



New Project Information

The City of Rocklin has begun processing the below referenced applications 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: August 30, 2021

Project Name and Requested Approvals:

WHITNEY RANCH UNIT 49
GENERAL PLAN AMENDMENT, GPA2021-0004
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0003
TENTATIVE SUBDIVISION MAP, SD2021-0003

Staff Description of Project:

This application is a request for approval of a General Plan Amendment, a General Development Plan Amendment and a Tentative Subdivision Map to change the land use designation from Public/Quasi-Public (P/PQP) to Medium Density Residential (MDR), update the Northwest Rocklin General Development Plan to remove school references, and subdivide the Unit into 60 single-family residential lots.

Location:

The subject site is generally located on the north corner of Songbird Way and Whitney Ranch Parkway. APN 017-174-020.

Existing Land Use Designations:

The property is zoned Planned Development Residential 5 units per acre/School (PD-5/School).
The General Plan designation is Public/Quasi-Public (P/PQP).

This project XX **does** / **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:

An Environmental Impact Report was previously approved by the Rocklin City Council through Resolution No. 2002-230 and amended through Resolution No. 2008-252. The requested land use changes and tentative subdivision map entitlements do not result in any environmental impacts beyond those that were previously identified and therefore, the land use changes and tentative subdivision map can rely on the approved Northwest Rocklin Annexation Area Environmental Impact Report, pursuant to Section 15162 of the CEQA Guidelines.

Applicant & Property Owner:

The applicant is David Barry with Ubora Engineering & Planning. The property owner is Southern Placer Transportation Authority.

Attached Information:

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



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: WHITNEY RANCH - UNIT 49

LOCATION: NORTHEAST CORNER OF WHITNEY RANCH PARKWAY AND SONGBIRD WAY

ASSESSOR'S PARCEL NUMBERS: 017-174-020

DATE OF APPLICATION (STAFF): 8/31/21 RECEIVED BY (STAFF INITIALS): B.F.

FILE NUMBERS (STAFF): SD 2021-0003 FEES: \$18,070.00

RECEIPT NO.: LA 1614

PDG 2021-0003
GPA 2021-0004

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 checked="" type="checkbox"/> General Plan Amendment (GPA)
Fee: N/A | <input checked="" type="checkbox"/> Tentative Subdivision Map (SD)
Fee: N/A | <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 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 checked="" type="checkbox"/> General Development Plan (PDG)
Fee: N/A - Amendment | | |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$17,347.00 | | <input type="checkbox"/> Modification to Approved Projects
Fee: |
| X15162 DETERMINATION: \$723.00 | | |

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: <u>PQP</u>	Acres: <u>19.9</u>	EXISTING	PROPOSED
Proposed: <u>MDR</u>	Square Feet: <u>N/A</u>	<u> </u> Pub. Sewer	<u> X </u> Pub. Sewer
Zoning:	Dimensions: <u>N/A</u>	<u> </u> Septic Sewer	<u> </u> Septic Sewer
Existing: <u>PD-5</u>	No. of Units: <u>60</u>	<u> </u> Pub. Water	<u> X </u> Pub. Water
Proposed: <u>N/A</u>	Building Size: <u>N/A</u>	<u> </u> Well Water	<u> </u> Well Water
	Proposed Parking: <u>2/UNIT</u>	<u> </u> Electricity	<u> X </u> Electricity
	Required Parking: <u>2/UNIT</u>	<u> </u> Gas	<u> X </u> Gas
	Access: <u>2</u>	<u> </u> Cable	<u> X </u> Cable

PROJECT REQUEST: TENTATIVE SUBDIVISION MAP AND GENERAL PLAN AMENDMENT PROPOSED

FOR UNIT 49 OF THE SUNSET RANCHOS PORTION OF THE NORTHWEST ROCKLIN

ANNEXATION GENERAL DEVELOPMENT PLAN.

SEE ATTACHED PROJECT DESCRIPTION FOR FURTHER DETAILS.

(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: SOUTHERN PLACER TRANSPORTATION AUTHORITY

ADDRESS: 2615 SIERRA MEADOWS DRIVE

CITY: ROCKLIN STATE: CA ZIP: 95677

PHONE NUMBER: (916) 630-2234

EMAIL ADDRESS: rstock@rocklinusd.org

FAX NUMBER: (916) 624-7246

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): UBORA ENGINEERING & PLANNING, INC.

CONTACT: DAVID BERRY

ADDRESS 2901 DOUGLAS BOULEVARD, SUITE 285

CITY: ROSEVILLE STATE: CA ZIP: 95661

PHONE NUMBER: (916) 780-2500 EXT. 208

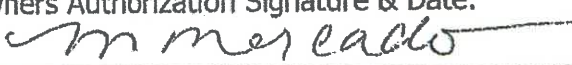
EMAIL ADDRESS: DAVE@UBORAINC.COM

FAX NUMBER: N/A

SIGNATURE OF APPLICANT 

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:	WHITNEY RANCH UNIT 49
Location:	NORTH CORNER OF WHITNEY RANCH PARKWAY AND SONGBIRD WAY
Assessors Parcel Number(s):	017-174-020
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	TENTATIVE SUBDIVISION MAP AND GENERAL PLAN AMENDMENT
Name of person and / or firm authorized to represent property owner (Please print):	UBORA ENGINEERING & PLANNING, INC.
Address (Including City, State, and Zip Code):	2901 DOUGLAS BOULEVARD, SUITE 285 ROSEVILLE, CA 95661
Phone Number:	(916) 780-2500 EXT. 208
Fax Number:	N/A
Email Address:	DAVE@UBORAINC.COM
The above named person or firm is authorized as:	Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
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 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 (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date:	
Owners Name (Please Print):	MELISSA MERCADO, VICE PRESIDENT, SPTA
Owners Address (Including City, State, and Zip Code):	2615 SIERRA MEADOWS DRIVE ROCKLIN, CA. 95677
Phone Number:	(916) 630-2234
Email Address:	rstocker@rocklinusd.org

TENTATIVE SUBDIVISION MAP
WHITNEY RANCH UNIT 49

ROCKLIN, CA

AUGUST 2021

OWNER/DEVELOPER

SOUTHERN PLACER TRANSPORTATION AUTHORITY
2615 SIERRA MEADOWS DRIVE
ROCKLIN, CA 95677
TEL (916) 624-7246

APPLICANT/ENGINEER

UBORA ENGINEERING AND PLANNING, INC.
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661
TEL: (916) 780-2500
FAX: (916) 780-6777
DAVID BERRY, P.E. LIC NO. C48811

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS: 017-174-020
EXISTING GENERAL PLAN: PQP (PUBLIC/QUASI PUBLIC)
PROPOSED GENERAL PLAN: MDR (MEDIUM DENSITY RESIDENTIAL)
EXISTING ZONING: SCHOOL/PD-5
PROPOSED ZONING: PD-5

LOTING SUMMARY

	No. LOTS	ACRES	% COVERAGE
RESIDENTIAL LOTS	60	14.9	75%
LANDSCAPE PARCELS	A-C	1.54	8%
PUBLIC RIGHT-OF-WAY		3.46	17%
TOTAL		19.9	100%

LOT INFORMATION

MINIMUM LOT SIZE	7,675 SF
AVERAGE LOT SIZE	10,750 SF
MAXIMUM LOT SIZE	18,471 SF
MINIMUM LOT WIDTHS	70'
MINIMUM LOT DEPTH	100'

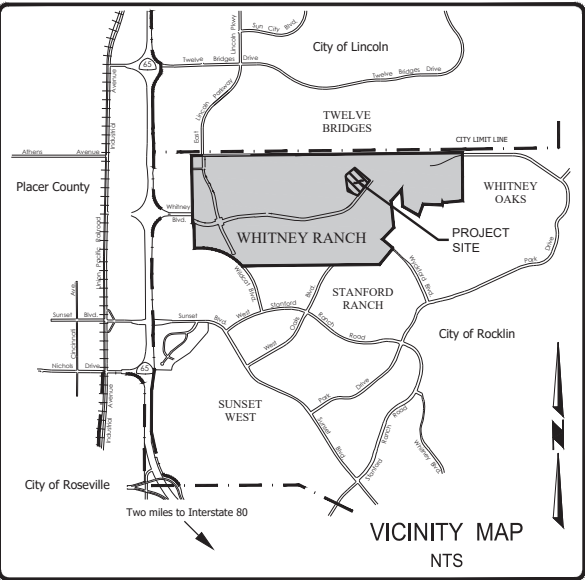
SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	LOTING PLAN
SHEET 4	WATER AND SEWER PLAN
SHEET 5	GRADING AND DRAINAGE PLAN

Sheet 1 of 5
TITLE SHEET

UBORA ENGINEERING & PLANNING
"EXCELLENCE"

2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500



LEGEND:

--- --	PROJECT BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED 12.5' P.U.E. (FRONT) 10' P.U.E. (SIDE)
---	PROPOSED RIGHT-OF-WAY
60	LOT NUMBER

GENERAL NOTES

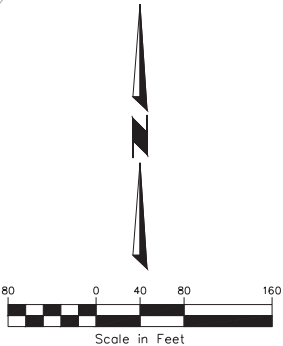
- SEPTIC SYSTEM**
THERE ARE NO KNOWN EXISTING WELLS, ABANDONED WELLS, SUMPS, OR ANY OTHER UNDERGROUND SYSTEMS ON THE PROPERTY.
- TENTATIVE MAP**
DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

UTILITY PROVIDERS

WATER	PLACER COUNTY WATER AGENCY
SEWER	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE TV	WAVE BROADBAND

SERVICE PROVIDERS

SCHOOL DISTRICT	ROCKLIN UNIFIED SCHOOL DISTRICT
FIRE PROTECTION	CITY OF ROCKLIN
POLICE PROTECTION	CITY OF ROCKLIN
STORM DRAINAGE	CITY OF ROCKLIN
SOLID WASTE	RECOLOGY AUBURN-PLACER



TENTATIVE SUBDIVISION MAP
WHITNEY RANCH UNIT 49

ROCKLIN, CA

AUGUST 2021

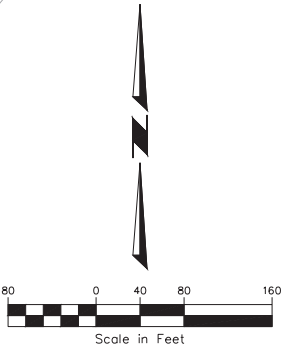
LEGEND:

- | | |
|----|------------------------|
| 60 | LOT NUMBER |
| | PROPOSED STREET |
| | PROPOSED SIDEWALK |
| | PROPOSED LOT |
| | LANDSCAPED AREAS |
| | PROPOSED SOUNDWALL |
| | PROPOSED PRIVACY FENCE |



Sheet 2 of 5
SITE PLAN

UBORA ENGINEERING & PLANNING
"EXCELLENCE"
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500



P:\Projects\110-10 (Whitney Ranch)\Unit 49\CAD\Tentative Map.dwg

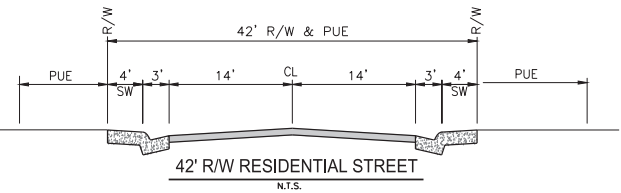
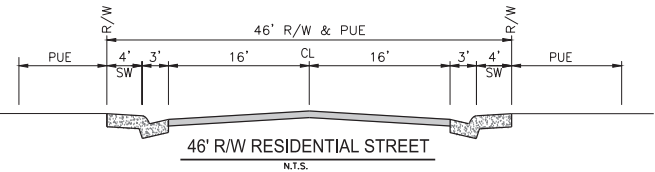
TENTATIVE SUBDIVISION MAP
WHITNEY RANCH UNIT 49

ROCKLIN, CA

AUGUST 2021

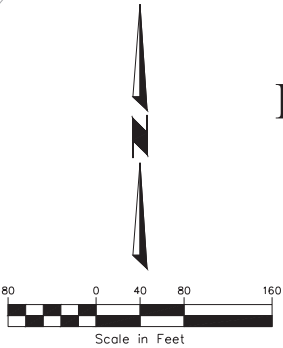
LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED 12.5' P.U.E. (FRONT) 10' P.U.E. (SIDE)
- PROPOSED RIGHT-OF-WAY
- LOT NUMBER & AREA



Sheet 3 of 5
LOTING PLAN

UBORA ENGINEERING & PLANNING
"EXCELLENCE"
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ROSEVILLE, CA 95661 (916) 780-2500



TENTATIVE SUBDIVISION MAP
WHITNEY RANCH UNIT 49

ROCKLIN, CA

AUGUST 2021

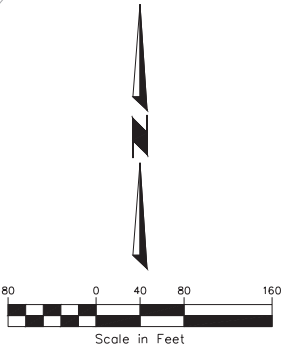
LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED 12.5' P.U.E. (FRONT) 10' P.U.E. (SIDE)
- PROPOSED RIGHT-OF-WAY
- LOT NUMBER & ELEVATION
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE



Sheet 4 of 5
WATER &
SEWER PLAN

UBORA ENGINEERING & PLANNING
"EXCELLENCE"
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500



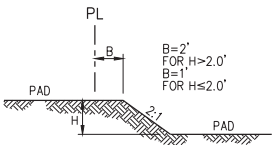
TENTATIVE SUBDIVISION MAP
WHITNEY RANCH UNIT 49

ROCKLIN, CA

AUGUST 2021

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED 12.5' P.U.E. (FRONT) 10' P.U.E. (SIDE)
- PROPOSED RIGHT-OF-WAY
- LP: LOW POINT ELEVATION
- HP: HIGH POINT ELEVATION
- FG: FINISH GRADE ELEVATION
- PROPOSED RETAINING WALL
- TOP OF SLOPE
- TOE OF SLOPE
- LOT NUMBER & ELEVATION
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER QUALITY TREATMENT STRUCTURE
- PROPOSED "TYPE B" DRAIN INLET
- EXISTING STORM DRAIN LINE



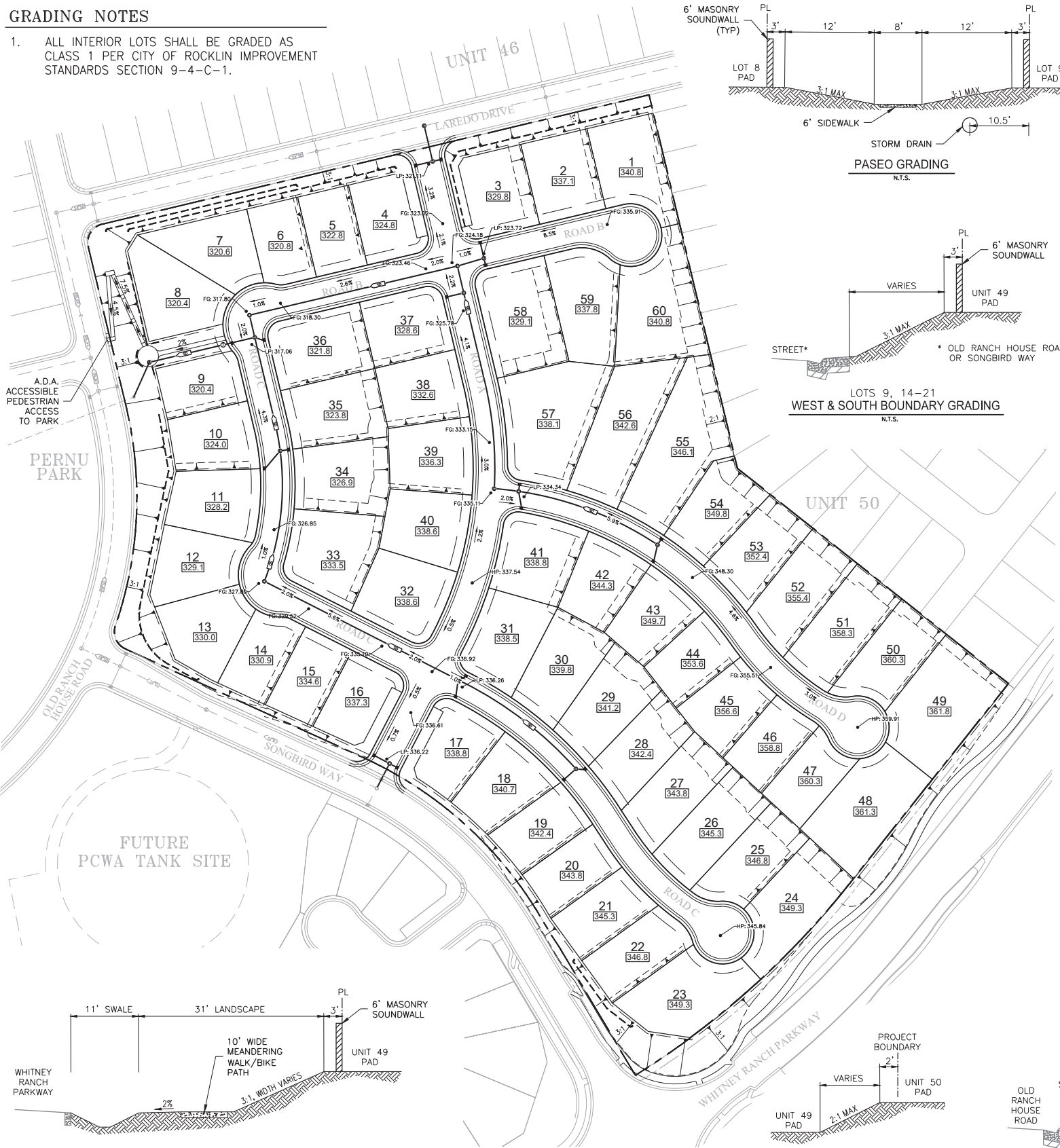
TYPICAL INTERNAL REAR & SIDE YARDS
NTS

NOTE: SIDE AND REAR YARD SLOPES MAY BE REPLACED
WITH RETAINING WALLS.

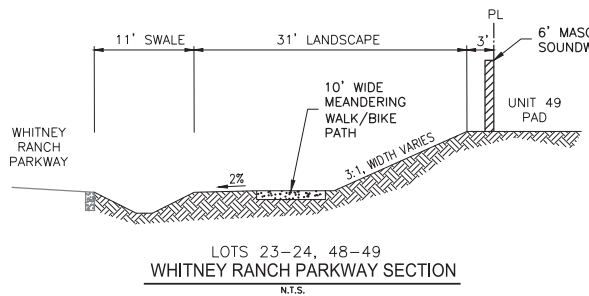
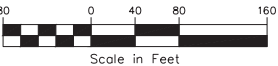
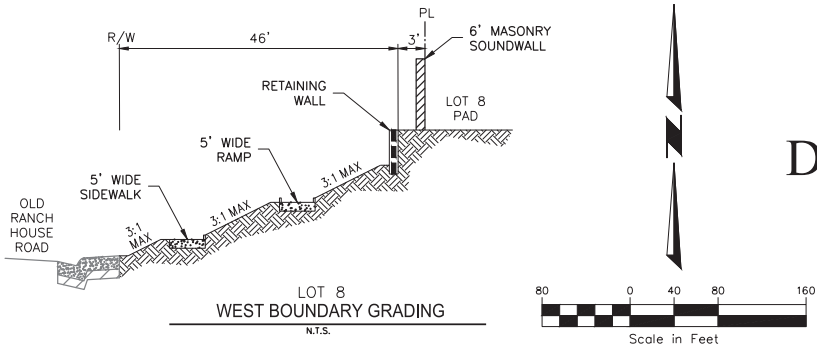
Sheet 5 of 5
GRADING &
DRAINAGE PLAN

UBORA ENGINEERING & PLANNING
"EXCELLENCE"
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500

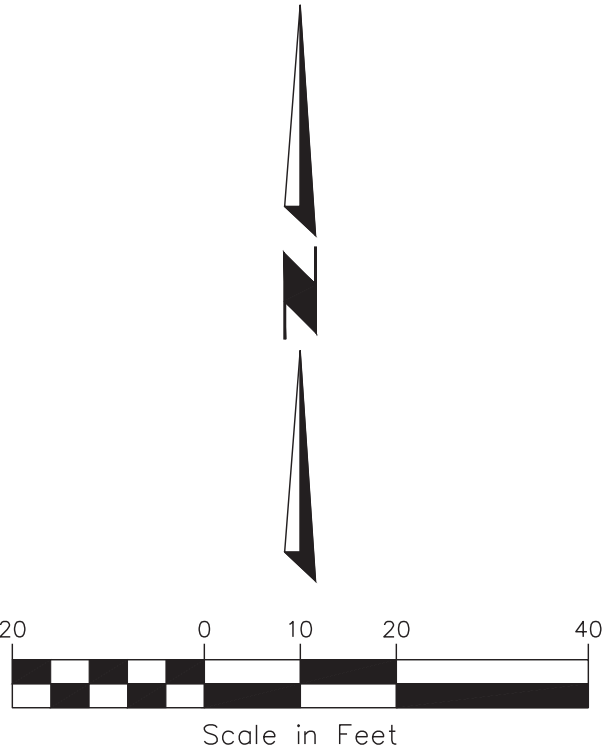
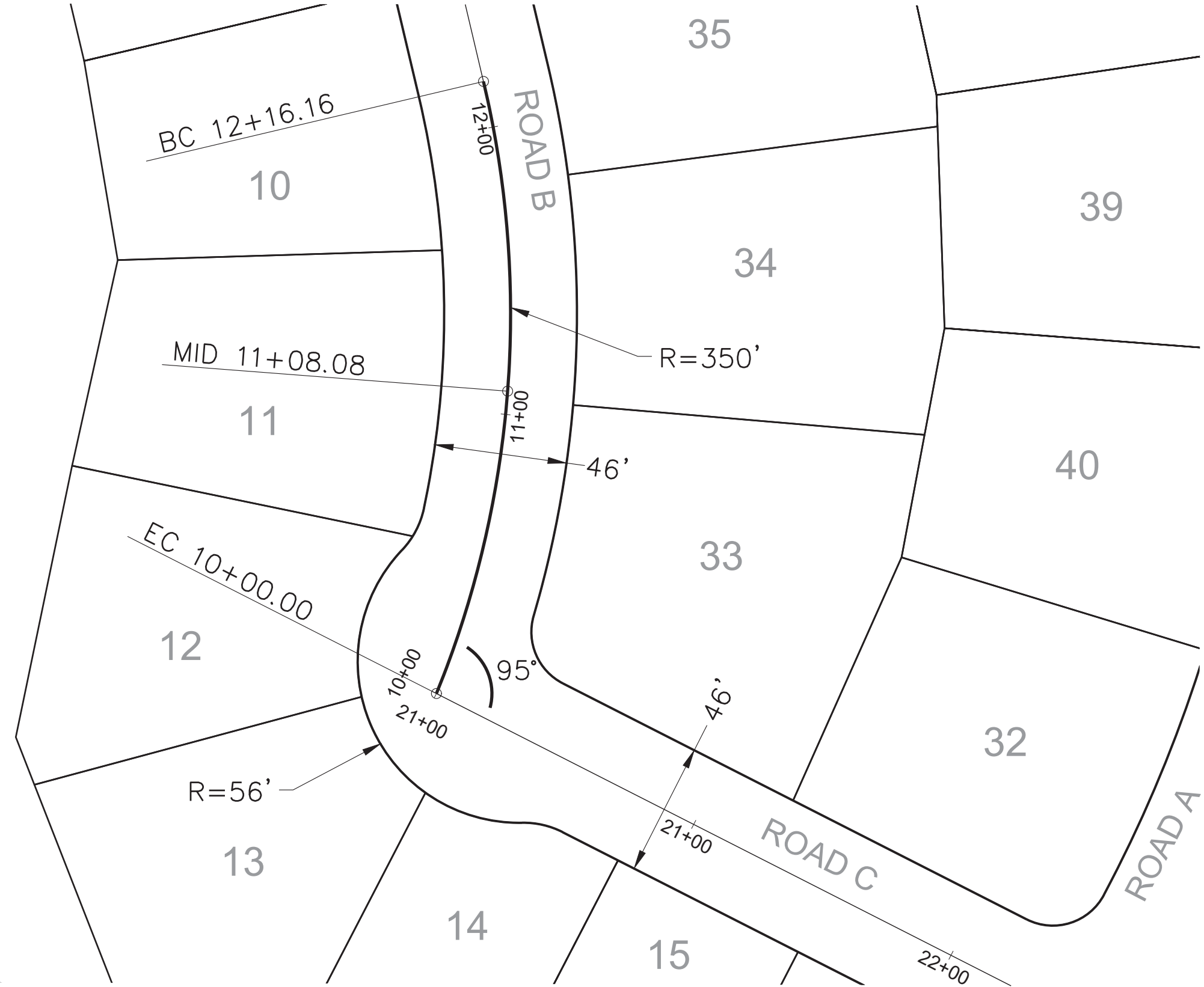
- GRADING NOTES
- ALL INTERIOR LOTS SHALL BE GRADED AS CLASS 1 PER CITY OF ROCKLIN IMPROVEMENT STANDARDS SECTION 9-4-C-1.



UNIT 50 BOUNDARY GRADING
NTS

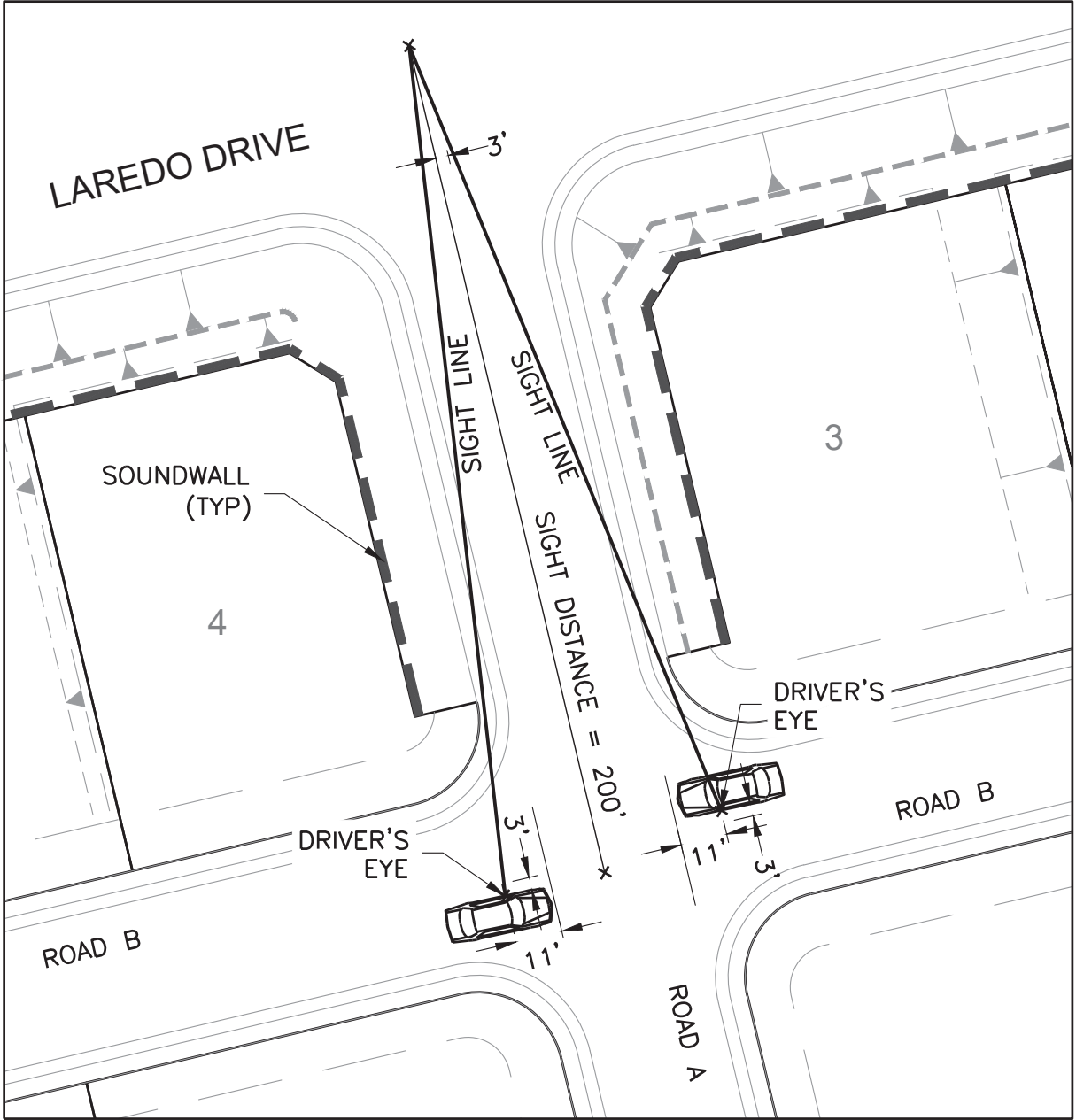


KNUCKLE EXHIBIT
 AUGUST 2021

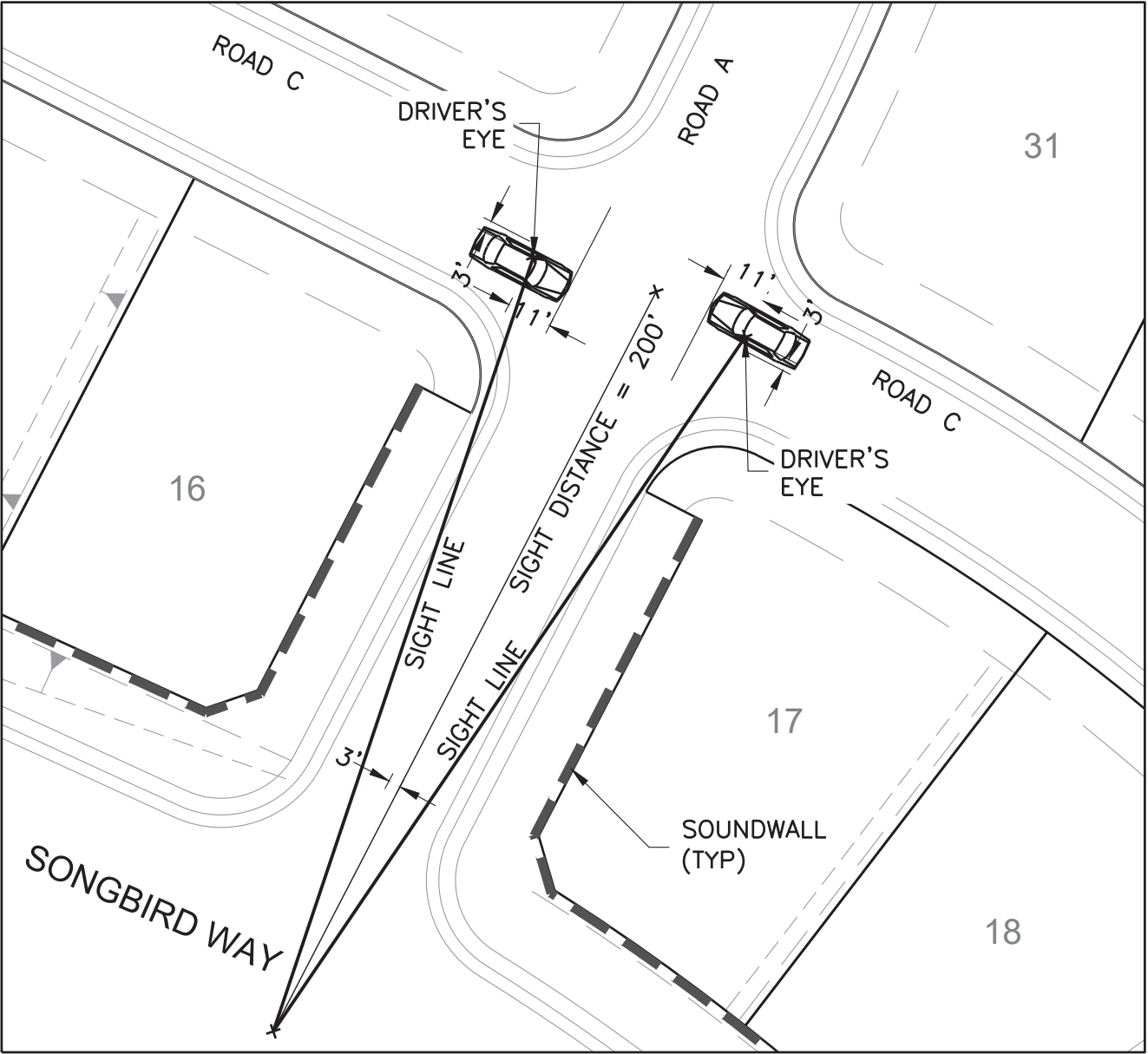


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 "EXCELLENCE"
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 ROSEVILLE, CA 95661 (916) 780-2500

WHITNEY RANCH UNIT 49
SIGHT DISTANCE
AUGUST 2021



ROAD A/ROAD B INTERSECTION SIGHT DISTANCE
46' R/W @ 30 MPH
MIN. SIGHT DISTANCE = 200'



ROAD A/ROAD C INTERSECTION SIGHT DISTANCE
46' R/W @ 30 MPH
MIN. SIGHT DISTANCE = 200'

NOTE: SIGHT DISTANCE SPECIFICATIONS PER SECTION 4-10 OF THE CITY OF ROCKLIN IMPROVEMENT STANDARDS.