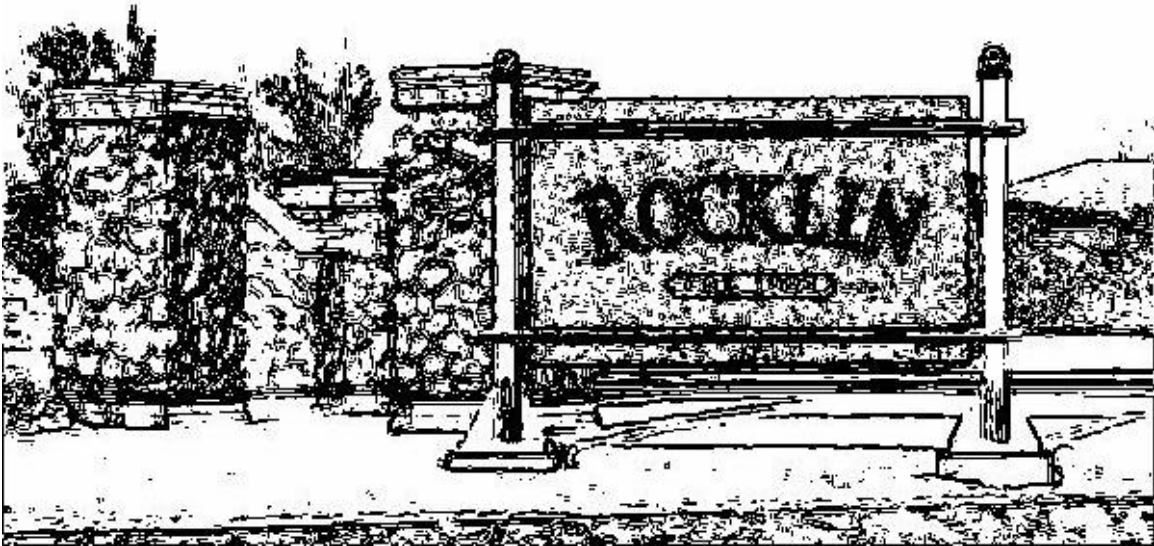


# City of Rocklin

## Development Activity Report



April 2013



The following is a summary of development activity within the City of Rocklin. This report covers development activity through April, 2013. The list includes proposed projects as well as those that have already been approved. The map sheets at the beginning of each section show the general location of each project within the City.

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**Table of Contents**

**CITY OF ROCKLIN (MAP SHEET 1)**

**STANFORD RANCH (MAP SHEET 2)**

Stanford Ranch, Parcel A: Kobra Commercial	1
Stanford Ranch, Parcel B: Stanford Bluffs Unit 2	2
Stanford Ranch, Parcel C: Stanford Ranch Village Retail Center	3
Stanford Ranch, Parcel D: Stanford Crossing Business Park	4
Stanford Ranch, Parcel E: Emerald Point Apartments	5
Stanford Ranch, Parcel H: Stanford Village	6
Stanford Ranch, Parcel K-1: Spinnaker Homes	6
Stanford Ranch, Parcel K-2: Vista Sierra	7
Stanford Ranch, Parcel K-3: Stanford Terrace	7
Stanford Ranch, Parcel L: Shelbrook	8
Stanford Ranch, Parcel M: Cottonwood	8
Stanford Ranch, Parcel N: Stanford Bluffs	9
Stanford Ranch, Parcel 1: Broadstone Apartments	9
Stanford Ranch, Parcel 2: Stanford Court	10
Stanford Ranch, Parcel 3: Stanford Heights Apartments	10
Stanford Ranch, Parcel 4 (Part 1)	11
Stanford Ranch, Parcel 4 (Part 2)	12
Stanford Ranch, Parcel 4: Sunset Gas (Arco)	13
Stanford Ranch, Parcel 6A: Park Place Condominiums	14
Stanford Ranch, Parcel 6B: Villa Serena Senior Apartments	15
Stanford Ranch, Parcel 7A: Rocklin Villas	16
Stanford Ranch, Parcel 7B: Villa Serena Senior Apartments Phase II	16
Stanford Ranch, Parcel 8	17
Stanford Ranch, Parcel 8: LDS Meeting House	18
Stanford Ranch, Parcel 8: Phoenix School	19
Stanford Ranch, Parcel 8: The Offices at Park Drive	20
Stanford Ranch, Parcel 11: Montage	21
Stanford Ranch, Parcel 12: Stonecreek	21
Stanford Ranch, Parcel 13: California Family Fitness	22
Stanford Ranch, Parcel 14: Sunset Summit Apartments	23
Stanford Ranch, Parcel 16: Windsong	23
Stanford Ranch, Parcel 17: Stanford Meadows	24
Stanford Ranch, Parcels 18 & 19: Legacy	24
Stanford Ranch, Parcel 20: Stanford Meadows	25
Stanford Ranch, Parcel 23: Meridian @ Stanford Ranch Apartments	25
Stanford Ranch, Parcel 24A: 7-11 Convenience Store	26
Stanford Ranch, Parcel 24B: Pro Ad Building	27
Stanford Ranch, Parcel 25: USA Storage Facility	28

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT**  
**APRIL 2013**

---

Stanford Ranch, Parcel 26: Stanford Ranch Plaza	29
Stanford Ranch, Parcel 27 & 28: The Shops at Stanford Ranch (Longs)	30
Stanford Ranch, Parcel 27: Ace Hardware Garden Center	30
Stanford Ranch, Parcel 29: Walgreens Pharmacy	31
Stanford Ranch, Parcel 30: Rocklin High School	32
Stanford Ranch, Parcel 30: RCS Wireless Cellular Facility	32
Stanford Ranch, Parcel 30: AirTouch Cellular Facility	33
Stanford Ranch, Parcel 30: Verizon Wireless	33
Stanford Ranch, Parcel 32A: The Springs	34
Stanford Ranch, Parcel 32B: Rolling Oaks	34
Stanford Ranch, Parcel 34	35
Stanford Ranch, Parcel 35	35
Stanford Ranch, Parcel 38	36
Stanford Ranch, Parcel 40: Las Palmas	36
Stanford Ranch, Parcel 41A: Mirada	37
Stanford Ranch, Parcel 41B	37
Stanford Ranch, Parcel 42: “Casa de la Rosa”	38
Stanford Ranch, Parcel 45	38
Stanford Ranch, Parcels 46 & 47: The Estates	39
Stanford Ranch, Parcel 48	39
Stanford Ranch, Parcel 49B	40
Stanford Ranch, Parcel 50: Brookside	40
Stanford Ranch, Parcel 51: Stoneridge	41
Stanford Ranch, Parcel 52:	42
Stanford Ranch, Parcel 53: KLOVE Building	43
Stanford Ranch, Parcel 54: West Oaks Subdivision	44
Stanford Ranch, Parcel 55: West Oaks Subdivision	44
Stanford Ranch, Parcel 56: Stanford Ranch Corporate Center	45
Stanford Ranch, Parcels 58: Oracle	46
Stanford Ranch, Parcel 62, Unit 1: California Homes	47
Stanford Ranch, Parcel 62, Unit 2: Forecast Homes	47
Stanford Ranch, Parcel 63	48
Stanford Ranch, Parcel 64	48
Stanford Ranch, Parcel 65	49
Stanford Ranch, Parcel 66	49
Stanford Ranch, Parcel 67 (St. Augustine of Canterbury Episcopal Church)	50
Stanford Ranch, Parcel 67 (Maria Montessori Charter Academy)	51
Stanford Ranch, Parcel 68	51
Stanford Ranch, Parcel 69	52
Stanford Ranch, Parcel 73	53
Stanford Ranch, Parcel 75: Rocklin Corporate Center	53
Stanford Ranch, Parcel 75A: Sunset – Rocklin Office Bldg	54
Stanford Ranch, Parcel 75B: Sunset/Lonetree Center	55
Stanford Ranch, Parcel 75B: Les Schwab Tire Store	56
Stanford Ranch, Parcel 75C: Rocklin Corporate Center – Shopping Ctr	57



**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**WHITNEY OAKS (MAP SHEET 3)**

Whitney Oaks	80
Whitney Oaks, Phase 1, Unit 1: Jensen Custom Home	81
Whitney Oaks, Phase 1, Unit 2: U.S. Homes	81
Whitney Oaks, Phase 1, Units 3, 4, & 7: Centex Homes	82
Whitney Oaks, Phase 1, Units 5 & 6: Renaissance Homes	82
Whitney Oaks, Phase 1, Units 8, 9, & 10: Springfield at Whitney Oaks	83
Whitney Oaks: Pedestrian & Golfcart Bridge at Park Drive	84
Whitney Oaks, Phase 2: Clubhouse Modification	85
Whitney Oaks, Phase 2: Clubhouse Expansion	86
Whitney Oaks, Phase 2, Units 11 & 14	87
Whitney Oaks, Phase 2, Units 12A, 12B, 17, 18, & 19	87
Whitney Oaks, Phase 2, Units 13A&B, 15A&B, 16, 18, 21, 20, 23, & 30	88
Whitney Oaks, Phase 2, Unit 23B Modification	89
Whitney Oaks, Phase 2, Unit 24: Springfield	90
Whitney Oaks, Phase 2, Unit 25	91
Whitney Oaks, Phase 2, Units 26, 28A & 28B (Pulte Homes)	92
Springfield at Whitney Oaks, Units 28A & 28B (Custom Lots)	93
Whitney Oaks, Phase 2, Units 27 & 29 (Pulte Homes)	94
Whitney Oaks, Phase 2, #59: Office Complex	95
Whitney Oaks, Phase 3, Tentative Subdivision Maps	96
Whitney Oaks, Phase 3, Unit 33: Recreation Center	97
Whitney Oaks, Phase 3, Unit 39 & 44 Condominiums	98

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**SOUTH OF SUNSET BOULEVARD (MAP SHEET 4)**

1.	Five Star, Unit 1: Sunland	99
2.	Five Star, Units 2 & 3	99
3.	Five Star, Unit 4	100
4.	Five Star, Units 5 & 6	100
5.	Casa Grande	101
6.	Pacific Sunset (Club Pacific) Condominiums, Unit 1	101
7.	Rocklin Ridge Townhomes	102
8.	Hilldale Townhomes	103
9.	Sunset East, Unit 1: Silver Oaks Apartments	103
10.	Sunset East, Unit 2:	104
11.	Sunset East, Unit 3	104
12.	Sunset East, Unit 4: Rolling Oaks Apartments (VOA)	104
13.	Sunset East, Unit 5: Country Oaks Estates	105
14.	Sunset East, Unit 6	105
15.	Sunset East, Unit 7: Park Village Apartments	105
16.	Sunset East, Unit 8: Shannon Bay Apartments	106
17.	Sunset East, Unit 9: Springview Oaks Apartments	106
18.	Sunset East, Unit 10	107
19.	Sunset East, Unit 11: Placer West Apartments	107
20.	Sunset East, Unit 12: The Crossings Apartments	108
21.	Sunset East, Unit 13: Woodstream Townhouses	108
22.	Sunset East, Unit 14: Bridle Trails, Unit 2	109
23.	Sunset East, Unit 15: Sunset East Mini-Storage	109
24.	Springview Village Apartments	110
25.	Hopper Medical Building	110
26.	Quik Stop	111
27.	Willow Rock Commercial Center (Food Source)	112
28.	Five Star Office Park	113
29.	Walmart/ Five Star Plaza Remodel	114
30.	Walmart Pad Buildings (Five Star Retail)	115
31.	Five Star Station	116
32.	Five Star Station, Phase II	117
33.	Comfort Suites	118
34.	Five Star Plaza, Units 1 & 2	119
35.	International House of Pancakes	120
36.	Rocklin Goodyear Tire Store	121
37.	Five Star Office Plaza	122
38.	Rocklin Self Storage	123
39.	Five Star Professional Office/Medical Building	124
40.	Fairway Downs	125
41.	Sunset Christian Center	126
42.	Five Star Commercial Center	128
43.	Kentucky Fried Chicken	129

---

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

44.	Sunset Oaks Adventist Church	130
45.	Five Star Bank Plaza	131
46.	Café Delicias	132
47.	Destiny Drive Office Complex /Heritage Oaks Memorial Chapel	133
48.	Hopper Dental Office Expansion	134
49.	Atlantis Residential Development	135
50.	Rocklin 94	136
51.	Starz Market Café	137
52.	Triton Towers	138
53.	Five Star Village, Phase III	139
54.	SPMUD Administrative Building	140
55.	Propel Fuels	141
56.	Carl's Jr. Restaurant	142



**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**NORTH OF SUNSET BOULEVARD (MAP SHEET 5)**

1.	Colisch Subdivision	143
2.	Oak Rock Estates	144
3.	Yankee Hill Subdivision	145
4.	Community Covenant Church	146
5.	Northwest Corner of Pacific & Midas	147
6.	Pacific Street Rezone	149
7.	Old Highway 40 Business Park (Parcels 1 - 3)	150
8.	Yankee Hill Industrial Park	151
9.	Wyatt Industrial Park	152
10.	R.U.S.D. Maintenance & Food Services	153
11.	Sunset Heights: Northwest Area	154
12.	Sunset Country Club, Unit 5	155
13.	Rocklin Ridge Estates	156
14.	Fairway Heights	157
15.	Rocklin Ranch Business Park (Phase 3)	158
16.	Sunset & Whitney Service Station	159
17.	Rocklin Retail Center (formerly Yamaha of Rocklin)	160
18.	Les Schwab Tire Center	161
19.	K&M Building Materials	162
20.	Kniesel's Auto Body	163
21.	Dawson Oil – Carwash	164
22.	Pacific Center Business Center	165
23.	Old 40 Highway Business Park (Parcel 4)	166
24.	Farron Oaks Subdivision	167
25.	Del Mar Business Park	168
26.	Rocklin Commercial and Storage Center	169
27.	Rocklin Boat Hotel	170
28.	ZL Rocklin (Rocklin Gateway Project)	171
29.	Yankee Hill Estates Unit 6	172
30.	SBA/ATT Cell Tower	173
31.	Salerno Motorsports	174
32.	5070 Second St. Parcel Map	174

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**CLOVER VALLEY (MAP SHEET 6)**

1.	Clover Valley Hills 3A & 3B	175
2.	Clover Valley Woods	176
3.	Clover Valley	177
4.	Palmbaum Parcel Map	178

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**CENTRAL ROCKLIN (MAP SHEET 7)**

1.	Villages	179
2.	Quarry Oaks: Rocklin V.O.A. Elderly Housing	180
3.	Monterey Terrace	181
4.	Kimberly Manor	182
5.	Emerson Subdivision	182
6.	Oak Court Subdivision	183
7.	Sunset Plaza	184
8.	Kmart / Albertson's Shopping Center	185
9.	Howard Johnson Inn and Suites	186
10.	Heritage Inn Express Hotel and Suites	187
11.	Rocklin Self Storage	188
12.	Rocklin Square Shopping Center	189
13.	Granite Drive Retail	190
14.	Harley Davidson/Country Coach	191
15.	Pottery World	192
16.	Sierra Meadows Plaza	193
17.	Days Inn/Rocklin Plaza	194
18.	Showplace East (Rocklin Marketplace)	195
19.	Rocklin Commerce Center	196
20.	Capitol Nursery	197
21.	Dan Gamel – Lemke RV	198
22.	Rocklin Foreign Auto	199
23.	Von Housen Mercedes Benz Service Center	200
24.	Camping World	201
25.	Rocklin Emporium	202
26.	7 Eleven	203
27.	McChevron	204
28.	Woodside Drive and Sunset Boulevard	205
29.	Killingsworth Subdivision	206
30.	Former Rocklin Antique Plaza	207
31.	Former Cope & McPhetres Marine	208
32.	Whybuynewautos.com	209
33.	Sierra Pine MDF Expansion	210
34.	Granite Drive Technical Center	211
35.	Rocklin Valero Remodel & Addition	213
36.	California Family Fitness (In the Net)	214
37.	Carl's Jr. on Sierra College Blvd.	215
38.	Land Rover	216
39.	Sherwin-Williams Building	217
40.	Rocklin Unified School District Offices	218
41.	H&R Block (Addition & Remodel)	219
42.	Rocklin Tesoro Gas Station	220
43.	Granite Business Center	221

---

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

44.	T3 Scantech, LLC	222
45.	Rocklin Mobile Home Park Addition	222
46.	Holy Cross Lutheran Church	223
47.	Granite Marketplace (Lowe's)	224
48.	Harley Davidson of Rocklin (formerly Lasher Kia)	225
49.	Rocklin Pointe	226
50.	Winding Lane Estates	227
51.	KFC/A&W	228
52.	Niello Porsche Dealership	229
53.	Samoylovich Estates	230
54.	Corral Parcel Map	231
55.	Dawson Oil Company Additional Warehouse	231
56.	San Ramon Boat Center	232
57.	The Village at Rocklin Pavilion	233
58.	Rocklin Commons	234
59.	Creekside Counseling	235
60.	Granite Drive Retail/Office	236
61.	Circuit Place	237
62.	Pacific Tech Park	238
63.	Granite Creek Parcel Map	239
64.	Rocklin DMV	240
65.	Meyers Court Subdivision	241
66.	4865 Grove Street Tentative Subdivision Map	242
67.	Granite Creek Plaza	243
68.	Dr. Ghoshal Office Building	244
69.	In-N-Out Burger	245
70.	Rocklin Unified School District Transportation Facility	246
71.	Barakat Building	247
72.	Premier West Bank Re-roof	248
73.	Rocklin Cemetary – Storage Buildings	249
74.	Bella Vida	250
75.	5120 Ward Lane	251

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT**  
**APRIL 2013**

---

**SOUTHEAST ROCKLIN (Map Sheet 8)**

1.	Hidden Oaks (Secret Ravine Estates)	252
2.	Granite Lakes Estates	253
3.	Quarry Ridge Estates, Units 1, 2, 3, 4 & 5	254
4.	Quarry Ridge Units 6 & 7	255
5.	Sierra Creek II (Sasaki Property)	256
6.	Rockmoor Estates Unit 1	257
7.	Oak Creek Cove: (Rockmoor Estates Phase II)	258
8.	Cresleigh Sierra (Granville) Subdivision	259
9.	Stonebrook	260
10.	Southside Ranch	261
11.	Andrea Court (Stenson Subdivision)	262
12.	Sierra Bluffs: Rock 8 (Southside Ranch 2)	263
13.	South Ridge Estates	264
14.	Foxridge Subdivision	265
15.	Sierra View	266
16.	Vista Oaks	267
17.	The Highlands	268
18.	Reedy Subdivision	269
19.	Croftwood, Unit 1	270
20.	Croftwood, Unit 2	271
21.	Rocklin Park Hotel/Susanne's Restaurant & Bakery	272
22.	Rocklin Sierra Plaza	273
23.	Campus Plaza	274
24.	Lee Ridge	275
25.	Lea Subdivision	276
26.	Sierra College Center	277
27.	Reflections @ Sierra College	278
28.	Bender Insurance Office Building	279
29.	Granite Creek Apartments (a.k.a.-Emerald Oaks)	280
30.	Beavers' Chiropractic Center	281
31.	Sierra Valley Oaks	282
32.	Highlands Parcel A	283
33.	Sierra Vista Office Complex	284
34.	Bramblewood Estates	285
35.	Sunrise Assisted Living	286
36.	Campus Plaza Pad Building	287
37.	Sierra College Blvd. Baptist Church Phase 2	288
38.	Rocklin Hotel Parcel Split	289
39.	Rocklin Executive Office Park	290
40.	Indian Creek Parcel Split	291
41.	Rocklin Crossings	292
42.	Rocklin 60 Residential	294
43.	LDS Church Meeting House – Highlands	295

---

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

44.	China Garden Retail	296
45.	Sneechi Parcel Map	297
46.	Center at Secret Ravine	298
47.	Holiday Inn Express	299

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**SUNSET WEST (MAP SHEET 9)**

1.	Atherton Center)	300
2.	Sunset West, Parcel 2, Apartments	301
3.	Arroyo Vista Townhomes	302
4.	Rocklin 65	303
5.	Blue Oaks Town Center	305
6.	RC Willey (Blue Oaks Town Center)	307
7.	Staybridge Suites (Blue Oaks Town Center)	308
8.	Sunset West, Parcels 16, 22, 23, 24, 25, 31	309
9.	Blue Oaks Marketplace	310
10.	Rocklin Ranch Apartments	311
11.	Sunset West, Parcel 20C (Blue Oaks Plaza)	312
12.	Sunset West, Parcel 21	313
13.	Sunset West, Parcel 27 & 29	314
14.	St. Matthews Lutheran Church	315
15.	Sunset West, Parcels 33, 36, 40A, 40B, 42	316
16.	The Oaks at Sunset	317
17.	Rocklin Park Plaza (Sunset West, Parcel 42)	318
18.	Rock Creek Plaza (Safeway)	319
19.	Sunset West, Parcels 45A, 49, 55, 56	320
20.	Sunset West, Parcels 46, 52, 53	321
21.	Sunset West, Parcel 48	322
22.	Sunset West, Parcel 56	323
23.	Winstead Apartments	324
24.	Stanford Plaza (Sunset West Lot 58)	325

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**NORTHWEST ROCKLIN (MAP SHEET 10)**

<b>Whitney Ranch Large Lot Subdivision</b>	<b>326</b>
1. Claremont – Stonegate Subdivision (Parcel K)	
<b>Whitney Ranch Small Lot (Phase 1)</b>	<b>327</b>
Whitney Ranch PH 1 Unit # 4 & 5 (Vicara/Montessa Attached Homes)	328
2. Whitney Ranch PH 1 Unit # 3 (Whitney Ranch Business Park)	329
3. Whitney Ranch PH 1 Unit # 9 (Whitney Ranch Apartments)	330
4. Whitney Ranch PH 1 Unit # 10	331
5. Surewest Cell Site at Whitney High School	332
6. Whitney Ranch PH 1 Unit # 22	333
7. Whitney Ranch PH 1 Unit # 28	334
<b>Whitney Ranch Phase 2</b>	
8. Whitney Ranch PH 2 Unit # 45B (Whitney Ranch Clubhouse)	335
<b>Highway 65 Corridor</b>	
10. Orchard Creek Business Park	337
11. Placer Center for Health	338
12. Rocklin Professional Center	339
13. Placer Creek Corporation Center	340
14. William Jessup University	341
15. San Jose Christian College Parcel Map	342
16. William Jessup University Apartments	343
17. Rocklin Marketplace	344
18. The Offices at Sunset (Atherton Tech Center)	345
19. 3930 Atherton Road (Atherton Tech Center)	346
20. Financial Pacific Offices (Atherton Tech Center)	347
21. Atherton Tech Center Reimaging (Atherton Tech Center)	348
22. Whitney Ranch Phase 2	349
22. Whitney Ranch PH 2 Unit # 45A	350
22. Whitney Ranch PH 2 Unit # 46C, D, E	351
23. Whitney Ranch Parcel 2 (Commercial Center)	352
24. Whitney Ranch PH 1 Unit # 17	353



**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**APPENDICES**

APPENDIX A ANNEXATIONS	A-1
1. The Highlands	A-1
2. North West Rocklin – Sunset Ranchos	A-1
3. Sierra College Annexation	A-2

**CITY OF ROCKLIN DEVELOPMENT ACTIVITY REPORT  
APRIL 2013**

---

**LIST OF FIGURES**

Map Sheet 1	City of Rocklin
Map Sheet 2	Stanford Ranch
Map Sheet 3	Whitney Oaks
Map Sheet 4	South of Sunset Boulevard
Map Sheet 5	North of Sunset Boulevard
Map Sheet 6	Clover Valley
Map Sheet 7	Central Rocklin
Map Sheet 8	Southeast Rocklin
Map Sheet 9	Sunset West
Map Sheet 10	Northwest Rocklin
Map Sheet 11	Annexations