

**NORTHWEST ROCKLIN
(MAP SHEET 10)**

WHITNEY RANCH

Owner: Sunset Ranchos Investors, LLC Phone: (209) 473-6161
Kyle Masters Fax: (916) 473-6188
3255 W. March Lane
Stockton, CA 95219

Applicant: Terrance E. Lowell & Associates Phone: (916) 786-0685 x117
George Djan & Frederick Addison Fax: (916) 786-0529
1528 Eureka Road, #100
Roseville, CA 95661

Zoning: PD-2, 3A, 3.3, 4, 5, 6.6, 2-0, PD-NH Comm, PD-Comm, PD-BP, OS

Location: South of City Limit with Lincoln, north of Stanford Ranch, East of
Highway 65 and West of Whitney Oaks.

File #: SD-2003-02, TRE-2003-02, PDG-99-02A, DA-2001-01A

Area: 1,265 +/- acres

Proposal: Request for large lot Tentative Subdivision Map to subdivide 1,265+/-
acres into 56 parcels, which would later be subdivided into smaller
developable lots in three phases.

Status: The Planning Commission recommended approval on February 17, 2004
(PC-2004-10, 11). The City Council approved the project on March 23,
2004 (Reso 2004-68). Improvements have been constructed. As part of
the project, Wildcat Blvd. was extended north to connect with East Lincoln
Parkway. Major streets have been completed.

Special Note: The Whitney Ranch subdivision has been renamed several times. When
originally a part of unincorporated Placer County the area was referred to
as Sunset Ranchos. After being annexed into the City of Rocklin the
project was then referred to as Liberty Hill. Prior to the Planning
Commission recommending approval the project's name was changed to
Whitney Ranch.

WHITNEY RANCH SMALL LOT (PHASE 1)

Owner: Sunset Ranchos Investors, LLC Phone: (209) 473-6161
Kyle Masters Fax: (916) 473-6188
3255 W. March Lane
Stockton, CA 95219

Applicant: Terrance E. Lowell & Associates Phone: (916) 786-0685 x117
George Djan & Frederick Addison Fax: (916) 786-0529
1528 Eureka Road, #100
Roseville, CA 95661

Zoning: PD-2, 3A, 3.3, 4, 5,
6.6, 2-0, PD-NHComm, PD-Comm, PD-BP, OS

Location: Northwest Rocklin Annexation Area Parcels 11 through 17, 19, 20, 23
through 32.
APNs: 017-170-001 through 011, 017-170-013, 017-170-018 through 041,
017-170-045 through 061, 017-170-063 through 069

File #: SD-2003-04, PDG-99-02B, GPA-2004-04; DR-2005-12, ZOA-2005-01

Area: 264 +/- acres

Proposal: Request for a small lot tentative subdivision map to subdivide 487 +/- acres
into 971 single-family residential lots with 23.38 acres designate as open
space parcels and 2.21 acres for several neighborhood parks.

The General Plan Amendment is a request to change the designation of
NWRAA Parcels 16, 20, 26, 41, 45, 50, 51, 55, 57, 59, 61 and 66 from
Medium Density Residential to Low Density Residential.

DR-2005-12, ZOA-2005-01: Design review and Zoning Ordinance
Amendment to allow for the installation of 32 way-finding kiosks within
the Whitney Ranch Phase I project area.

Status: The Planning Commission recommended approval on August 17, 2004
(PC-2004-67). City Council approved the project on September 28, 2004
(Reso 2004-311). Homes are currently under construction.

DR-2005-12, ZOA-2005-01: The City Council approved the project on
September 13, 2005 (PC-2005-84, Reso 2005-317)

1. VICARA & MONTESSA ATTACHED HOMES (Lots 4 and 5)

Owner: Sunset Ranchos Investors, LLC Phone: 916-783-6272
1508 Eureka Rd., Ste. 250 Fax: 916-783-6282
Roseville, CA 95661
Contact: Kyle Masters
kmasters@newlandcommunities.com

Applicant: Pacific West Companies Phone: 775-851-6600
8700 Technology Way Fax: 775-201-1942
Reno, NV 89521
Contact: Paul Tanguay
ptanguay@pacificwest.net

Zoning: PD-20

General Plan: HDR

Location: Northwest Corner of Wildcat Parkway and Whitney Ranch Parkway

Site Acreage: 19.74 acres

File #: DR-2005-17, SD-2005-05, U-2005-09

of Units: 435. All units have been built.

Planning Commission Hearing Date(s)/Action/Resolution:

December 20, 2005 – Recommended for Approval to City Council –
PC-2005-140 thru 142

City Council Hearing Date(s)/Action/Resolution:

January 24, 2006 – Approved – Reso. No. 2006-43, 44, 45

2. WHITNEY RANCH BUSINESS PARK

Owner/Applicant

: Rocklin Parkway LLC Musolino Del. Phone: 916-791-9001
8775 Sierra College Blvd. #140 Fax: 916-786-2155
Roseville, CA 95661
Contact: Richard Smith
Rsconsult34@aol.com

Zoning: PD-C

General Plan RC

Location: Whitney Ranch Blvd. at Wild Cat Blvd.
APN: 017-171-007

Site Acreage: 4.46 Acres

File(s): DL-2008-04, DR-2008-09

Proposal: Request approval of design review to construct 14 2680 sf buildings on 4.46 acre site in Rocklin in Whitney Ranch Parkway. Buildings are proposed office (professional and medical).

Planning Commission Hearing Date(s)/Action/Resolution:

August 4, 2009 –Approved – PC-2009-17, 18
Expires August 4, 2015*

* Per Ord 961: 2 year extension, Ord 981: 2 year extension

3. WHITNEY RANCH APARTMENTS

Owner: Sunset Ranchos Investors, LLC Phone: 916-783-6272
1508 Eureka Road, Suite 250 Fax: 916-783-6282
Roseville, CA 95661
Contact: P. Bridges
pbridges@newlandcommunities.com

Applicant: St. Anton Partners, LLC Phone: 916-400-2081
1801 I Street, Suite 200 Fax: 916-444-9843
Sacramento, CA 95811
Contact: Robert Lawler
ral@antonllc.com

Zoning: PD-20

General Plan: HDR

Location: On the corner of Wildcat Blvd. and West View Ranch Drive
APN: 017-172-006 and a portion of 017-172-005

Site Acreage: 7.64 acres

File #: DR-2008-10 and DA-2001-01B

of Units: All 156 units have been built.

Planning Commission Hearing Date(s)/Action/Resolution:

November 18, 2008 – Recommended for Approval to City Council –
PC-2008-70, 71

City Council Hearing Date(s)/Action/Resolution:

December 9, 2008 – Approved – Reso. No. 2008-311 thru 313

4. WHITNEY RANCH PARCEL 10 (APPLICATION WITHDRAWN)

Owner: Sunset Ranchos Investors, LLC Phone: 916-783-6272
600 Anton Blvd., #18 Fax: 916-783-6282
Costa Mesa, CA 92626
Kyle Masters
kmasters@newlandcommunities.com

Applicant: John Laing Homes Phone: 916-780-1222
Greg Plucker Fax: 916-780-1087
1544 Eureka Rd., Ste. 250
Roseville, CA 95661
gplucker@johnlainghomes.com

Zoning: PD-20

General Plan: HDR

Location: Northwest corner of the Liberty Parkway/Ranch View Drive intersection.
APN: 017-173-001

Site Acreage: 6.9 acres

File #: DR-2005-02, SD-2005-01 and U-2005-01

of Units: 108

Status: The applicant withdrew their application.

5. SUREWEST CELL SITE AT WHITNEY HIGH SCHOOL

Owner: Rocklin Unified School District (Larry Stark) Phone: 916-630-2249
2615 Sierra Meadows Drive Fax: 916-624-7246
Rocklin, CA 95677

Applicant: Surewest Communication (Alicia Orvis) Phone: 916-746-3007
8150 Industrial Avenue Fax: 916-783-8266
Roseville, CA 95678
a.orvis@surewest.com

Zoning: PD

Location: 701 Wildcat Boulevard, Rocklin
APN(s): 017-001-007, 013

File #: DR-2006-10 & U-2006-06

Proposal: Request for approval of design to replace an existing stadium light with a light of the same height and design.

Status: The Planning Commission approved the project on September 19, 2006.
(PC-2006- 33 thru 35)

6. WHITNEY RANCH PARCEL 22

Owner: Sunset Ranchos Investors LLC Phone: 916-235-4950
960 Wildcat Blvd.
Rocklin, CA 95677

Applicant: Ubora Engineering and Planning Phone: 916-780-2500
2901 Douglas Blvd.
Roseville, CA 95661

Zoning: PD-4.2

General Plan: MDR

Location: Southwest corner of the Wildcat Blvd.

Site Acreage: 11.5 acres

File #: Z-2012-03, SD-2012-04

of Units: 48 lots.

Proposal; To subdivide an 11.4 acre site into 48 single family lots.

Planning Commission Hearing Date(s)/Action/Resolution:

January 15, 2013 – Recommended for Approval to City Council –
PC-2013-08

City Council Hearing Date(s)/Action/Resolution:

February 12, 2013 – Approved – Reso. No. 2013-35

7. WHITNEY RANCH, PHASE 1, UNIT 28

Owner: Whitney Ranch Village 5, LLC Phone: 916-854-7467
8950 Cal Center Dr., Bldg. 1, Ste. 115 Fax: 916-854-7427
Sacramento, CA 95826
Tim Cotton
tim.cotton@lyonhomes.com

Applicant: Terrance E. Lowell & Associates Phone: 916-786-0685
1528 Eureka Rd., Ste. 100 Fax: 916-786-0529
Roseville, CA 95661
George Djan
george@tlowell.com

Zoning: PD-6.6

Location: Southeast corner of Whitney Ranch Parkway and Bridlewood Dr.
APN-017-177-002

File #: DR-2005-01

Area: 15.5 acres

Proposal: Request for approval of Design Review for single family homes located on residential lots under 6,000 square feet in size.

Planning Commission Hearing Date(s)/Action/Resolution:

May 3, 2005 – Approved – PC-2005-55

8. WHITNEY RANCH CLUBHOUSE

Owner: Sunset Ranchos Investors Phone: 916-783-6772
1508 Eureka Rd., Ste. 250 Fax: 916-783-6282
Roseville, CA 95661
kmasters@newlandcommunities.com

Applicant: Gordon Rogers Architectures Phone: 916-632-3310
6805 Five Star Blvd., Ste. 200 Fax: 916-632-0589
Rocklin, CA 95677
Contact: Kevin Hallock
Kevin@grogers.com

Zoning: PD-3.3

General Plan LDR

Location: Whitney Ranch Blvd. & Painted Pony
APN#: 017-174-013

Site Acreage: 4.7 Acres

File(s): DR-2005-16

Proposal: Request for approval of Design Review to construct a 14,000 sq.ft
community clubhouse

Building Size(s):
Building A: 14,000 sq. ft. Finaled in 2007

Planning Commission Hearing Date(s)/Action/Resolution:
June 20, 2006 – Approved – PC-2006-21 ,22

9. CLAREMONT (PARCEL K)

Owner: Chesbury Unit Trust Phone: (916) 435-8868
Dave Baker
4509 Shenandoah Road
Rocklin, CA 95765

Applicant: Terrance Lowell and Associates Phone: (916) 786-0685
Steve Spain, Frederick Addison
1526 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-2B

Location: Southern portion of Sunset Ranchos, contiguous with Stanford Ranch
APN 017-180-056

File #: SD-2002-04

Area: 47.01 acres

Proposal: 109 single-family lots. 17 lots remain to be developed.

Planning Commission Hearing Date(s)/Action/Resolution:

August 5, 2003 – Recommended approval to City Council – PC-2003-68

City Council Hearing Date(s)/Action/Resolution:

September 9, 2003– Approved – Reso. No. 2003-298

10. ORCHARD CREEK BUSINESS PARK

Owner: River South Holdings, LLC Phone: (916) 379-0955
7700 College Town Dr. Fax: (916) 379-0915
Sacramento, CA 95826

Applicant: Fulcrum Capital Corp. Phone: (916) 383-3333
Bill Chizmar Fax: (916) 383-3974
1530 J Street, Ste. 200
Sacramento, CA 95814

Engineer: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
Brad Michalk, AICP Fax: (916) 786-0529
1528 Eureka Road, Ste. 100
Roseville, CA 95661

Zoning: PD-BP, PD-COMM, OS

Location: At the southeast corner of the future interchange of Whitney Boulevard and
State Hwy 65, immediately south of the boundary with City of Lincoln.
APN: 017-081-005 & 006

File #: SD-2004-05

Area: 115 +/- acres

Proposal: Request for approval of a tentative subdivision map to divide a 115 +/- acre
parcel into 21 lots ranging from .68 +/- an acre to 18.9 +/- acres in size, one
Open Space parcel 24.05 acres in size, and one detention/retention parcel
4.71 +/- acres in size.

Planning Commission Hearing Date(s)/Action/Resolution:

April 5, 2005 – Recommended approval to City Council – PC-2005-41

City Council Hearing Date(s)/Action/Resolution:

May 10, 2005 – Approved – Reso. No. 2005-141

11. PLACER CENTER FOR HEALTH

Owner/Applicant

Orchard Creek Investors, LLC
1530 J Street, Suite 200.
Sacramento, CA 95814
Contact: Mark Friedman

Phone: (916) 383-3333
Fax: (916) 379-3974

Zoning: PD-BP

General Plan BP

Location: 550 West Ranch View Drive
APN: 491-010-001

Site Acreage: 4.64 Acres

File(s): DR-2006-12, U-2006-07

Proposal: Request for approval of a design review and conditional use permit for the construction of a 3-story medical office building approximately 65,772 square feet.

Building Size(s):

Building A: 65,772 sq. ft. Finaled in 2008.

Planning Commission Hearing Date(s)/Action/Resolution:

January 16, 2007 – Approved – PC-2007-02

12. ROCKLIN PROEFSSIONAL CENTER

Owner: Orchard Creek Investors, LLC Phone: 916-481-6300
1530 J Street, #200 Fax: 916-481-6441
Sacramento, CA 95814
Contact: David Nystrom
david_nystrom@mccuen.com

Applicant: MSA Engineering Phone: 916-788-4456
1340 Blue Oaks Blvd., Suite 200 Fax: 916-788-4457
Roseville, CA 95678
Contact: Chris Russell
crussell@msaengineering.com

Zoning: PD-BP

General Plan BP

Location: Northwest Corner of West Ranch View Dr. and University Avenue
APN: 491-010-003 thru 010

Site Acreage: 7.07 Acres

File(s): DR-2007-11, DL-2007-05

Proposal: Design review and tentative map approval to construct a new office park consisting of 13 office buildings ranging in size from 3, 700 sq. ft. to 10,500 sq. ft. on a 7.06 acre site, subdivided into 13 parcels.

Building Size(s):

(No building permits have been issued for this project.)
Building 1: 10,250 sq. ft. Building 7: 10,250 sq. ft.
Building 2: 5,350 sq. ft. Building 8: 3,700 sq. ft.
Building 3: 5,350 sq. ft. Building 9: 5,350 sq. ft.
Building 4: 3,700 sq. ft. Building 10: 3,700 sq. ft.
Building 5: 5,350 sq. ft. Building 11: 3,700 sq. ft.
Building 6: 3,700 sq. ft. Building 12: 5,350 sq. ft.
Building 13: 3,700 sq. ft.

Planning Commission Hearing Date(s)/Action/Resolution:

September 16, 2008 – Approved – PC-2008-53

13. PLACER CREEK CORPORATION CENTER

Owner: Evergreen/Rocklin Land Joint Venture Phone: 916-923-9000
c/o The Evergreen Company Fax: 916-923-9001
1755 Creekside Oaks Drive, Suite 290
Sacramento, CA 95833
Contact: Trey Gundlach
TGundlach@theevergreencompany.com

Applicant: Perkins, Williams & Cotterill Architects Phone: 916-851-1400
10690 White Rock Road Fax: 916-851-1408
Rancho Cordova, CA 95670
Contact: Brian Williams
bwilliams@pwcarchitects.com

Zoning: PD-BP/C, PD-BP, PD-C

General Plan BP/C, RC

Location: Highway 65 & Whitney Ranch Parkway
017-081-058; 017-270-012; 017-081-059; 017-270-013

Site Acreage: +/- 155.15 Acres

File(s): DA-2012-01

Proposal: Request for approval of tentative parcel map and negative declaration for parcels 1-9 on +/- 155.15 AC; approval of design review to construct up to (2) 70,000 s.f. two story office buildings on parcels 2 (5.8 AC) and 3 (5.4 AC), including the construction of University Avenue (Street B) as indicated on application plans.

Status: The project is still pending.

The development agreement was approved.

14. WILLIAM JESSUP UNIVERSITY

Owner: William Jessup University
(Formerly known as San Jose Christian College)
Gene DeYoung
333 Sunset Blvd.
Rocklin, CA 95765

Phone: (916) 577-1804
Fax: (916) 577-1812

Applicant: Same

Zoning: PD-LI

Location: 333 Sunset Boulevard
APN: 017-270-068

File #: U-2003-02
DR-2012-03, DL-2012-02, U-2012-03

Area: 126 +/- acres

Proposal: Originally filed with Placer County, request for a Conditional Use Permit to convert the existing vacant Herman Miller manufacturing facility into a private college for approximately 1,200 full and part-time students. The conversion would expand the total square feet of building from 340,000 to 495,00 square feet. The file number assigned by Placer County was CUP-2876.

Re-approval of the original conditional use permit to clarify conditions and to allow structures up to 55 feet. Also to allow the construction of 3 dormitories, academic buildings and an events center. A tentative parcel map to divide the property into 4 parcels and a remainder.

Placer County Hearing Date(s)/Action/:

January 9, 2003 – Approved -

January 15, 2013 – Approved -

15. SAN JOSE CHRISTIAN COLLEGE PARCEL MAP

Owner: William Jessup University Phone: (916) 577-1804
(Formerly known as Fax: (916) 577-1812
San Jose Christian College)
Gene DeYoung
333 Sunset Blvd.
Rocklin, CA 95765

Applicant: same

Zoning: PD-COMM, PD-LI, OS

Location: 333 Sunset Boulevard; APN: 017-270-068, 069

File #: DL-2003-05, PDG-2003-06

Area: 156 +/- acres

Proposal: Request for approval of a tentative parcel map to subdivide the property into a 30.1 +/- acre lot and a 126 +/- acre lot. The 126 +/- acre lot is the current site of William Jessup University (formerly known as San Jose Christian College).

The project also requested an amendment to the North West Rocklin Annexation Area General Development Plan to designate the resultant 30.1 +/- acre parcel be zoned as Planned Development, Commercial (PD-COMM)

Planning Commission Hearing Date(s)/Action/Resolution:

December 2, 2003 – Approved – PC-2003-101

City Council Hearing Date(s)/Action/Resolution:

January 13, 2004 – Approved – Reso. No. 2004-17

16. WILLIAM JESSUP UNIVERSITY APARTMENTS

Owner/ Applicant:

William Jessup University
333 Sunset Blvd.
Rocklin, CA 95765
Contact: Gene De Young

Phone: (916) 577-1804
Fax: (916) 577-1812

Zoning: PD-LI

General Plan LI

Location: 333 Sunset Boulevard;
APN: 017-270-068

Site Acreage: 2.46 Acres

File(s): DR-2006-24, U-2006-14

Proposal: Request for approval of design review to construct a three-phased apartment complex. Phase I will encompass a 35,517 square foot building over a 37,697 square foot parking garage structure. Phase II will encompass a 51,912 square foot building over a 55,606 square foot parking garage. Phase III will encompass a 35,517 square foot building over a 37,697 square foot parking garage.

Building Size(s):

Underground Parking: 46,651 sq. ft. No building permits have been issued.
Ground Level Parking Garage: 46,631 sq. ft. No building permits have been issued.
Apartment Towers: 87,429 sq. ft. No building permits have been issued.

Planning Commission Hearing Date(s)/Action/Resolution:

November 6, 2007 –Approved – PC-2007-77

17. ROCKLIN MARKETPLACE

Owner: Kobra Properties Phone: 916-786-4696
2251 Douglas Blvd., Suite 120 Fax: 916-786-9404
Roseville, CA 95661
Contact: Abe Alizadeh
abe.alizadeh@kobraprop.com

Applicant: Burrell Consulting Group, Inc. Phone: 916-783-8898
1001 Evergreen Way, Suite 100 Fax: 916-783-8222
Roseville, CA 95678
Contact: Barry Haycock
bhaycock@burrellcg.com

Zoning: PD-BP/C

General Plan RC

Location: 333 Sunset Blvd.
017-270-068

Site Acreage: 30 Acres

File(s): DR-2007-16, DL-2007-08, U-2007-12

Proposal: Requesting a conditional use permit, design review permit, tentative map and a pole sign. Proposing to put 14 commercial units on the property of 30 acres.

Status: The project is still pending.

18. THE OFFICES AT SUNSET

Owner: Mark III Engineering Contractors Phone: (916) 381-8080
Tim O'Brien, Mark O'Brien Fax: (916) 381-0664
5101 Florin Perkins Rd.
Sacramento, CA 95826

Applicant: Mark III Engineering Contractors Phone: (916) 381-8080
Kevin Woodbury Fax: (916) 381-0664
Danielle DeSilva
5101 Florin Perkins Rd.
Sacramento, CA 95826

Zoning: PD-LI

General Plan LI

Location: Southwesterly corner of Sunset Blvd. and Atherton Rd.; APN: 017-280-023

Site Acreage: 4.1 Acres

File(s): DR-2004-29, DL-2004-11

Proposal: Request for approval of design review and parcel to construct nine (9) office shell buildings totaling 41,200 sq. ft.

Building Size(s):

- Building 1: 5,095 sq. ft. Finaled in 2008
- Building 2: 5,062 sq. ft. Finaled in 2008
- Building 3: 3,806 sq. ft. Finaled in 2008
- Building 4: 3,806 sq. ft. Finaled in 2008
- Building 5: 3,806 sq. ft. Finaled in 2008
- Building 6: 3,806 sq. ft. Finaled in 2008
- Building 7: 11,812 sq. ft. Finaled in 2008

Planning Commission Hearing Date(s)/Action/Resolution:
September 20, 2005 – Approved – PC-2005-108

19. 3930 ATHERTON ROAD

Owner: Atherton Griffin, LLC
1504 Eureka Road, #220
Roseville, CA 95661

Applicant: Sisler & Sisler Construction Co. Phone: (916) 852-6488
11385 Sunrise Park Drive Fax: (916) 852-6038
Rancho Cordova, CA 95742
Contact: Scott Lee

Zoning: PD-LI

General Plan LI

Location: 3930Atherton Rd.
APN: 017-281-008

Site Acreage: 2.8 Acres

File(s): DR-2006-23

Proposal: Request for approval of design review to build a two-story 39,552 square
foot office building..

Building Size(s):
Building A: 39,552 sq. ft. No building permits have been issued.

Planning Commission Hearing Date(s)/Action/Resolution:

June 19, 2007 – Approved – PC-2007-37

20. FINANCIAL PACIFIC OFFICES

Owner: Financial Pacific Insurance Co. Phone: 916-630-5000
3850 Atherton Road Fax: 916-630-3702
Rocklin, CA 95765
Financialpacific.com

Applicant: Mark III Developers, Design/Builders Phone: 916-381-8080
5101 Florin-Perkins Road Fax: 916-386-0363
Sacramento, CA 95826
Contact: Mike O'Brien, Jon Delling
jdelling@mark-three.com

Zoning: PD-LI

General Plan LI

Location: 3880 Atherton Road
APN: 017-280-018

Site Acreage: 2.9 Acres

File(s): DR-2008-08, U-2008-06

Proposal: To design & build a 2 story, 41,242 sf office for a single owner/tenant
(Financial Pacific) on 2.9 acres of undeveloped land. Request for approval
of design review requirements.

Building Size(s):
Building A: 41,242 sq. ft. No building permits have been issued.

Planning Commission Hearing Date(s)/Action/Resolution:
October 21, 2008 – Approved – PC-2008-64 thru 66

21. ATHERTON TECH CENTER IMAGING

Owner: Mark IV Capital. Phone: 949-509-1444
100 Bayview Circle STE 4500
Newport Beach, CA 92660

Applicant: Lamb Architects Phone: 480-994-5262
7114 E.Stetson Dr. STE 350
Scottsdale, AZ 85251

Zoning: PD-LI

General Plan LI

Location: 3900Atherton Road
APN: 017-281-007

Site Acreage: 3.3 Acres

File(s): DR-2010-01

Proposal: To remodel the exterior of an existing office / industrial building and
construction of a new monument sign.

Building Size(s):
Building A: 40, 572 sq. ft.

Planning Commission Hearing Date(s)/Action/Resolution:
August 17, 2010 – Approved – PC-2010-19

22. WHITNEY RANCH PHASE 2

Owner: Sunset Ranchos Investors LLC Phone: 916-235-4950
960 Wildcat Blvd.
Rocklin, CA 95677

Applicant: Ubora Engineering and Planning Phone: 916-780-2500
2901 Douglas Blvd.
Roseville, CA 95661

Zoning: Varies

General Plan Varies

Location: East of Phase 1

Site Acreage: 641 Acres

File(s): SD-2006-06A, SD-2006-07A

Proposal: To modify the conditions of approval for the Whitney Ranch Phase 2 Large Lot tentative subdivision map / SD-2006-06 and the small lot tentative subdivision map SD-2006-07

Planning Commission Hearing Date(s)/Action/Resolution:

March 16, 2010 – Approved – PC-2010-05, 06

City Council Hearing Date(s)/Action/Resolution:

April 13, 2010 – Approved – Reso. No. 2010-59, 60

22. WHITNEY RANCH PHASE 2 Unit 45A

Owner: Sunset Ranchos Investors LLC
960 Wildcat Blvd.
Rocklin, CA 95677

Phone: 916-235-4950

Applicant: Ubora Engineering and Planning
2901 Douglas Blvd.
Roseville, CA 95661

Phone: 916-780-2500

Zoning: PD-8

General Plan MDR

Location: Southwest corner of Ranch View Dr and Spring Creek Drive

Site Acreage: 8 Acres

File(s): SD-2006-03, DR-2010-04

Proposal: To subdivide an 8.5 acre parcel into 37 single family lots and design review for the homes.

Planning Commission Hearing Date(s)/Action/Resolution:

City Council Hearing Date(s)/Action/Resolution:

September 14, 2010 – Approved – Reso. No. 2010-175, 176

22. WHITNEY RANCH PHASE 2 Unit 46 CDE

Owner: Sunset Ranchos Investors LLC Phone: 916-235-4950
960 Wildcat Blvd.
Rocklin, CA 95677

Applicant: Ubora Engineering and Planning Phone: 916-780-2500
2901 Douglas Blvd.
Roseville, CA 95661

Zoning: PD-8.1 (C,E) PD-7.3 (D)

General Plan MDR

Location: Southwest corner of Ranch View Drive and Spring Creek Drive

Site Acreage: 17.8 Acres

File(s): SD-2010-02, DR-2010-03, TRE-2010-08

Proposal: To subdivide an 17.8 acre parcel into 99 single family lots and design review for the homes.

Planning Commission Hearing Date(s)/Action/Resolution:

August 17, 2010 – Approved – PC-2010-24, 25

City Council Hearing Date(s)/Action/Resolution:

September 14, 2010 – Approved – Reso. No. 2010-177, 178

23. WHITNEY RANCH Parcel 2 (Commercial Center)

Owner: Shehadah TaylorLLC / Kim Whitney
1792 Tribute Road, Suite 270.
Sacramento, CA 95815

Phone: 916-923-0200

Zoning: PD-C

General Plan MU

Location: Southwest corner of Whitney Ranch Parkway and Wildcat Blvd.

Site Acreage: 8.7 Acres

File(s): DL-2008-05

Proposal: To subdivide an 8.7 acre parcel into 8 lots.

Planning Commission Hearing Date(s)/Action/Resolution:

August 18, 2009 – Approved – PC-2009-19

24. WHITNEY RANCH Unit 17

Owner: Sunset Ranchos Investors LLC Phone: 916-235-4950
960 Wildcat Blvd.
Rocklin, CA 95677

Applicant: Ubora Engineering and Planning Phone: 916-780-2500
2901 Douglas Blvd.
Roseville, CA 95661

Zoning: PD-6.6

General Plan MDR

Location: Southwest corner of Ranch View Drive and Spring Creek Drive

Site Acreage: 19.3 Acres

File(s): SD-2010-01, DR-2010-02, DR-2010-26A

Proposal: To subdivide an 19.3 acre parcel into 101 single family lots and design review for the homes.

Planning Commission Hearing Date(s)/Action/Resolution:

August 17, 2010 – Approved – PC-2010-20, 21

City Council Hearing Date(s)/Action/Resolution:

September 14, 2010 – Approved – Reso. No. 2010-173