



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: June 20, 2017**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**www.rocklin.ca.us**

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**CITIZENS ADDRESSING THE COMMISSION**

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

*All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.*

**ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

**WRITTEN MATERIAL INTRODUCED INTO THE RECORD**

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

**COURT CHALLENGES AND APPEAL PERIOD**

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

**FURTHER INFORMATION**

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

**Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.**

## INTRODUCTION

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. June 6, 2017
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

## CONSENT ITEMS

7. **None**

## PUBLIC HEARINGS

8. **SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER  
TENTATIVE SUBDIVISION MAP, SD2017-0006**

**This application is a request for approval of a tentative subdivision map to create three common ownership lots and 20 townhome parcels in conjunction with previously approved entitlements to construct an office building and four multi-unit townhome buildings. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039. The property is zoned Retail Business (C-2), Planned Development Residential (PD-R), and Open Area (OA). The General Plan designations are Retail Commercial (RC), High Density Residential (HDR), and Recreation Conservation (R-C).**

**A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2016-177. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.**

**The applicant is Gordon Wong, GKW Architects. The property owner is USA Investments Associates, Inc.**

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Subdivision Map (South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006)

## NON PUBLIC HEARINGS

9. **Informational Items and Presentations**
  - a. None
10. **Reports and Discussion Items from Planning Commissioners**
11. **Reports from City Staff**
12. **Adjournment**

CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING

June 6, 2017  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www.rocklin.ca.us)

- 1. Meeting Called to Order at 6:30 p.m.
- 2. Pledge of Allegiance was led by Commissioner Vass .
- 3. Roll Call

Chairman Sloan  
 Vice Chairman Martinez  
 Commissioner McKenzie  
 Commissioner Whitmore  
 Commissioner Vass

Others Present:

DeeAnne Gillick, Deputy City Attorney  
 Bret Finning, Planning Services Manager  
 Dara Dungworth, Senior Planner  
 Marc Mondell, Director of Economic & Community Development  
 Terry Stemple, Planning Commission Secretary

About 10 others

- 4. Minutes –
  - a. Minutes of April 18, 2017 were approved as submitted.
  - b. Minutes of May 2, 2017 were approved as submitted.

- 5. Correspondence - None
- 6. Citizens Addressing the Commission on Non Agenda Items – None

**CONSENT ITEMS**

None

**PUBLIC HEARINGS**

**7. ROCKLIN MUNICIPAL CODE SWIMMING POOL STANDARDS MODIFICATIONS  
ZONING ORDINANCE AMENDMENT - Z2017-0003**

This is a proposed amendment to Chapter 17.08.150 – Swimming Pools of the Rocklin Municipal Code to delete obsolete language and incorporate revisions needed to reflect changes to the California Building



Code.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin and would be effective City-wide.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had no questions for staff.

The hearing was opened to the public for comment. There being none, the hearing was closed.

**Commission Deliberation/Discussion:**

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance of the City Council of the City of Rocklin to Modify Section 17.08.150 of the Rocklin Municipal Code Relating to Swimming Pools (Swimming Pools Coverage And Enclosures / ZOA2017-0003) was approved by the following vote:

- AYES: McKenzie, Martinez, Vass, Whitmore, Sloan
- NOES: None
- ABSENT: None
- ABSTAIN: None

**NON PUBLIC HEARINGS**

- 8. Informational Items and Presentations - None
- 9. Reports and Discussion Items from Planning Commissioners - None
- 10. Reports from City Staff - None
- 11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 6:34 p.m.

Respectfully submitted,

Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled Meeting of*







City of Rocklin Economic & Community Development Department

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**Planning Commission  
STAFF REPORT**

**South Whitney Mixed Use Townhomes and Medical Center**

**Tentative Subdivision Map, SD2017-0006**

**June 20, 2017**

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**Recommendation**

Staff recommends that the Planning Commission recommend the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP (South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006)

**Proposal/Application Request**

This application is a request for approval of a Tentative Subdivision Map to create three common ownership lots and twenty townhome parcels in conjunction with previously approved entitlements that allow construction of an office building and four five-unit townhome buildings.

**Owner/Applicant**

The applicant and property owner is Gil Lee of USA Investment Associates, Inc.

**Location**

The subject property is generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039.

Planning Commission Staff Report  
 South Whitney Mixed Use Townhomes and Medical Center  
 June 20, 2017  
 Page 2



**Location Map**

### **Site Characteristics and Background**

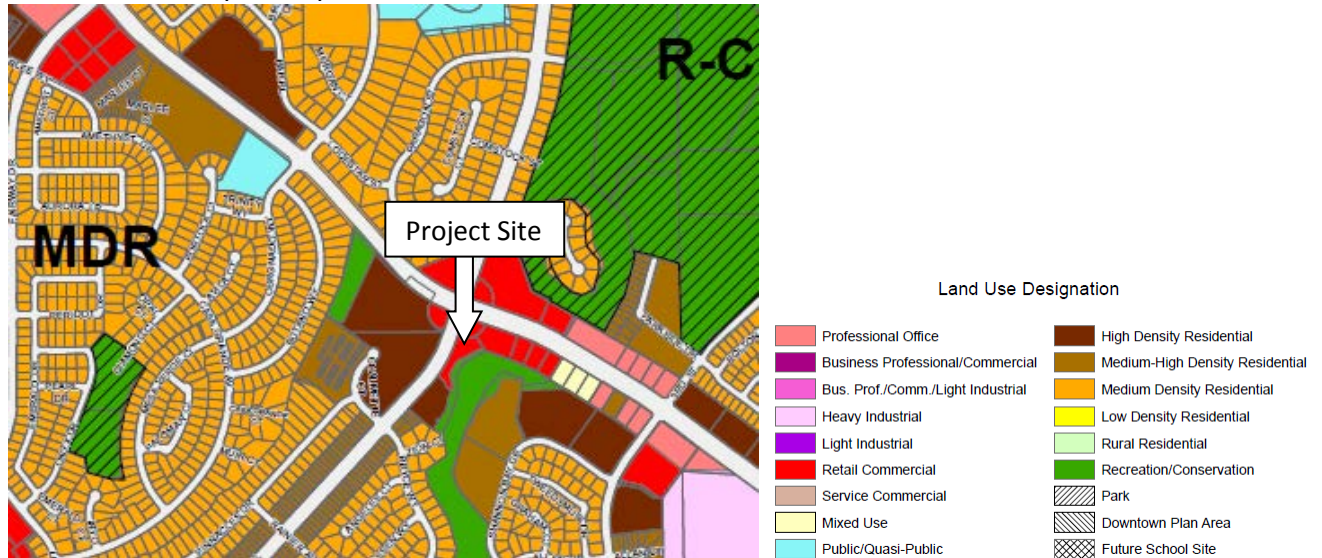
The subject site and immediate area around Sunset Boulevard was annexed in 1982 as part of the Rocklin Properties annexation. The project site has been vacant since before its annexation into the City. The bulk of the site is generally level while the eastern portion of the site slopes downhill to the east/southeast toward Antelope Creek. A portion of the existing parcel was determined to be riparian habitat along the creek. The site supports native and naturalized grasses and native oak trees.

On June 28, 2016, City Council approved entitlements for an office and townhome development on the site.

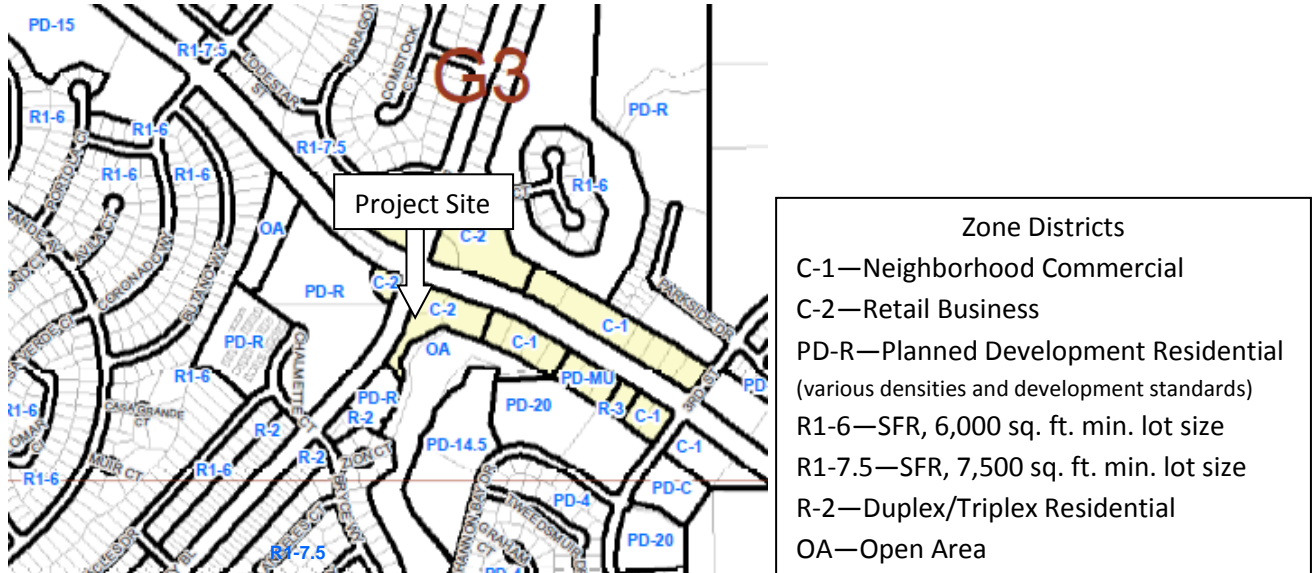
Subsequent to the approval of that project, the applicant determined the final ownership structure for the residential component would be townhomes rather than air-space condominiums. Therefore, the applicant is requesting approval of the proposed tentative subdivision map to create twenty townhome parcels and three common lots. The commercial building is planned to be air-space condominiums.

**Surrounding Land Uses**

General Plan Map Excerpt



Zoning Map Excerpt



**Environmental Determination**

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2016-177. The requested tentative subdivision map does not result in any environmental impacts beyond those that were previously identified and therefore, the tentative subdivision map can rely on the approved Mitigated Negative Declaration.

*Planning Commission Staff Report  
South Whitney Mixed Use Townhomes and Medical Center  
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### **General Plan and Zoning Compliance**

The requested tentative subdivision map is consistent with the previously approved project as well as the existing General Plan land use designations of Recreation Conservation (R-C), Retail Commercial (RC), and High Density Residential (HDR) and Zoning designations of Open Space (OS), Retail Business (C-2), and Planned Development Residential (PD-R).

### **Tentative Subdivision Map**

The Tentative Parcel Map proposes to divide the existing approximately 2.8 acre parcel into twenty townhome parcels and three common ownership lots. Two common lots include the driveway, parking, landscaping, and LID facilities for the residential and the commercial portions of the project. The third common lot is an Open Space parcel. All three common lots will be owned and maintained by a home- and/or property owners association.

The property lines proposed with the tentative subdivision map are consistent with the previously approved project as depicted in the approved design review site plan, Attachment 1. The property lines for the twenty townhomes coincide with the site design and building footprints of the four five-unit residential buildings.

The conditions of approval relative to Finance Districts, Riparian Area and Creek Protection, and Reciprocal Easements are included in the draft resolution for the tentative subdivision map.

### **Attachment**

Attachment 1 – Approved Site Plan, excerpt from City Council Resolution 2016-180, DR2014-0016

*Prepared by Dara Dungworth, Senior Planner*

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\South Whitney Mixed Use TS Map\Meeting Packets\PC 6-20-17\01 South Whitney MU PC SR SD2017-0006 - final.docx



# SOUTH WHITNEY, MIXED - USE CENTER

ROCKLIN

CALIFORNIA

RECOMMENDED FOR APPROVAL BY  
PLANNING COMMISSION ON:

June 7, 2016 Marc Mondell

REVIEW PERMIT  
016-240-039  
HDR & RC  
PDR & C-2

PROJECT OBJECTIVE  
Approval to develop a mixed use project consisting of a 5-unit medical office condominium center and a 20-unit townhome project.

OWNER/APPLICANT  
USA Investment Associates, GI Lee  
608 North First Street  
San Jose, CA 95112 / 408-332-4102  
gl@usaehillsrocklin.com

ARCHITECT  
Gkw Architects, Gordon K Wong  
710E Mogilny Ln Ste 109  
Campbell, CA 95008 / 408-315-2125  
gordonkwong@gkwarchitects.com

CIVIL ENGINEER  
Bellecci & Associates, Inc., Daniel Leary  
7041 K&E Center Pkwy, Ste 132  
Pleasanton, CA 94566 / 925-661-4665  
daniel@bellecci.com

LANDSCAPE ARCHITECT  
Harris Design, Bill Harris  
755 Folger Ave.  
Berkeley CA 94710 / 510-647-3792  
bill@hd-la.com

LAND DEVELOPMENT  
Omni-Means, Ltd., Scott Robertson, LLA  
943 Reserve Dr., Ste 100  
Roseville, CA 95678 / 916-782-8668

UTILITIES  
Sewer: S.P.M.U.D.  
Water: P.C.W.A.  
Telephone: SBC Telephone  
Gas & Electric: PG&E  
Garbage Disposal: Recology



MARC MONDELL ARCHITECT L.A.C. 3466  
THE WOODLAND LANE SUITE 100  
CAMPBELL, CA 95008 (408) 794-1848  
MONDELL@MONDELLARCHITECTS.COM

GORDON K WONG ARCHITECT L.A.C. 3466  
THE WOODLAND LANE SUITE 100  
CAMPBELL, CA 95008 (408) 315-2125  
GKW@GKWARCHITECTS.COM



South Whitney Medical Office Building  
City of Rocklin, California  
by USA Investment Associates

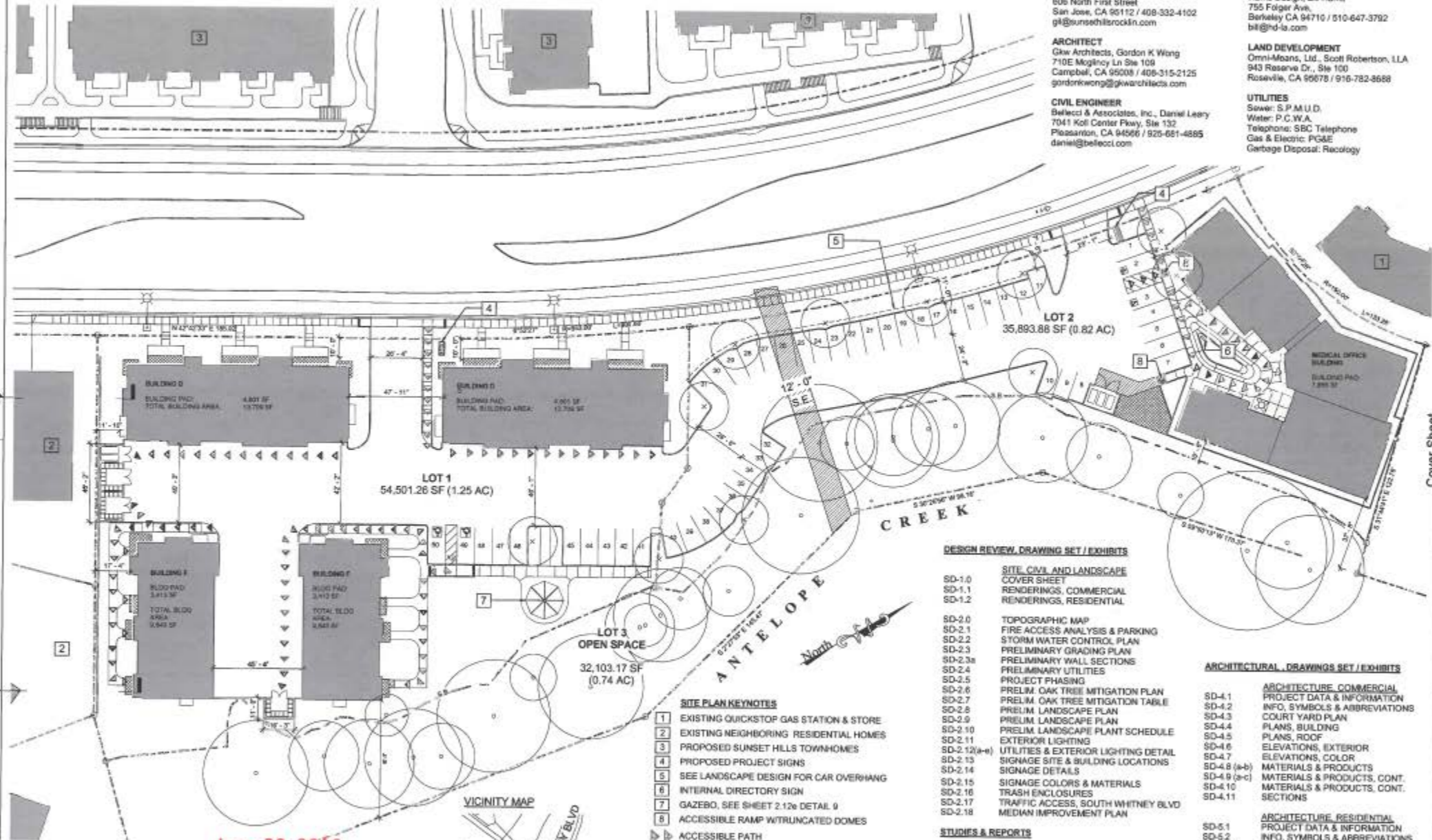
Project Revision  
Schedule

Cover Sheet

Not for  
Construction

SD- 1.0

SCALE 1" = 20'-0"  
5/13/2016 9:40:08 AM



- SITE PLAN KEYNOTES**
- EXISTING QUICKSTOP GAS STATION & STORE
  - EXISTING NEIGHBORING RESIDENTIAL HOMES
  - PROPOSED SUNSET HILLS TOWNHOMES
  - PROPOSED PROJECT SIGNS
  - SEE LANDSCAPE DESIGN FOR CAR OVERHANG
  - INTERNAL DIRECTORY SIGN
  - GAZEBO, SEE SHEET 2.12a DETAIL 9
  - ACCESSIBLE RAMP WITH TRUNCATED DOMES
  - ACCESSIBLE PATH



LAND USE SUMMARY	GENERAL PLAN		ZONING	
	EXISTING	PROPOSED	EXISTING	PROPOSED
RESIDENTIAL	RC	HDR	C-2	PD-R
COMMERCIAL	RC	RC	C-2	C-2

**DESIGN REVIEW DRAWING SET / EXHIBITS**

- SITE, CIVIL AND LANDSCAPE**
- SD-1.0 COVER SHEET
  - SD-1.1 RENDERINGS, COMMERCIAL
  - SD-1.2 RENDERINGS, RESIDENTIAL
- TOPOGRAPHIC MAP**
- SD-2.0 TOPOGRAPHIC MAP
  - SD-2.1 FIRE ACCESS ANALYSIS & PARKING
  - SD-2.2 STORM WATER CONTROL PLAN
  - SD-2.3 PRELIMINARY GRADING PLAN
  - SD-2.3a PRELIMINARY WALL SECTIONS
  - SD-2.4 PRELIMINARY UTILITIES
  - SD-2.5 PROJECT PHASING
  - SD-2.6 PRELIM. OAK TREE MITIGATION PLAN
  - SD-2.7 PRELIM. OAK TREE MITIGATION TABLE
  - SD-2.8 PRELIM. LANDSCAPE PLAN
  - SD-2.9 PRELIM. LANDSCAPE PLAN
  - SD-2.10 PRELIM. LANDSCAPE PLANT SCHEDULE
  - SD-2.11 EXTERIOR LIGHTING
  - SD-2.12(a-e) UTILITIES & EXTERIOR LIGHTING DETAIL
  - SD-2.13 SIGNAGE SITE & BUILDING LOCATIONS
  - SD-2.14 SIGNAGE DETAILS
  - SD-2.15 SIGNAGE COLORS & MATERIALS
  - SD-2.16 TRASH ENCLOSURES
  - SD-2.17 TRAFFIC ACCESS, SOUTH WHITNEY BLVD
  - SD-2.18 MEDIAN IMPROVEMENT PLAN

**STUDIES & REPORTS**

- SR-1.0 PRELIMINARY REPORT
- SR-1.1 SLOPE EASEMENT AGREEMENT
- SR-1.2 50 FT SETBACK LOCATION AGREEMENT
- SR-1.3 AIR QUALITY IMPACT ANALYSIS
- SR-1.4 RIPARIAN AREA REPORT
- SR-1.5 CONSULTING ARBORIST REPORT
- SR-1.6 NOISE IMPACT STUDY
- SR-1.7 OAK TREE INVENTORY REPORT
- SR-1.8 AIR POLLUTION CONTROL
- SR-1.9 WATER QUALITY ANALYSIS
- SR-1.10 TRAFFIC IMPACT ANALYSIS
- SR-1.11 CULTURAL RESOURCE ASSESSMENT
- SR-1.12 GEOTECHNICAL ENGINEERING STUDY

**ARCHITECTURAL DRAWINGS SET / EXHIBITS**

- ARCHITECTURE COMMERCIAL**
- SD-4.1 PROJECT DATA & INFORMATION
  - SD-4.2 INFO, SYMBOLS & ABBREVIATIONS
  - SD-4.3 COURT YARD PLAN
  - SD-4.4 PLANS, BUILDING
  - SD-4.5 PLANS, ROOF
  - SD-4.6 ELEVATIONS, EXTERIOR
  - SD-4.7 ELEVATIONS, COLOR
  - SD-4.8 (a-b) MATERIALS & PRODUCTS
  - SD-4.9 (a-c) MATERIALS & PRODUCTS, CONT.
  - SD-4.10 MATERIALS & PRODUCTS, CONT.
  - SD-4.11 SECTIONS
- ARCHITECTURE RESIDENTIAL**
- SD-5.1 PROJECT DATA & INFORMATION
  - SD-5.2 INFO, SYMBOLS & ABBREVIATIONS
  - SD-5.3 FLOOR & ROOF PLAN - BUILDING D
  - SD-5F.3 FLOOR & ROOF PLAN - BUILDING F
  - SD-5D.4 ELEVATIONS, EXTERIOR - BUILDING D
  - SD-5F.4 ELEVATIONS, EXTERIOR - BUILDING F
  - SD-5D.5 ELEVATIONS, COLOR - BUILDING D
  - SD-5F.5 ELEVATIONS, COLOR - BUILDING F
  - SD-5D.6 SECTIONS - BUILDING D
  - SD-5F.6 SECTIONS - BUILDING F
  - SD-5D.7 (a-h) MATERIALS & PRODUCTS
  - SD-5D.8 ROOF DIAGRAM & SCHEDULE
  - SD-5D.9 UNIT PLANS & SECTIONS - 2.1
  - SD-5F.9 UNIT PLANS & SECTIONS - 4.1
  - SD-5D.10 UNIT PLANS & SECTIONS - 3.1
  - SD-5F.10 UNIT PLANS & SECTIONS - 4.2

APPROVED BY CITY COUNCIL ON

June 28, 2016

*Christine Wernicke*



## PLANNING COMMISSION RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP

(South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. Tentative Subdivision Map (SD2017-0006) allows the subdivision of an approximately 2.8-acre parcel into three common area lots and twenty townhome parcels generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (016-240-039)

B. A Mitigated Negative Declaration of environmental impacts prepared for this project was approved by City Council Resolution No. 2016-177.

C. The Planning Commission has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006 tentative subdivision map as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby recommended for approval by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Finance Districts

Prior to recordation of the final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for

public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC SERVICES)

2. Riparian Area and Creek Protection

An open space and conservation easement shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

The area shown on the tentative subdivision map exhibit as Lot C, which represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except that required through the previously approved design review (DR2014-0016); provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

3. Reciprocal Easements

A reciprocal access and parking easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)

4. Validity

This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)



PASSED AND ADOPTED this 20<sup>th</sup> day of June, 2017, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

ATTEST:

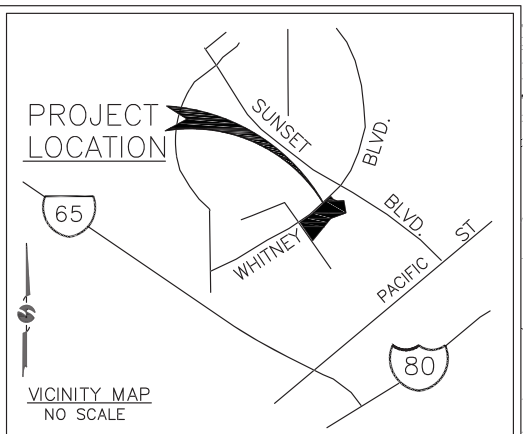
\_\_\_\_\_  
Secretary

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\South Whitney Mixed Use TS Map\Meeting Packets\PC 6-20-17\02  
South Whitney MU PC Reso SD2017-0006 - final.doc

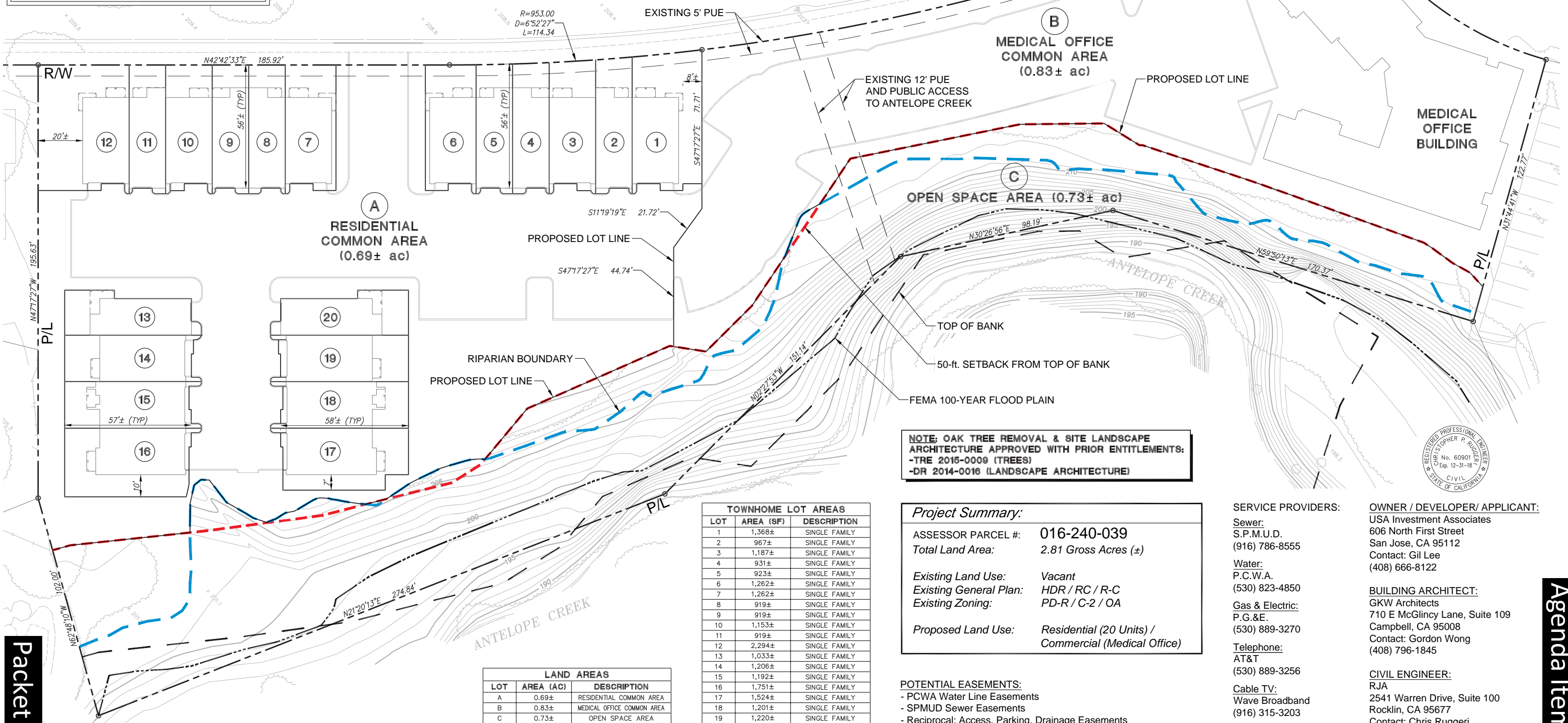
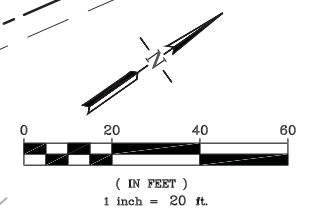
EXHIBIT A

South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006

Available at the Economic & Community Development Department, Planning Division



**EXHIBIT A**  
SD2017-0006



**A**  
RESIDENTIAL  
COMMON AREA  
(0.69± ac)

**B**  
MEDICAL OFFICE  
COMMON AREA  
(0.83± ac)

**C**  
OPEN SPACE AREA  
(0.73± ac)

**NOTE: OAK TREE REMOVAL & SITE LANDSCAPE ARCHITECTURE APPROVED WITH PRIOR ENTITLEMENTS:**  
-TRE 2015-0009 (TREES)  
-DR 2014-0016 (LANDSCAPE ARCHITECTURE)



TOWNHOME LOT AREAS		
LOT	AREA (SF)	DESCRIPTION
1	1,368±	SINGLE FAMILY
2	967±	SINGLE FAMILY
3	1,187±	SINGLE FAMILY
4	931±	SINGLE FAMILY
5	923±	SINGLE FAMILY
6	1,262±	SINGLE FAMILY
7	1,262±	SINGLE FAMILY
8	919±	SINGLE FAMILY
9	919±	SINGLE FAMILY
10	1,153±	SINGLE FAMILY
11	919±	SINGLE FAMILY
12	2,294±	SINGLE FAMILY
13	1,033±	SINGLE FAMILY
14	1,206±	SINGLE FAMILY
15	1,192±	SINGLE FAMILY
16	1,751±	SINGLE FAMILY
17	1,524±	SINGLE FAMILY
18	1,201±	SINGLE FAMILY
19	1,220±	SINGLE FAMILY
20	1,044±	SINGLE FAMILY
<b>TOTAL</b>	<b>24,275±</b>	<b>SF</b>

LAND AREAS		
LOT	AREA (AC)	DESCRIPTION
A	0.69±	RESIDENTIAL COMMON AREA
B	0.83±	MEDICAL OFFICE COMMON AREA
C	0.73±	OPEN SPACE AREA
1-20	0.56±	TOWNHOME LOTS
<b>TOTAL LAND AREA = 2.81± AC</b>		

**Project Summary:**  
ASSESSOR PARCEL #: 016-240-039  
Total Land Area: 2.81 Gross Acres (±)  
  
Existing Land Use: Vacant  
Existing General Plan: HDR / RC / R-C  
Existing Zoning: PD-R / C-2 / OA  
  
Proposed Land Use: Residential (20 Units) / Commercial (Medical Office)

**POTENTIAL EASEMENTS:**  
- PCWA Water Line Easements  
- SPMUD Sewer Easements  
- Reciprocal: Access, Parking, Drainage Easements  
Note: Utility Easements to be granted as requested by utility company.

**SERVICE PROVIDERS:**  
Sewer: S.P.M.U.D. (916) 786-8555  
Water: P.C.W.A. (530) 823-4850  
Gas & Electric: P.G.&E. (530) 889-3270  
Telephone: AT&T (530) 889-3256  
Cable TV: Wave Broadband (916) 315-3203  
Garbage: Recology Auburn-Placer Disposal Service (530) 885-3735

**OWNER / DEVELOPER/ APPLICANT:**  
USA Investment Associates  
606 North First Street  
San Jose, CA 95112  
Contact: Gil Lee (408) 666-8122  
  
**BUILDING ARCHITECT:**  
GKW Architects  
710 E McGlincy Lane, Suite 109  
Campbell, CA 95008  
Contact: Gordon Wong (408) 796-1845  
  
**CIVIL ENGINEER:**  
RJA  
2541 Warren Drive, Suite 100  
Rocklin, CA 95677  
Contact: Chris Ruggeri (916) 630-8900

Packet Pg. 15

A Investments Associates  
South Whitney Mixed Use  
Whitney Professional Plaza & Whitney Villas  
Rocklin, CA

**TENTATIVE SUBDIVISION MAP**



Agenda Item #8.a.