

New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies. 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: September 20, 2016

Project Name and Requested Approvals:

NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TRIP CAPS TEXT AMENDMENT PDG-99-02 et al / PDG2016-0007

Staff Description of Project:

The Northwest Rocklin General Development Plan Amendment (Trip Caps) project proposes an amendment to the North West Rocklin General Development Plan to modify traffic caps applied to land within the Highway 65 Corridor portion (approximately 528 acres) of the Northwest Rocklin General Development Plan area while still maintaining City of Rocklin traffic Level of Service standards. The proposed project does not include any specific development proposal or development activity.

Location:

The project site is generally located in the northwest portion of the City of Rocklin, specifically within the Highway 65 Corridor (Development Areas 104-116) of the Northwest Rocklin General Development Plan. The area is generally bounded by State Route 65 (SR65) on the west, areas west of Wildcat Boulevard on the east, the Rocklin/Lincoln City Limits on the north, and Sunset Boulevard on the south. APN's of those sites involved in the modification include: 491-010-001 through 010; 491-010-012; 017-081-079, 085, and 088 through 089; 017-270-002 and 084 through 090; 017-081-091 and 092; 378-110-001 through 065; and 378-120-001 through 070.

Existing Land Use Designations and Zoning:

Current General Plan Land Use Designations include: Business Professional (BP), Recreation-Conservation, Retail Commercial RC), Mixed Use (MU), Medium High Density Residential (MHDR) and Light Industrial (LI).

Current Zoning includes: Planned Development-Business Professional/Commercial (PD-BP/C), Planned Development Commercial (PD-C), Planned Development-Business Professional (PD-BP), Open Space (OS), and Planned Development-Light Industrial (PD-LI).

This project __XX__ does / __ does not involve modifications to the trip caps currently applicable to specific sites in the project area. Reference is made to potential land use changes which may be pursued in the future, but no General Plan Amendments or rezones are being processed at this time.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicants & Property Owners:

The applicants and property owners are Orchard Creek Investors LLC/Fulcrum, Evergreen Management Company and William Jessup University.

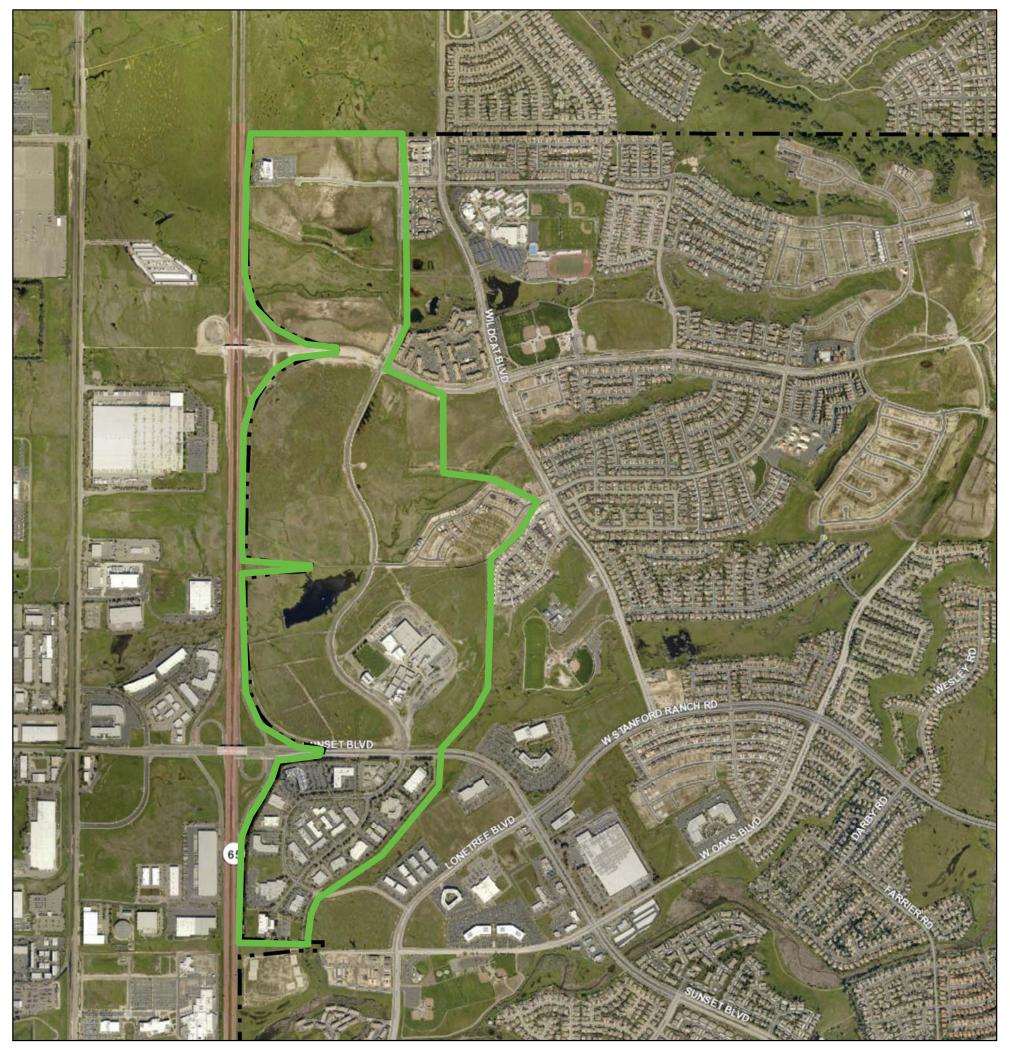
Attached Information:

For additional details please see:

- General Location Map
- Study Area and Development Area Map
- Trip Generation Table

P:\PUBLIC PLANNING FILES\Request for Comment\2016\North West Rocklin Trip Caps GDPText Amendment\2-Project Information.docx

City of Rocklin



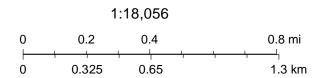


City of Rocklin Boundary

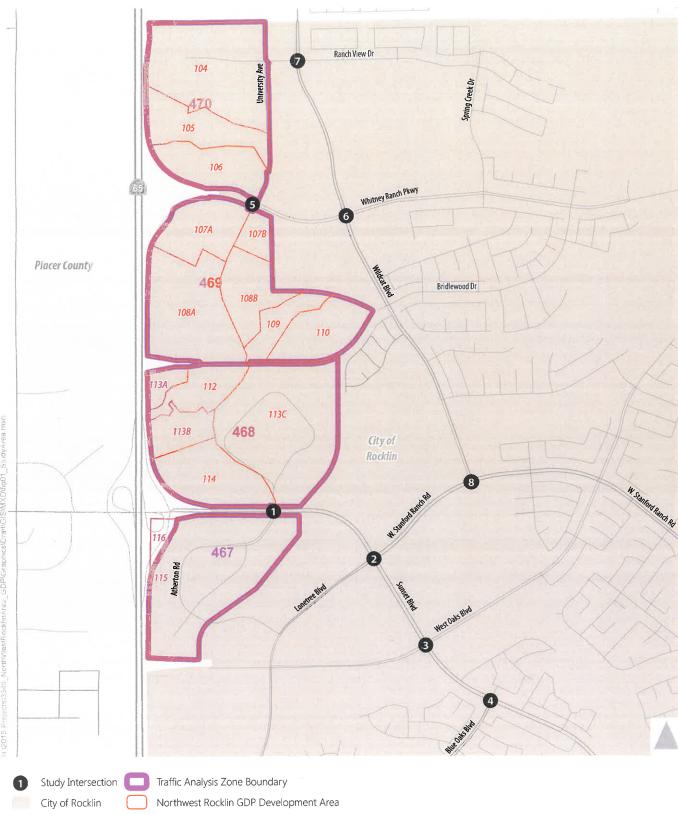
— HIGHWAY

MAJOR

MINOR



City of Rocklin





Study Area

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| 20 | | | |
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TRIP GENERATION OF APPROVED AND POTENTIAL LAND USE CHANGES Light Office Retail **Dwelling University Assumed Total** Daily Trip ADT (GDP **Industrial** Dev Area # Location **Assumed Zoning** TAZ Acreage (KSF) (KSF) Units (Students) FAR (KSF) Generation Table 8) (KSF) 91 130 8,760 8,760 467 115 Atherton Tech Center 81.8 LI 39 0 N/A 417 HDR N/A N/A 2,711 Nearest to CalTrans ROW 13.9 113 A MU 135 97 30% 232 5,785 113 B West of University Drive 17.7 8,325 468 East of University Drive 74.5 3,300 N/A N/A 7,425 113 C N/A (WJU) 30.1 COMM 328 25% 328 11,480 11,473 114 North of Sunset Boulevard 25% 32.4 COMM 353 353 12,355 107 A West of University Drive 8,313 66 COMM 66 25% 2,310 107 B East of University Drive 6 BP/COMM 508 156 32% 664 14,452 West of University Drive 47.6 469 108 A 14,764 174 N/A N/A 1,566 108 B East of University Drive 20.4 MHDR 196 N/A N/A 1,764 3,800 22.9 MHDR North of Syracuse Drive 110 North of Whitney Ranch 708 217 20,127 14,626 66.3 BP/COMM 32% 104 925 Pkwy 470 265 North of Whitney Ranch 25% 9,275 6,982 106 24.3 COMM 265 Pkwy

91

787

3,300

Sum Totals 1,390 1,482

Difference

2,963

98,010 +20,967 77,043

Note:

Source: Fehr & Peers, 2016

TAZ = Traffic Analysis Zone. KSF = Thousand Square Feet. FAR = Floor Area Ratio. KSF = Thousand Square Feet.

^{1.} Development areas 105, 109, 112, and 116 are open space parcels, which are excluded from above list.