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College Park Preliminary Project Description

March 2019

College Park is a Planned Development (PD) featuring parks, open space and trails surrounded by residential and mixed use (retail, office, medical, institutional, residential uses) villages. The College Park project area is 107.2 acres and comprised of two sites – the North Village (71.4 acres) on the northeast corner of Rocklin Road and Sierra College Boulevard and the South Village (35.8 acres) on the southeast corner of Rocklin Road and El Don Drive.

1. Project Background

For years, the potential development of the North and South Village sites have been envisioned to economically benefit Sierra College. The College's Facilities Master Plan, adopted by the Trustees in 2014, describes and illustrates the long-term vision of facility planning at its Rocklin campus and does not designate the Sierra Village sites for campus uses. Instead, the Facilities Master Plan designates the sites for revenue generation to benefit the College. In 2015, the Trustees initiated a process to identify a developer for the properties and declared the sites as surplus in 2016.

2. Project Location

The 71.4-acre North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard and consists of APNs 045-150-023, -048, and -052. The 35.8-acre South Village site is located at the southeast corner of Rocklin Road and El Don Drive and consists of APNs 045-131-001 and -003. The sites are located one quarter mile apart along the Rocklin Road corridor.

3. Site Characteristics

North Village. The site is rectangular excluding two small outparcels on the west side of the site, east of Sierra College Boulevard. The site is uninhabited and comprised of gently rolling terrain at elevations ranging from 330 to 380 feet above mean sea level. The predominant vegetation is non-native annual grassland and oak woodland dominated by interior live oak, blue oak and grey pine. The northern portion of the site was historically mined, resulting in an irregular and disturbed landscape. Two drainages and associated wetlands run from south to north and are discontinuous. Seeps and depressional seasonal wetlands as well as granite outcroppings occur within the non-native annual grassland.

South Village. The site is nearly square excluding two parcels on the north end of the site, south of Rocklin Road. The site is comprised of rolling terrain at elevations ranging from 290 to 310 feet above mean sea level. A branch of Secret Ravine Creek runs from east to west through the site and is bordered on both sides by a riparian wetland that occupies the creek's floodplain. The creek branches to the northeast portion of the site and an intermittent drainage flows through an oak woodland into the creek from the south. The northwest corner of the site is barren and used as a parking lot for Sierra College. Monte Verde Park, a neighborhood park,

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is located in the west-central portion of the site and includes play and turf areas. In the southwest portion of the site is a seep. The site south of the floodplain is occupied by patches of non-native annual grassland and oak woodland dominated by interior live oak, blue oak and valley oak. Granitic outcroppings are scattered throughout.

4. Surrounding Uses

North Village. On the west side of the site, a single residential home site is surrounded by the project. West of the North Village, the Sierra College's 192-acre Rocklin campus is located on the northwest corner of Rocklin Road and Sierra College Boulevard, while a commercial center is located on the southwest corner. James Drive is immediately east of the North Village site with an approved equestrian facility and rural residential parcels in the Town of Loomis located east of James Drive. Rocklin Road forms the site's south boundary with the existing Rocklin Manor Apartments and recently approved Sierra Gateway Apartments south of Rocklin Road. The parcel north of the site is vacant and vegetated with oak woodland and grassland.

South Village. Rocklin Road and El Don Road are located north and west of the South Village site, respectively, and the Sierra College campus is located immediately north of Rocklin Road. The Rocklin LDS Institute and office buildings are situated on two separate parcels south of Rocklin Road, outside of the project site. West of the South Village, office and commercial uses are on the southwest corner of El Don Drive and Rocklin Road. Single-family residential uses are west, south and east of the site. A branch of Secret Ravine Creek extends east to west bisecting the site.

5. General Plan Amendment

General Plan – North Village. The existing General Plan designation for the North Village is Mixed Use (MU). The project proposes to change the designation to Resource-Conservation (R-C), Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR) and Mixed Use (MU).

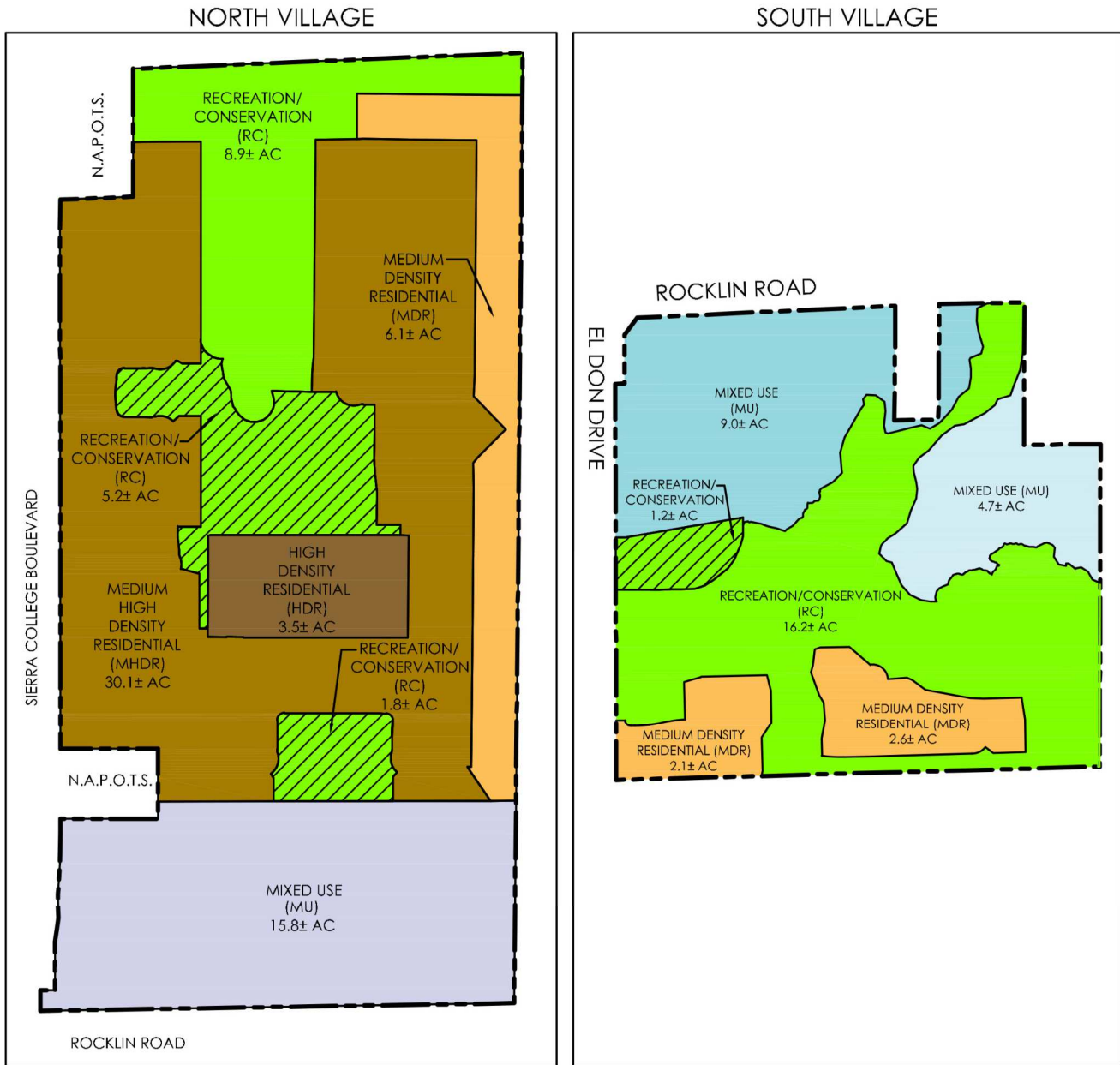
General Plan – South Village. The existing General Plan designations for the South Village are Mixed Use (MU) and Recreation/Conservation (RC). The project proposes to change the designations to Mixed Use (MU), Recreation/Conservation (RC) and Medium Density Residential (MDR).

General Plan Designations	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed Use (MU)	71.4	15.8	27.9	13.7	99.3	29.5
Medium Density Residential (MDR)	0	6.1	0	4.7	0	10.8
Medium-High Density Residential (MHDR)	0	30.1	0	0	0	30.1
High-Density Residential (HDR)	0	3.5	0	0	0	3.5
Recreation-Conservation (R-C)	0	15.9	7.9	17.4	7.9	33.3
Total	71.4	71.4	35.8	35.8	107.2	107.2

City of Rocklin General Plan Land Use Element (Table 4-1)
 Summary of Land Use Designation and Population Density Standards
 Mixed Use (MU) Designation

Land Use Designation	Purpose	Character	Density	Population Per Acre
Mixed Use	<p>A. Provide for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily access shopping, services, employment and leisure activities.</p> <p>B. Provide non-residential land uses such as institutional, office, educational, civic and other facilities proximate to residential uses.</p>	<p>Areas where non-residential (i.e. office, retail, civic, medical, cultural, entertainment, and other similar uses) and residential are permitted to be mixed.</p> <p>No individual parcel with a Mixed Use land use designation is required to build a specific ratio of residential to non-residential uses. Village Mixed Use designated parcels may be all residential, all non-residential or a mix of uses.</p>	<p>5 to 30 units per acre</p> <p>Non-Residential Building Intensity – Varies (Floor Area Yield between 20% and 40% based on use)</p>	<p>13-78 persons per acre</p> <p>(Population varies based on residential density)</p>

Figure 1
College Park
Proposed General Plan Amendment



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6. General Development Plan (GDP)

GDP Land Use Designation– North Village. The zoning for the North Village is Planned Development – Community College (PD-CC). The project proposes to change the GDP to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – 8.4 (PD-8.4), Planned Development – 15.4 (PD-15.4), Planned Development – 15.5+ (PD-15.5+), Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS).

GDP Land Use Designation – South Village. The zoning for the South Village is Planned Development – Commercial (PD-C), Open Area (OA), and R1-10 (Residential Single Family 10,000 Sq. Ft. minimum lot). The project proposes to change these designations to Planned Development -Community College Adjacent East (PD-CCAЕ), Planned Development-Community College Adjacent West (CCAW), Planned Development - Open Space (PD-OS) and Planned Development – 8.4 (PD-8.4).

The 107.2-acre College Park project includes the 71.4-acre North Village and the 35.8-acre South Village site. The North Village is located within the existing Sierra College Area General Development Plan, which is a 410-acre Planned Development including Sierra Community College and surrounding properties. The project proposes to amend the existing Sierra College Area General Development Plan to add the South Village, and establish zoning consistent with the proposed development.

GDP Land Use Designations	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Planned Development – Community College (PD-CC)	71.4	0	0	0	71.4	0
Planned Development – Community College Adjacent East (PD-CCAЕ)	0	0	0	4.7	0	4.7
Planned Development – Community College Adjacent West (PD-CCAW)	0	0	0	9.0	0	9.0
Planned Development – Commercial (PD-C)	0	0	17.5	0	17.5	0
Planned Development - Village Commercial Mixed Use (PD-VCMU)	0	15.8	0	0	0	15.8
R1-10 Residential Single Family	0	0	10.2	0	10.2	0
Planned Development – 8.4 (PD-8.4)	0	6.1	0	4.7	0	10.8
Planned Development – 15.4 (PD-15.4)	0	30.1	0	0	0	30.1
Planned Development – 15.5+ (PD-15.5+)	0	3.5	0	0	0	3.5
Planned Development - Open Space (PD-OS)	0	8.9	5.8	16.2	5.8	25.1
Planned Development - Park (PD-P)	0	7.0	2.3	1.2	2.3	8.2
Total	71.4	71.4	35.8	35.8	107.2	107.2

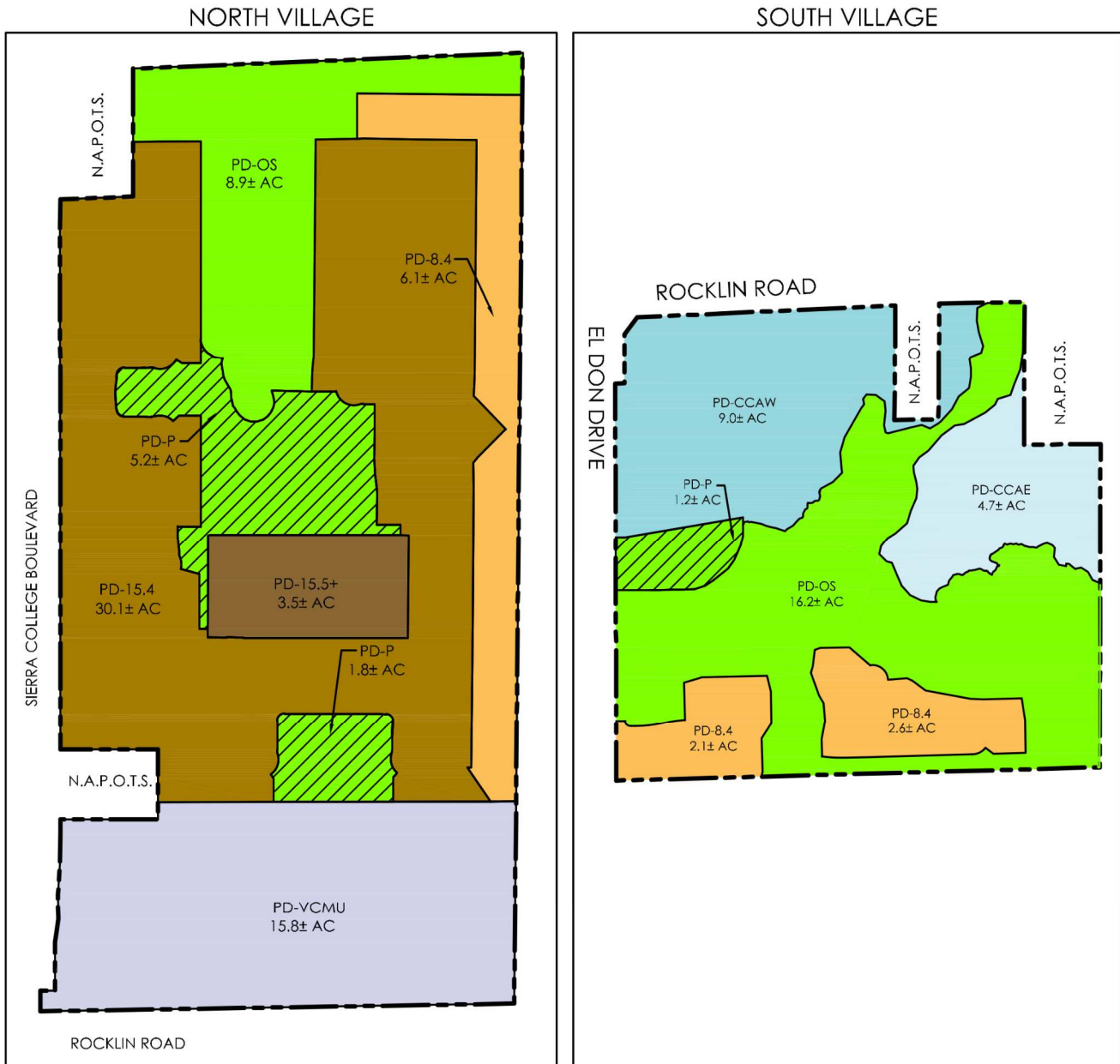
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Land uses for College Park are shown on Figure 1 and summarized below.

College Park Land Use Summary

Planned Development Land Use		North Village		South Village		College Park Total	
		Acres	Units	Acres	Units	Total Acres	Total Units
Community College Adjacent East	PD-CCAЕ	0	0	4.7	TBD	4.7	TBD
Community College Adjacent West	PD-CCAW	0	0	9.0	TBD	9.0	TBD
Village Commercial Mixed Use	PD-VCMU	15.8	TBD	0	0	15.8	TBD
Residential - 8.4 Unit Per Acre Maximum	PD-8.4	6.1	40	4.7	25	10.8	65
Residential - 15.4 Unit Per Acre Maximum	PD-15.4	30.1	286	0	0	30.1	286
Residential - 15.5+ Unit Per Acre	PD-15.5+	3.5	99	0	0	3.5	99
Park & Open Space	PD-P/OS	15.9	0	17.4	0	33.3	0
Total		71.4	425	35.8	25	107.2	450

Figure 2
College Park
Proposed Rezone/Planned Development



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Residential (PD-8.4/PD-15.4/PD-15.5+). Residential land uses are envisioned to include detached and attached single-family and multi-family residential units, with densities ranging from 4 to 30 units per acre.

In both villages, opportunities are available to design small residential enclaves adjacent to park and open space amenities. In the North Village, deeper lots would be included on the east side of the site as a transition to adjacent rural residential uses in Loomis. Densities will be higher on the west side of the North Village, adjacent to Sierra College Boulevard, as well as toward the middle of the plan area and along Rocklin Road. In the South Village, residential densities will be compatible with existing residential development to the south.

Community College Adjacent East (PD-CCAE). Uses permitted in the Community College Adjacent East (PD-CCAE) designation will be determined following community engagement meetings.

Community College Adjacent West (PD-CCAW). Uses permitted in the Community College Adjacent West (PD-CCAW) designation will be determined following community engagement meetings.

Village Commercial Mixed Use (PD-VCMU). Uses permitted in the Mixed Use (PD-VCMU) designation include residential (attached or detached), office, retail, service, civil, cultural and entertainment uses. Residential densities in the PD-MU designation will range from 5 to 30 units per acre.

Park & Open Space (PD-P/OS). Approximately 30% of the PD is designated in Park and Open Space (P/OS) and will include formal park areas and natural open space. Uses in the P/OS parcels will provide passive and active recreation opportunities, visual amenities, and accommodate a path system with linkages to surrounding uses. Within the P/OS parcels, park sites will be defined and sized to meet parkland dedication requirements.

In the South Village, the P/OS parcels include the floodplain, wetlands and oak woodlands adjacent to Secret Ravine Creek as well as Monte Verde Park, a neighborhood park located adjacent to El Don Drive that includes a playground, open turf and picnic areas. With this village, the area designated for P/OS uses (16.2 acres) surrounding the creek will be twice the size of the area (7.9 acres) currently shown on the Rocklin General Plan land use diagram.

In the North Village, the P/OS parcels create a spine through the center of the site that creates a visual amenity and connectivity among uses. The P/OS parcels include natural features including drainages, wetlands, and oak woodlands.

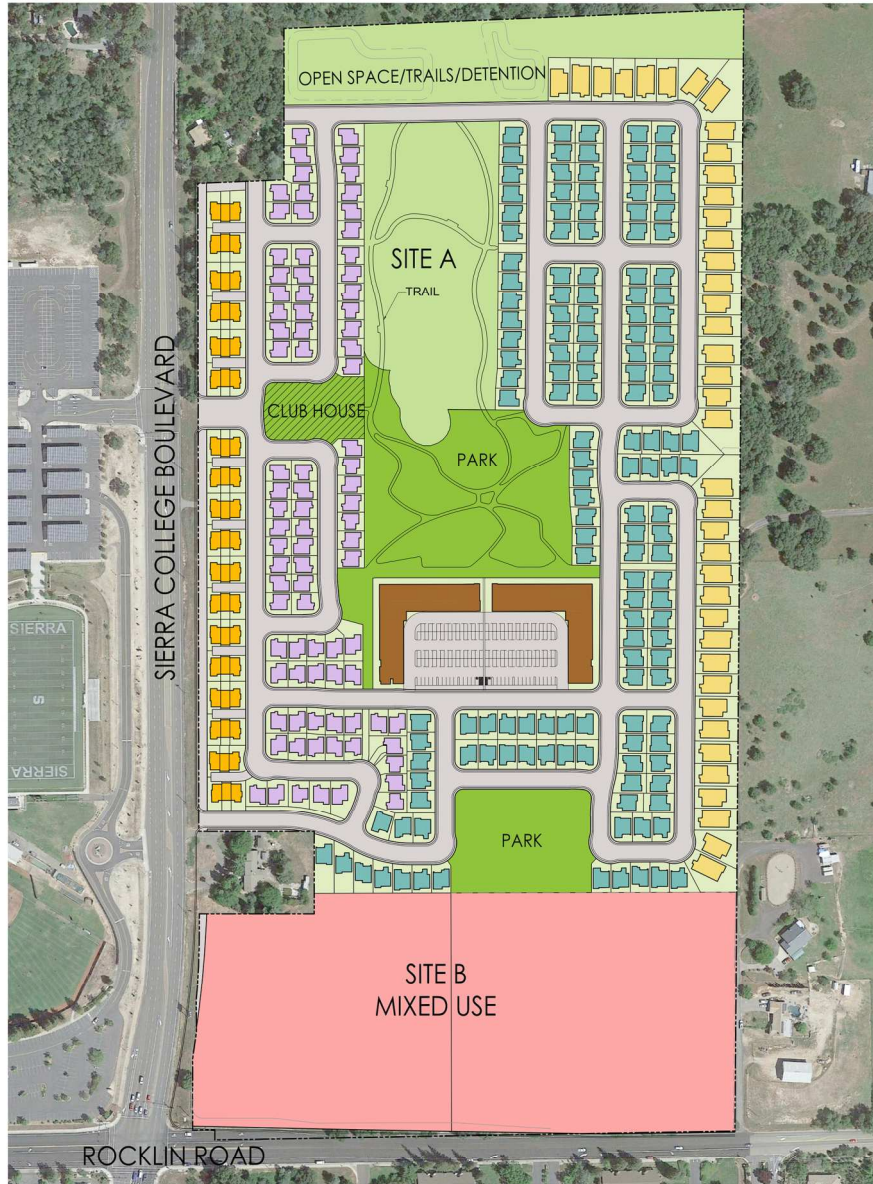
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7. Entitlement Request

The following entitlements from the City of Rocklin are requested to implement the proposed College Park project:

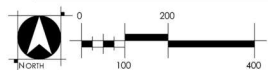
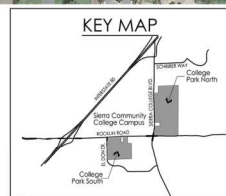
- General Plan Amendment
 - North Village from Mixed Use (MU) to Medium Density Residential (MDR), Medium-high Density Residential (MHDR), High Density Residential (HDR), Recreation-Conservation (RC) and Mixed Use (MU);
 - South Village from Mixed Use (MU) to Medium Density Residential (MDR), Recreation/Conservation (RC) and Mixed Use (MU).
- Rezone
 - North Village from Planned Development – Community College (PD-CC) to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – 8.4 (PD-8.4), Planned Development – 15.4 (PD-15.4), Planned Development – 15.5+ (PD-15.5+), Planned Development – Park (PD-P) and Planned Development - Open Space (PD-OS)
 - South Village from Planned Development – Commercial (PD-C), Open Area (OA), Residential – 10,000 sf min (R1-10) and Park (P) to Planned Development - Community College Adjacent East (PD-CCAE), Planned Development – Community College Adjacent West (CCAW), and Planned Development – 8.4 (PD-8.4) Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS).
- General Development Plan for College Park Planned Development.
- Tentative Subdivision Maps.
- Amendment to the College District Architectural Guidelines.


COLLEGE PARK
NORTH SITE PLAN
 CITY OF ROCKLIN, CALIFORNIA
 JANUARY 25, 2019



LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE-FAMILY RESIDENTIAL			
50' x 100' LOTS (TYPICAL)	40	6.1	6.5
45' x 65' LOTS (TYPICAL)	146	16.5	8.8
45' x 60' LOTS (TYPICAL)	86	9.1	9.4
20' x 60' LOTS (TYPICAL)	54	4.5	12.0
HIGH DENSITY RESIDENTIAL	99	3.5	28.3
VILLAGE COMMERCIAL MIXED USE	-	13.8	-
PARKS	-	7.0	-
OPEN SPACE	-	8.9	-
TOTAL	425	71.4	-







RocklinCollegePark.com

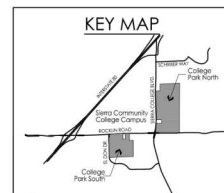
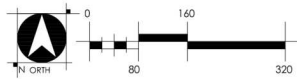

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 4670 WILLOW RD. STE 125 TEL 925.847.1556
 PLEASANTON, CA 94588 FAX 925.847.1557


COLLEGE PARK
SOUTH SITE PLAN
 CITY OF ROCKLIN, CALIFORNIA
 JANUARY 25, 2019



LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
 SINGLE-FAMILY RESIDENTIAL 50' x 100' LOTS (TYPICAL)	25	4.9	5.1
 COMMUNITY COLLEGE	-	14.3	-
 RECREATION/CONSERVATION	-	15.4	-
 PARK	-	1.2	-
TOTAL	25	35.8	-




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 PLEASANTON, CA 94588 FAX 925.847.1557

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