

**From:** Rose Gonzales <soldbyrose@gmail.com>

**Sent:** Tuesday, September 20, 2022 7:19 PM

**To:** Meeting Comments <MeetingComments@rocklin.ca.us>

**Subject:** Whitney Ranch Unit 49

I live on the corner of Laredo and Saddle Rock, we do see people driving fast on this corner. Mostly trucks and some younger drivers. I would love for you guys to consider speed bumps and I do agree with more signage but speed bumps would be very helpful.

Thanks,

Rose

--

All the best,

**From:** Saqib Saadi <saadis01@gmail.com>

**Sent:** Tuesday, September 20, 2022 7:19 PM

**To:** Meeting Comments <MeetingComments@rocklin.ca.us>

**Subject:** Public hearing - Whitney Ranch Unit 49

Hi,

I live on Laredo drive accross from this proposed new 60 unit subdivision. I'm concerend about the additional traffic in the area particularly the exit on to the Laredo Dr. At the very least, I feel there should be no exit to Laredo Drive. In Unit 50 area there is already a road that could be extended to the lot 50 instead of having a house on lot 50.

---

Thanks,

Saqib

-----Original Message-----

From: Shelly Brandt <shellybrandt@me.com>  
Sent: Wednesday, September 21, 2022 12:08 PM  
To: Meeting Comments <MeetingComments@rocklin.ca.us>  
Subject: 9/20 Hearing Follow-up

I live at 602 Saddlerock Ct., Rocklin CA 95765. I received the public hearing notice regarding the meeting that took place last night to discuss the Whitney Ranch Unit 49.

I was only able to listen to the meeting via audio last night. I have some deep concerns about what I heard transpire.

1. The public notice was misleading. We all understand the district feels they don't need to use this land for a middle school at this time. Had this notice stated that the district had decided to never build a third middle school anywhere you would have had standing room only at this hearing. I ask that you schedule another hearing that states clearly what the intention is.
2. There is no way the projections the district did are accurate. As one of the speakers noted, he and a large number of families moved here recently from the Bay Area specifically for the schools. They had no way of projecting the number of families that moved here when the covid pandemic shifted the way companies allow employees to work remotely. These families will all need a middle school. When we purchased homes in Whitney Ranch we were told this land was designated for a middle school. This was the case a year ago when our family moved here. The school district should have been forced to hold a hearing on this matter before this ever came to the planning commission.
3. The traffic issue needs to be dealt with no matter what project gets approved. And despite the answers giving to people last night this is NOT just an "enforcement" matter. Anyone who states this hasn't spent one minute at the blind corner of Old Ranch House and Boxcar where families take kids to the park with no crosswalk. Cars come around that blind corner at high speeds. It's a disaster waiting to happen. This was a chance to force this issue to be dealt with and it was shrugged off. Shameful.

What can we as residents do to address the issues above?

Shelly Brandt

Sent from my iPhone

\$3,870 USD 30 Sep 2022  
AC

I Jason Clark, as a private resident of Rocklin, would like to ask for an appeal fee waiver. According to the City Clerk the fee is ~~\$3,000 USD~~ and this would impose a financial hardship on my family and as such I'm asking for the fee to be waived.

This appeal is in response to the Planning hearing held on September 20<sup>th</sup>. I attended the hearing and raised some issues my neighbors and I had regarding the project. I feel that the Developers replies to my concerns did not mitigate the issues I raised. This appeal is an attempt at a rebuttal for the Developers redirection of the issues my neighbor and I had raised during the meeting.

Best Regards,

Jason Clark

30Sep2022



**Rocklin, Ca – Code of Ordinance – 17.86 – Zoning Appeal**  
**20Sep2022 – Zoning hearing for Whitney Ranch Unit 49 Project**

This filing is in accordance to Section 17.86.010 and is filed on 30Sep2022 meeting the notice filing deadline as described in 17.86.020.

This appeal is in regards to the Environmental Impact Report “EIR” for Whitney Ranch “WR” Unit 49 as set forth by the California Environmental Quality Act, also known as “CEQA”. Originally the EIR was conducted under the assumption Unit 49 was to become a Jr. High School with the approximate footprint of 20 acers. On 20Sep2022 the planning commission held a hearing to rezone the land into residential use. They cited a 20 year old CEQA study (2002-230) and a 14 year old City Council Resolution (2008-252) as justification to rezone the 20 acres.

I appeal the rezoning of Unit 49 because the amendment to the General Plan may lead to significant changes in the environment. I would like for the petitioner to submit a new study that would address any and all potential environmental impacts as part of the adoption or update to the EIR.

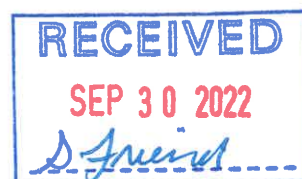
The new EIR should identify mitigation measures and alternatives to avoid or minimize potential impacts, to the extent feasible. For example, the general plan might anticipate a significant increase in residential homes in the community. This proposal would lead to increased automobile commuting, the EIR should identify measures to reduce peak-hour traffic volumes, such as new transit routes or improved bicycle facilities. Where other agencies are responsible for mitigating the effects of the general plan, they should be identified in the EIR.

For example, in the 20Sep2022 meeting I raised the concern of increased traffic on Laredo, a residential street. I asked if the exit from Laredo could be moved to Lot 49 of the Title Sheet Uborá provided on 20Sep. I was told by the Developer that there is considerable grade issues and therefore the exits must be placed as they appear in Uborá’s application.

Today I walked the property and have provided some photos below (figure A) to show that the grade on Laredo is more significant than the grade from Lot 49 to Whitney Ranch Parkway. Furthermore Laredo is a residential street with driveways directly exiting Laredo and should not be used as a collector street so that commuters can get to arterial thoroughfare. I propose the city move the North exit to the proposed Lot 49. This lot has no slope considerations and already supports cross traffic. This proposal would mitigate much of the traffic concerns within Whitney Ranch.

During the meeting held on 20Sep I suggested this mitigation but the Developer went on to say that the exit would then be too close to the round-about. I’ve submitted a topo map below (figure B) that shows the existing distances from community exits to the round-about. The one I’d like you to note is the Songbird exit. Songbird’s exit is approximately 250ft from the round-about. The exit for Unit 49, Lot 49 that I outlined above is roughly 680ft from the same round-about. So therefore if existing community exits are closer to the round-about that my proposal, the city should reconsider moving the planned North exit to Unit 49.

Another issue that was brought up during the meeting was the amount of new cars this project would introduce into the existing road networks. The developer said that the current plans called for a school so the new plan shouldn’t change the traffic too much from the original plan. I would like to contest this because the original plan called for a school and that would entail a max speed limit of 25mph while children are present and failure to maintain the traffic laws would result in increased fines due to the school zone. Also, during peak school hours (drop-off & pick-up) we typically see school



**Rocklin, Ca – Code of Ordinance – 17.86 – Zoning Appeal**  
**20Sep2022 – Zoning hearing for Whitney Ranch Unit 49 Project**

crossing guards in addition to other teachers and parent volunteers directing traffic. With the change in zoning the surrounding community will lose these safeguards. Currently without the project we see cars traveling up and down Laredo at an ever increasing rate of speed, especially during peak commute times. The speed limit is 25 but cars regularly do 45. If the project is approved as is this will negatively impact our local community.

Thank you for your time and I can't wait to hear back from you at the email address below.

Best Regards,

Jason Clark

[4JasonClark@gmail.com](mailto:4JasonClark@gmail.com)

## **Figure A**



*Whitney Ranch, Lot 49 Exit*



**Figure B**





New Project Information

The City of Rocklin has begun processing the below referenced applications for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: August 30, 2021

Project Name and Requested Approvals:

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

Staff Description of Project:

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

Location:

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

Existing Land Use Designations:

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

This project does / does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

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

Applicant & Property Owner:

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

Attached Information:

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

CITY OF ROCKLIN Economic and Community Development
3970 Rocklin Rd. Rocklin, CA 95677 | rocklin.ca.us
P. 916.625.5120 | F. 916.625.5195 | TTY. 916.632.4013



City of Rocklin
Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

RECEIVED AUG 30 2021

NAME OF PROJECT: WHITNEY RANCH - UNIT 49

LOCATION: NORTHEAST CORNER OF WHITNEY RANCH PARKWAY AND SONGBIRD WAY

ASSESSOR'S PARCEL NUMBERS: 017-174-020

DATE OF APPLICATION (STAFF): 8/31/21 RECEIVED BY (STAFF INITIALS): DJT

FILE NUMBERS (STAFF): SD2021-0003 FEES: \$18,070.00

RECEIPT NO.: 621114 PDG2021-0003 017-174-020

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING:

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

Grid of checkboxes for entitlements: General Plan Amendment (GPA), Tentative Subdivision Map (SD), Use Permit (U), Minor (MC Approval - New Bldg), BARRIO Zone Application (BZ), Rezone (Reclassification) (Z), Tentative Parcel Map (DM), Minor (MC Approval - Existing Bldg), Major (CC Approval), General Development Plan (PDG), Design Review (DR), Oak Tree Preservation Plan Permit Planning Commission, Commercial Residential Signs, City Council, Fee: \$17,347.00, Modification to Approved Projects, Concurrent Application (2 or more entitlements), Fee: \$17,347.00, X16162 DETERMINATION: \$723.00

Environmental Requirements: Exempt - Negative Declaration, Mitigated Negative Declaration - EIR - See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:
Existing: <u>POP</u>	Acres: <u>13.9</u>	EXISTING
Proposed: <u>MDR</u>	Square Feet: <u>N/A</u>	Proposed
Zoning:	Dimensions: <u>N/A</u>	Pub. Sewer <input type="checkbox"/>
Existing: <u>PD-5</u>	No. of Units: <u>60</u>	Septic Sewer <input checked="" type="checkbox"/>
Proposed: <u>N/A</u>	Building Size: <u>N/A</u>	Pub. Water <input checked="" type="checkbox"/>
	Proposed Parking: <u>2/UNIT</u>	Well Water <input type="checkbox"/>
	Required Parking: <u>2/UNIT</u>	Electricity <input checked="" type="checkbox"/>
	Access: <u>2</u>	Gas <input checked="" type="checkbox"/>
		Cable <input checked="" type="checkbox"/>

**PROJECT REQUEST: TENTATIVE SUBDIVISION MAP AND GENERAL PLAN AMENDMENT PROPOSED FOR UNIT 49 OF THE SUNSET RANCHOS PORTION OF THE NORTHWEST ROCKLIN**

ANNEXATION GENERAL DEVELOPMENT PLAN.


SEE ATTACHED PROJECT DESCRIPTION FOR FURTHER DETAILS.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)


NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: SOUTHERN PLACER TRANSPORTATION AUTHORITY  
 ADDRESS: 2615 SIERRA MEADOWS DRIVE  
 CITY: ROCKLIN STATE: CA ZIP: 95677  
 PHONE NUMBER: (916) 630-2234  
 EMAIL ADDRESS: cstocker@rocklinusd.org  
 FAX NUMBER: (916) 624-7246

SIGNATURE OF OWNER:   
 (Signature Authorizing Application; provide owner's signature letter if signature is other than property owner's)

NAME OF APPLICANT: UBORA ENGINEERING & PLANNING, INC.  
 (If different than owner):  
 CONTACT: DAVID BERRY  
 ADDRESS: 2901 DOUGLAS BOULEVARD, SUITE 285  
 CITY: ROSEVILLE STATE: CA ZIP: 95661  
 PHONE NUMBER: (916) 780-2500 EXT. 208  
 EMAIL ADDRESS: DAVE@UBORAINC.COM  
 FAX NUMBER: N/A

SIGNATURE OF APPLICANT: 

**AGENT AUTHORIZATION FORM**

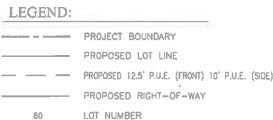
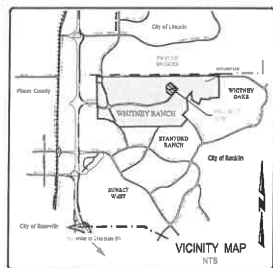
Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name:	WHITNEY RANCH UNIT 49
Location:	NORTH CORNER OF WHITNEY RANCH PARKWAY AND SONGBIRD WAY
Assessors Parcel Number(s):	017-174-020
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	TENTATIVE SUBDIVISION MAP AND GENERAL PLAN AMENDMENT
Name of person and / or firm authorized to represent property owner (Please print):	UBORA ENGINEERING & PLANNING, INC.
Address (Including City, State, and Zip Code):	2901 DOUGLAS BOULEVARD, SUITE 285 ROSEVILLE, CA 95661
Phone Number:	(916) 780-2500 EXT. 208
Fax Number:	N/A
Email Address:	DAVE@UBORANC.COM
The above named person or firm is authorized as:	Agent ( <input checked="" type="checkbox"/> ) Buyer (    ) Lessee (    )
The above named person or firm is authorized to:	<input checked="" type="checkbox"/> File any and all papers in conjunction with the aforementioned request, including signing the application <input checked="" type="checkbox"/> Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. <input checked="" type="checkbox"/> Sign any and all papers in my stead, with the exception of the application form. <input checked="" type="checkbox"/> The duration and validity of this authorization shall be: (    ) Valid until: (    ) Unrestricted
Owners Authorization Signature & Date:	<i>M Melissa Mercado</i>
Owner's Name (Please Print):	MELISSA MERCADO VICE PRESIDENT, SPTA
Owner's Address (Including City, State, and Zip Code):	2615 SIERRA MEADOWS DRIVE ROCKLIN, CA, 95677
Phone Number:	(916) 630-2234
Email Address:	rstocker@rocklinusd.org

**TENTATIVE SUBDIVISION MAP  
WHITNEY RANCH UNIT 49**

ROCKLIN, CA

AUGUST 2021



**GENERAL NOTES**

1. SEPTIC SYSTEM  
THERE ARE NO KNOWN EXISTING WELLS, ABANDONED WELLS, SUMPS, OR ANY OTHER UNDERGROUND SYSTEMS ON THE PROPERTY.

2. TENTATIVE MAP  
DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

**UTILITY PROVIDERS**

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

**SERVICE PROVIDERS**

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



**OWNER / DEVELOPER**

SOUTHERN PLACER TRANSPORTATION AUTHORITY  
2615 SIERRA MEADOWS DRIVE  
ROCKLIN, CA 95677  
TEL: (916) 824-7246

**APPLICANT / ENGINEER**

UBORA ENGINEERING AND PLANNING, INC.  
2901 DOUGLAS BOULEVARD, SUITE 285  
ROSEVILLE, CA 95661  
TEL: (916) 780-2500  
FAX: (916) 780-8777  
DAVID BERRY, P.E. UC NO. C48811

**PROJECT INFORMATION**

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

**LOTTING SUMMARY**

	No. LOTS	ACRES	% COVERAGE
RESIDENTIAL LOTS	60	11.9	75%
LANDSCAPE PARCELS	A-C	1.54	8%
PUBLIC RIGHT-OF-WAY		3.46	17%
<b>TOTAL</b>	<b>19.9</b>	<b>100%</b>	

**LOT INFORMATION**

MINIMUM LOT SIZE 7,675 SF  
AVERAGE LOT SIZE 10,790 SF  
MAXIMUM LOT SIZE 18,471 SF  
MINIMUM LOT WIDTH 70'  
MINIMUM LOT DEPTH 100'

**SHEET INDEX**

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

Sheet 1 of 5  
TITLE SHEET

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



TENTATIVE SUBDIVISION MAP  
 WHITNEY RANCH UNIT 49  
 ROCKLIN, CA  
 AUGUST 2021



LEGEND:

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

Sheet 2 of 5  
 SITE PLAN

**UBORA** ENGINEERING & PLANNING  
 EXCELLENCE  
 260 DOUGLAS BOULEVARD, SUITE 245  
 ROCKVILLE, CA 94551 (916) 762-2200

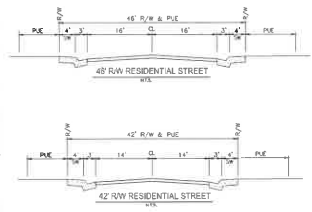
UBORA-0081-08-110-119

TENTATIVE SUBDIVISION MAP  
 WHITNEY RANCH UNIT 49  
 ROCKLIN, CA  
 AUGUST 2021



LEGEND:

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



Sheet 3 of 5  
 LOTTING PLAN

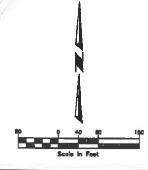
**UBORA** ENGINEERING & PLANNING  
 EXCELLENCE  
 260 DOUGLAS BOULEVARD, SUITE 245  
 ROCKVILLE, CA 94551 (916) 762-2200

UBORA-0081-08-110-119

TENTATIVE SUBDIVISION MAP  
**WHITNEY RANCH UNIT 49**  
 ROCKLIN, CA  
 AUGUST 2021

**LEGEND:**

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED 12.5' P.U.E. (FRONT) 10' P.U.E. (SIDE)
- PROPOSED RIGHT-OF-WAY
- 60/30 LOT NUMBER & ELEVATION
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE



Sheet 4 of 5  
**WATER &  
 SEWER PLAN**

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"  
 290 DODDLEBOLLE AVENUE, SUITE 303  
 ROSEVILLE, CA 95661 (916) 760-2300

UBORA-2021-08-10-1011

**GRADING NOTES**

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



TENTATIVE SUBDIVISION MAP  
**WHITNEY RANCH UNIT 49**  
 ROCKLIN, CA  
 AUGUST 2021

**LEGEND:**

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED 12.5' P.U.E. (FRONT) 10' P.U.E. (SIDE)
- PROPOSED RIGHT-OF-WAY
- LP: LOW POINT ELEVATION
- HP: HIGH POINT ELEVATION
- FG: FINISH GRADE ELEVATION
- PROPOSED RETAINING WALL
- TOP OF SLOPE
- TOE OF SLOPE
- 60/30 LOT NUMBER & ELEVATION
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER QUALITY TREATMENT STRUCTURE
- PROPOSED "TYPE B" DRAIN INLET
- EXISTING STORM DRAIN LINE

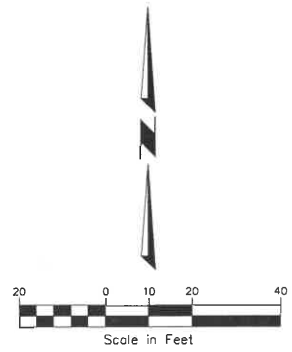
**TYPICAL INTERNAL REAR & SIDE YARDS**  
 NTS  
 NOTE: SIDE AND REAR YARD SLOPES MAY BE REPLACED WITH RETAINING WALLS.

Sheet 5 of 5  
**GRADING &  
 DRAINAGE PLAN**

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"  
 290 DODDLEBOLLE AVENUE, SUITE 303  
 ROSEVILLE, CA 95661 (916) 760-2300

UBORA-2021-08-10-1011

**KNUCKLE EXHIBIT**  
AUGUST 2021



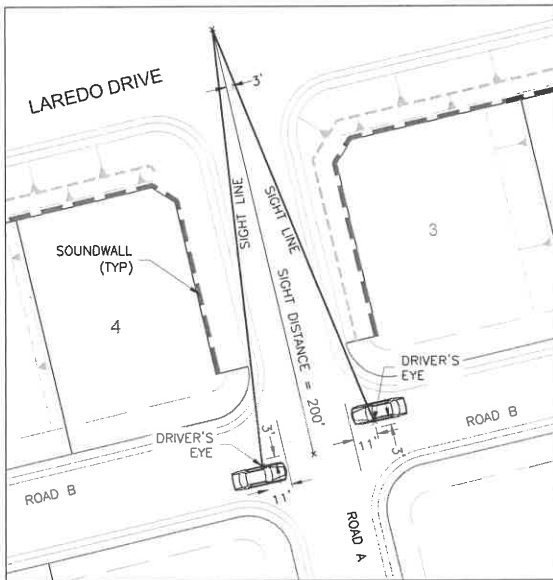
**UBORA** ENGINEERING & PLANNING  
"EXCELLENCE"  
2901 DOUGLAS BOULEVARD, SUITE 285  
ROSEVILLE, CA 95661 (916) 780-2500

UBORA JOB#: 09-110.149

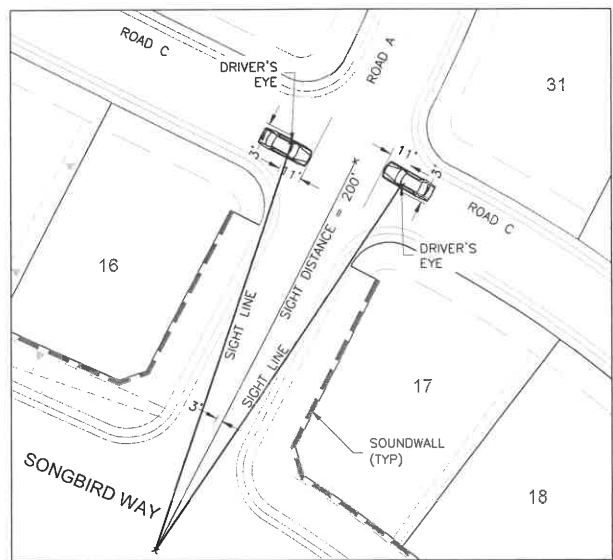
P:\projects-110 (Whitney Ranch)\Units\Unit 49\CAD\Titlelake Map.dwg

**WHITNEY RANCH UNIT 49**  
**SIGHT DISTANCE**

AUGUST 2021



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



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

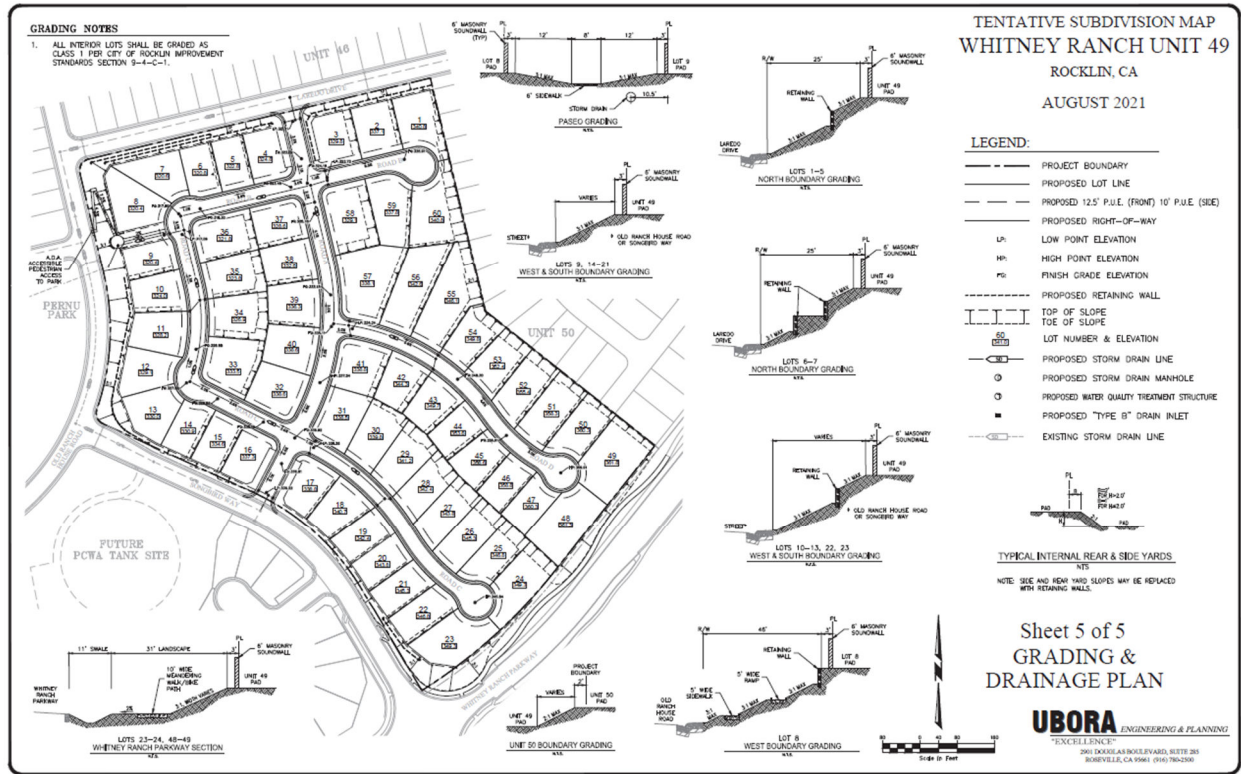
NOTE: SIGHT DISTANCE SPECIFICATIONS PER SECTION 4-10 OF THE CITY OF ROCKLIN IMPROVEMENT STANDARDS.

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

Rocklin, Ca – Code of Ordinance – 17.86 – Zoning Appeal  
 20Sep2022 – Zoning hearing for Whitney Ranch Unit 49 Project  
 Appendix

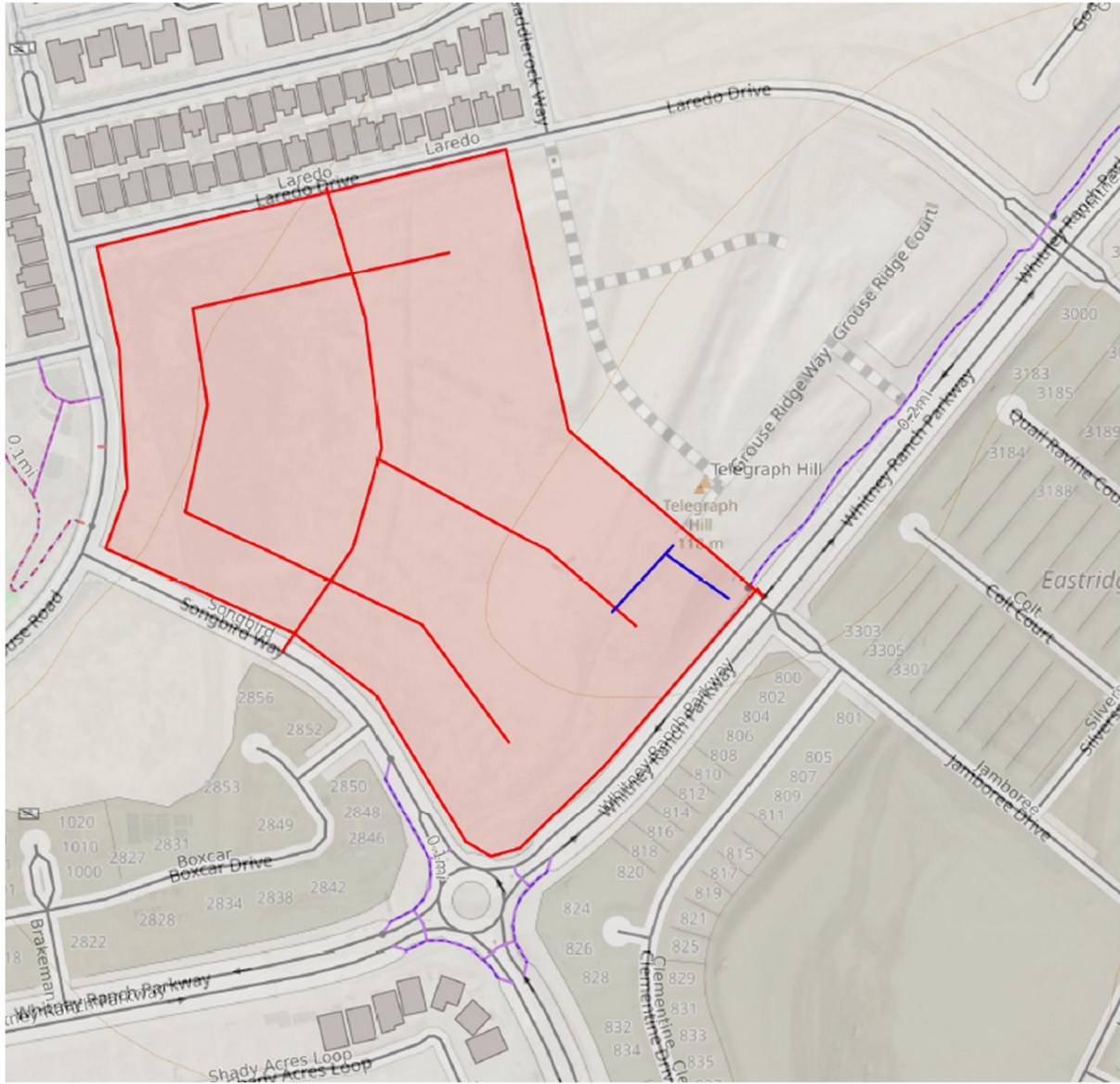
Background maps for reference.

From the engineering company



Rocklin, Ca – Code of Ordinance – 17.86 – Zoning Appeal  
20Sep2022 – Zoning hearing for Whitney Ranch Unit 49 Project  
Appendix

Topo map with street overlays (Fig B)



**Rocklin, Ca – Code of Ordinance – 17.86 – Zoning Appeal**  
**20Sep2022 – Zoning hearing for Whitney Ranch Unit 49 Project**  
Appendix

From the September 20<sup>th</sup> Planning Commission meeting, the residents raised concerns over additional traffic congestion on the surrounding residential streets due to this project. The presenters told the Commission that the traffic generated by this project would not exceed the original planned use of a Middle School. At this point one of the presenters said they expected this project to generate even less traffic than the school.

I would like to bring up several points around this topic.

In a school zone we have special laws to help prevent speeding and other unsafe vehicle behaviors. In a school zone signage is posted informing the driver that fines in the area have doubled. Also we see that the speed limit is reduced to 25 mph, when children are out. With these factors in mind, we can say school zones are safer than residential through streets. Well at least they are safer than Laredo is currently.

The next point I'd like to raise is that in most schools we see Teachers, Parents and Volunteer traffic guards. These volunteers ensure that cars aren't doing 55 mph past the school but if cars are it usually gets reported to the police and being a school zone police take these reports more serious than teenagers racing on Park Drive during the middle of the night (not saying this is okay it's just what I've observed).

Next I'd like to add to my statement above but in a separate point and that is, vehicle speeds as determined by land-use. In the proposed community several assumptions can be made. The home price will be upwards of 1 million dollars and that most likely means 2 or more wage earners in each household and 4-6 residents per household and will have 3-4 cars per household. These assumptions are important because with that many residents and cars we would most likely see 6-8 trips per day. People would be racing to work or bringing the kids to school (also racing because they are running behind and know there's traffic at school) or running shopping trips... the list goes on. My point being is that very few people will follow the posted speed limit unlike they would in a double fine zone for a school. The homes on Laredo and other surrounding streets have driveways that exit directly onto the residential street and have kids who ride bikes and play outside. It's only a matter of time before we have an accident because our residential street is used as a collector road.

I propose we move the exit from the North end of this project out to Whitney Ranch Parkway. In figure B I used a topo map with a street overlay to show my plan. In the figure you can already see that a road was supposed to be built connecting Grouse Ridge Way to Unit 49. In Red is the outline of the property and the developers plan for residential streets within the community. In Blue I drew my proposal for the new exit.

In my plan you can see that my Blue road would allow for the already existing infrastructure from Grouse Ridge to connect to Unit 49. Grouse Ridge currently just dead ends, it's not a cul-de-sac or

**Rocklin, Ca – Code of Ordinance – 17.86 – Zoning Appeal**  
**20Sep2022 – Zoning hearing for Whitney Ranch Unit 49 Project**  
Appendix

anything it just ends. The next benefit would be that most of the community's traffic would exit out onto a collector road thus following road hierarchy.

When I brought up this plan verbally during the meeting the developer said that that side of the property had grading concerns and proximity to the existing round-about and that's why they couldn't do it. From my photo attached to the document filed September 30<sup>th</sup> you'll see that no such grading exists on the site I proposed. Furthermore you can see that Jamboree Drive exits the same distance from the round-about and because of the existing road drivers from Unit 49 could exit right or left (the center divider is already open at the planned location).

Finally I'd like to add that I and most of the neighbors I spoke to would like to see the land used as open space instead of another housing development. As Rocklin continues to grow and attracts young families for its affordability and quality schools we will see our local schools overcrowded with no affordable land left to build expansion schools on. When this happens we will see property values decrease because people will move to other communities that have better school ratings. When people look elsewhere to start families, Rocklin will see its property tax base erode and then it will be that much harder to fix school quality along with other essential city services that rely on property tax revenue.

Thank you,

Jason Clark