



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: May 25, 2016

Project Name and Requested Approvals:

PINE STREET TENTATIVE PARCEL MAP
DIVISION OF LAND, DL2016-0004

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to allow the division of a 13,607 square foot parcel into two parcels. Parcel 1 is proposed at 8,807 square feet, and Parcel 2 at 5,520 square feet. A new 2,294 sq.ft. residence with 443 sq. ft. attached garage is currently under construction on proposed Parcel 1.

Location:

The subject site is located on the northeast corner of Pine Street and Grove Street. APN 010-098-005.

Existing Land Use Designations:

The property is zoned Residential Single Family 5,000 Square Foot Minimum Lots (R1-5).
The General Plan designation is Medium Density Residential (MDR).

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 is Carlos Colon. The property owner is Alma Colon.

Attached Information:

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

P:\PUBLIC PLANNING FILES\BVF\Special Projects\Website Posting of Referrals\Background Information & Project Description.docx



City of Rocklin

Planning Division

3970 Rocklin Road

Rocklin, California 95677

Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

DL2016-0004

NAME OF PROJECT: Pine st

LOCATION: 4105 Pine ST Rocklin CA 95677

ASSESSOR'S PARCEL NUMBERS: 010-098-005

DATE OF APPLICATION (STAFF): 5/25/16 RECEIVED BY (STAFF INITIALS): DD

FILE NUMBERS (STAFF): DL2016-0004 FEES: 9888-

RECEIPT NO.: R13313

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: _____

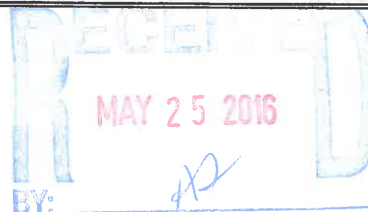
THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$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 type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input checked="" 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 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 checked="" type="checkbox"/> Exempt - \$1,277.00 | <input type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 |
| <input type="checkbox"/> Negative Declaration - \$5,166.00 | <input type="checkbox"/> EIR - See Fee Schedule |



UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION: Existing: <u>Medium Density</u> Proposed: <u>Same</u> Zoning: Existing: <u>R1-5</u> Proposed: <u>R1-5</u>	PROPERTY DATA: Acres: <u>.33</u> Square Feet: <u>13,609</u> Dimensions: <u> </u> No. of Units: <u>2</u> Building Size: <u>N/A</u> Proposed Parking: <u>Yes</u> Required Parking: <u> </u> Access: <u> </u>	UTILITIES: <table border="0"> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> <tr> <td><input checked="" type="checkbox"/> Pub. Sewer</td> <td><input checked="" type="checkbox"/> Pub. Sewer</td> </tr> <tr> <td><input checked="" type="checkbox"/> Septic Sewer</td> <td><input type="checkbox"/> Septic Sewer</td> </tr> <tr> <td><input type="checkbox"/> Pub. Water</td> <td><input checked="" type="checkbox"/> Pub. Water</td> </tr> <tr> <td><input type="checkbox"/> Well Water</td> <td><input type="checkbox"/> Well Water</td> </tr> <tr> <td><input checked="" type="checkbox"/> Electricity</td> <td><input checked="" type="checkbox"/> Electricity</td> </tr> <tr> <td><input checked="" type="checkbox"/> Gas</td> <td><input checked="" type="checkbox"/> Gas</td> </tr> <tr> <td><input type="checkbox"/> Cable</td> <td><input checked="" type="checkbox"/> Cable</td> </tr> </table>	EXISTING	PROPOSED	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
EXISTING	PROPOSED																	
<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer																	
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<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas																	
<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable																	

PROJECT REQUEST: Request for approval. The Subdividing my lot into two parcels.

Existing Parcel - 13,607 SF

Proposed Parcel 1: 8,087 SF

Proposed Parcel 2: 5,520 SF

(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: Alma Colon

ADDRESS: 4105 Pine St

CITY: Rocklin STATE: CA ZIP: 95677

PHONE NUMBER: 916-276-4328

EMAIL ADDRESS: Almacare11@yahoo.com

FAX NUMBER: _____

SIGNATURE OF OWNER *Alma Colon*
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): SAME

CONTACT: CARLOS COLON

ADDRESS Same address

CITY: _____ STATE: _____ ZIP: _____

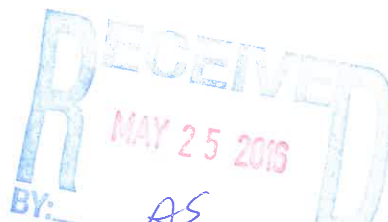
PHONE NUMBER: 916-533-3409

EMAIL ADDRESS: CARLOSSAFire@yahoo.com

FAX NUMBER: _____


CO-Applicant
OR CARLOS COLON

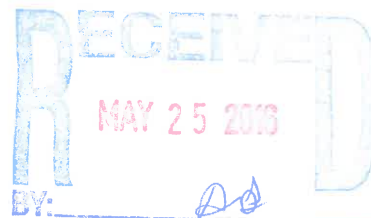
SIGNATURE OF APPLICANT *Carlos Colon*

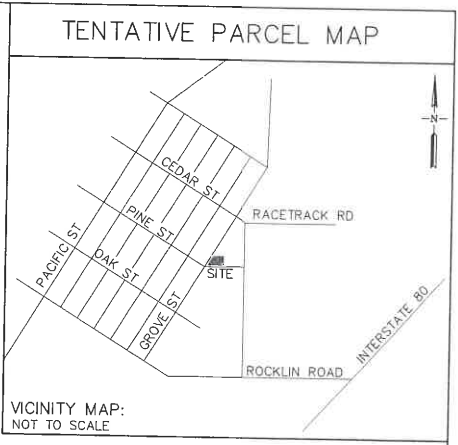


AGENT AUTHORIZATION FORM

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: Pine St
Location: 4105 Pine st
Assessors Parcel Number(s): 010-098-005
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): all the above
Name of person and / or firm authorized to represent property owner (Please print): Carlos Colon & Reniel Aponte
Address (Including City, State, and Zip Code): 3137 Swetzer Rd suite G Loomis CA 95650
Phone Number: 916-533-3409
Fax Number:
Email Address:
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): <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. <input checked="" type="checkbox"/> 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:  5-20-2016
Owners Name (Please Print): Alma Colon
Owners Address (Including City, State, and Zip Code): 3137 Swetzer Suite G Loomis CA 95650
Phone Number: 916-276-4328
Email Address: Almacare11@yahoo.com





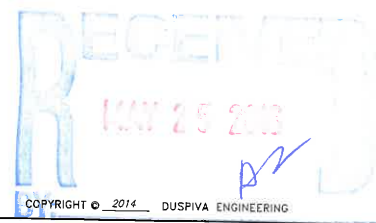
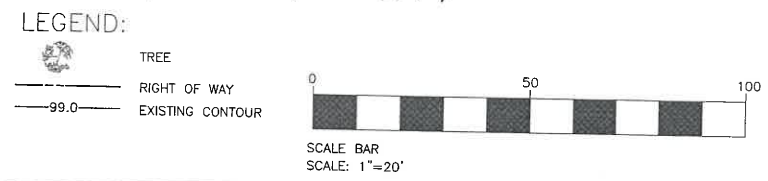
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R1-5
PROPOSED ZONING: R1-5
ASSESSOR PARCEL NUMBER: 010-098-005
SEWAGE DISPOSAL: SOUTH PLACER MUNICIPAL UTILITY DISTRICT
WATER SUPPLY: PLACER COUNTY WATER AGENCY
DRAINAGE: CITY OF ROCKLIN
FIRE PROTECTION: CITY OF ROCKLIN FIRE DEPARTMENT
SCHOOL DISTRICT: ROCKLIN UNIFIED SCHOOL DISTRICT
PARK DISTRICT: CITY OF ROCKLIN
ACREAGE: GROSS: 0.31+/- ACRE
NUMBER OF LOTS: 2

LOT SIZE:
PARCEL 1: 8,087 SF +/-
PARCEL 2: 5,520 SF +/-

OWNER: CARLOS AND ALMA COLON
2416 JULLIARD CIRCLE
ROSEVILLE, CA 95661
1-916-533-3409

APPLICANT: CARLOS COLON
2416 JULLIARD CIRCLE
ROSEVILLE, CA 95661
1-916-533-3409

ENGINEER: DUSPIVA ENGINEERING
PO BOX 845
LODI, CA 95241
209-333-2049



REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

DUSPIVA
Engineering

CIVIL ENGINEERING • PLANNING •
P.O. BOX 845 Lodi, CA 95241
O: 209-333-2049 F: 209-339-1019

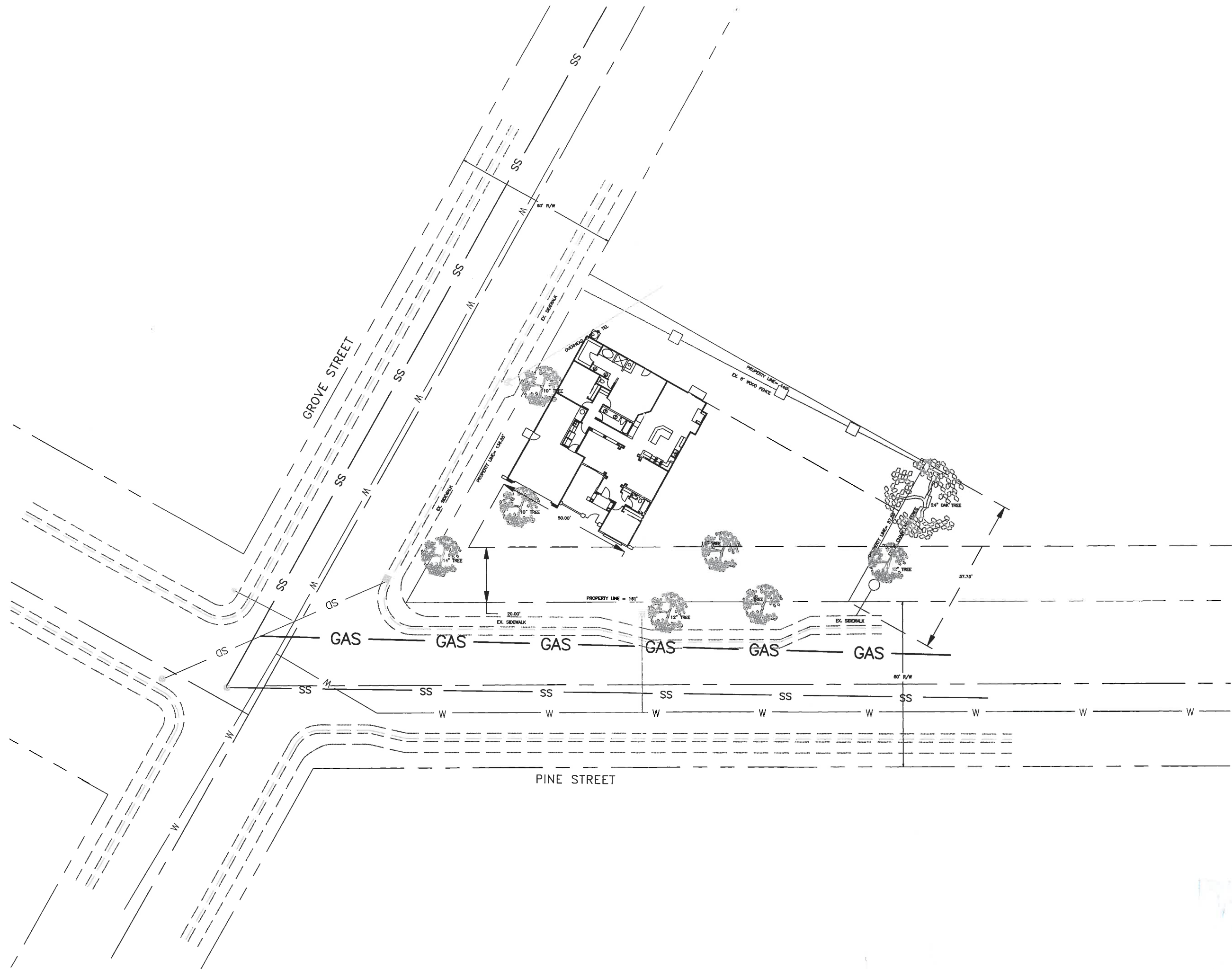
TENTATIVE PARCEL MAP
FOR:
4105 PINE STREET
APN 010-098-005
ROCKLIN, CA

TENTATIVE PARCEL MAP

JOB NO. 16-007
DATE 2-23-16
SCALE 1"=20'
DR. BY VGD
CK. BY VGD
FILE:



SHEET
NUMBER
1
OF 1



RECEIVED
MAY 25 2013
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