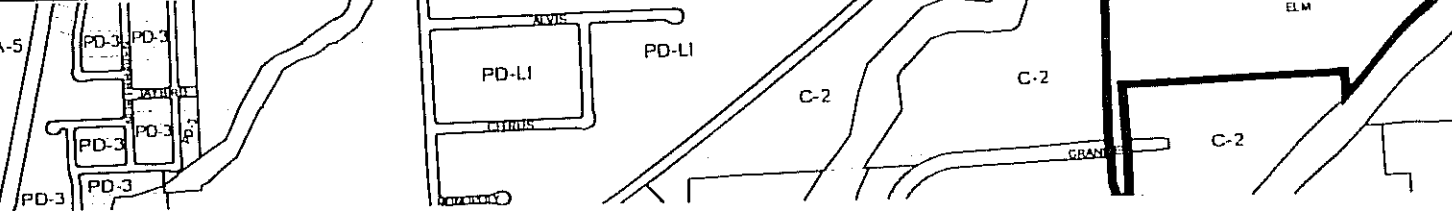


WHITNEY OAKS
MAP SHEET 3



**WHITNEY OAKS
(MAP SHEET 3)**

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Location: Northeastern portion of Stanford Ranch, West of Clover Valley.

File #: EIR-89-01, GPA-88-05, PDG-89-03, DL-90-03, SPU-90-08, SD-95-03,
SD-95-04, SPU-97-16

Area: 1,062 acres

Proposal: 168 acres: Golf Course
219 acres: Park/Open Space
1.5 acres: Retail Commercial
2.4 acres: Business Professional
1063.5 acres: Residential (1844 single-family lots)

Status: Phase I of Whitney Oaks: (PDG-89-03, DA-95-02, SD-95-03, SD-95-04,
SPU-97-16, TRE-96-02) a Large-Lot Subdivision consisting of 24 large lots and
623 individual lots, was approved by City Council April 30, 1996. The large lot
subdivision is recorded.

Phase II of Whitney Oaks: GPA-96-03, PDG-96-03, DA-95-02, SD-96-01,
SD-96-02, TRE-96-08, SPU-96-05, SPU-96-08, SPU-96-11), consisting of 42
large lots and 803 individual lots, was approved by City Council October 17,
1996, (Resolutions 96-260 through 268) and is recorded.

Phase III of Whitney Oaks: (GPA-98-01, PDG-98-01, DA-95-02, SD-98-01, SD-
98-02, SPU-96-08, TRE-96-08). City Council approved GPA-98-01, SD-98-01,
and SD-98-02 on July 25, 2000; and PDG-98-01 on August 8, 2000.
(Resolutions 207 through 215)

- Construction of the golf course is complete, and the golf course is now open for play.
- Applications for the Whitney Oaks Information Center, and for the Pulte Senior Recreation Center were approved June 3, 1997. Both facilities are constructed and are now operating.

WHITNEY OAKS, PHASE 1, UNIT 1: JENSEN CUSTOM HOME

Developer: Wayne Jensen Phone: (916) 435-9270
4022 Legend Drive
Rocklin, CA 95765

Zoning: RD-0.5

General Plan LDR

Location: Rawhide Road to Spring Valley Road; subject parcel is at the end of Spring
Valley Road.
APN 368-080-001

Site Acreage: 2.145 acres

File(s): DR-2002-12

Proposal: Approval of Design Review to construct a 3,000 square-foot single-family
residence. House was finalized in 2005

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

February 3, 2004 – Approved – PC-2004-08

WHITNEY OAKS, PHASE 1, UNIT 2: U.S. HOMES

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Applicant: Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-2.5

General Plan LDR

Location: Whitney Oaks, Phase I, Unit 2

Site Acreage: 29.3 acres

File(s): SPU-97-16

Proposal: Development of 42 custom residential lots.

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

August 5, 1997 – Approved – PC-97-74

WHITNEY OAKS, PHASE 1, UNITS 3, 4 & 7: CENTEX HOMES

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Applicant: Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-3.5, RD-4

General Plan LDR

Location: Whitney Oaks, Phase I, Units 3, 4, and 7.

Site Acreage: 29.3 acres

File(s): SPU-97-16

Proposal: Development of 213 single-family homes.

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

August 5, 1997 – Approved – PC-97-74

WHITNEY OAKS, PHASE 1, UNITS 5 & 6: RENAISSANCE HOMES

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Applicant: Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-3.5

General Plan LDR

Location: Whitney Oaks, Phase I, Units 5 & 6.

Site Acreage: 29.3 acres

File(s): SPU-97-16

Proposal: Development of 89 single-family housing units.

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

August 5, 1997 – Approved – PC-97-74

WHITNEY OAKS, PHASE 1, UNITS 8, 9, & 10: SPRINGFIELD AT WHITNEY OAKS (PULTE HOMES)

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Applicant: Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-4

General Plan LDR

Location: Whitney Oaks, Phase I, Units 8, 9, and 10..

Site Acreage: 29.3 acres

File(s): SPU-97-16, SPU-99-02 (custom lots), DR-98-06

Proposal: Development of 267 single-family housing units.

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

August 5, 1997 – Approved – PC-97-74

May 18, 1999 – Approved – PC-99-43, 99-44 (Custom)

August 15, 2000 – Approved – PC – 2000-62 (SPU-2000-02)

September 26, 2000 – Approved – Reso 2000-277 (SPU-2000-02)

WHITNEY OAKS: PEDESTRIAN & GOLF CART BRIDGE AT PARK DRIVE

Owner: Pulte Homes Phone: (916) 630-9194
2805 Springfield Drive
Rocklin, CA 95765

Applicant: The Spink Corporation Phone: (916) 925-5550
C/o Mike Isle
2590 Venture Oaks Way
Sacramento, CA 95833

Zoning: Public Right of Way
PD-4 (4 dwelling units per acre)

Location: Over Park Drive, approximately 400 feet west of Crest Drive in the Whitney Oaks Development.
APN 374-050-020, 368-120-018

File #: DR 2000-12 (previous file: SPU-97-27)

Proposal: Applicant is requesting the necessary entitlements to allow for the construction of a pedestrian/golf cart bridge to link the community recreation center at the southwesterly corner of Park Drive and Crest Drive with the single-family residential development surrounding it.

Status: The City Council approved SPU-97-27 on June 23, 1998. The applicant requested a time extension on the entitlements. The project later came back with some minor changes as DR-2000-12. It was approved by the City Council on February 13, 2001. The bridge is complete.

WHITNEY OAKS, PHASE 2: CLUBHOUSE MODIFICATION

Owner: Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: Planned Development

Location: Northeast corner of Whitney Oaks Drive and Clubhouse Drive.

File #: SPU-98-25

Area: 7.4 acres

Proposal: An application to amend a previously approved Specific Plan Use Permit (SPU-98-06) to modify the design of the Whitney Oaks clubhouse.

Status: Planning Commission, on November 17, 1998, approved the project. The clubhouse is now built.

WHITNEY OAKS, PHASE 2: CLUBHOUSE EXPANSION

Owner: Brightstar Golf Whitney Oaks, LLC Phone: (760) 929-9968
6005 Hidden Valley Road, Suite 260
Carlsbad, CA 92009

Applicant: Ubora Engineering and Planning, Inc. Phone: (916) 780-2500
2901 Douglas Boulevard, Suite 285 Fax: (916) 780-6777
Roseville, CA 95661
Contact: George Djan

Zoning: Planned Development Commercial, Open Area.

Location: 2305 Clubhouse Drive
APN: 374-010-017 & 374-150-017

File #: DR-2007-02

Area: 8.5 acres

Proposal: Request for approval of a design review and conditional use permit for an expansion of the Whitney Oaks Golf Course Clubhouse. Expansion includes 8,400 square foot addition to the main building. 1,207 square foot addition to the second floor dining terrace. 1,207 square foot addition below the dining terrace. 678 square foot toilet facility. 208 square foot snack bar. 6-lane lap pool. 2,600 square foot fitness center. 336 square foot equipment room. Additional parking.

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

September 18, 2007 – Approved – PC-2007-65 thru 67 (Expired 9/18/2012 per Council Reso 2011-951 and 961)

WHITNEY OAKS, PHASE 2, UNITS 11 & 14

Owner: Cal-Stanford Oaks LLC Phone: (916) 782-1177
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: Sterling Communities
1655 North Main Street, Suite 240
Walnut Creek, CA 94596-4610

Zoning: RD-3, RD-5

General Plan LDR

Location: The project site is located north of Park Drive on Live Oak Lane and Live Oak Court (Unit 11) APN 374-010-014 and west of Clubhouse Drive including Mariella Drive and Mariella Court (Unit 14).
APN 374-010-004

Site Acreage: 275 acres

File(s): SPU-98-07

Proposal: Development of 72 single-family housing units.

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

June 2, 1998 – Approved – PC-98-43

WHITNEY OAKS, PHASE 2, UNITS 12A, 12B, 17, 18, & 19

Owner: Cal-Stanford Oaks LLC Phone: (916) 782-1177
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-3, RD-4, RD-5

General Plan LDR

Site Acreage: 29.3 acres

File(s): SPU-98-10

Proposal: Development of 116 single-family housing units.

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

July 29, 1998– Approved – PC-98-56

WHITNEY OAKS, PHASE 2, UNITS 13, 13A, 13B, 15A, 15B, 16, 18, 21, 20, 23, & 30

Owner: (SPU-99-10) Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: (SPU-99-10) David and Natasha Comeaux Phone: (916) 791-2518
4752 Stirling Street
Granite Bay, CA 95746

Owner: (SPU-99-06) Cal-Stanford Oaks, LLC Phone: (619) 455-7503
9404 Genessee Avenue, Suite 230
La Jolla, CA 92037

Applicant: (SPU-99-06) Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-3, RD-4, RD-5

General Plan LDR

Site Acreage: 29.3 acres

File(s): SPU-99-10 (Comeaux Residence)
SPU-99-06 (Whitney Oaks Custom Lots)

Proposal: Request for approval of hillside residences

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

April 20, 1999 – Approved – PC-99-34 (SPU-99-10)

June 15, 1999 – Approved – PC-99-52 (SPU-99-06)

June 6, 2000 – Approved – PC-2000-48 (SPU-99-06A)

April 2, 2002 – Approved – PC-2002-34 (SPU-99-06B)

WHITNEY OAKS, PHASE 2, UNIT 23B (MODIFICATION)

Owner: Cal-Stanford Oaks, LLC Phone: (858) 455-7503
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Applicant: Cal-Stanford Oaks, LLC Phone: (916) 435-0413
Attn: Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Zoning: RD-2

General Plan LDR

Location: Pebble Beach Road, between Whitney Oaks Drive and Mountaingate Drive.
APN 374-150-022

Site Acreage: 17.8 acres

File(s): SD-96-02C

Proposal: An application to approve a modification to a portion of the Whitney Oaks Phase 2 Tentative Subdivision Map known as Unit 23B, to reduce the number of lots, change the lot configuration, and change the extension of Pebble Beach Road to a private gated street.

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

April 2, 2002– Approved – PC-2002-32

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

May 4, 2002 – Approved – Reso 2002-130 thru 132

WHITNEY OAKS, PHASE 2, UNIT 24: SPRINGFIELD

Owner: Cal-Stanford Oaks LLC Phone: (916) 782-1177
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: Pulte Home Corporation Phone: (916) 630-9194
2805 Springfield Drive
Rocklin, CA 95765

Zoning: RD-4M

General Plan LDR

Location: The project site is located near the intersection of Park Drive and Coldwater Dr

Site Acreage: 12.4 acres

File(s): SPU-98-04

Proposal: An application to approve a Specific Plan Use Permit for the setbacks,
landscaping and fencing for a 63-unit subdivision.

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

April 7, 1998 – Approved – PC-98-15

WHITNEY OAKS, PHASE 2, UNIT 25

Owner: Cal-Stanford Oaks LLC Phone: (916) 782-1177
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-4M

General Plan MDR

Location: The project site is located west of Park Drive on Cody Court, Sarsparilla Court, Wyatt Court, Lariat Court, and a portion of Coldwater Drive.

Site Acreage: 81 acres

File(s): SPU-98-12

Proposal: Develop 81 single-family housing units

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

August 18, 1998 – Approved – PC-98-70

WHITNEY OAKS, PHASE 2, UNITS 26, 28A & 28B: PULTE HOMES

Owner: Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: PC/BRE Whitney Oaks Phone: (916) 630-9194
2805 Springfield Drive
Rocklin, CA 95765

Zoning: PD-4M (4 dwelling units per acre, mixed lot sizes)
PD-2 (2 dwelling units per acre)

Location: Unit 26 is generally located along the northerly extension of the existing
Coldwater Drive, and Units 28A and 28B are located east of Park Drive and Crest
Drive, all in Whitney Oaks.
APN's 030-010-07, 030-050-018, -020, -021, 030-060-043, -047.

File #: SPU-99-18

Area: N/A

Proposal: An application to approve a Specific Plan Use Permit for Whitney Oaks Phase II,
Units 26, 28A, and 28B subdivisions. Said permit to establish development and
design criteria, such as setbacks, landscaping, and fencing.

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

August 3, 1999 – Approved – PC-99-66

SPRINGFIELD AT WHITNEY OAKS, UNITS 28A & 28B: CUSTOM LOTS

Owner: PC/BRE at Whitney Oaks, LLC Phone: (916) 630-9194
2805 Springfield Drive
Rocklin, CA 95765

Applicant: Pulte Homes Corp.
C/o John Bayless
2805 Springfield Drive
Rocklin, CA 95677

Zoning: RD-2 (2 dwelling units per acre)

Location: Unit 28A (Lots 647, 648, 649, 550, 651)
Unit 28B (Lots 772, 773, 774, 775, 776, 777, 778, 779, 780, 785)

File Nos. PDG-2000-01, SPU-2000-02

Proposal: Permit to build 15 homes on “no-grade” lots which were designated in the Phase II tentative map conditions of approval.

Status: The Planning Commission recommended approval of the General Development Plan on July 5, 2000, (PC-2000-62) and the Specific Plan Use Permit for lots 647, 648, 649, 780 and 785 on August 15, 2000. The 10 remaining lots were received on June 3, 2002. They were approved by the Planning Commission on December 10, 2002 (PC-2002-87) and the City Council on January 14, 2003 (Reso 2003-07) On May 8 , 2012, the City Council approved Resolution 2012-84, modifying the permitted location and extent of patio covers and other additions on the rear of the homes on Lots 650, 651, and 772-779. .

WHITNEY OAKS, PHASE 2, UNITS 27 & 29: PULTE HOMES

Owner: Cal-Stanford Oaks, LLC Phone: (916) 782-1177
C/o Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: PC/BRE at Whitney Oaks, LLC Phone: (916) 630-9194
C/o James Van Maren
2805 Springfield Drive
Rocklin, CA 95765

Engineer: Weld-Brower & Associates

Zoning: RD-4.5 (4.5 dwelling units per acre)

Location: Park Drive and Crest Drive

File #: SPU-99-31

Area: Park Drive and Crest Drive.

Proposal: Approval of Specific Land Use Permit for building setbacks on lots 652 through 752 in Whitney Oaks Unit 27 & Lots 786 through 838 in Whitney Oaks Unit 29.

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

December 21, 1999 – Approved – PC-99-111 and 112

WHITNEY OAKS, PHASE II, #59: WHITNEY OAKS OFFICE COMPLEX

Owner: Live Oak Enterprises Phone: (916) 435-0413
4308 Live Oak Lane
Rocklin, CA 95765

Applicant: Same as above

Zoning: PD-BP (Business-Professional)

Location: Northwest corner of Park Drive & Whitney Oaks Drive.
APN 374-010-018 through 020

File #(s) DL-2000-12, DR-2000-11

Area: 2.375 acres

Proposal: Applicant is requesting approval of a tentative parcel map to divide a 2.4-acre parcel into 5 lots. The site is currently developed with a 3,317 square foot sales office. Proposed Parcel "A" (8,774 sq.ft.) will contain the existing office building. Proposed Parcel "B" (5,384 sq.ft.), "C" (5,503 sq.ft.), and "D" (4,973 sq.ft.) will be individual lots to be developed with office buildings of the following respective sizes: 2,725, 2,695, and 2,700 square feet. Proposed Parcel "E" will be 78,781 square feet in size and will contain landscaping, parking, and a general commons area.

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

February 6, 2001 – Approved – PC-2001-05, 07

WHITNEY OAKS, PHASE III, TENTATIVE SUBDIVISION MAPS

Owner: Cal-Stanford Oaks, LLC Phone: (619) 455-7507
9404 Genesee Avenue, Suite 230
San Diego, CA 92186

Applicant: Live Oak Enterprises Phone: (916) 435-0413
C/o Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Zoning: Various Single Family Zones (see also GPA-98-01, PDG-98-02)

File #: SD-98-01 (Large Lot Subdivision Map)
SD-98-02 (Small Lot Subdivision Map)

Location: Whitney Oaks, Phase III, Units 31 through 44.

Proposal: Applicant is requesting approval of a tentative subdivision map to subdivide 213 acres into 33 large lots consisting of 13 residential lots, 17 open space lots and a park. In addition, applicant is requesting approval of 422 single-family residential lots.

Status: Both tentative maps were approved by the City Council on July 25, 2000 (Resos. 2000-209 & 210) . The large lot map and the small lot maps have been recorded.

WHITNEY OAKS, PHASE III, UNIT 33: WHITNEY OAKS REC CENTER

Owner: Cal-Stanford Oaks, LLC Phone: (619) 455-7507
9404 Genesee Avenue, Suite 230
San Diego, CA 92186

Applicant: Live Oak Enterprises Phone: (916) 435-0413
C/o Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Zoning: RD-6.5 (6.5 dwelling units per acre)

File #: U-2000-11, DR-2000-18

Location: Whitney Oaks, Phase III, Unit 33, Lot 1086 & Lot 1087.
APN 030-010-009

Proposal: Applicant is requesting approval of a Conditional Use Permit to allow construction of the following: a swimming pool; a pool house; a sand volleyball court; and a shade structure.

Status: The Conditional Use Permit and Design Review was approved on February 6, 2001 by the Planning Commission (PC-2001-08 thru 10).

WHITNEY OAKS UNIT 39 & 44 CONDOMINIUMS

Owner: Cal-Stanford Oaks, LLC Phone: (858) 455-7503
9404 Genesse Avenue, Suite 230
La Jolla, CA 92037

Applicant: Whitney Oaks Phone: (916) 435-0413
Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Engineer: Wallace-Kuhl & Associates

Zoning: RD-5.7 & RD-7.3

Location: Whitney Oaks Drive/ Abby Rd. /Park Drive.
APN's 377-010-008 & 377-010-013

File#'s: SD-2002-03, GPA-2002-05, Z-2002-04, PDG-2002-03, DA-95-02A &
DR-2002-22

Area: 4.9 acres & 10 acres

Proposal: Request for General Development Plan revision, Development Agreement
Amendment, Tentative Subdivision Map (Condominium) modification, and
Design Review to allow 28 single family detached condominium units on a 4.9-
acre site known as Whitney Oaks Unit 39.

Request for General Development Plan revision, Development Agreement
Amendment, Tentative Subdivision Map (Condominium) modification, and
Design Review to allow 73 single family detached condominium units on a 10-
acre site known as Whitney Oaks Unit 44.

Status: The tentative subdivision maps for Units 39 & 44 were approved by the City
Council on March 25, 2003 (Resos 2003-80 thru 84). Both projects are built.