



New Project Information

The City of Rocklin is 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, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: December 2, 2021

Project Name and Requested Approvals:

WEST OAKS RHNA GENERAL PLAN AMENDMENT/REZONE

GENERAL PLAN AMENDMENT, GPA2021-0005

GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0004

GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0005

REZONE, Z2021-0003

REZONE, Z2021-0004

Staff Description of Project:

The Project is a City-initiated request for approval of a General Plan Amendment, two General Development Plan Amendments, and two Rezones to change the land use designations and zoning of eight parcels in the northwestern area of Rocklin to accommodate high density residential development, consistent with the recently certified City of Rocklin Housing Element 2021-2029. These modifications are required in order to comply with the City's Regional Housing Needs Allocation (RHNA).

NO DEVELOPMENT IS PROPOSED AS PART OF THIS PROJECT

Specifically, the project is requesting approval of the following entitlements:

- General Plan Amendment (GPA2021-0005) to change the land use of Assessor Parcel Numbers (APNs) 017-281-015 and 017-284-016 from Light Industrial (LI) to Mixed Use (MU) and of APNs 365-020-020-067 through -072 from Business Park/Commercial/Light Industrial (BP/C/LI) to High Density Residential (HDR);
- General Development Plan Amendment (PDG2021-0004) to amend the Stanford Ranch General Development Plan to add the Mixed Use 24 Units Per Acre Minimum (MU-24+) zoning district.
- General Development Plan Amendment (PDG2021-0005) to amend the Sunset West General Development Plan to add the Residential 24 Units Per Acre Minimum (Res-24+) zoning district.
- Rezone (Z2021-0003) of APNs 017-281-015 and 017-284-016 from Planned Development Industrial Park (PD-IP) to Mixed Use 24 Units Per Acre Minimum (MU-24+).
- Rezone (Z2021-0004) of APNs 365-020-020-067 through -072 from Planned Development Business Park/Commercial/Light Industrial (PD-BP/C/LI) to Residential 24 Units Per Acre Minimum (Res-24+).

Location:

There are three project areas, as follows:

- 1) Northwest corner of Lonetree Blvd. and West Oaks Blvd., south of Atherton Road; APN 017-281-016.
- 2) Northeast corner of Lonetree Blvd. and West Oaks Blvd.; APN 017-284-015.
- 3) Six (6) parcels at westerly terminus of West Oaks Blvd; APNs 365-020-067, -068, -069, -070, -071, and -072

Existing Land Use Designations:

Assessor Parcel Numbers 017-281-015 and -016 currently have a land use designation of Light Industrial (LI) and are zoned Planned Development Industrial Park (PD-IP) within the Stanford Ranch General Development Plan. Assessor Parcel Numbers 365-020-067 through -072 currently have a land use designation of Business Professional/Commercial/Light Industrial (BP/C/LI) and are currently zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) within the Sunset West General Development Plan.

This project XX 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:

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

Applicant & Property Owner:

The applicant is the City of Rocklin. The property owner of 017-281-015 is Rocklin Corporate Center LLC. The property owner of 017-281-016 is GTA Lonetree LLC. The property owner of 365-020-067 through -072 is Black Iris Properties LLC.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>

WEST OAKS RHNA GENERAL PLAN AMENDMENT/REZONE

Site Locations

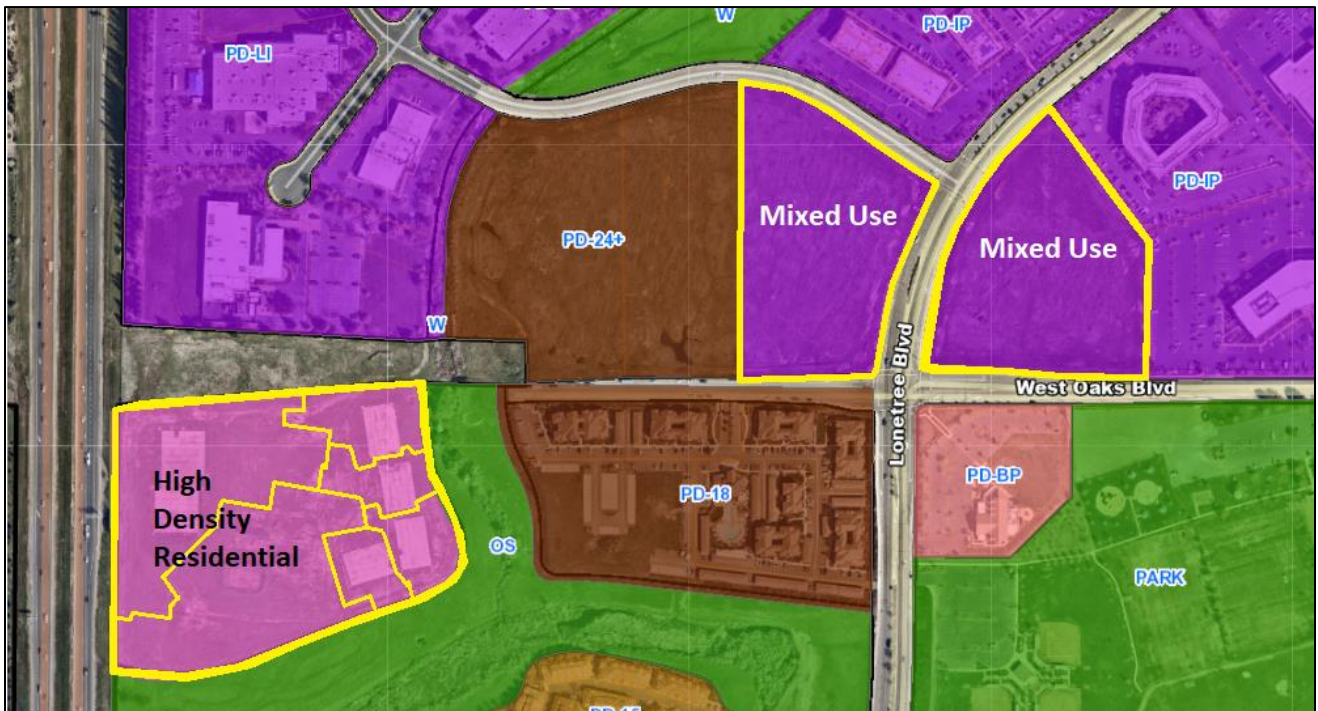


APN	Size	Location	Current GP	Proposed GP	Current Zoning	Proposed Zoning
017-281-016	6.55	NW corner of Lonetree Blvd and West Oaks Blvd	LI	MU	PD-IP	MU-24+
017-284-015	6.74	NE corner of Lonetree Blvd and West Oaks Blvd	LI	MU	PD-IP	MU-24+
365-020-067	4.36	Lonetree Blvd and Terminus of West Oaks Extn / Adjacent to SR 65	BP/C/LI	HDR	PD-BP/C/LI	Res-24+
365-020-072	1.26					
365-020-071	0.85					
365-020-069	0.72					
365-020-070	0.99					
365-020-068	4.32					

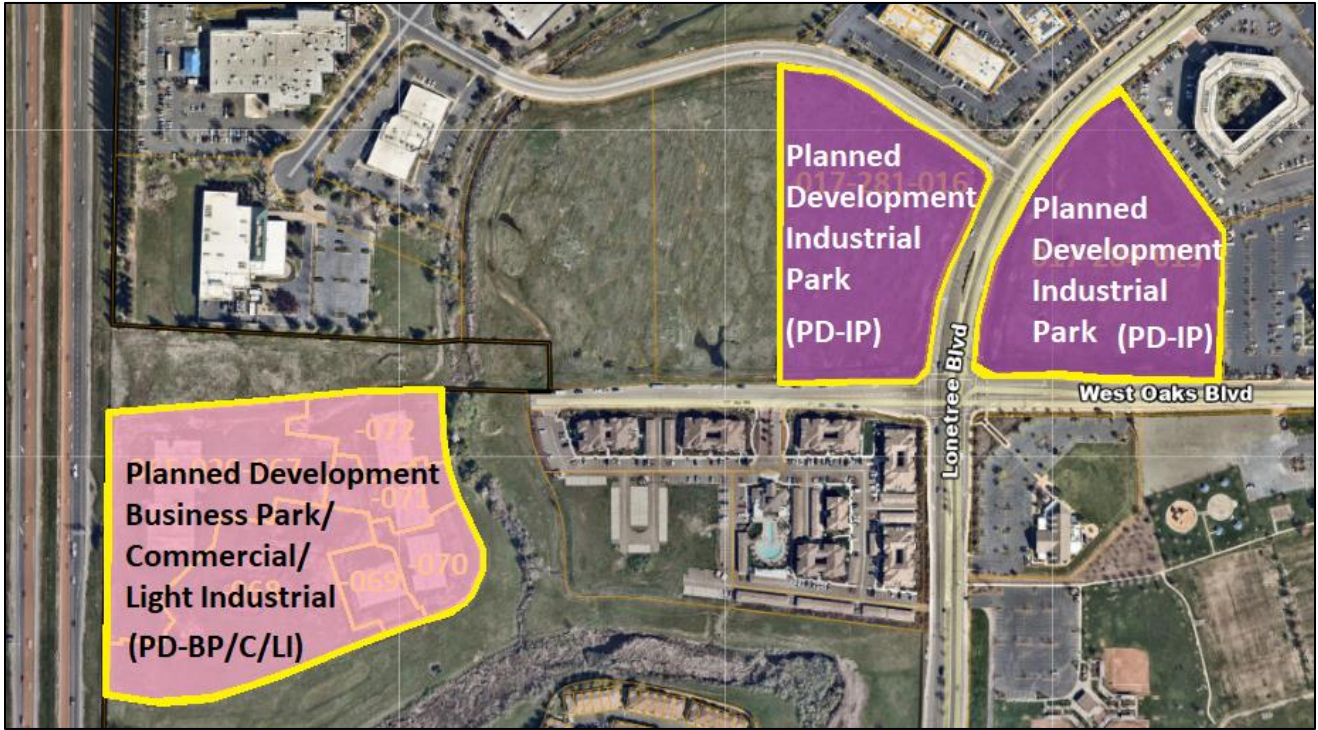
Existing General Plan



Proposed General Plan



Existing Zoning



Proposed Zoning

