



New Project Information

The City of Rocklin has begun processing the below referenced application 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: December 10, 2020

Project Name and Requested Approvals:

INDIAN CREEK PARCEL MAP (JACQUES)
TENATIVE PARCEL MAP, DL2020-0006

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to create a legal parcel from an existing remainder parcel. (Previously recorded map Book 33 PM page 29.)

Location:

The subject site is generally located on the side of Indian Creek Drive cul-de-sac at 4440 Indian Creek Drive. APNs 045-061-022, -027, and -028.

Existing Land Use Designations:

The property is zoned Planned Development Residential 12.5 units per acre (PD-12.5).
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 15315 Minor Land Divisions has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant and property owner is Bill Jacques with Alpha-Omega Development, Inc.

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\2020\Indian Creek TPM (Jacques)\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: JACQUES INDIAN CREEK DRIVE PARCEL MAP

LOCATION: SOUTH SIDE INDIAN CREEK DRIVE CUL-DE-SAC

ASSESSOR'S PARCEL NUMBERS: 045-061-021

DATE OF APPLICATION (STAFF): _____ RECEIVED BY (STAFF INITIALS): _____

FILE NUMBERS (STAFF): _____ FEES: _____

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: _____

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 checked="" type="checkbox"/> Tentative Parcel Map (DL)
Fee: | <input type="checkbox"/> Variance (V)
Fee: |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: | <input type="checkbox"/> Design Review (DR)
Commercial Fee:
Residential Fee:
Signs Fee: | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee:
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 -
☐ Negative Declaration -

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

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>LDR</u>	Acres: <u>2.96±</u>	<u>N/A</u> Pub. Sewer	<u>N/A</u> Pub. Sewer
Proposed: <u>LDR</u>	Square Feet: <u>128,938</u>	<u>u</u> Septic Sewer	<u>X</u> Septic Sewer
Zoning:	Dimensions: <u>SEE TENT. MAP</u>	<u>u</u> Pub. Water	<u>N/A</u> Pub. Water
Existing: <u>RL-12.5</u>	No. of ONE FUTURE Units: <u>SGL FAMILY RES.</u>	<u>N</u> Well Water	<u>Y</u> Well Water
Proposed: <u>11</u>	Building Size: <u>N/A</u>	<u>Y</u> Electricity	<u>Y</u> Electricity
	Proposed Parking: <u>N/A</u>	<u>N</u> Gas	<u>N</u> Gas
	Required Parking: <u>N/A</u>	<u>Y</u> Cable	<u>Y</u> Cable
	Access: <u>(E) PRIVATE DR. CONNECTED TO CITY STREET</u>		

PROJECT REQUEST: MAKE "REMAINDER" PARCEL SHOWN ON BK33 PM pg 29
A LEGITIMATE BUILDABLE PARCEL.

(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: ALPHA OMEGA DEVELOPMENT, INC.

ADDRESS: 6188 BRACE RD

CITY: LOOMIS STATE: CA ZIP: 95650

PHONE NUMBER: 916.276.1640 / 916.740.1793

EMAIL ADDRESS: ALPHAOMEGADEVELOPMENT@HOTMAIL.COM (ALL LWR CASE)

FAX NUMBER: 916.780.1945

X **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): _____

CONTACT: _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT _____

THIS SIGNED PAGE
ATTACHED IN SEPARATE
PDF

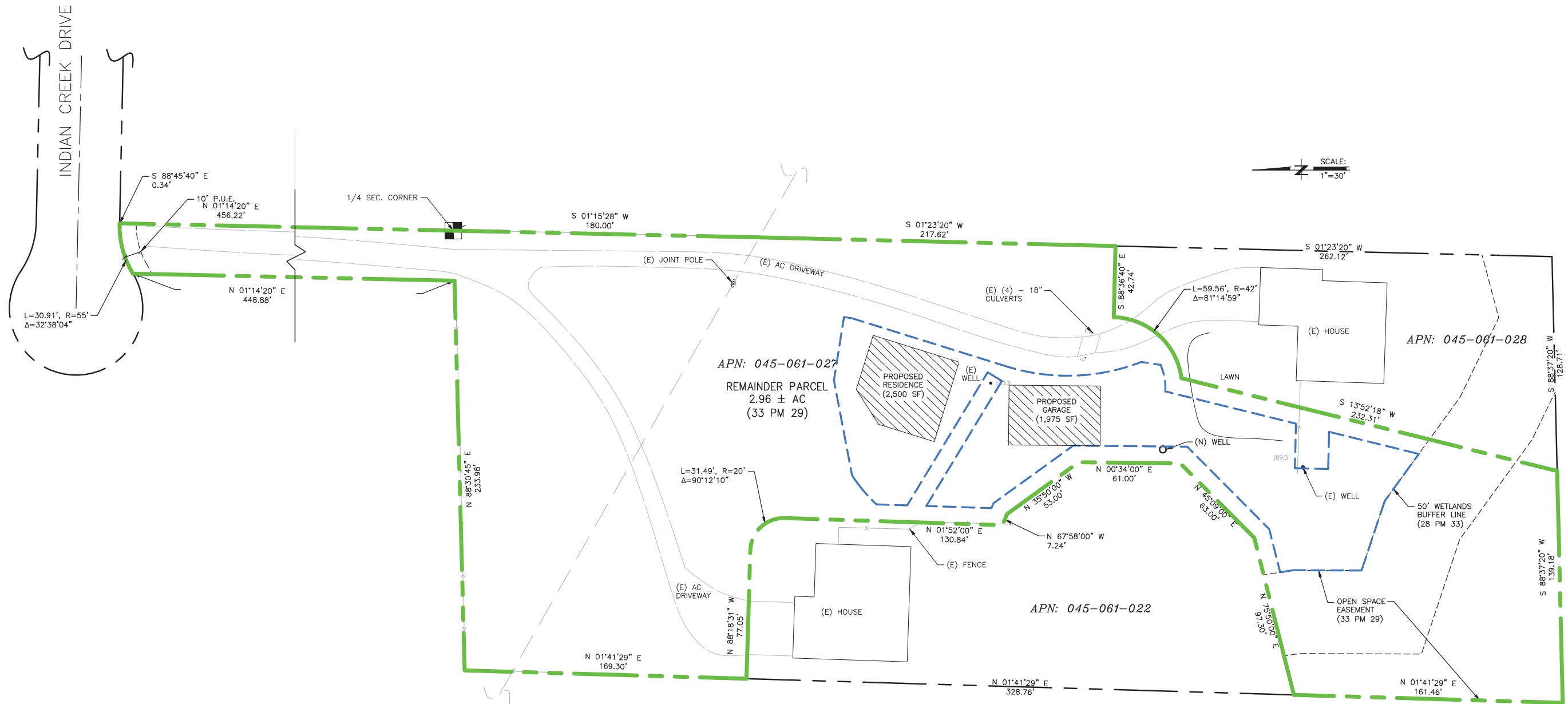
SITE PLAN FOR
JACQUES SITE PLAN
APN: 045-061-028
ROCKLIN, CALIFORNIA

Scale
H: 1"=30'
V:

designed
GHA
drawn
MPM
checked
GHA

county approval	signature	
date		
revisions		

C:\Carlson Projects\19112 - Jacques\19112-C-SITE-PLAN-2.dwg, 12/4/2020 3:46:42 PM



LEGEND

- PARCEL PROPERTY LINE
(33 PM 29) (APN 045-061-027)
- BUILDABLE AREA

