



SOUTHEAST ROCKLIN
MAP SHEET 8

**SOUTHEAST ROCKLIN
(MAP SHEET 8)**

1. HIDDEN OAKS (SECRET RAVINE ESTATES)

Owner: Rocklin Nine Phone: (916) 624-4504
C/o Dominion Enterprises
4240 Rocklin Road, Suite 6
Rocklin, CA 95677

Zoning: PD-4.5

Location: East of I-80, east of China Garden Road, south of Rocklin Road and west
of Secret Ravine Creek. APN 045-110-44, -045, 045-120-58

File #: SD-89-04, SPU-89-10

Area: 23 acres

Proposal: 35 single-family lots. All lots have been built out.

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

June 20, 1989 – Recommended Approval to City Council – PC-89-49

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

August 8, 1989 – Approved – Reso. No. 89-229

2. GRANITE LAKES ESTATES

Owner: Allegheny Properties, Inc. Phone: (916) 648-7700
C/o David Bugatto
2150 River Plaza Drive, Suite 155
Sacramento, CA 95833

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
C/o Nick Alexander
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-1.5

Location: South of Interstate 80, at the western end of Greenbrae Road, about 1,500±
west of the intersection of Aguilar and Greenbrae Roads.
APN's 046-030-052, -055, -058

File #: SD-2000-02, PDG-2000-08, DA-2000-01, EIR-2000-01, TRE-2000-33

Area: 79.82 acres

Proposal: 119 single-family lots. Subdivision improvements are under construction.

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

March 19, 2002 – Recommended Approval to City Council –
PC-2002-24 THRU 27

November 17, 2009 – Approved – PC-2009-29, 30 (amending general
development plan and development agreement

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

May 28, 2002 – Approved
EIR (Reso #2002-166), SD (Reso # 2002-166), PDG (Ord #855)

March 9, 2010 – Approved – Ord 958, 959
(PDG-2000-08A, DA-2000-01A)

3. QUARRY RIDGE ESTATES: UNITS 1, 2, 3, 4, 5

Owner: Hilltop Joint Venture Phone: (916) 797-1140
198 Cirby Way, Suite 125
Roseville, CA 95678

Applicant: Fisher Development, Inc. Phone: (415) 468-1717
1485 Bayshore Boulevard
San Francisco, CA 94124

Zoning: PD-2

Location: South of Greenbrae Road at Aguilar Road.
APN's: 046-030-061, -062, -063

File #: SD-87-09, SPU-87-10
DR-2004-18

Area: 58 acres

Proposal: 98 single-family lots. Design review required for several lots.

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

October 10, 1989 – SD Approved – Reso 89-283

December 14, 2004 – DR Approved (Reso. # 2004-346)

4. QUARRY RIDGE, UNITS 6 & 7

Owner: Ernest and Muriel Johnson Phone: (916) 454-1655
3810 'J' Street
Sacramento, CA 95816

Applicant: Tim Lewis Construction/ Phone: (916) 624-1629
Land Development Services, Inc.
4240 Rocklin Road, Suite 5
Rocklin, CA 95677

Zoning: PD-2

Location: Southeast Rocklin, West of Quarry Ridge 5.
APN's 045-030-012, -015, -016, -054

File #: SD-2001-01

Area: 15 acres

Proposal: 30 single-family lots. All lots are built.

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

July 17, 2001 – Recommended Approval to City Council – PC-2001-48

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

August 14, 2001 – Approved – Reso. No. 2001-279

5. SIERRA CREEK II (SASAKI PROPERTY)

Owners: Joseph and Mary Sasaki
4850 Greenbrae Road
Rocklin, CA 95677

Engineer: Terrance Lowell & Associates Phone: (916) 786-0685
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-2

Location: 4850 Greenbrae Road. APN's 045-300-017, -018, -019, -020

File #: SD-97-01, SPU-97-12

Area: 40 acres

Proposal: 76 single-family lots. All lots are built.

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

January 16, 1998 – Recommended Approval to City Council – PC-98-01,
02

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

February 10, 1998 – Approved – Reso. No. 98-47

6. ROCKMOOR ESTATES, UNIT 1

Developer: R.G. Garland Corp. Phone: (916) 677-5667
3710 Reflection Road
Shingle Springs, CA 95682

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-6, PD-C

Location: West of El Don Drive and south of Rocklin Road.
APN's 045-130-043, -059

File #: SD-89-07

Area: 18 acres

Proposal: 26 single-family lots. All lots are built.

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

September 19, 1989 – Recommended Approval to City Council –
PC-89-80

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

November 14, 1989 – Approved – Reso. No. 89-317

7. OAK CREEK COVE: (ROCKMOOR ESTATES, PHASE II)

Owner/App: Tim Lewis Construction Phone: (916) 988-8047
8527 Kenneth Ridge Court
Fair Oaks, CA 95628

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 2
Rocklin, CA 95677

Zoning: PD-6

Location: At the intersection of Foothill Drive and El Don Drive.
APN's 045-141-01, 045-130-069

File #: SD-91-02, SPU-93-01

Area: 11.1 acres

Proposal: 40 single-family lots. All lots are built.

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

May 7, 1991 – Recommended Approval to City Council – PC-91-31
March 2, 1993 – Approved Modification – PC-93-23

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

June 11, 1991 – Approved – Reso. No. 91-192

8. CRESLEIGH SIERRA (GRANVILLE) SUBDIVISION

Owner: HV - Rocklin Development, Inc. Phone: (415) 495-6688
Harborview Investment, Inc. & Cresleigh Homes
645 Harrison Street, Suite 100
San Francisco, CA 94107

Developer: Cresleigh Sierra Phone: (415) 982-7777
C/o Claudia Raymond
433 California Street, 7th Floor
San Francisco, CA 94104

Zoning: PD-6.5

Location: Southwest corner of Schatz Lane and Rocklin Road.
APN's 045-160-056

File #: PDG-91-04, GPA-91-05, SD-91-08, SPU-91-09

Area: 13 acres

Proposal: 76 single-family lots. All lots are built.

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

July 2, 1996 – Recommended Approval to City Council – PC-96-52

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

September 10, 1996 – Approved – Reso. No. 96-225

10. SOUTHSIDE RANCH

Owner: Larchmont Homes Phone: (916) 488-4500
Larchmont Square
3350 Watt Avenue, Suite D
Sacramento, CA 95821

Applicant: Spannagel & Associates, Inc. Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Zoning: PD-2

Location: West of Sierra College Boulevard, south of Montclair Estates.
APN Bk. 46, Pages 31, 32, 33

File #: SD-88-07, SPU-91-10, DR-93-03

Area: 43 acres

Proposal: 82 single-family lots. All lots are built.

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

May 2, 1989 – Recommended Approval to City Council– PC-88-37

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

May 23, 1989 – Approved – Reso. No. 89-141

11. ANDREA COURT (STENSON SUBDIVISION)

Owner: Richard Chun Phone: (916) 783-7118
1133 Coloma Way
Roseville, CA 95661

Applicant: Burrell Engineering Group Phone: (916) 536-1900
11344 Coloma Road, Suite 435
Gold River, CA 95670

Zoning: PD-6

Location: South of Montclair Drive, west of Sierra College Boulevard
APN 045-160-079

File #: SD-94-03

Area: 1.4 acres

Proposal: 8 single-family lots. All lots are built.

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

February 7, 1995 – Recommended Approval to City Council – PC-95-04

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

March 15, 1995 – Approved – Reso. No 95-59

12. SIERRA BLUFFS: ROCK 8 (SOUTHSIDE RANCH II)

Owner: Rock 8
C/o Jim Stanley
555 Capitol Mall
Sacramento, CA 95814

Engineer: Carl Rodolf & Associates Phone: (916) 344-2313
5411 Madison Avenue, Suite 5
Sacramento, CA 95841

Zoning: PD-2

Location: West of Sierra College Blvd. immediately south of Southside Ranch
Subdivision.
APN's 046-040-066, -070

File #: SD-98-07, SPU-98-20

Area: 44.02 acres

Proposal: 84 single-family lots. All lots are built.

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

August 29, 2000 – Recommended Approval to City Council –
PC-2000-74

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

October 10, 2000 – Approved – Reso No. 2000-305

13. SOUTH RIDGE ESTATES

Owner: Radiological Associates of Sacramento, Fiduciary
1800 "I" Street
Sacramento, CA 95814

Applicant: Cook and Company
625 Santa Ynez,
Sacramento, CA 95816

Zoning: PD-2

Location: South of Boardman Canal, south and west of the County Island.
APN 046-030-60

File #: SD-89-10, SPU-90-04

Area: 38.08 acres

Proposal: 76 single-family lots. All lots are built.

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

March 19, 1996 – Approved – PC-96-27 (this resolution includes the final time extension)

14. FOXRIDGE SUBDIVISION

Owner: Orchard Park Investors, LLC Phone: (916) 786-8255
C/o Todd E. Lowell
4612 Ottawa Court
Rocklin, CA 95765

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0529
C/o Mike Smith
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-2

Location: The project lies south of the southerly end of Stonehill Road in South
Rocklin.
APN 046-300-016

File #: SD-2000-01, SPU-2000-10

Area: 4.0 acres

Proposal: 7 single-family lots. All lots are built.

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

October 3, 2000 – Recommended Approval to City Council – PC-2000-91,
93

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

November 28, 2000 – Approved – Reso. No. 2000-360

15. SIERRA VIEW

Owner: Sierra View Communities Phone: (916) 624-9202
C/o Ron McKim
PO Box 548
Rocklin, CA 95677

Engineer: Land Development Services Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-2

Location: West of Sierra College Boulevard, south of the Boardman Canal.
APN Bk. 046, Pages 34 & 35

File #: SD-89-11

Area: 40 acres

Proposal: 79 single-family lots. All lots are built.

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

February 6, 1990 – Recommended Approval to City Council – PC-90-09

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

March 13, 1990 – Approved – Reso. No. 90-79

16. VISTA OAKS

Owner: Ronald Guntert, Jr. Phone: (209) 599-6131
222 East Fourth Street
Ripon, CA 95366

Engineer: Terrance Lowell and Associates Phone: (916) 786-0685
C/o George Djan
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-1.5

Location: The project site is located southeast of I-80, between the terminus of China Garden Road, the Highway 65 eastbound off-ramp to east bound I-80.
APN's 046-010-07, 046-020-03, 046-020-70

File #: SD-2001-04, PDG-2001-07, DR-2002-21, TRE-2001-30
Previous Applications: GPA-91-01, SD-90-13, SPU-90-33

Area: 93.2 acres

Proposal: 101 single-family lots. All lots are built.

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

October 3, 2006– Recommended Approval to Planning Commission –
PC-2006-39

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

November 14, 2006 – Approved – Reso. No. 2006-349 thru 352

17. THE HIGHLANDS

Owner: H.C. Elliott, Inc. Phone: (916) 984-1300
2390 East Bidwell Street
Folsom, CA 95630

Engineer: The Spink Corporation Phone: (916) 925-5550
2590 Venture Oaks Way
Sacramento, CA 95833

Zoning: PD-2

Location: East of Interstate 80, west of Sierra College Boulevard, north of the
Roseville city limits.
APN's 046-010-06, 046-020-018, -021, -025

File #: GPA-92-01, PDG-92-01, SD-92-01, SD-92-01A, EIR-92-01 (original
project)
SPU-97-30 (Unit 1 Specific Plan Use Permit)
AN-97-01, GPA-97-06, SD-97-04, SPU-97-33 (Unit 5)

Area: 216.2 acres

Proposal: 299 single-family lots. All lots are built.

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

August 1, 1995 – Approved – PC-95-42 (original project)

December 2, 1997 – Approved – PC-97-121 (Unit 1 SPU)

June 16, 1998 – Approved – PC-98-47 thru 52 (Unit 5)

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

November 14, 1995 – Approved – Reso. No. 95-262 thru 265 (original
project)

August 11, 1998 - Approved – Reso 98-248 (Unit 5)

18. REEDY SUBDIVISION

Owner: Jerry Reedy Phone: (916) 486-2643
3600 American River Drive, Suite 220
Sacramento, CA 95825

Applicant: Robert E. Hayes Phone: (916) 782-5656
2200 A Douglas Boulevard, Suite 250
Roseville, CA 95661

Zoning: PD-4, 6

Location: West of the Loomis town line, north of Placer County, east of Sierra
College Boulevard.

File #: SD-92-03, SPU-92-08,
SD-98-06, SPU-98-16

Area: 40.05 acres

Proposal: 93 single-family lots. All lots are built.

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

October 3, 1995 – Approved – PC-95-55
September 1, 1998– Approved – PC-98-77

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

December 28, 1995 – Approved – Reso. No. 95-271
September 8, 1998 – Approved – Reso 98-283

19. CROFTWOOD, UNIT 1

Owners: Allegheny Properties, Inc. Phone: (916) 648-7700
 2150 River Plaza Drive, Suite 145
 Sacramento, CA 95833

Applicant: Morton & Pitalo, Inc. Phone: (916) 927-2400
 C/o Ken James
 1788 Tribute Road, Suite 200
 Sacramento, CA 95815

Zoning: PD-1.93

Location: West of Barton Road, east of Secret Ravine Creek, south of the Secret Ravine subdivision. APN's 045-053-029, -037, -013

File #: AN-89-01, GPA-91-03, PZ/Z-91-02, PDG-91-02, SD-88-05, SPU-91-04

Area: 83.3 acres
 Proposal: 156 single-family lots.

Activity	Expiration Date
Tentative Subdivision Map SD-88-05 (Effective Approval Date 4/3/92) /approved for initial 2 years	4/3/1994
Mandatory State Granted time extension for 2 years for all valid maps; Given in 1993	4/3/1996
Mandatory State Granted time extension for 1 year for all valid maps; Given in 1996	4/3/1997
City Granted Discretionary time extension on 5/6/97 (1 year)	4/3/1998
City Granted Discretionary time extension on 5/19/98 (1 year)	4/3/1999
City Granted Discretionary time extension on 7/23/99 (1 year) RESO 99-191 approved June 8, 1999	4/3/2000
Mandatory 3 year time extension for filing phase 1 (Off site improvements) Filed 3/1/99 + 2/3/03	4/3/2003
Mandatory 3 year time extension for filing phase 2 (Off site improvements) Filed 2/13/03	4/3/2006
Mandatory 3 year time extension for filing phase 3 (Off site improvements) Filed 11/9/05	4/3/2009
Mandatory State Granted time extension for all valid maps, Given in 2008 (State Map Act Section 66452.21)	4/3/2010
Mandatory State Granted time extension for all valid maps, Given in 2009 (State Map Act Section 66452.22)	4.3.2012
Mandatory State Granted time extension for all valid maps, Given in 2011 (State Map Act Section 66452.23)	4.3.2014
Optional 2-year State Authorized time extension granted by City Council on 3/25/14 (State Map Act Section State Map Act Section 66452.24)	4/3/2016

The Croftwood Map will expire on April 3, 2016.

20. CROFTWOOD, UNIT 2

Developer: The Chas Group, Inc. Phone: (916) 773-4949
2260 Douglas Boulevard, Suite 110
Roseville, CA 95661

Zoning: PD-2.5

Location: West of Barton Road, north of Croftwood, Unit 1, east of Secret Ravine
Creek.
APN 045-053-015

File #: Z-93-02, PDG-93-01, SD-93-04, SPU-93-02

Area: 25.5 acres

Proposal: 62 single-family lots. Approvals expired before construction of any homes.

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

May 17, 1994– Recommended Approval to City Council – PC-94-19

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

January 24, 1995– Approved Reso-95-21, 22

April 13, 1999 – Approved 1 year Extension – Reso 99-109
(Map Expired March 14, 2000)

21. ROCKLIN PARK HOTEL / SUSANNE'S RESTAURANT AND BAKERY

Owner: Hanspeter & Susanne Stutz

Applicant: Downey, Brand, Seymour and Rohyer Phone: (916) 441-0131
C/o Ron Lipp
555 Capitol Mall, 10th Floor
Sacramento, CA 95814

Zoning: PD-C

General Plan RC

Location: East of China Garden Road, north of Secret Ravine Road.
APN 045-110-049

Site Acreage: 10.15 Acres

File(s): SPU-94-01, DL-94-01, TRE-94-06, SPU-97-32

Proposal: An application for a parcel map to divide 10.15 acres into two parcels consisting of 7.36 acres and 2.6 acres, and a use permit to construct 21,000 square feet of building area consisting of a restaurant/bakery and 34 guest rooms.

Building Size(s):

Hotel: 18,300 sq. ft. Finaled in 1997
Restaurant: 11,300 sq. ft. Finaled in 1997
Hotel Expansion: 19,661 sq.ft. Finaled in 2000

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

March 15, 1994 – Approved – PC-94-10 (SPU-94-01)
December 5, 1995 – Approved – PC-95-72 (Modification)
April 7, 1998 – Denied (Appealed to City Council) – PC-98-08 (SPU-97-32)

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

August 11, 1998 – Approved Project on Appeal – Reso. No. 98-253

22. ROCKLIN SIERRA PLAZA

Owner: Rocklin Sierra Plaza Phone: (916) 563-3024
Greg Margetich
1610 Arden Way, Suite 240
Sacramento, CA 95815

Applicant: Archeion Nevada Phone: (714) 938-0157
1747 S. Douglas Road, Suite B
Anaheim, CA 92806

Zoning: PD-C

General Plan RC

Location: Southwest corner of Rocklin Road and El Don Drive.
APN #045-130-067

Site Acreage: 3.17 Acres

File(s): DR-2003-05, U-2003-05, TRE-2003-26, DL-2003-04

Proposal: Approval of design review to construct six (6) free-standing commercial buildings (31,600 sq. ft.) on 3.17 acres.

Building Size(s):
Building 1: 6,150 sq ft. Finaled in 2005
Building 2: 5,125 sq. ft. Finaled in 2005
Building 3: 5,125 sq. ft. Finaled in 2005
Building 4: 3,725 sq. ft. Finaled in 2005
Building 5: 3,725 sq. ft. Finaled in 2005
Building 6: 7,750 sq. ft. Finaled in 2006

Planning Commission Hearing Date(s)/Action/Resolution:
September 16, 2003 – Approved – PC-2003-81, 82

23. CAMPUS PLAZA

Owner: Chris Brocchini Phone: (916) 457-2036
PO Box 163411
Sacramento, CA 95816

Zoning: PD-C

General Plan RC

Location: Southwest corner of Rocklin Road and Sierra College Boulevard.
APN's 045-160-076, -081, -082

Site Acreage: 3.53 Acres

File(s): SPU-86-10, SPU-94-13

Proposal: 36,233 square feet of building area contained in one main building and two pads. SPU-94-13 was a modification to allow outdoor seating.

Building Size(s):

Building A: 29,393 sq. ft. Finaled in 1989

Building B: 3,840 sq. ft. Finaled in 1989

Restaurant: 3,000 sq. ft. Finaled in 1990

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

November 18, 1986 – Approved – PC-86-54 (Original Project)

October 18, 1988 – Approved – PC-88-78 (Time Ext. to 11/18/89)

December 6, 1994 – Approved – PC-94-49 (Outdoor Dining)

24. LEA RIDGE

Zoning: PD-Residential

Location: The subject property is generally located west of Sierra College Boulevard and south of Rocklin Road.
APN 046-040-084

File #: U-91-11, U-94-05, SPU-99-12/U-99-05, U-99-08, U-2004-16/DR-2004-27

Project: Conditional Use Permits, Special Use Permits and Design Review permits issued for the following cell sites at this location:

U-91-11: Airtouch Cellular – Approved and Built –
(PC-92-15, 3/3/1992) (Reso 92-59, 4/14/92)

U-94-05: Nextel Cellular – Approved and Built –
(PC-94-46, 11/15/1994) (Reso 95-12, 1/17/95)

SPU-99-12/U-99-05: Roseville Communications Services –
Application withdrawn before approval.

U-99-08: Sprint PCS – Approved and Built – (PC-2000-05, 1/18/00)

U-2004-16/DR-2004-27: AT&T Wireless – Approved, but not built.
(PC-2005-47, 48, 4/5/05)

25. LEA SUBDIVISION

Owner: Golden State Land Company
P.O. Box 8667
Woodland, CA 95776
Contact: Robert Lea, President
rnaglea@jps.net

Phone: 530-668-6626
Fax: 530-662-7087

Zoning: PD-0.4

Location: North end Galaxy Lane.
APN: 046-040-004

File #: SD-2005-06

Area: 12.02 acres

Proposal: 5 single-family lots.

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

June 5, 2007 – Recommended approval to City Council – PC-2007-28

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

July 24, 2007 – Approved – Reso. No. 2007-217

**SUPERCEDED BY
ORDINANCE 993**

Southeast Rocklin

26. SIERRA COLLEGE CENTER

~~Owner: Granite Bay Ventures Phone: (916) 780-3806
2998 Douglas Blvd., Ste. 300 Fax: (916) 780-3851
Roseville, CA 95661
Tim Gagnier~~

~~Applicant: Omni Means, Ltd Phone: (916) 782-8688
943 Reserve Dr., Ste. 100 Fax: (916) 782-8689
Roseville, CA 95678
Scott A. Robertson~~

~~Zoning: PD-C~~

~~General Plan RC~~

~~Location: Sierra College Boulevard and Rocklin Road.
APN's 045-160-063, 064, 065~~

~~Site Acreage: 9.83 Acres~~

~~File(s): DR-2005-07, SD-2005-03, U-2005-05, TRE-2005-05~~

~~Proposal: Request approval of Design Review, Use Permit, Tentative Map & Oak
Tree Preservation Plan Permit to construct 77,588 square feet of office and
retail buildings on 9.83 acres.~~

Building Size(s):

~~Building 1: 4,256 sq. ft. No building permits have been issued.
Building 2: 4,256 sq. ft. No building permits have been issued.
Building 3: 7,070 sq. ft. No building permits have been issued.
Building 4: 5,654 sq. ft. No building permits have been issued.
Building 5: 5,654 sq. ft. No building permits have been issued.
Building 6: 7,070 sq. ft. No building permits have been issued.
Building 7: 8,305 sq. ft. No building permits have been issued.
Building 8: 10,065 sq. ft. No building permits have been issued.
Building 9: 4,256 sq. ft. No building permits have been issued.
Building 10: 4,256 sq. ft. No building permits have been issued.
Building 11: 4,256 sq. ft. No building permits have been issued.
Building 12: 6,245 sq. ft. No building permits have been issued.
Building 13: 6,245 sq. ft. No building permits have been issued.~~

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

~~March 20, 2007 Approved PC-2007-10 thru 13~~

27. REFLECTIONS @ SIERRA COLLEGE

Owner: Robert and Helen Reedy Phone: (916) 486-2643
3600 American river Drive, #220
Sacramento, CA 95864

Applicant: Regis Homes of Northern California, Inc. Phone:(916) 929-319 Ext. 16
Randy Collins
1425 River Park Drive, #530
Sacramento, CA 95815

Zoning: PD-8

Location: East side of Sierra College Boulevard, South of Rocklin Road.
APN 045-160-091 & 092

File #: GPA-2001-02, PDG-2001-04, SD-2001-02, DR-2001-05 & Z-2001-01

Area: 12.83 acres

Proposal: 60 single-family lots. All lots have been built out.

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

May 20, 2003 – Recommended approval to City Council – PC-2003-53, 54

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

June 24, 2003 – Approved – Reso. No. 2003-204, 205

28. BENDER INSURANCE OFFICE BUILDING

Owner: Warren G. Bender Co. Phone: (916) 978-8558
4350 Auburn Blvd., Ste. 100 Fax: (916) 481-8625
Sacramento, CA 95841

Applicant: Sequoia Pacific Builders, Inc. Phone: (916) 784-8400
1358 Blue Oaks Blvd., Ste. 100 Fax: (916) 784-7895
Roseville, CA 95678

Zoning: PD-BP

General Plan BP

Location: 4540 Monument Springs, Rocklin, CA
APN # 045-120-062

Site Acreage: 2.2 Acres

File(s): DR-2004-12, TRE-2004-29, DR-2007-03, U-2007-04

Proposal: Request for approvals for Rezone, General Plan Amendment and Design Review to construct a 14,744 sq. ft. office building on 2.2 acres for Warren G. Bender Insurance Company. DR-2007-03 is an application for an extension of the project.

Building Size(s):
Building A: 14,744

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

December 7, 2004 – Denied (Appealed to City Council) – PC-2007-78
November 20, 2007 – Approved – PC-2007-82 (DR-2007-03)

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

March 8, 2005 – Approved Project on Appeal – Reso. No. 2007-41

(EXPIRED on March 8, 2007)

29. GRANITE CREEK APARTMENTS (AKA: EMERALD OAKS)

Owner: James Conkey & Associates Phone: (916) 783-3277
735 Sunrise Avenue, Suite 200
Roseville, CA 96551-4568

Applicant: James Conkey & Associates Phone: (916) 783-3277
735 Sunrise Avenue, Suite 200
Roseville, CA 96551-4568

Zoning: PD-13

General Plan: MHDR

Location: The property is located near the southwest corner of Rocklin Road and
Sierra College Blvd. 1501 Cobble Creek Circle.
APN 045-160-075

Site Acreage: 11.69 acres

File #: GPA-99-01, PD-6-99-08, Z-99-01, SPU 99-23, SPU-99-23A

of Units: 80. All units are built.

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

October 19, 1999 – Approved – PC-99-93

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

November 23, 1999 – Approved– Reso. No. 99-396 thru 398

30. BEAVERS' CHIROPRACTIC CENTER

Owner: Dr. Scott Beaver & Marianne Abate Phone: (530) 583-3483
5050 Rocklin Road
Rocklin, CA 95677

Applicant: Terrance Lowell & Associates, Inc. Phone: (916) 786-0685
C/o Steve Spain
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-C

General Plan RC

Location: 4700 Rocklin Road.
APN's 045-130-065, -066

Site Acreage: 1.0 Acres

File(s): DR-2001-12

Proposal: The applicant is requesting design review approval to construct a
Chiropractic office on a vacant parcel.

Building Size(s):
Building A: 4,466 sq. ft. Finaled in 2003

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

November 6, 2001 – Approved – PC-2001-62

31. SIERRA VALLEY OAKS

Owner: Robert Lee, et al Phone: (530) 668-6626
15,130 County Road 99
Woodland, CA 95635

Applicant: D.R. Horton Phone: (916) 965-2200
Attn: John Zelhoefer
4401 Hazel Avenue, Suite 135
Fair Oaks, CA 95628

Zoning: PD-2.63

Location: The subject property is generally located on the west side of Sierra College
Boulevard on the north and south sides of Southside Ranch Road.
APN's 046-040-025, 027, 029, 065, 071, 073, thru 076, 045-160-080

File #: PDG-2001-06, Z-2001-02, SD-2001-03

Area: 28.17 acres

Proposal: 90 single-family lots. All lots have been built out.

Planning Commission Hearing Date(s)/Action/Resolution:
November 5, 2002 – Approved– Reso. No. 2002-90

City Council Hearing Date(s)/Action/Resolution:
November 26, 2002– Approved – Reso. No. 2002-377

32. HIGHLANDS PARCEL A

Owner: Elliott Homes, Inc. Phone: (916) 984-1300
Russ Davis
2390 East Bidwell
Folsom, CA 95630

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
George Djan
1528 Eureka Road, Ste. 100
Roseville, CA 95661

Zoning: PD-1.5

Location: Southeastern portion of the City of Rocklin, south of the Rustic Hills
Subdivision, between the proposed Vista Oaks Subdivision and Granite
Lakes Estates.

File #: PDG-2003-02, SD-2003-05, TRE-2003-33

Area: 30.14 acres

Proposal: 20 single-family lots. No building permits have been issued.

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

October 3, 2006– Approved – PC-2006-43

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

November 14, 2006– Approved – Reso. No. 2006-354

33. SIERRA VISTA OFFICE COMPLEX

Owner: Top of the Hill Properties Phone: (916) 485-8900
John Esway
3620 Fair Oaks Blvd. #150
Sacramento, CA 95864

Applicant: Top of the Hill Properties Phone: (916) 854-2910

Roy Cotterill
9838A Old Placerville Rd.
Sacramento, CA 95627

Zoning: PD-C

General Plan RC

Location: Northeast corner of Sierra College Blvd. and Nightwatch Dr.
APN: 046-510-027

Site Acreage: 4.3 Acres

File(s): DR-2003-19

Proposal: Request for approval of Design Review for a 4 building office complex.
Building sizes are 7,500 sq. ft., 12,000 sq. ft. and 20,000 sq. ft. (3)
buildings are 1-story, (1) building is 2-story.

Building Size(s):
Building A: 20,200 sq. ft. Finaled in 2005
Building B: 10,000 sq. ft. Finaled in 2005
Building C: 7,500 sq. ft. Finaled in 2005
Building D: 12,500 sq. ft. Finaled in 2005

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

March 2, 2004 – Approved – PC-2004-23

34. BRAMBLEWOOD ESTATES

Owner: Robert Victor Scott Phone: (916) 797-0213
8185 South Lake Circle
Granite Bay, CA 95746

Applicant: Land Development Services Phone: (916) 624-1629
W. E. Mitchell
4240 Rocklin Road, #5
Rocklin, CA 95677

Zoning: R1-6

Location: West of El Don @ the West Terminus of Wild Flower Lane.
APN 045-130-028

File #: DL-2003-06

Area: 4.32 acres

Proposal: 3 single-family lots. Approved entitlements expired on July 20, 2006
before the development of the project.

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

July 20, 2004 – Approved – PC-2004-61 (**EXPIRED** on July 20, 2006)

35. SUNRISE ASSISTED LIVING

Owner: Robert & Nancy Lea Phone: (530) 668-6636
15130 CR99 Fax: (916) 920-2286
Woodland, CA 95695

Applicant: Sunrise Development Inc. Phone: (925) 743-9035
Bill Lindstrom Fax: (925) 743-9635
902 Podua Road
Danville, CA 94526

Zoning: PD-2.63

General Plan MDR

Location: APN 045-160-095

Site Acreage: 4.10 Acres

File(s): DR-2004-01, U-2004-01

Proposal: Request for approval of a Design Review entitlement to construct a 48,190 sq.ft. assisted living facility on 4.10 acres.

Building Size(s):
Building A: 48,130 sq. ft. 64 rooms. Finaled in 2007

Planning Commission Hearing Date(s)/Action/Resolution:
February 1, 2005 – Approved – PC-2005-17

36. CAMPUS PLAZA PAD BUILDING

Owner: Campus Plaza – Sierra Shopping Center LLC Phone: (707) 422-2750
Ralph Cotton Fax: (707) 422-2751
3317 Spyglass Ct
Fairfield, CA 94534

Applicant: Rauschenbach, Marvelli, Becker, Architecture Phone: (916) 488-8500
Mark Marvelli Fax: (916) 488-8566
2277 Watt Avenue
Sacramento, CA 95825

Zoning: PD-C

General Plan RC

Location: SW corner of Rocklin Road & Sierra College Blvd.
APNs 045-160-082

Site Acreage: 3.0 Acres

File(s): DR-2004-06

Proposal: Remodel the existing fast food pad building. The existing single tenant building will be subdivided into two tenant spaces. The northern tenant space will be a coffee shop use and the southern tenant space will be a food use. Remodel was completed in 2006.

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

June 1, 2004 – Approved – PC-2004-48

37. SIERRA COLLEGE BLVD. BAPTIST CHURCH PHASE 2

Owner: Sierra College Blvd. Baptist Church Phone: (916) 652-7216
Gary Cheris Fax: (916) 652-2238
4800 Sierra College Blvd.
Rocklin, Ca 95677

Applicant: Gary Cheris Phone: (916) 663-1132
7705 Logan Lane
Penryn, CA 95663

Zoning: PD-C

Location: 4800 Sierra College Blvd.
APN 045-052-018

File #: DR-2004-11 & U-2004-07, DR-2006-09 & U-2006-05

Area: 10.03 acres

Proposal: DR-2004-11 &U-2004-07: Request for approval of master plan & design Review of Phase 2 of site; Phase 2A: One 3-section modular classroom and one 2-section modular classroom, totaling 2,600 sq. ft. Phase 2B: one 2-story multi-use gymnasium, office and ancillary building with non-fixed seating capacity of 400 seats in the gymnasium. Phase 2c: one 2-story Christian-Ed building approx. 16,600 sq. ft.

DR-2006-09 & U-2006-05: Request to collocate six panel antennas onto an existing 81' monopole.

Status: DR-2004-11 &U-2004-07: The application has been withdrawn.

DR-2006-09 & U-2006-05: The Planning Commission approved the project on September 19, 2006 (PC-2006-30 thru 32). The equipment has been installed.

38. ROCKLIN PARK HOTEL PARCEL SPLIT

Owner: Rocklin Park Hotel, LLC Phone: (916) 630-9400
Robert Leach Fax: (916) 630-0836
5450 China Garden Rd.
Rocklin, CA 95677

Applicant: Psomas Phone: (916) 929-7100
Mike Micheels Fax: (916) 929-6380
2295 Gateway Oaks Dr., Ste. 250
Sacramento, CA 95833

Zoning: PD-C

Location: 5450 China Garden Rd.
APN: 045-110-049

File #: DL-2004-10

Area: 10.17 +/- acres

Proposal: Request for approval to split existing 10 acre parcel into two parcels: a nine (9) acre parcel which would have existing hotel located on it and a one (1) acre parcel that is vacant and could be developed at a later time.

Status: The Planning Commission approved the project on July 5, 2005
(PC-2005-72).

39. ROCKLIN EXECUTIVE OFFICE PARK

Owner: Ken Flavell Phone: (916) 683-0784
4320 Babson Drive Fax: (916) 683-9625
Elk Grove, CA 95758

Applicant: Borges Architectural Group Phone: (916) 782-7200
1508 Eureka Rd., Ste 150 Fax: (916) 773-3037
Roseville, CA 95661
Adam Lehner

Zoning: PD-C

General Plan RC

Location: 4990 Rocklin Rd.
APN: 045-130-010, 064

Site Acreage: 2.1 Acres

File(s): DR-2004-37, DL-2004-04

Proposal: Request for approval of design review and tentative parcel map to allow the construction of four single-story office buildings totaling approximately 21,000 square feet of floor area, with associated parking and landscaping improvements. The tentative parcel map would subdivide two existing lots into five new lots, on lot for each building and one common lot.

Building Size(s):
Building A: 3,575 sq. ft. Finaled in 2007
Building B: 3,575 sq. ft. Finaled in 2007
Building C: 4,400 sq. ft. Finaled in 2007
Building D: 9,350 sq. ft. Finaled in 2007

Planning Commission Hearing Date(s)/Action/Resolution:
September 20, 2005 – Approved – PC-2005-104, 105

40. INDIAN CREEK PARCEL SPLIT

Owner: William & Rebecca Jacques
4440 Indian Creek Drive
Loomis, CA 95650

Phone: 916-652-9669
Fax: 916-652-8879

Zoning: R1-12.5

Location: 4440 Indian Creek Drive.
APNs: 045-061-023

File #: DL-2005-04

Area: 3.5 acres

Proposal: Split parcel into 2 separate parcels.

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

October 4, 2005 – Approved – PC-2005-113

41. ROCKLIN CROSSINGS

Owner: Rocklin Crossings, LLC Phone: 714-966-6426
C/o Donahue Schriber Fax: 714-850-1420
200 E. Baker St., Ste. 100
Costa Mesa, CA 92626
jpetersen@dsrg.com

Applicant: HalBear Enterprises Phone: 916-920-8272
Contact: Mark Perlberger Fax: 916-922-1471
2100 Northrop Avenue, Ste. 500
Sacramento, CA 95825
maphalbear@speakeasy.net

Zoning: PD-C

General Plan RC

Location: SE Corner of Sierra College & I-80

Site Acreage: 59.05 Acres

File(s): DR-2005-19, DL-2005-06, GPA-2005-01, PDG-2005-03, TRE-2005-27,
U-2005-01, Z-2005-01, U-2005-10

Proposal: A regional shopping center located in the southeast quadrant adjacent to I-80 and Sierra College. The property will be subdivided in to 18 parcels for a variety of retail uses. There are 23 proposed buildings totaling approximately 543,500 square feet.

Building Size(s): Building A: 141,488 sq. ft.
Building B: 20,328 sq. ft.
Building C: 222,000 sq. ft. (this building is under construction)
Building D: 18,390 sq. ft.
Building E: 40,020 sq. ft.
Building F: 32,100 sq. ft.
Pad 1: 6,744 sq. ft.
Pad 2: 6,500 sq. ft.
Pad 3: 6,379 sq. ft.
Pad 4: 4,500 sq. ft.
Pad 5: 3,921 sq. ft.
Pad 6: 4,000 sq. ft.
Pad 7: 4,000 sq. ft.
Pad 8: 5,000 sq. ft.
Pad 9: 4,000 sq. ft.

Pad 10: 4,000 sq. ft.
Pad 11: 6,000 sq. ft.
Pad 12: 4,800 sq. ft.
Pad 13: 4,524 sq. ft.
Pad 14: 4,800 sq. ft.

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

April 15, 2008– Recommended approval to City Council– PC-2008-26 thru 30

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

November 25, 2008– Approved – Reso. No. 2008-294 thru 298

At conclusion of lawsuit, this project had to be re-approved by the city.

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

May 3, 2011– Recommended approval to City Council– PC-2011-17 thru 19

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

June 14, 2011– Approved – Reso. No. 2011- 84 thru 88

42. ROCKLIN 60 RESIDENTIAL

Owner: Rocklin 60 LLC Phone: 916-974-3355
3600 American River Dr., #105 Fax: 916-974-3390
Sacramento, CA 95864
Contact: Chris Vrame
cvrame@sierra-holding.com

Zoning: PD-3, R1-6

Location: SE corner of Sierra College Blvd. & I-80

File #: SD-2005-07, GPA-2005-02, Z-2005-02, TRE-2005-28

Area: 11.62 acres

Proposal: 179 single-family lots.

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

October 19, 2010– Recommended approval to City Council– PC-2010-26
thru 29

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

November 23, 2010– Approved – Reso. No. 2010-203 thru 205

43. LDS CHURCH MEETING HOUSE – HIGHLANDS

Owner: Corporation of the Presiding Bishop of the Church Of Jesus Christ of Latter Day Saints
50 E North Temple St., Ste. 465W
Salt Lake City, Utah 84150-6915
Contact: Phil Allison
Phone: 801-240-4956
Fax: 801-240-4956

Applicant: Lee Wieder
Access Land Development Services
637 Middlefield Road
Palo Alto, CA 94301
accesspar@aol.com
Phone: 650-325-9681
Fax: 650-618-1675

Zoning: PD-2

General Plan LDR

Location: Northwest corner of Scarborough Dr. and Guilford Way.
APN # 046-020-032

Site Acreage: 15.71 Acres

File(s): DR-2006-01, DL-2006-01, U-2006-01

Proposal: Request approval of two parcel maps: Church building on 3.888 acres & residential on 11.823 acres. Request for Conditional Use Permit & Design Review on Church site. Church building will be approximately 24, 119 sq. ft.

Building Size(s):
Building A: 24,119 sq. ft. No building permits have been issued.

Planning Commission Hearing Date(s)/Action/Resolution:
December 5, 2006 – Approved – PC-2006-65
(**EXPIRED** on December 5, 2008)

44. CHINA GARDEN – RETAIL/OFFICE

Owner: Robert Leach Phone: 916-933-5911
3941 Park Drive S-20/308 Fax: 916-933-7278
El Dorado Hills, CA 95762

Applicant: Studio SMS Phone: 916-780-0100
424 Vernon, Suite 100 Fax: 916-780-0105
Roseville, CA 95678
Contact: John Lindahl
jlindhal@smsaia.com

Zoning: PD-C

General Plan RC

Location: China Garden Road
APN #045-110-049

Site Acreage: 1.01 Acres

File(s): DR-2007-13

Proposal: Request for approval of design review to construct a 10,180 sq. ft.
office/retail building on 1.01 acres.

Building Size(s):
Building A: 10,180 sq. ft. No building permits have been issued.

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

October 21, 2008 – Approved – PC-2008-62

45. SNEECHI PARCEL MAP

Owner: David Sniecchi Phone: 415-584-3881
Kristine Sniecchi Stuart
Michele Michon
119 Dublin Street
San Francisco, CA 94112
djsniecchi@sbcglobal.net

Applicant: Morton & Pitalo, Inc. Phone: 916-773-7677
1352 Blue Oaks Blvd., Suite 100 Fax: 916-773-7671
Roseville, CA 95678
Contact: Ryan O'Keefe
rokeefe@mpengr.com

Zoning: PD-3.5, PD-C, OA

Location: East of Sierra College Blvd. and South of Croftwood Subdivision access
road
APN: 045-053-050

File #: DL-2008-02

Area: 34.5 Acres

Proposal: Request for approval of Tentative Parcel Map to create two (2) parcels on
34.5 acre site.

Status: Project is still pending.

46. CENTER AT SECRET RAVINE

Owner: Donahue Schriber Asset Management Group
Jan Petersen

Applicant: RCS Engineering .
Rick Chavez

Zoning: PD-C

Location: Southeast corner of Sierra College Blvd. and Schriber Way
APN: 045-053-049

File #: PDG-2009-01, DR-2009-02, TRE-2009-05, U-2009-02, DL-2009-03

Area: 4.99 Acres

Proposal: Request to construct 23,600 square feet of retail space comprised of up to four buildings, parking lot and associated landscaping. Project also includes dividing the parcel into 4 parcels. Also allowed outdoor dining and outdoor display

Pad 1 (4,000 s.f.)

Pad 2 (6,000 s.f.)

Pad 3 (6,600 s.f.)

Pad 4 (6,000 s.f.)

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

September 20, 2011 – Approved – PC-2011-26 thru 30

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

October 11, 2011 – Approved – ~~PC~~-2011-144 thru 147, Ord. 978

47. HOLIDAY INN EXPRESS

Owner: Omkar Rocklin Inc.
Hemang Trivedi
5450 China Garden Road
Rocklin, CA

Applicant: Omkar Rocklin Inc.
Hemang Trivedi
5450 China Garden Road
Rocklin, CA

Zoning: PD-C

Location: 5450 China Garden Road

File #: SPU-97-32A, V-2011-01A

Proposal: The proposal is for a new freeway oriented sign.

Status: Project is still pending.