

## ATTACHMENT 1

BLUE MEMOES AND CORRESPONDENCE PROVIDED TO PLANNING COMMISSION PRIOR TO THE PUBLIC HEARING ON SEPTEMBER 20, 2022.



# CITY OF ROCKLIN

## MEMORANDUM

DATE: September 20, 2022

TO: Planning Commission

FROM: David Mohlenbrok, Community Development Director  
Bret Finning, Planning Services Manager  
Dara Dungworth, Senior Planner

RE: Whitney Ranch Unit 49  
Item # 6  
Amended Tentative Subdivision Map Conditions of Approval and  
Public Correspondence

General Plan Amendment, General Development Plan Amendment, Rezone,  
Tentative Subdivision Map  
GPA2021-0004, PDG2021-0003, Z2022-0002, SD2021-0003

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Subsequent to the publication of the September 20, 2022 agenda, the applicant requested modifications to the conditions of approval for the Tentative Subdivision Map entitlement. Several communications were also received from the public as discussed below.

### Applicant's Request

The applicant requested that condition of approval 4.d. ii. be amended to include the text "if applicable." Staff has no objection to this modification and proposes the following revised condition (underline to indicate added text):

- 4.d.ii. Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Wildlife that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways, if applicable.

The applicant also requested that condition of approval 4.b. vii. be removed from the project since the project site is within the Whitney Ranch Master Drainage Plan area that was approved prior to 2015, the project is therefore exempt from National Pollutant Elimination System (NPDES) stormwater treatment and control requirements. Staff concurs and recommends this condition be removed from the map resolution.

### Public Comment

As noted in the Staff Report and in response to public comments received later, Public Services staff will be conducting a traffic investigation to determine if warrants, per State Regulations, are

met to allow installation of any additional traffic control measures in the area of the project. Staff also determined that the existing right-of-way on the east side of Songbird Way would allow for the construction of a Class 1 bike lane (separated from the street) to facilitate a link from the existing Class 1 bikeway on Whitney Ranch Parkway to Pernu Park and the bikeway there. Some modifications to the grading and right-of-way landscaping within Lots B and C would be required to accommodate the wider sidewalk. Staff recommends the following revision to condition of approval 4.f.ii.A) (underline to indicate added text, strikeout to indicate deleted text) as follows:

4.f.ii.A) Frontage improvements along Songbird Way and Whitney Ranch Parkway, in substantial compliance with Exhibit A, shall also include modifications to widen the sidewalk to create a Class 1 bike lane between Whitney Ranch Parkway and Old Ranch House Road along Songbird Way ~~and~~ to the satisfaction of the City Engineer and Director of Public Services.

Attached to this memorandum are copies of public correspondence received after the publication of the agenda.

Attachment 1 – Copies of public correspondence

# NEIL BULLOCK

3252 Hoot Owl Loop, Rocklin, CA 95765 | (408) 569-3863 | neil.bullock@pobox.com

September 19, 2022

Planning Commission  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

Dear Planning Commission:

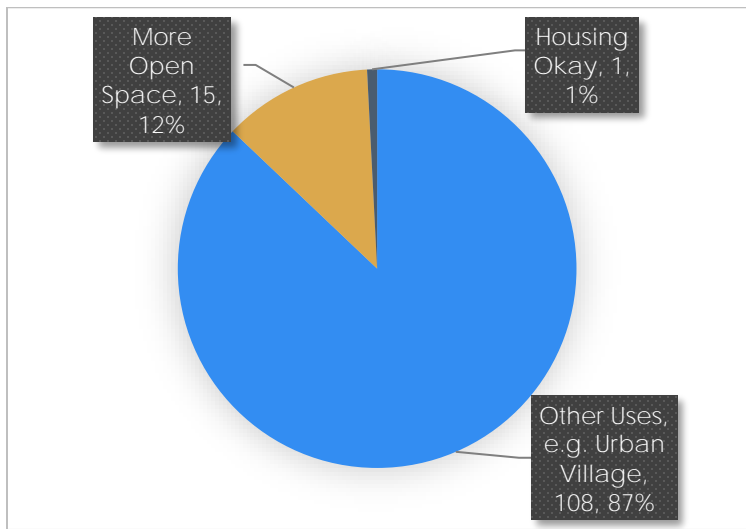
I have been a resident of Rocklin since 2016 and I live in Whitney Ranch. I am writing to you about the application for the rezoning of Unit 49, Whitney Ranch that you will consider at the Planning Commission meeting on September 20, 2022. I would address these comments to you in person, but I am taking my daughter to college, and I may not be back in time for the meeting. I hope that you will give my written comments the same weight.

The Unit 49 site is a strategic site within Whitney Ranch. It is centrally located at the highest point in the community and at the nexus of the major streets and trails.



Changing the land use designation from Public / Quasi-Public to Low Density Residential is a substantial change of use which the evidence suggests is not supported by the community.

An informal survey of the community shows overwhelming interest in uses for the land more fitting for the community's needs. Out of ~2100 residents in the Families of the Greater Whitney Ranch Area Facebook group, 124 residents responded. This is a strong response rate for an online survey.



I think this corresponds with the desire that we are seeing across the state and nationally to have communities with facilities that are more accessible by bike / e-bike / NEV and less dependent on driving. Currently almost every activity requires driving out of the community. I have attached the comments that residents made in response to the survey.

In changing the land use designation to low density residential, the community loses access to the approximately 40 % of the site that would be dedicated to green space and available for use out of hours if the site was to be used as a school.



I acknowledge that any development of the site needs to be economically sustainable, and that housing is likely to be a component. I don't believe that this is inconsistent with meeting the community's needs.

The city recognized that additional housing at Sunset Whitney Recreation Area was not in the long-term interests of its residents. Whitney Ranch Unit 49 needs a similarly thoughtful and deliberative process that includes the views of residents before a final decision is taken.

I request that you continue the proceedings for this application and that you recommend that the city performs a comprehensive consultation of the community before completing your consideration of the application.

It is a goal of the city's Parks, Recreation and Arts Commission to improve trail connectivity where possible, and it is a goal in the city's general plan "To provide a safe, comprehensive and integrated system of trails, bikeways..." Should you decide to approve this application, I request that you direct the applicant to modify the tentative subdivision map to provide for a Class 1 Bicycle Trail on Songbird Way that would connect the Class 1 facilities that already exist adjacent to the site (i) on Whitney Ranch Parkway and (ii) through Pernu Park to Whitney High School.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Bullock". The signature is stylized and cursive, with the first name "Neil" written in a larger, more prominent script than the last name "Bullock".

Neil BULLOCK



# Families of the Greater Whitney Ranch Area

Private group · 2.0K members

Joined  Invite

- About
- Discussion**
- Topics
- Members
- Events
- Media
- Files
- Questions



**Neil Bullock** created a poll.



April 29 at 4:04 PM · 🌐

What would we like to see happen at the surplus (unbuilt) middle school site in Whitney Ranch?

In late January, the board of Rocklin Unified School District put into motion the sale of their surplus lot at the intersection of Whitney Park Ranchway and Songbird Way, by the roundabout. It was originally intended to be the third middle school for Rocklin. The site is currently being offered for sale to public and not-for-profit bodies. From the middle of May, it can be offered for sale to any private entity. The school district intends to use the proceeds to pay down debt.

The site is at the top of Telegraph Hill, the highest point in Whitney Ranch. It has sweeping views towards the Sutter Buttes, the coastal mountain ranges, downtown Sacramento and Mount Diablo. It is the last undedicated lot in Whitney Ranch.

The site is currently zoned for public and quasi-public uses, such as a school site. A submission has been made to the city to rezone the








If the site had been built as a school, about 50% of the area, or 10 acres, would have been space that is open to the public, in the same way that the public can use the lots and playing fields at Granite Oaks or Spring View middle schools today, outside of school hours. If the rezoning and house construction takes place, that space will be lost.

I am a resident of Whitney Ranch and I am posting this as a private citizen. I am curious to find out how our community feels about the use of this space so I have put together the survey below. I'd be grateful if you would complete it, and let other people know about it too!

[The pictures that go with this poll are here:

<https://docs.google.com/.../1617MbOJFpfq3cFzVnt2Q.../edit...>

The submission to the city to rezone the property for houses is here: <https://www.rocklin.ca.us/post/whitney-ranch-unit-49>].

	<p>Added by you</p> <p>Let's go further and look at other uses of the space for the community, such as a village center the public could get to by walking bike etc</p>	 108 votes	
	<p>Added by you</p> <p>We should preserve at least some space for the public at this site</p>	 15 votes	
	<p>Added by you</p> <p>We have plenty of public spaces in Whitney Ranch. I am okay with houses being built on this site</p>	 1 vote	
<div style="border: 1px solid #ccc; padding: 5px; display: inline-block;">Add an option</div>			

 2

37 Comments

 Like

 Comment

All comments 



**DiAnne Wilcox**

Thank you for this information. I was wondering what that lot was for!

Like Reply 6d



**Elliot Gale**





**JB Kilt**

Can we put up a large banquet hall with outdoor seating as well? With plenty of parking too. Whitney Ranch House is a tad small for big events. Just my two cents.

Like Reply 6d



**Melissa Switzer Savage**

**JB Kilt** WR had a 2nd proposed Ranch House with another pool, banquet hall, and gym planned for near there (different lot) but it was voted down...

Like Reply 6d



6 Replies



**DiAnne Wilcox**

Dog park? Outdoor seating to watch the sunsets? I agree with JB Kilt's comment on a large banquet hall. It'd be awesome to have a restaurant & bar to take advantage of that beautiful view.

Like Reply 6d



**Shannon Kay**

**DiAnne Wilcox**

I love the dog park and restaurant idea!

Like Reply 6d



**DiAnne Wilcox**

Or even a place for food trucks to come so there isn't a restaurant per se but people can hang out, eat, drink, and chill out

Like Reply 6d



**Eddie Medeiros**

Sad part is we can't even get enough participation to vote in a new board.

Like Reply 6d



**Brent Collier**

Good thing Granite Oaks Middle isn't already overcrowded. Oh wait...

Regardless of whether giving up the middle school was a good decision, the last thing I want to see is MORE houses.

Like Reply 6d



**Nicole Smith** Admin

**Brent Collier** agreed! On both!

Like Reply 6d





**Erich Kerstan**

There's already an application with the City of Rocklin Planning Commission to build homes on that site.

<https://www.rocklin.ca.us/post/whitney-ranch-unit-49>



Like Reply 6d



**Rose Gonzales**

**Erich Kerstan** Do you know who the builder is?

Like Reply 6d



**Erich Kerstan**

**Rose Gonzales** I didn't read through the entire application. The link for the application typically provides all parties involved.

Like Reply 6d



**Rose Gonzales**

**Erich Kerstan** thank you

Like Reply 6d



**Millie Yan**

**Rose Gonzales** the docs say Ubara Engineering and Planning from Roseville. The owner of the lot is Southern Placer Transportation Authority and the contact is the superintendent of RUSD Roger Stock.

Like Reply 3d



**Lorenzo Gerald**

A second clubhouse 3

Like Reply 6d



**Samantha Donald Marsh**

I hate the idea of more houses. I really wish it was a middle school. 😞

Like Reply 6d



**Nicole Smith** Admin

**Samantha Donald Marsh** saaaame!!

Like Reply 6d



**Kimberly Latta Gimenez**

**Samantha Donald Marsh** same. Or redraw the





**Amy Strain**

Why aren't they building the middle school? It seems like we need it.

Like Reply 6d



**Rose Gonzales**

**Amy Strain** I heard because the State has to pay for half of it and funding was an issue but I cant say for sure if thats a true statement

Like Reply 6d



**Jessica Wortman Jones**

**Amy Strain** they ended up adding portables and making "improvements" to the current schools instead

Like Reply 2d



**Michelle Steffenauer**

Second pool and clubhouse!

Like Reply 6d



**Plasencia Christina**

No more houses

Like Reply 6d



**Meera Higbee**

Whitney Ranch community should buy it, bocce, family hang out, restaurant with a view for a change !

Like Reply 6d Edited



**Eddie Medeiros**

Great place for **Chris Hunt** amazing BBQ

Like Reply 5d



**Pajo Bruich**

Add some retail. Coffee. Breakfast. Lunch. Dinner. Tired of driving 7 miles to get to everything 😂

Like Reply 5d Edited



**Toni Ceccardi**

The second Ranch House

Like Reply 5d



**Stacy Maletic** 🙌

Anyone know if we an get the Hoa involved? An increase in Hoa would've required to make the space for the community , but im open to that

Like Reply 3d



**Stacy Maletic** 🙌

■ **Bozidar Bato Maletic**

Like Reply 3d





Like Reply 1d



Write a comment...



**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Whitney Ranch Unit 49  
**Date:** Tuesday, September 20, 2022 1:10:47 PM

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**From:** Vivek Dandugula <[viveksaid@gmail.com](mailto:viveksaid@gmail.com)>  
**Sent:** Tuesday, September 20, 2022 10:50 AM  
**To:** Meeting Comments <[MeetingComments@rocklin.ca.us](mailto:MeetingComments@rocklin.ca.us)>  
**Subject:** Whitney Ranch Unit 49

Hi

I am opposing new 60 unit Suvdivision as this will impact traffic and livelyhood of neighbourhood, I would rather leave that place for Middle school which will help all the community in future for kids.

THanks,  
Vivek

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Whitney Ranch Unit 49  
**Date:** Tuesday, September 20, 2022 8:25:08 AM

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**From:** romel francisco <rfranc69@yahoo.com>  
**Sent:** Monday, September 19, 2022 8:01 PM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Whitney Ranch Unit 49

To whom it may concern,

As a resident of Whitney Ranch, we want to see the empty area to be a middle school in the future, NO to new 60 Unit Subdivision, Thanks!

Romel Francisco  
889 Old Ranch House

[Sent from Yahoo Mail for iPhone](#)

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Planning Commission comments: Whitney Ranch Unit 49  
**Date:** Tuesday, September 20, 2022 9:43:45 AM

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**From:** Thomas Kane <thomaskanetx@yahoo.com>  
**Sent:** Tuesday, September 20, 2022 9:39 AM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Cc:** Emmanuel Relevo <erelevo@gmail.com>  
**Subject:** Planning Commission comments: Whitney Ranch Unit 49

From:  
Thomas Kane  
2942 Laredo Drive  
Rocklin, CA 95765  
[thomaskanetx@yahoo.com](mailto:thomaskanetx@yahoo.com)

To: Planning Commission, City of Rocklin  
Sent via Email to [meetingcomments@rocklin.ca.us](mailto:meetingcomments@rocklin.ca.us)

Re:  
Whitney Ranch Unit 49  
General Plan Amendment GPA 2021-0004  
General Development Plan Amendment, PDF2021-003  
Tentative Subdivision Map, SD201-0003

I write in strong opposition to the proposed site plan as presented. As a nearby homeowner and resident, I find the site plan deeply flawed and urge its rejection. My opposition is based on:

1. **No Neighborhood Feedback.** There seems to have been no effort to reach out to surrounding neighborhoods or homeowners to solicit feedback. Doing so outside of this formal approval process would have revealed many of the issues presented here and created a better plan.
2. **Loss of Promised Green Space.** While I understand that the original plan by the Rocklin school district has been abandoned, the fact remains that nearby residents predicated their purchases on the previously-approved plans for a school. In that plan, the school was sited at the edge of the property along Whitney Ranch Pkwy., limiting impact to homes farther away, while sports fields and the like would have extended the green space from Pernu Park across the street. In particular, those green space amenities have disappeared in this plan, without any offsetting benefits to the community.

3. **New walls to isolate neighborhoods.** As drafted, the site plan calls for homes to face inward, creating a wall or back-yard fences along Laredo Drive and Old Ranch House Road and stranding the homes across those streets. What a missed opportunity to build neighborhoods and lively interactions among nearby residents! Rather than facing open space and sports fields, houses across those streets will see tall walls. These walls will be particularly problematic along Laredo Drive, where, because of the natural elevation change, new homes will tower over those on Laredo Drive.
4. **Disconnect from existing street patterns.** In a further attempt to keep the home sites looking inward, developers have chosen not to extend existing streets onto the site, including Creek Hollow Road from the west and Grouse Ridge Way from the unbuilt community on the southeast, further isolating the site from other neighborhoods.
5. **Ingress and Egress from Laredo Drive.** The site plan calls for one of only two entrances to the neighborhood to be from Laredo Drive, pushing much traffic into the neighborhood to the north. The applicant has provided no traffic data to support its application. Existing homes along Laredo Drive will be severely and untenably affected. Much additional traffic will be directed inexplicably past the children's playground at Pernu Park, deepening the negative effects. Meanwhile, there is no direct egress at all to the main street in the area, Whitney Ranch Pkwy., which could easily accommodate more traffic without negative effects.
6. **Lack of Community Retail.** All of those issues are fatal and provide ample reason for the plan to be rejected. Here's one more: the as-yet missed opportunity to profitably provide what the community actually needs. There are no retail services within miles of the site, in keeping with the original auto-oriented master-planned community of single-family homes. But some small retail spaces would foster a stronger, healthier community that could be accessed with an automobile: neighborhood-oriented coffee, bistros, cleaners and the like, especially along the roundabout at Whitney Ranch Blvd.

I urge the Planning Commission to reject the site plan as presented and urge the applicant to work with residents of surrounding neighborhoods to improve the plan.

Thomas Kane

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Whitney Ranch re-zone meeting today  
**Date:** Tuesday, September 20, 2022 2:37:38 PM

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**From:** Kirsten Kemp <kirstenvkemp@gmail.com>  
**Sent:** Tuesday, September 20, 2022 2:28 PM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Whitney Ranch re-zone meeting today

To whom it may concern,

My family is completely against the rezoning of this land for a new home development. We believe the land should be used for a future school.

Thank you,

Kirsten

Kirsten Kemp  
lululemon  
Roseville - CA

c: 818-450-7793

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: WR Unit 49 - Songbird and Laredo Drive  
**Date:** Tuesday, September 20, 2022 2:37:20 PM

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**From:** Linda Lewis <lindalew@email.com>  
**Sent:** Tuesday, September 20, 2022 1:27 PM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** WR Unit 49 - Songbird and Laredo Drive

Rocklin Planning Commission:

Let me start by saying my wife and I are retired, 32 year residents of Rocklin and have lived on Laredo Drive for the past five years. I have always deeply appreciated this City I call home for the way it has been managed for the last 30 plus years. The quality of life, schools and safety provided by our Police and Fire Departments is second to none. This quality of life, directly reflects the decision making from City Leaders over the last three decades, for which we are very thankful.

My comments in regards to several proposals re: Whitney Ranch Unit 49 located at Songbird and Laredo Drive are as follows:

1. Proposal to keep the land as "open space" (park, etc.). I'm sure the Planning Commission is well aware of the two existing parks in this neighborhood with playgrounds and open fields. One is located across the street from the Unit 49 parcel and the other two blocks away adjacent to a school. Parks are an asset but do come with a downside. They offer another place for people to hang out, many times late into the evening. I have often heard loud music and basketball games going on well past 10 PM, especially on weekends, not to mention, the trash and alcohol bottles that are left behind. Another park would only add to that problem for the residents nearby. We do not need another park in this area.
2. Proposal to bring businesses to the area for "meeting places." There are multiple restaurants, coffee houses and ice cream shops close by on Stanford Ranch Road where people can meet. The transforming of the empty lot to a "meeting place" for coffee or lunch would only ruin the quality of life for the people living in the adjacent area. We do not need another "meeting place" in this residential space.
3. Proposal to keep Unit 49 empty for future school use. While this is noble and may be a good idea for the future, it also brings with it more traffic during the week and on weekends if the site is to be used as soccer fields, etc. With the addition of Quarry Trail Elementary, there has already been a dramatic increase in traffic on Laredo Drive. Along with the increased traffic is the problem of speeding cars on Laredo Drive. Being retired, I am well aware of people driving up and down the street at a high rate of speed. This is a residential street where children are playing, riding bikes, etc. Personally, I would prefer not to have another school across the street from my house. There are already two schools less than a mile from Laredo Drive.
4. Proposal to build 60 new homes on Unit 49. Since this area is already experiencing dramatic increase in traffic, I feel that a few more cars would not impact the neighborhood greatly. There are already two existing entrances to the Unit 49 lot and not all of those "new residences" would be coming and going at the same time. At worst, the heavy traffic would only be during school pickups and drop offs.

In summary, I would prefer the option of developing the Unit 49 lot into new LOW density homes. I would not support any proposal that changes the housing designation to HIGH or MEDIUM density. I also do not support the land used for another park, meeting place or school. Aesthetically, I would much prefer to look out my window and see a retaining wall with well maintained landscaping, rather than a busy park, playground or small business complex.

Thank you for your consideration.

DC Lewis

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Whitney Ranch Unit 49 Public Hearing Sept. 20, 2022  
**Date:** Tuesday, September 20, 2022 2:37:29 PM

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**From:** Kerry Shearer <kerry.shearer@gmail.com>  
**Sent:** Tuesday, September 20, 2022 2:27 PM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Whitney Ranch Unit 49 Public Hearing Sept. 20, 2022

September 20, 2022

As residents of the Prominence (JMC Homes) subdivision of Whitney Ranch, we are opposed to the plan to change the land use designation of the project site (Whitney Ranch Unit 49) from Public/Quasi-Public (P/PQP) to Low Density Residential (LDR) and subdivide the property into 60 single-family residential lots.

The reasons are as follows:

**The layout of the subdivision is poorly planned.**

If this project is to be built (and we'd prefer it not be), the main access needs to be from Whitney Ranch Parkway, like all the other under-construction subdivisions around it. As designed, without access to Whitney Ranch Parkway, the subdivision will greatly increase traffic on Songbird and on our street, Laredo Drive, and as a result, greatly decrease safety.

We have a lot of small children on our street, and as it is, we regularly see speeding drivers. It's entirely reasonable to expect that it's going to get much worse with another 150 cars added (2.5 cars x 60 houses) as a result of the poor design. We don't know what the developers were thinking by designing the project without access to the main thoroughfare, Whitney Ranch Parkway.

**Traffic in the area is already increasing with 5 other subdivisions.**

There are five major side-by-side subdivisions nearby, four that are under construction, and one that has had the lots prepped for eventual construction. **They will all add significant traffic to the area**, but at least they have ALL been designed to have Whitney Ranch Parkway as the main access point. Why is Unit 49 being allowed to break that pattern of smart planning?

**Once this school site is given up, it can never be reclaimed to meet community needs.**

We disagree with the whole idea of giving up the school site. It's unwise. These current neighborhoods are teeming with young children, and the additional subdivisions under construction won't be any different.

The school site needs to be retained for future school construction to meet educational needs, and to provide recreation space for children. If this site is lost, we are unaware of any good site options in the heart of this area.

**We urge your vote to disapprove this project. We are depending on you to protect our neighborhood and the safety of all the children and adults who live here.**

**Kerry and Christi Shearer**  
2951 Laredo Drive

**Sacramento, CA 95765**

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Whitney Ranch Unit 49  
**Date:** Monday, September 19, 2022 3:09:54 PM

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**From:** Gary Stevens <gstevens3022@gmail.com>  
**Sent:** Monday, September 19, 2022 3:00 PM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Whitney Ranch Unit 49

Planning Commission Members,

Please consider incorporating required remediation steps to address these surrounding road speed and safety issues as part of the Whitney Ranch Unit 49 Tentative Map approval process.

1. The inclusion of the paseo/ADA access onto the east sidewalk of Old Ranch House Road (ORHR) is commendable. However, there is no safe way to cross the street to get to Pernu Park! The only marked pedestrian crosswalk crossing ORHR is at the corner of the ORHR and Whitney Ranch Parkway traffic signal by the clubhouse! Currently, crossing ORHR, other than at the light, is a safety gamble at best. Drivers don't stop. A possible solution is to add a pedestrian initiated flashing sign and a crosswalk at the corner of ORHR and Creek Hollow Road on the park side corner.

2. The addition of traffic on Laredo, Songbird, and ORHR, because of the new entrance/exits on Laredo and Songbird, will compound an existing problem. Drivers are NOT staying within the posted 25 MPH speed limit in this residential area of Laredo and ORHR. In addition, it appears that Songbird is not even posted but assumed to be 35 MPH? Songbird and ORHR both have terrain rises, drops, and curves which make visibility difficult and unsafe for turning in and out from street to street. A possible solution would be to post and reduce speed on Songbird to 25 MPH.

3. There is not adequate street lighting on the east sidewalk side of ORHR across from Pernu Park. I would ask that an added street light be incorporated along this section of ORHR to ensure that northbound drivers clearly see the posted 25 MPH speed limit sign, which serves to reduce speed from the prior 35 MPH. Also, this helps to slow traffic down with the crosswalk addressed in #1 above.

For closing comments, I don't know if the above issues would normally be a responsibility of the developer alone, the City, or some combination. The issues are valid concerns and I believe that they can be resolved with positive outcomes for the community and at minimal effort and cost for a project of this size. Compliments to City staff and the developer for all information provided on this agenda item.

Sincerely,  
Gary Stevens  
881 Old Ranch House Road



# CITY OF ROCKLIN

## MEMORANDUM

DATE: September 20, 2022

TO: Planning Commission

FROM: David Mohlenbrok, Community Development Director  
Bret Finning, Planning Services Manager  
Dara Dungworth, Senior Planner

RE: Whitney Ranch Unit 49  
Item # 6  
Amended Tentative Subdivision Map Conditions of Approval and  
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Tentative Subdivision Map  
GPA2021-0004, PDG2021-0003, Z2022-0002, SD2021-0003

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Subsequent to the publication of the September 20, 2022 agenda, and the Blue Memo posted on line the attached correspondence was received.

From: Austin Mattison <uclaustin@gmail.com>  
Sent: Tuesday, September 20, 2022 4:01 PM  
To: Meeting Comments [MeetingComments@rocklin.ca.us](mailto:MeetingComments@rocklin.ca.us)

Subject: Planning Commission Public Hearing - Whitney Ranch Unit 49

I would like to raise my objections to this application and specifically, the rezoning of this lot from PQP to residential. This proposal is clearly in violation of SB 743.

The North West Rocklin Plan is already designed in a very car-centric, out-dated suburban method. What it has achieved with us thus far is a non-walkable "sea" of homes, where we have to drive to do nearly ALL activities. This proposal for even more of the same is unacceptable.

It's also being dishonestly presented by staff to show compliance with SB 743. Notably, their impact analysis in the sections of Greenhouse Gas Reduction, Air Quality and Transportation, purports a reduction in VMT. This is a clear misrepresentation of fact, as the elimination of a Middle School or other PQP doesn't decrease vehicle miles traveled (VMT) but increases it. Schools and Public spaces are a zero-sum game. Increasing their numbers does not increase the student population they serve but rather makes it more likely that students can walk/bike to school. The same would be true for any PQP use of this site.

In addition to the above, this plan additionally fails to meet the spirit of Rocklin's Housing Elements in that it doesn't even connect two Class 1 bike paths that terminate on either side of the site. This continued car-centric planning needs to end. Please reject this proposal in favor of something that actually serves the community.

Regards,  
Austin Mattison

From: Lisa-Marie Salvacion <lisa.salvacion@gmail.com>  
Sent: Tuesday, September 20, 2022 3:02 PM  
To: Meeting Comments <MeetingComments@rocklin.ca.us>  
Subject: Whitney Ranch Unit 49 - Comments

Re: WHITNEY RANCH UNIT 49

As a long-time resident of Whitney Ranch, I am writing in opposition to the zoning change of subject site, APN 017-020. According to the Public Hearing Notice, Rocklin Planning Commission proposes to change the land use designation of the property site—currently zoned as PD-5/School and General Plan designation Public/Quasi-Public—to Low Density Residential (LDR) in order to accommodate 60 single-family residential lots.

#### Environmental Impact Report Needs to Be Updated

A new CEQA document is required when substantial changes are proposed in the project that will require major revisions to the previous environmental document. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revision of the previous environmental document because of the potential for involvement of new significant environmental impacts or a potentially substantial increase in the severity of previously identified environmental impacts. See, Cal Code of Regulations § 15064.

The Public Notice indicates that it will rely on the previously approved Environmental Impact Report (EIR) (Res. No. 2002-230 and amended through Res 2008-52) will be relied on for the current proposal. That EIR states, “the requested zoning changes will not result in any environmental impacts beyond those previously identified.” The Planning Commission should not rely on an outdated EIR last reviewed 14 years ago. The impact of building 60 additional single-family units is a substantial change from a middle school originally planned for the property site. A middle school has a smaller footprint than 60 residential units, and the majority of the land would have been open space. There is no evidence or rationale that shows that the addition of 60 homes is substantially similar to the planned middle school. Until such information is provided, the Planning Commission should vote against approval of the zoning change.

Signed,  
Lisa-Marie Clark  
2933 Laredo Drive  
Rocklin, CA 95765  
(415) 691-5625

From: Chris And Natalie Sanchez <chrisnataliesanchez@gmail.com>  
Sent: Tuesday, September 20, 2022 4:57 PM  
To: Meeting Comments <MeetingComments@rocklin.ca.us>  
Subject: Whitney Unit 49

Hello,

I am respectfully submitting my opposition to the building of homes in the 20 acre space. In these times of constant drought and schools over capacity, more homes do not help the residents of Whitney Ranch. Continuing to build just because you can will just be irresponsible and a money grab for the city. Please consider an alternative for this space.

Thank you for your time and consideration.  
Chris Sanchez- Whitney Ranch home owner.  
Sent from my iPhone

CORRESPONDENCE PROVIDED WITH THE PLANNING COMMISSION STAFF REPORT  
FOR THE SEPTEMBER 20, 2022 PUBLIC HEARING.

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Whitney Ranch Unit 49  
**Date:** Wednesday, September 14, 2022 9:14:48 AM

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**From:** Monica Sandell <sandell.monica@gmail.com>  
**Sent:** Wednesday, September 14, 2022 9:05 AM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Whitney Ranch Unit 49

Hello,

I am a current Whitney Ranch resident. I live on Boxcar Drive, which is around the corner from Songbird Way.

I'd like to provide some input on the proposed 60 residential units.

Since living on Boxcar Drive for 1-1/2 years now, we hear and see cars driving well above the speed limit on Old Ranch House Drive, Whitney Ranch Parkway and Ranch View Drive. We've even witnessed cars rolling through stop signs. I do not think adding 60 residential units is the best option for that space. Not to mention the lack of stop signs for traffic control.....someone is bound to get hurt.

There are already three upcoming residential communities (with JMC) along Whitney Ranch Parkway. With the addition of these homes alone, it would be great to have more outdoor space for all the children in the community.

I'd like to see another park with a water feature or perhaps a dog park in that existing space. Or both :)

Thank you for taking the time to read my email.

Monica Sandell

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Proposed Zoning Change / Land off Songbird  
**Date:** Tuesday, September 13, 2022 2:16:21 PM

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**From:** Nicole Tomasello <tomasello1025@gmail.com>  
**Sent:** Tuesday, September 13, 2022 12:50 PM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Proposed Zoning Change / Land off Songbird

Hello! I was wondering what traffic control plans (if any) are in place? My concern is Box Car Drive and Songbird. Could a stop sign please be considered for this location? Cars drive quickly up Songbird and it's an almost blind spot when we turn from Box Car onto Songbird. Currently there is not much traffic on this street but this will increase if more homes are built. One additional consideration would be a stop sign at Songbird and Old Ranch House Road or Box Car and Old Ranch House Road. Thank you for your consideration.

**From:** [Meeting Comments](#)  
**To:** [Dara Dungworth](#)  
**Subject:** FW: Whitney Ranch Unit 49  
**Date:** Monday, September 12, 2022 12:36:33 PM

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**From:** Rhonda Williams <rhondavew222@yahoo.com>  
**Sent:** Sunday, September 11, 2022 8:30 PM  
**To:** Meeting Comments <MeetingComments@rocklin.ca.us>  
**Subject:** Whitney Ranch Unit 49

Hello,

I am a resident in Whitney Ranch and have a few questions regarding the proposed development changes. I am wondering if there are plans to evaluate the need for the addition of stop signs or traffic control on Old Ranch House at Boxcar, as well as Boxcar and Songbird. There is no crosswalk at Old Ranch House at Boxcar, leading to Pernu Park. There is a blind curve and with the addition of more traffic in our future, we need the addition of Stop signs or speed bumps, on Old Ranch House to slow traffic.

In addition, we have many dog owners in the area, we would like to see an actual dog park in Whitney Ranch.

Thank you,  
Rhonda Williams