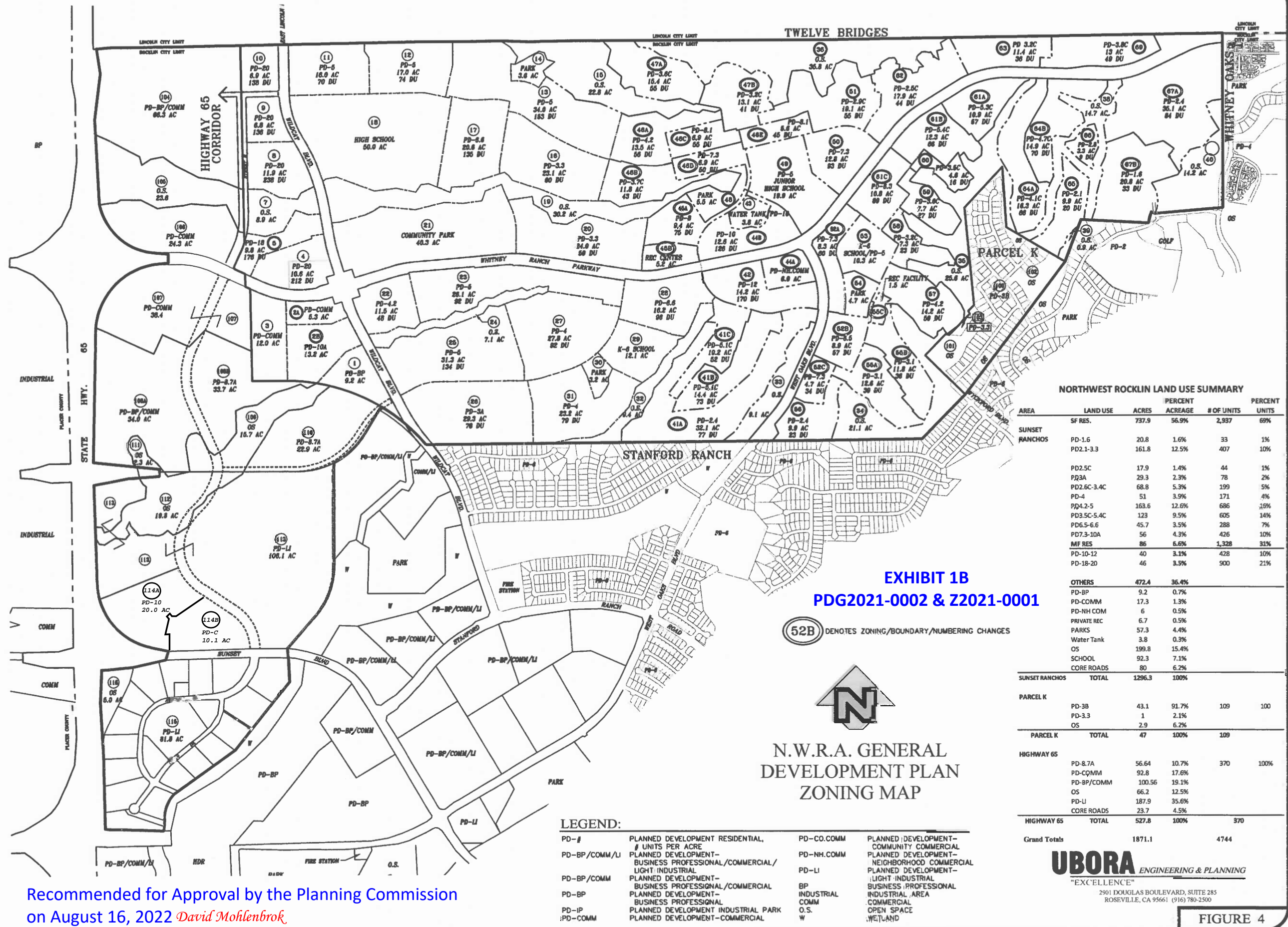


SUMMARY OF LAND USES

DEV. UNIT	G.F.	ACREAGE	ZONING	MAX # OF DU'S
<b>SUNSET RANCHOS</b>				
1	BP	9.2	PD-BP	-
2A	MU	5.3	PD-COMM	-
2B	MU	13.2	PD-10A	132
3	RC	12	PD-COMM	-
4	HDR	10.6	PD-20	212
5	HDR	9.8	PD-18	176
7	R-C	8.9	OPEN SPACE	-
8	HDR	11.9	PD-20	238
9	HDR	6.8	PD-20	136
10	HDR	6.9	PD-20	138
11	MDR	16	PD-5	70
12	MDR	17	PD-5	74
13	MDR	34	PD-5	153
14	POP	3.6	PARK	-
15	R-C	22.8	OPEN SPACE	-
16	LDR	23.1	PD-3.3	60
17	MDR	20.6	PD-6.6	135
18	POP	50	HIGH SCHOOL	-
19	R-C	30.2	OPEN SPACE	-
20	LDR	24	PD-3.3	59
21	POP	40.3	COMM. PARK	-
22	HDR	11.5	PD-4.2	48
23	MDR	26.1	PD-5	92
24	R-C	7.1	OPEN SPACE	-
25	MDR	31.3	PD-5	134
26	LDR	29.3	PD-3A	78
27	MDR	27.8	PD-4	92
28	MDR	16.2	PD-6.6	96
29	POP	12.1	K-6 SCHOOL	-
30	POP	3.2	PARK	-
31	MDR	23.2	PD-4	79
32	R-C	9.4	OPEN SPACE	-
33	R-C	9.1	OPEN SPACE	-
34	R-C	21.1	OPEN SPACE	-
35	R-C	25.6	OPEN SPACE	-
36	R-C	35.8	OPEN SPACE	-
38	R-C	14.7	OPEN SPACE	-
39	R-C	8.9	OPEN SPACE	-
40	R-C	14.2	OPEN SPACE	-
41A	LDR	32.1	PD-2.4	77
41B	MDR	14.4	PD-5.1C	73
41C	MDR	10.2	PD-5.1C	52
42	MHDR	14.2	PD-12	170
43	POP/MDR	3.8	WATER TANK/PD-10	-
44A	RC	6	PD-NH COMM	-
44B	MHDR	12.4	PD-10	75
45A	MDR	9.4	PD-8	74
45B	POP	5.2	PRIV. REC. FACILITY	-
46A	MDR	13.5	PD-4.2	56
46B	MDR	11.8	PD-3.7C	43
46C	MDR	6.9	PD-8.1	35
46D	MDR	6.9	PD-7.3	50
46E	MDR	5.6	PD-8.1	45
47A	MDR	15.4	PD-3.6C	55
47B	LDR	13.1	PD-3.2C	41
48	POP	5.5	PARK	-
49	POP	19.9	JR. HIGH SCHL/PD-5	-
50	MDR	12.8	PD-7.3	93
51	LDR	19.1	PD-2.9C	55
52A	MDR	8.3	PD-7.3	60
52B	MDR	8.9	PD-6.5	57
52C	MDR	4.7	PD-7.3	34
53	POP	10.3	K-6 SCHOOL/PD-5	-
54	POP	4.7	PARK	-
55A	LDR	12.6	PD-3.1	39
55B	LDR	11.8	PD-3.1	36
55C	POP	1.5	PRIV. REC. FACILITY	-
56	LDR	9.9	PD-2.4	23
57	MDR	14.2	PD-4.2	59
58	LDR	7.3	PD-3.2C	23
59	MDR	7.7	PD-3.6C	27
60	MDR	4.6	PD-3.5C	16
61A	MDR	10.9	PD-5.3C	57
61B	MDR	12.3	PD-5.4C	66
61C	MDR	10.8	PD-8.3	89
62	LDR	17.9	PD-2.5C	44
63	LDR	11.4	PD-3.2C	36
64A	MDR	16.3	PD-4.1C	66
64B	MDR	14.9	PD-4.7C	79
65	LDR	9.9	PD-2.1	20
66	LDR	3.3	PD-2.8	9
67A	LDR	35.1	PD-2.4	84
67B	LDR	20.8	PD-1.6	33
69	MDR	13	PD-3.8C	49
<b>CORE ROADS</b>				
TOTAL	R/W	1,296.30		4,265
<b>PARCEL K</b>				
100	LDR	PD-3B	43.1	109
101	R-C	OS	1.2	-
102	R-C	OS	1.7	-
103	LDR	PD-3.3	1	0
TOTAL			47	109
<b>HIGHWAY 65</b>				
104	BP/COM	PD	66.3	
105	M	BP/COMM		
106	R-C	OS	23.6	
107	RC	PD-COMM	24.3	
108A	BP/COM	PD	34.26	
108B	MDR	PD 8.7A	33.74	221
109	R-C	OS	15.7	
110	MDR	PD 8.7A	22.9	149
111	R-C	OS	2.3	
112	R-C	OS	19.6	
113	LI	PD-LI	106.1	
114	RC	PD-COMM	30.1	
115	LI	PD-LI	81.8	
116	R-C	OS	5	
<b>CORE R/W</b>				
TOTAL	R/W		23.7	370
GRAND TOTAL			1,871.1	4,744



**NORTHWEST ROCKLIN LAND USE SUMMARY**

AREA	LAND USE	ACRES	PERCENT ACREAGE	# OF UNITS	PERCENT UNITS
SUNSET RANCHOS	PD-1.6	20.8	1.6%	33	1%
	PD2.1-3.3	161.8	12.5%	407	10%
	PD2.5C	17.9	1.4%	44	1%
	PQ3A	29.3	2.3%	78	2%
	PD2.6C-3.4C	68.8	5.3%	199	5%
	PD-4	51	3.9%	171	4%
	PQ4.2-5	163.6	12.6%	686	18%
	PD3.5C-5.4C	123	9.5%	605	16%
	PD6.5-6.6	45.7	3.5%	288	7%
	PD7.3-10A	56	4.3%	426	11%
MF RES	86	6.6%	1,328	35%	
PD-10-12	40	3.1%	428	11%	
PD-18-20	46	3.5%	900	24%	
<b>OTHERS</b>	<b>472.4</b>	<b>36.4%</b>			
PD-BP	9.2	0.7%			
PD-COMM	17.3	1.3%			
PD-NH COMM	6	0.5%			
PRIVATE REC	6.7	0.5%			
PARKS	57.3	4.4%			
Water Tank	3.8	0.3%			
OS	199.8	15.4%			
SCHOOL	92.3	7.1%			
CORE ROADS	80	6.2%			
<b>SUNSET RANCHOS TOTAL</b>	<b>1296.3</b>	<b>100%</b>			
<b>PARCEL K</b>					
PD-3B	43.1	91.7%	109	100	
PD-3.3	1	2.1%			
OS	2.9	6.2%			
<b>PARCEL K TOTAL</b>	<b>47</b>	<b>100%</b>	<b>109</b>		
<b>HIGHWAY 65</b>					
PD-8.7A	56.64	10.7%	370	100%	
PD-COMM	92.8	17.6%			
PD-BP/COMM	100.56	19.1%			
OS	66.2	12.5%			
PD-LI	187.9	35.6%			
CORE ROADS	23.7	4.5%			
<b>HIGHWAY 65 TOTAL</b>	<b>527.8</b>	<b>100%</b>	<b>370</b>		
<b>Grand Totals</b>	<b>1871.1</b>		<b>4744</b>		

**EXHIBIT 1B**  
**PDG2021-0002 & Z2021-0001**

(52B) DENOTES ZONING/BOUNDARY/NUMBERING CHANGES



**N.W.R.A. GENERAL DEVELOPMENT PLAN ZONING MAP**

**LEGEND:**

PD-#	PLANNED DEVELOPMENT RESIDENTIAL, # UNITS PER ACRE	PD-CO.COMM	PLANNED DEVELOPMENT-COMMUNITY COMMERCIAL
PD-BP/COMM/LI	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL	PD-NH.COMM	PLANNED DEVELOPMENT-NEIGHBORHOOD COMMERCIAL
PD-BP/COMM	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL/COMMERCIAL	PD-LI	PLANNED DEVELOPMENT-LIGHT INDUSTRIAL
PD-BP	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL	BP	INDUSTRIAL BUSINESS/PROFESSIONAL
PD-IP	PLANNED DEVELOPMENT INDUSTRIAL PARK	COMM	INDUSTRIAL AREA COMMERCIAL
PD-COMM	PLANNED DEVELOPMENT-COMMERCIAL	O.S.	OPEN SPACE
		W	WETLAND

Recommended for Approval by the Planning Commission  
on August 16, 2022 *David Mohlenbrok*

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

P:\project\9-110.10 (Whitney Ranch)\GDP Clean up\Exhibits\FIG 4-GDP Land Use.dwg