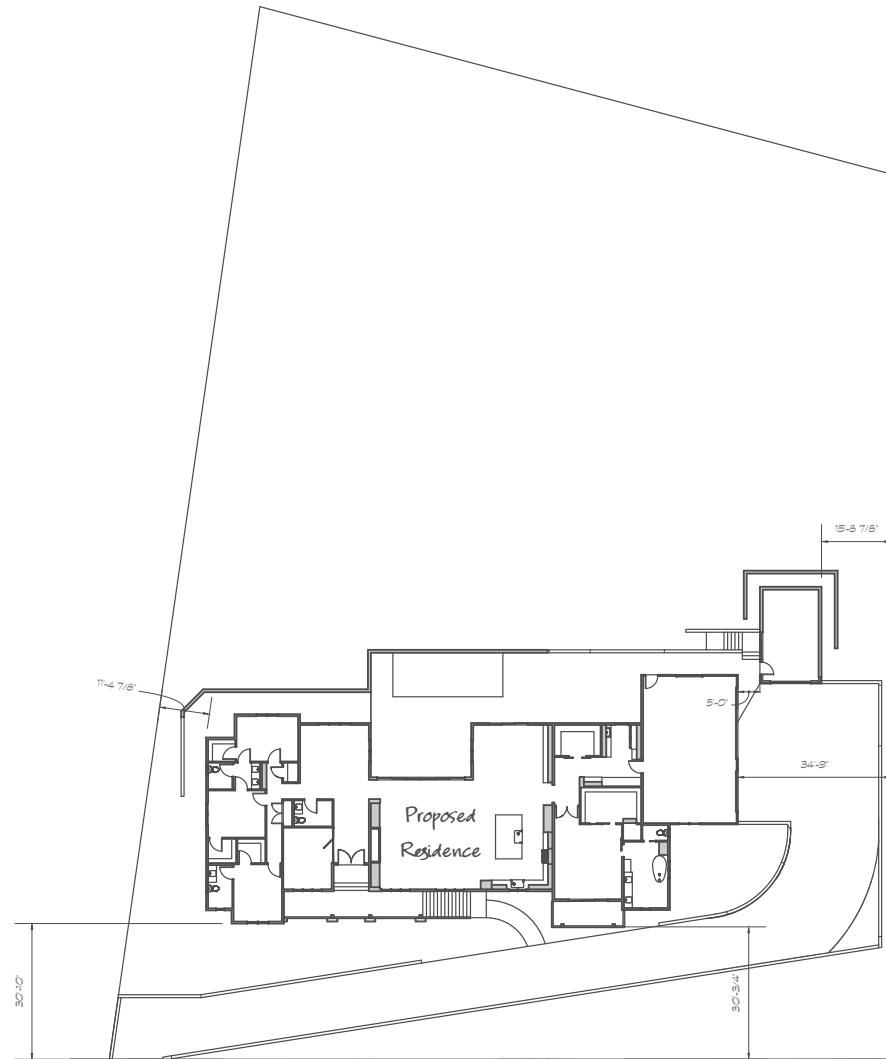
Owners Name (Please Print): John Thao

Owners Address: 1639 Monroe way

City: Rocklin State: CA Zip: 95765

Phone Number: 209-762-2319

Email Address: John.thao@att.net



SITE PLAN
scale 1" = 20'-0"



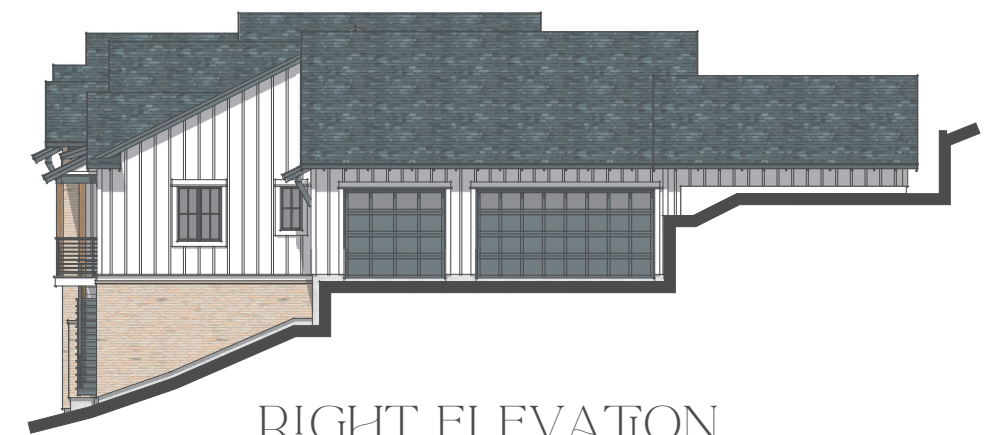
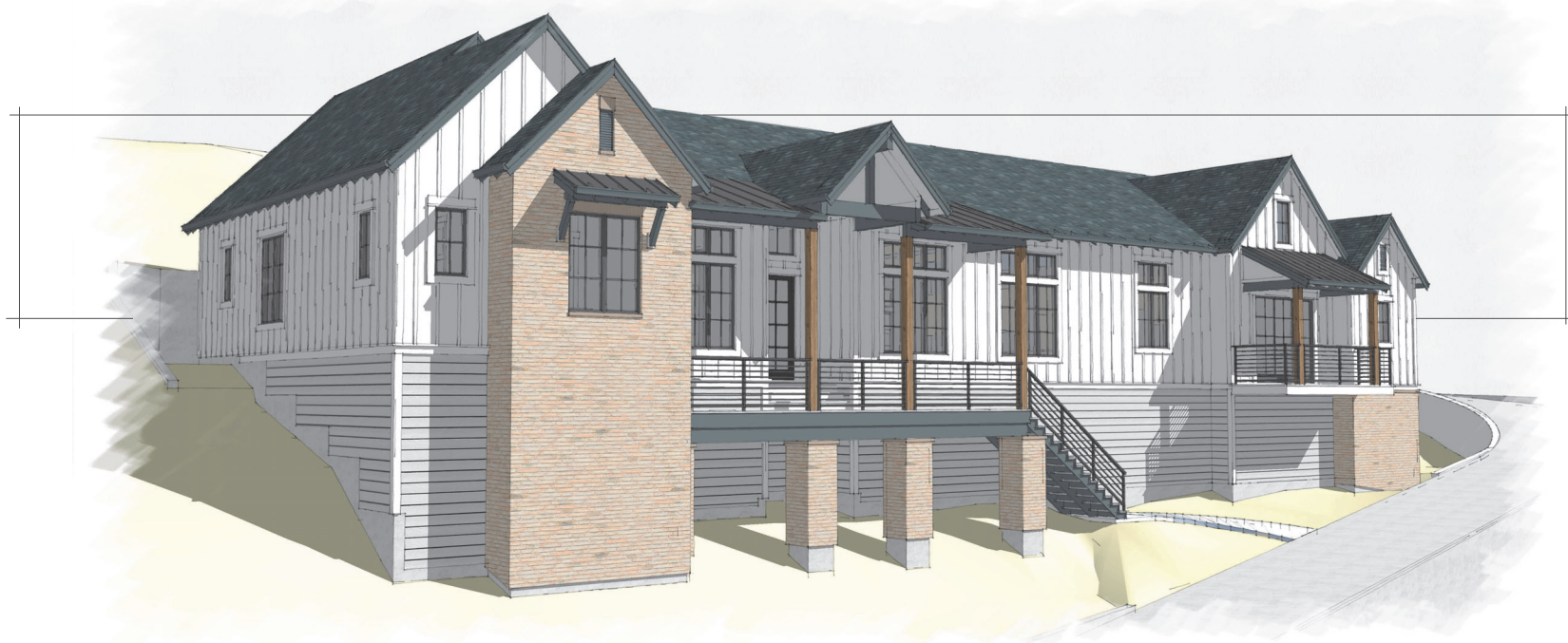
FULL GRADING PLAN
scale 1/16" = 1'-0"







REAR ELEVATION



RIGHT ELEVATION

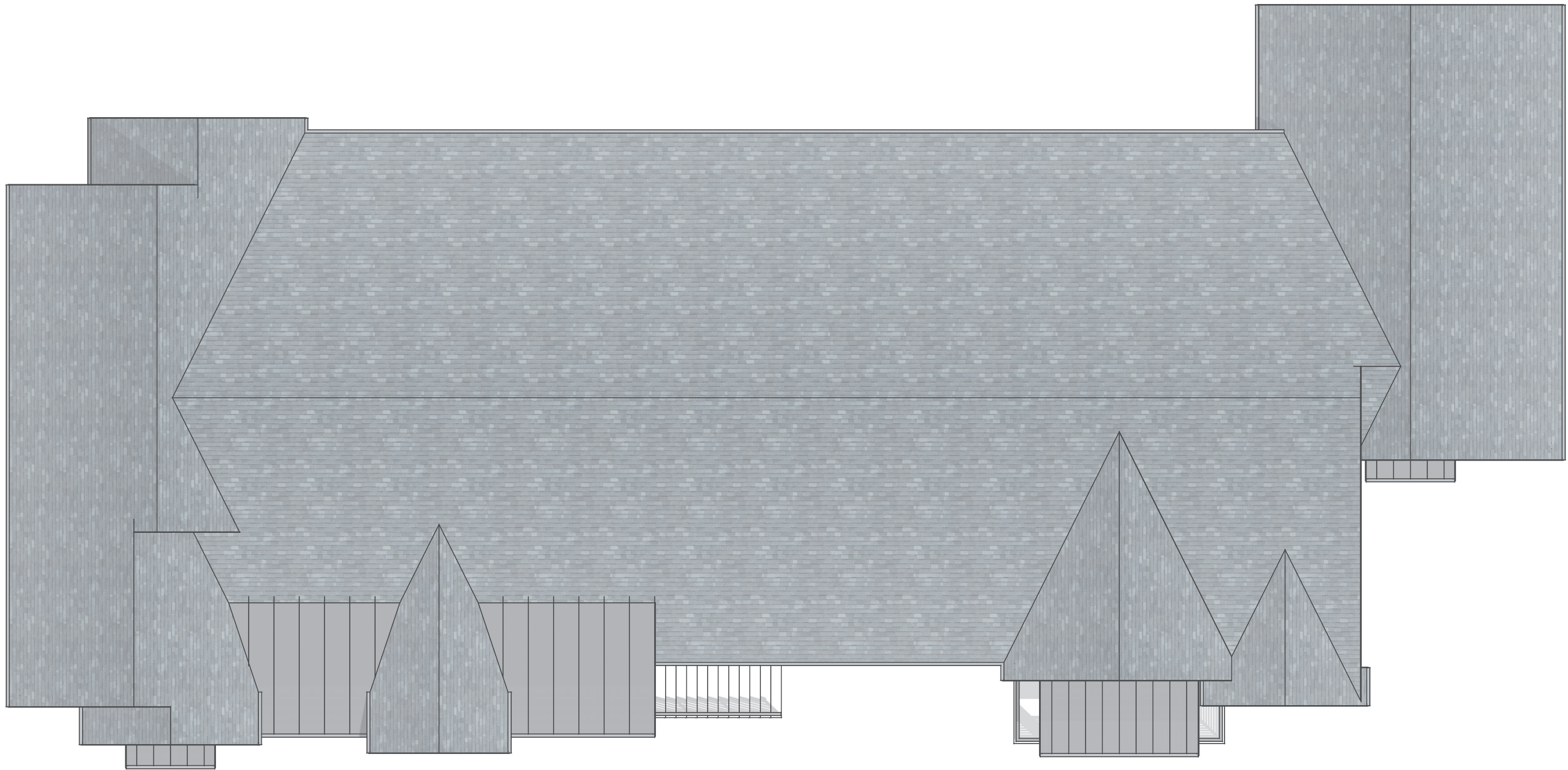
the THAO RESIDENCE
3932 Rawhide Road, Rocklin, CA



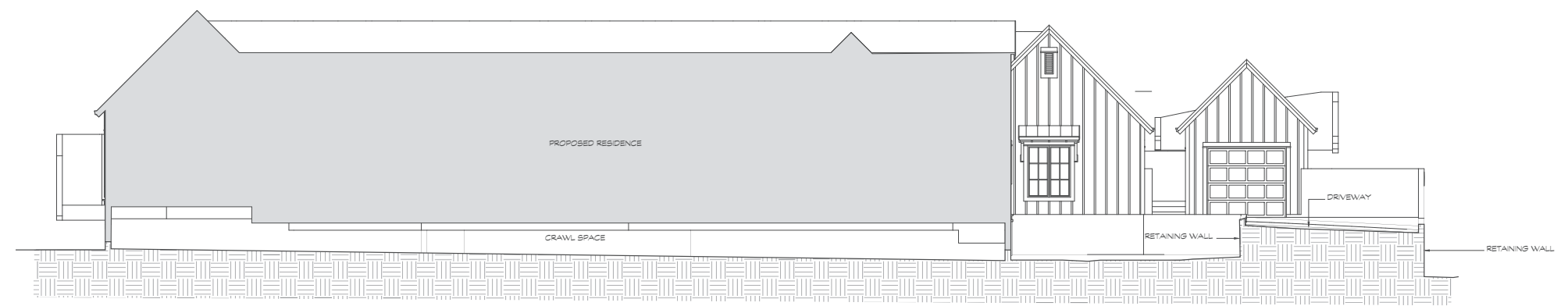
LEFT ELEVATION



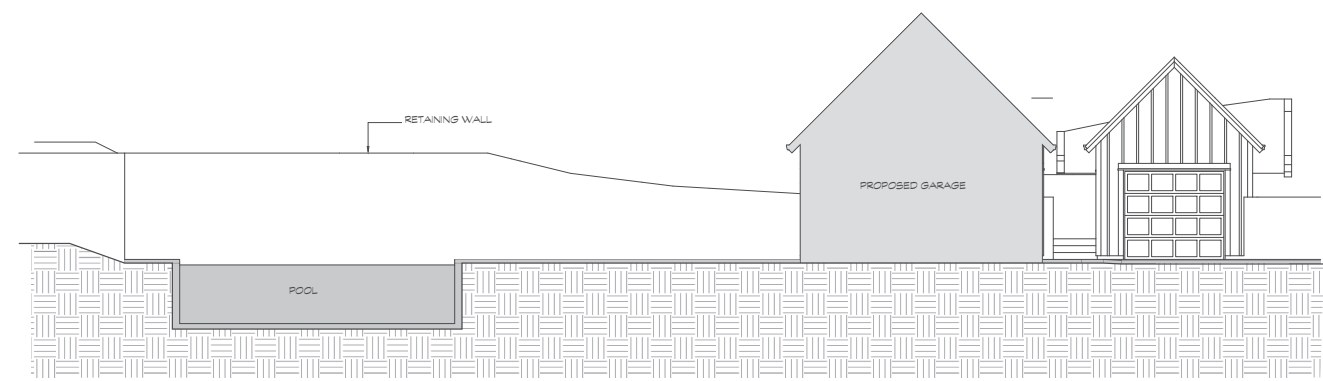
FRONT ELEVATION



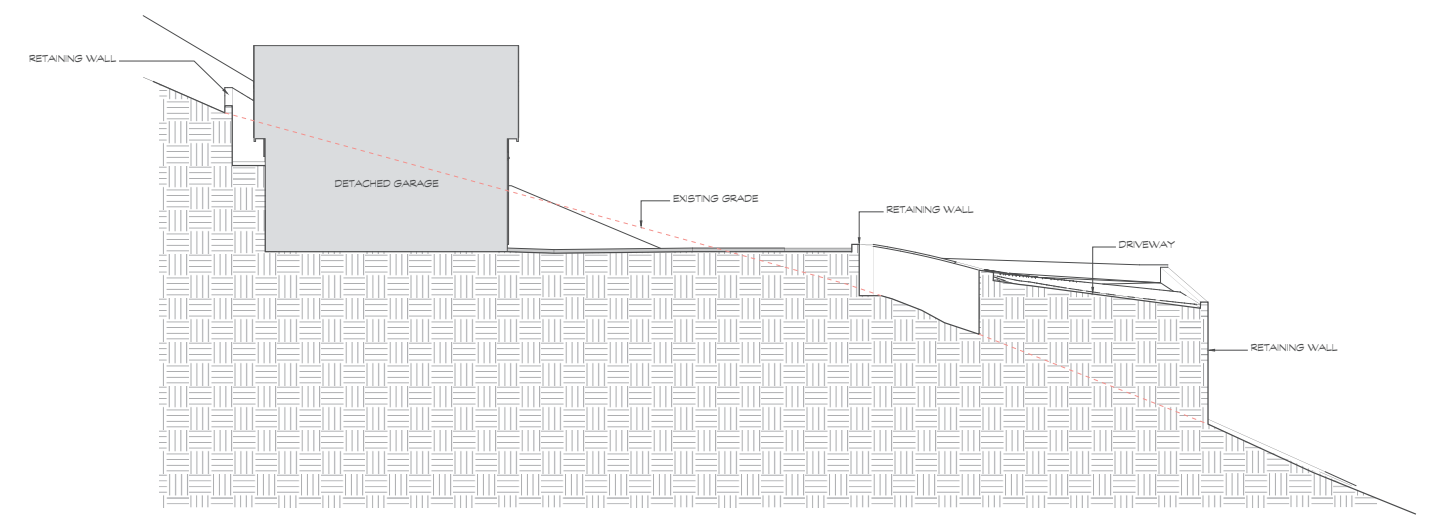
ROOF PLAN



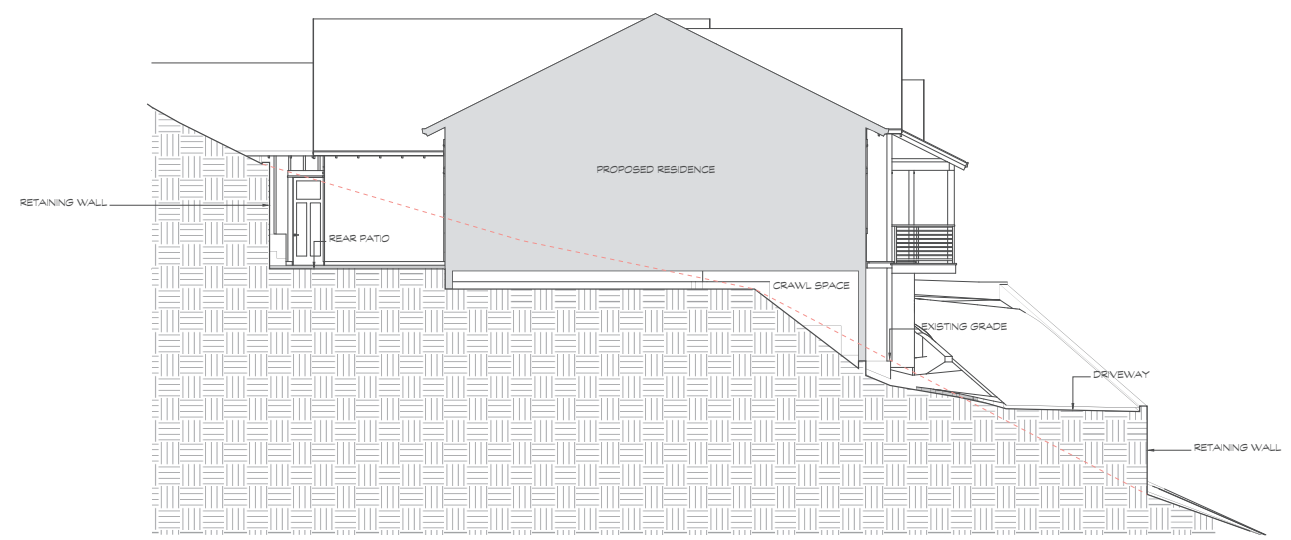
SECTION 2 GREAT ROOM / KITCHEN / MASTER SUITE
SCALE 1/8"=1'-0"



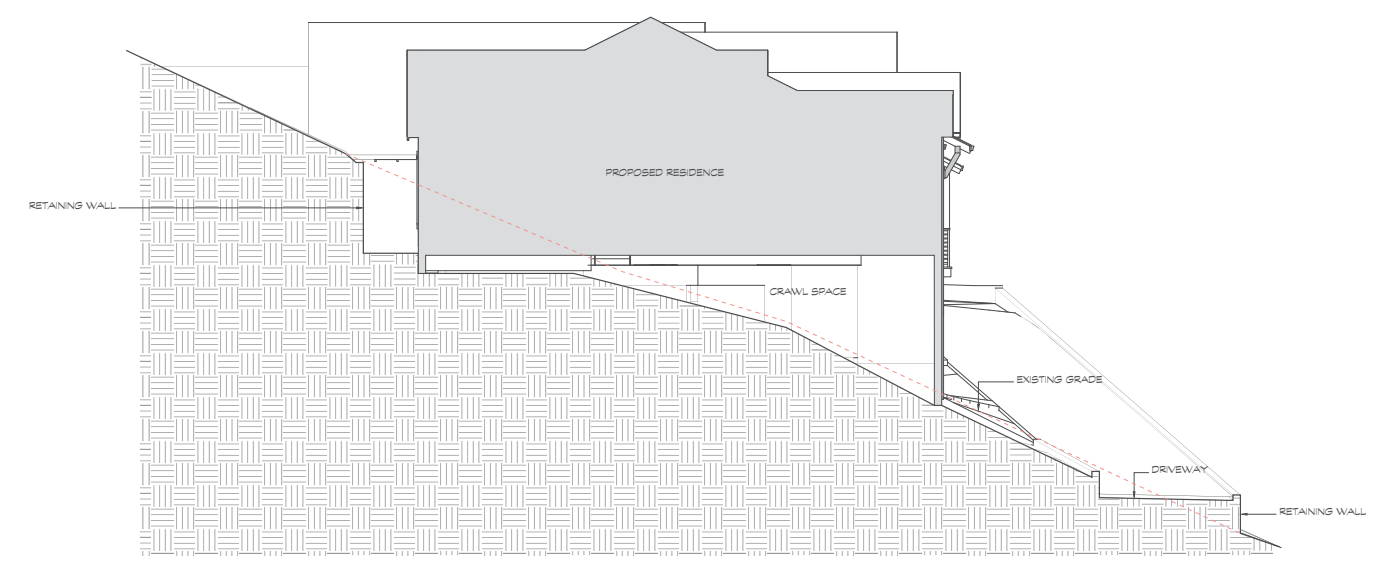
SECTION 1 GARAGE / PATIO
SCALE 1/8"=1'-0"



SECTION C DETACHED GARAGE / DRIVEWAY
SCALE 1/8"=1'-0"



SECTION B DINING ROOM / KITCHEN
SCALE 1/8"=1'-0"



SECTION A BEDROOM 2 / HALL / GUEST BEDROOM
SCALE 1/8"=1'-0"