

RESOLUTION NO. 2025-191

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A  
GENERAL PLAN AMENDMENT FOR THE 2021-2029 HOUSING ELEMENT  
PROGRAM 10 – ALTERNATIVE SITES FOR INCLUSION IN THE APPROVED  
INVENTORY OF SITES FOR THE REGIONAL HOUSING NEEDS ALLOCATION  
(RHNA) PROJECT AND THE ROCKLIN WEST ANNEXATION PROJECT  
(2021-2029 Housing Element Program 10- Alternative Sites / GPA2025-0001 and  
Rocklin West Annexation / GPA2024-0001)

WHEREAS, California State law requires that each jurisdiction share the region's housing needs through the Regional Housing Needs Allocation (RHNA) process, which requires that housing for all household income levels be accommodated; and

WHEREAS, to accommodate RHNA obligations, each jurisdiction must have an adequate number of parcels with the development potential and corresponding land use and zoning designations to support high-and medium-density housing developments, in addition to traditional single-family residential housing developments; and

WHEREAS, on October 24, 2021, the City Council of the City of Rocklin adopted the 2021-2029 Housing Element (Resolution No. 2021-153) and approved an Addendum to the 2012 General Plan Environmental Impact Report for the 2021-2029 Housing Element (Resolution No. 2021-152); and

WHEREAS, the 2021-2029 Housing Element, Program 10 – Inventory of Sites for Housing/Rezone Implementation committed the City to rezoning and amending the land use designation of approximately 240 total acres of land to meet the State's mandated inventory of "Low" and "Moderate" income to comply with the City's Regional Housing Needs Allocation (RHNA); and

WHEREAS, on December 10, 2024, the City Council of the City of Rocklin approved a General Plan Amendment (Resolution No. 2024-274) and adopted the Residential Minimum Density Overlay (RMDO) District (Ordinance No. 1183) to support the implementation of Program 10; and

WHEREAS, due to the application for and the approval of several development projects, subsequent to the adoption of the 2021-2029 Housing Element and Program 10, several of the originally identified sites no longer qualify to be on the list, and alternative sites are required to be rezoned and redesignated accommodate the City's RHNA requirements; and

WHEREAS, in order to comply with the requirements of Program 10 of the Housing Element and RHNA requirements, the City is required to rezone and amend General Plan

land use designations to provide for alternate sites to accommodate the City's RHNA obligations; and

WHEREAS, an Addendum to the 2012 General Plan Environmental Impact Report has been identified by staff as the appropriate level of environmental review for this specific General Plan Amendment. In addition, the legislature has adopted CA Public Resources Code Section 21080.085 exempting from CEQA redesignating/rezoning projects that are approved to implement Housing Element programs. The project complies with Program 10 of the City's 2021-2029 Housing Element and is therefore statutorily exempt. Both the Addendum and the Notice of Exemption have been approved via Resolution No. 2025-190; and

WHEREAS, the City Council has considered the effect of the approval of this General Plan Amendment (GPA2025-0001) on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources. The project amends the General Plan to facilitate the development of vacant and underutilized sites, consistent with the requirements of Program 10 of the Housing Element. The potential construction of future residential units on these sites would allow for increased housing availability; and

WHEREAS, the subject sites are physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services. The subject sites are also generally flat, have access to public streets, and public utilities are readily available; and

WHEREAS, the land uses allowed by the proposed amendment are consistent with and implement the goals and policies of the City of Rocklin's General Plan, including the 2021-2029 Housing Element. This proposed amendment and redesignation would also help the City to meet its RHNA requirements and substantially complies with California Government Code Article 10.6. Housing Elements [65580 – 65589.11]; and

WHEREAS, the project will increase the City's inventory of sites available for lower- and moderate-income housing, thereby supporting compliance with RHNA requirements and ensuring no net loss of development opportunity. As such, approval of the project is consistent with the provisions of Senate Bill 166; commonly referred to as the "No Net Loss Law"; and

WHEREAS, the proposed General Plan Amendment (GPA2025-0001) will amend the General Plan land use designations of the affected parcels and the General Plan Land Use Map, as depicted in Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, on January 23, 2024, the City Council of the City of Rocklin approved the West Oaks Apartments Design Review application (DR2022-010) (Resolution No. 2024-038). The project approval allows for the development of a 371-unit apartment

community on approximately 15.9 acres on Assessor's Parcel Numbers (APNs) 365-020-067, -068, -069, -070, -071, and -072. The project site also includes an approximately 3.4-acre portion of former Caltrans right-of-way, APN 365-020-076, which is located to the north and adjacent to the other parcels, outside of the current city limits; and

WHEREAS, on August 13, 2024, the City Council of the City of Rocklin approved a Resolution of Intent (ROI) to Annex APN 365-020-076 into the City of Rocklin boundaries (Resolution No. 2024-190); and

WHEREAS, on February 25, 2025, the City Council of the City of Rocklin approved an application to Pre-Zone APN 365-020-076 as Planned Development 24 Units Per Acre Minimum (PD-24+) and Open Space (OS) (Ordinance No. 1187); and

WHEREAS, to consolidate actions and reduce the number of General Plan Amendments processed within a single year, a request for a General Plan Amendment (GPA2024-0001) is also being processed to redesignate APN 365-020-076 from Light Industrial (LI) and Recreation Conservation (R-C) to High Density Residential (HDR) and R-C, consistent with the associated and approved Pre-Zone (Ordinance No. 1187) and West Oaks Apartments Design Review (Resolution No. 2024-038); and

WHEREAS, the land uses allowed by the proposed amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element. Redesignation would allow for development of a previously-approved project, consistent with conditions of approval, and would help to facilitate additional housing within the area; and

WHEREAS, the City of Rocklin Planning Commission recommended approval, with consideration for the removal of Sites 1-18 and 1-19, of the proposed General Plan Amendment (GPA2025-0001) with a vote of 5-0 on August 5, 2025.

#### Section 1.

A. The City Council of the City of Rocklin hereby approves the amendments to the General Plan Land Use Map for the 2021-2029 Housing Element Program 10 – Alternative Sites, as depicted in Exhibit A, on file with the Community Development Department and incorporated herein by this reference.

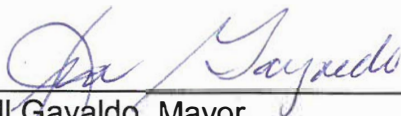
B. The City Council of the City of Rocklin hereby approves the amendments to the 2021–2029 Housing Element document to update relevant tables and other sections of the document to reflect all proposed land use changes, as depicted in Exhibit B, on file with the Community Development Department and incorporated herein by this reference.

C. The City Council of the City of Rocklin hereby approves the amendments to the General Plan Land Use Map for the Rocklin West Annexation Project, as depicted in

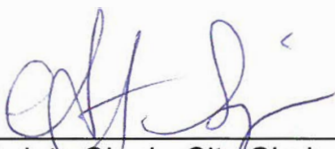
Exhibit C, on file with the Community Development Department and incorporated herein by this reference.

PASSED AND ADOPTED this 26<sup>th</sup> day of August, 2025, by the following vote:

AYES: Councilmembers: Broadway, Gayaldo, Janda  
NOES: Councilmembers: Bass, Halldin  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
Jill Gayaldo, Mayor

ATTEST:

  
\_\_\_\_\_  
Avinta Singh, City Clerk

## 7-4 HOUSING RESOURCES

### REGIONAL HOUSING NEED

State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), SACOG is the entity authorized to determine the future housing needs for the region. SACOG adopted a regional housing allocation plan in March 2020, called the Regional Housing Needs Plan (RHNP). This plan covers the period from May 15, 2021, through May 15, 2029.

The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth at all income levels by the end of the housing element's statutory planning period.

Table 7-36 shows the City's regional housing need by income level.

<b>TABLE 7-36: REGIONAL HOUSING NEED ALLOCATION 2021-2029</b>		
<b>Income Category (% of County AMI)</b>	<b>Number of Units</b>	<b>Percent</b>
Very Low (31 to 50%)	1,911	33.8%
Low (51 to 80%)	1,151	20.3%
Moderate (81% to 120%)	771	13.6%
Above Moderate (Over 120%)	1,828	32.3%
Total	5,661	100.0%

*Source: Final Regional Housing Needs Plan, SACOG, 2020.*

*Note: \* It is assumed that 50 percent of the low income RHNA will be allocated towards extremely low-income units.*

UNACCOMMODATED REGIONAL HOUSING NEED ALLOCATION FROM THE 5TH CYCLE Program 11 of the 2013–2021 Housing Element stated that the City would identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre with a maximum allowable density of 30 units per acre. This rezone would have provided for the development of the remaining lower-income RHNA of 1,769 units.

After further review it was determined that there were several sites that were appropriately zoned with a corresponding land use designation to accommodate the 5<sup>th</sup> cycle RHNA in 2012, with additional sites available in 2014. Table 7-37 below depicts the available sites prior to the beginning of the 5<sup>th</sup> cycle projection period (January 1, 2013). Table 7-38 summarizes the available capacity in the 5<sup>th</sup> cycle planning period compared to the 5<sup>th</sup> cycle RHNA. Table 7-38 shows that the City had capacity for 1,288 units and after subtracting the 1,769 lower-income RHNA, there is an unaccommodated need of 481 units.

TABLE 7-37: AVAILABLE SITES FOR RESIDENTIAL DEVELOPMENT DURING THE 5 <sup>TH</sup> CYCLE PLANNING PERIOD							
Year Available	Site Name	Zoning	Approximate Vacant Acreage	Permitted Density (Units/Acre)	Realistic Density	Max Capacity	Realistic Capacity
	<b>Mixed Use High Density Residential Sites</b>						
2012	Whitney Ranch Parcel 2	MU (HDR)	18.7	22 to 30	22	411	205
2012	Whitney Ranch Parcel 3	MU (HDR)	11.8	22 to 30	22	259	129
2012	Sierra College property east of Sierra College Blvd.	MU (HDR)	70.8	22 to 30	22	1,557	778
2012	Big Gun Quarry Area	MU (HDR)	8.1	22 to 30	22	178	44
2012	Front Street Area	MU (HDR)	10.3	22 to 30	22	226	113
2012	Deercreek Lumber Area	MU (HDR)	1.8	22 to 30	22	39	19
<b>Units Available in 2012 - prior to the start of the 5th cycle planning period.</b>							<b>1,288</b>

Source: SACOG, City of Rocklin, May 2021.

TABLE 7-38: UNACCOMMODATED LOWER INCOME NEED FROM THE 2013–2021 PLANNING PERIOD			
5th Cycle RHNA		5th Cycle Site Capacity	Remaining RHNA
Very Low	1,040	1,288	481
Low	729		

Source: SACOG, City of Rocklin, May 2021.

Based on the unaccommodated need from the previous cycle and the need of the 6th Cycle RHNA, the City must accommodate 3,543 units in the lower income category. Table 7-39 shows the RHNA that the City needs to accommodate for the lower income RHNA for the 5th and 6th Cycles.

TABLE 7-39: 5TH AND 6TH CYCLE LOWER INCOME RHNA TO ACCOMMODATE			
Income Category	Unaccommodated Need from the 5th Cycle	6th Cycle RHNA	Total RHNA to Accommodate
Very Low	481	3,062	3,543
Low			

Source: SACOG, City of Rocklin, May 2021.

## REALISTIC CAPACITY

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rocklin is 30 dwelling units per acre.

The City is relying on the High Density Residential land use designation that currently allows for 15.5 or more units per acre and the Mixed Use land use designation that currently allows from 10-40 units per acre. There is no density cap on development within the High Density Residential land use designation. Program 10 will modify the allowable densities to require a minimum of 24 units per acre for both designations. Additionally, for the Mixed-Use sites that the City is relying on to accommodate a portion of the lower income RHNA the analysis includes a conservative approach and reduced the unit potential by 50% to accommodate potential for non-residential development.

On December 10, 2024, the Rocklin City Council approved a General Plan Amendment (GPA) (Resolution No. 2024-274) and adopted the Residential Minimum Density Overlay (RMDO) District (Ordinance No. 1183) to support the implementation of Program 10.

The RMDO Overlay establishes minimum residential density requirements across all areas of the City, including those within and outside of General Development Plan areas. It is organized into three categories, consistent with the City's RHNA obligation identified in Program 10:

- **RMDO-RES-24+:** Residential areas with a minimum density of 24 dwelling units per acre
- **RMDO-MU-24+:** Mixed-use areas with a minimum density of 24 dwelling units per acre
- **RMDO-MU-10+:** Mixed-use areas with a minimum density of 10 dwelling units per acre

The RMDO-R24+ overlay requires that any future residential development on designated properties be constructed at a minimum density of 24 dwelling units per acre. Similarly, the RMDO-MU24+ and RMDO-MU10+ overlays establish minimum residential densities of 24 and 10 dwelling units per acre, respectively.

As part of the 2024 GPA/Rezone effort, approximately 117 total acres were designated with these overlays to meet lower-income RHNA requirements, with approximately 104 acres of this total categorized as “assumed acreage”, meaning the developable portions of the project that are not constrained by biological, topographical, or other sensitive features. For the purpose of calculating potential units, the “assumed acreage” number is utilized. Based on this assumed acreage, the unit capacity for these previously-amended sites totaled 2,575 units.

In addition, an additional approximately 25 acres were designated to meet moderate-income RHNA requirements, resulting in a unit capacity of 349 units.

## AVAILABILITY OF SITES

### SITE IDENTIFICATION PROCESS

The City is required by state law to identify and maintain an Available Sites Inventory that provides zoning and land use at densities considered feasible to accommodate the City's RHNA for all income levels. The default density standard for the City of Rocklin is 30 units per acre.



In Since 2018, City staff ~~began~~<sup>has</sup> work~~ing~~<sup>ed</sup> to identify available sites with assistance from the RHNA Ad Hoc Committee. The Ad Hoc Committee consisted of two City Council Members, two Planning Commissioners, one former mayor, three housing developers (including those with expertise in affordable housing development) and a representative from the Building Industry Association. All meetings of the Committee were open to and regularly attended by members of the public. The City also retained a professional meeting facilitator to assist throughout the process.

~~The focus of the Ad Hoc Committee was:~~

- ~~1.— Review and provide recommendations related to the Land Use Balance Assessment.~~
- ~~2.— Develop guidelines to evaluate requests for rezoning/re-designation of property from non-residential to residential and/or increase residential densities to 22+ units per acre.~~
- ~~3.— Develop recommendations to update the City’s inventory of available sites for affordable residential development and any additional criteria for considering future changes to the inventory with the goal of meeting the City’s RHNA.~~
- ~~4.— Prepare recommendations to clarify the standards for development in Mixed Use zones.~~

The City received preliminary recommendations from the Committee regarding potential sites to be included in the City’s available sites inventory which were reviewed by the Planning Commission at a public workshop conducted on April 16, 2019 and a final sites vote on June 21, 2019 was informed by input from the Planning Commission workshop conducted in April 2019 and the information presented by the Land Use Balance Assessment consultants on March 17, 2019.

Property owners of all sites under consideration were notified of the workshops and the Committee’s work efforts by direct mail. Several landowners as well as RHNA Committee Members and members of the public were in attendance.

To help inform the development of a potential sites list, the City identified a set of objective criteria (both positive and negative). Criteria included avoiding locations that were largely adjacent to single-family land uses and considering sites that were in close proximity to arterials and transit routes, parks, services and places of employment. Looking at the types of land use conversions that might be considered, a number of items came into play, such as the age of structures, whether or not properties had existing revenue or job generating land uses, and whether existing developed sites were significantly underutilized.

Vacant land was preferred to developed land, but redevelopment of some sites was factored in due to the lack of areas for expansion, since the City is close to buildout. Ultimate City Council action on the sites to be selected was based in large part on the recommendations from the Committee and an Available Sites Inventory List was approved as part of the 2021-2029 Housing Element Update in August 2021.

Since 2021, the Housing Element’s Available Sites Inventory has been reduced several times. Following the publication of the Housing Element, several development applications were submitted and ultimately approved by the City. As a result, several market-rate projects, on sites originally designated for “Lower” and “Moderate” RHNA categories in the Housing Element, were approved. This led to the loss of approximately 32 acres from the RHNA Sites Inventory. Consequently, these properties were no longer eligible for inclusion in the City’s RHNA capacity during the 2024 GPA/Rezone effort.



Based on the previous 2021-2029 Housing Element obligations, removal of these sites has created a shortfall for both the “Lower” and “Moderate” income RHNA categories. To address this shortfall, staff began the process of developing an Alternative Available Sites Lists. As a majority of available sites within the City identified as meeting the previously determined objective criteria already been identified in the original Inventory, the City amended the search criteria to also include properties with an existing residential and/or mixed use land use designation. As a result of this process, a list of alternative sites for potential inclusion in the City’s updated RHNA Sites Inventory and Tables 7-41 through 7-44 have been updated.

## LARGE SITES

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing needs unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period or other evidence is provided that the site can be developed as lower income housing. The City has assisted with large lot development as discussed under the heading -- *Large Site and Underutilized Site - Project Examples*.

## UNDERUTILIZED SITES

The inventory lists several non-vacant, underutilized sites with land use designations that allow for residential development and are suitable for residential redevelopment at a higher density or with greater intensity. The inventory includes analysis for the vacant developable portion of underutilized sites, on underutilized sites consisting of excess parking areas or abandoned foundations, the entire site is included as it is anticipated that the parking would be redeveloped, and where demolition of an existing structure would be required and there’s uncertainty about whether or not that is feasible during the projection period, the assumed capacity has been reduced, assuming 24 units per acre.

## LARGE SITE AND UNDERUTILIZED SITE - PROJECT EXAMPLES

The City’s Mixed Use (MU) General Plan Land Use Designation allows for office, commercial and residential uses with a density range of 10 to 40 units per acre. There is currently no percent requirement for office, commercial or residential, the site can develop with just one of any of the three use types. Since the City created the Mixed-Use Land Use Designation in 2012 as part of its comprehensive General Plan Update, the actual development proposals that have come forward are largely solely residential.

~~It is typical for MU sites to develop with solely residential.~~

Although ideally the MU designation would result in the construction of true vertical or horizontal mixed use projects, the City has a healthy track record of approving solely residential projects within that land use category, with most MU designated sites being proposed and ultimately constructed as 100% residential. The Wildcat Subdivision (aka Durango) in Whitney Ranch, the Spring Valley Project in North West Rocklin.

- ~~• The Pines Assisted Living site in North West Rocklin~~
- ~~• The Rocklin Gateway Project at Midas and Pacific Street in Central Rocklin.~~

~~The City is also currently processing an application for another Mixed Use site in North West Rocklin (Placer Creek Apartments) which would also be a solely residential project.~~

~~It should be noted that several of the units in both the Spring Valley and Wildcat Subdivision projects consisted of single family residential for sale products that sold at Moderate Income levels. The Rocklin Gateway Project has not yet been constructed, but was approved for 204 apartment units, 42 of which were required to be affordable to lower income households at 80% or less AMI.~~ Although ideally the MU designation would result in the construction of true vertical or horizontal mixed use projects, the City has a healthy track record of approving solely residential projects within that land use category.

**K-Mart Site Redevelopment into the Quarry Place Project** – The City ~~has also~~ worked creatively with St. Anton Development Company, a well-known affordable housing developer, to process entitlements including a General Plan Amendment, Rezone, Tentative Subdivision Map and Design Review to facilitate the conversion of the former K-Mart property (both vacant and developed commercial parcels) located at the corner of Pacific Street and Sunset Boulevard into 180 apartments that will be 100% affordable to households at 50 and 60% AMI. The project also includes 40 small lot single family residential lots (referred to as “Cobblestone”) and two future commercial pads on the Pacific Street frontage of the development. The 15.4 acre site originally consisted of 9 separate parcels that were consolidated and reconfigured into the new development layout. The density of the apartment component is just under 21 dwelling units per acre. Removal of the former K-Mart retail building (i.e., 86,479 square feet in size and built in 1988) is a key component of the development plan illustrating that redevelopment opportunities are feasible.

**Placer Creek Apartments Project – Another** residential development proposed on a consolidated site greater than 10 acres is the Placer Creek Apartments project (a current application for a Rezone and Design Review). This proposal would combine one 0.84-acre site and one 9.18-acre site into a single 10.2 acre parcel and proposes the development of 232 apartments.

**Sagora Senior Independent Living and Assisted Living Project – In** 2015, developers requested the creation of 14.23-acre site out of a 92-acre parcel and processed a Use Permit and Design Review entitlement to create the Sagora Senior Independent Living and Assisted Living Project on a site in Northwest Rocklin designated as Business Professional and zoned Business Professional/Commercial (PD-BP/Comm). The project is age restricted and consists of 226 total living units offering a range of living and care options including duplex cottages, independent living units, assisted living units, and memory care. This project is now fully developed and occupied.

#### SMALL SITE RESIDENTIAL DEVELOPMENTS

While there are examples of multifamily development projects and proposals on parcels larger than 10 acres in the City, there are also examples where multifamily housing units have been developed or proposed on smaller sites or a series of small sites that have been consolidated.

~~There is an existing occupied 6-unit single story garden court style apartment building on a 0.43-acre lot (Assessor's Parcel Number 016-230-005) located at 3350 Sunset Boulevard.~~

~~**Just prior to the economic downturn, the City approved** Triton Towers – A a mixed-use project on Sunset Boulevard, consisting of a two-story office building and 10 detached single family residential units on a 1.26 acre site created by the consolidation of 3 contiguous lots consisting of Assessor's Parcel Numbers 016-230-001, 002, and 003. The individual lots were each 0.42 acres in size. Unfortunately, the proposal was not developed due to economic conditions at the time, however, the current landowner has expressed interest in coming forward with a revised proposal in the future that includes residential development.~~

**Hidden Grove Apartments** ~~is also a~~ A 124-unit multifamily complex located at 5415 South Grove Street that has been developed through consolidation of numerous parcels ranging in size from two at 0.20 acre and others at 0.28, 0.31, 2.25 and 2.26 acres (Assessor's Parcel Numbers: 010-270-014, 010-270-013, 010-270-012; 010-270-010; 010-270-009; and 010-270-015) for a combined total of 5.84 acres.

**Sierra College Senior Apartments** – Approved in 2022, the Sierra College Senior Apartments project is a 180-unit affordable senior community (restricted to ages 55+) on 7.3 acres.

**Pacific Street Apartments** – The Pacific Street Apartments project, approved in 2025, is a 110-unit multifamily community on six (6) parcels totaling approximately 2.9 acres. This project will be 100% affordable, and is a collaborative venture between Community HousingWorks (the developer) and the City of Rocklin, utilizing land primarily owned by the City.

These examples of both large site development and consolidation of small sites show that the City has a history of this type of development and therefore believe that all sites included in the inventory are appropriate to meet the City's RHNA.

#### ACCESSORY DWELLING UNIT CAPACITY

Recent changes in State law have promoted the development of accessory dwelling units (ADUs) by limiting restrictions a local jurisdiction can place on such units. ADUs can be an important source of affordable housing as they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford housing. The City has included Program 7 to promote production of ADUs through educational materials, process streamlining, and pre-approved plans.

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs.

The City reviewed past trends of ADU construction from January 2018 through December 2020 to determine an annual average of 3.25 ADUs per year. Based off the annual average and the addition of Program 7 which promotes the development of ADUs, the City assumed an average of 5 ADUs per year which is a projected 40 ADUs for the 2021-2029 timeframe. Although the 5 units per year will be used to accommodate a portion of the City's RHNA, as shown in Table 7-41, the City believes that based on additional marketing efforts there will be a much higher ADU production rate, as discussed in Appendix B. Although the City assumes a higher production, no additional units beyond the 40 ADUs will be used to meet the 2021 – 2029 RHNA.

In order to determine assumptions on ADU Affordability the City has inquired with landowners of most recent ADU applications and discovered that the vast majority are being constructed to accommodate extended family with little or in most cases no rent being charged. Unlike larger metropolitan areas, the impetus driving ADU development in Rocklin does not seem to be for income. Therefore, the City has assumed that of the total 40 ADUs that are projected to be built during the projection period, 30 are estimated to lower-income households, 10 to moderate-income households, and 0 to above-moderate income households (Table 7-40).

<b>TABLE 7-40: AFFORDABILITY OF ACCESSORY DWELLING UNITS IN THE CITY OF ROCKLIN</b>	
<b>Income Level</b>	<b>Percent of Affordable ADUs</b>
Extremely Low	25%
Very Low	15%
Low	35%
Moderate	24%
Above Moderate	1%

*Source: City of Rocklin, 2020.*

## MEETING THE RHNA

Table 7-41 compares the City of Rocklin’s RHNA to the site inventory capacity. This capacity is based on implementation of Program 10 which commits the City to rezoning 159.91 acres to accommodate the lower income housing need and 77.75 acres to accommodate the moderate-income housing need. Based on ~~these~~ rezones, projected ADUs, and approved projects anticipated following adoption of the 2021-2029 Housing Element, the City ~~has estimated~~ a surplus of 301 units available to lower-income households (including extremely low-, very low-, and low-), 239 units available to moderate-income households, and 152 units available to above moderate-income households, a total surplus of 692 units.

Since 2021, the Housing Element’s Site Inventory has been reduced several times. Following the publication of the Housing Element, several development applications were submitted and ultimately approved by the City. As a result, several market-rate projects, on sites originally designated for “Lower” and “Moderate” RHNA categories in the Housing Element, were approved. This led to the loss of approximately 32 acres from the RHNA Sites Inventory. Consequently, these properties were no longer eligible for inclusion in the City’s RHNA capacity during the 2024 GPA/Rezone effort.

As part of the Alternative RHNA Sites projects in 2024 and 2025, staff modified Table 7-42, which provides the characteristics of the available sites to accommodate the lower income RHNA, Table 7-43, which lists sites to accommodate the moderate income RHNA and Table 7-44, which includes capacity that will accommodate the City’s above moderate RHNA. Tables 7-42 and 7-43 list the current zoning and General Plan Designation and the proposed changes per Program 10. The minimum density to meet the lower income RHNA will be 24 units per acre. Assumed density (realistic capacity) for the lower income RHNA is 30 units per acre. The Mixed Use land use designation allows up to 40 dwelling units per acre and there is no cap on density for sites designated as High Density Residential. Mixed use sites assume a realistic capacity of 12 units per acre.

Based on these factors, approval of the Alternative RHNA Sites from 2024 and 2025 would result in a unit surplus of 690 units for the “Lower” category and 863 units for the “Moderate” category. The “Above Moderate” category remains at a surplus of 1,394 units. Together, these combine to a total of capacity of 9,089 units; a surplus of 2,947 units beyond the 5,661 units identified in the 2021-2029 Housing Element.

**Table 7-41: Comparison of Regional Housing Need and Site Capacity**

**2021 Housing Element Numbers + Alternative RHNA Sites (2025)**

Income Category	2021-2029 RHNA	5th Cycle Carryover	Vacant Site Capacity*		Underutilized Site Capacity*		ADU Capacity	Approved Projects	Total Capacity	Unit Surplus
			Res	Mixed Use	Res	Mixed Use				
Very Low	1,911	481	1,424	196	1,209	368	30	902	4,128	585
Low	1,151									
Moderate	771	--	748	32	0	188	10	0	978	207
Above Moderate	1,828	--	235	0	0	0	0	2,987	3,222	1,394
<b>Total</b>	<b>5,661</b>	<b>481</b>	<b>2,406</b>	<b>228</b>	<b>1,209</b>	<b>556</b>	<b>40</b>	<b>3,889</b>	<b>8,328</b>	<b>2,186</b>

Source: City of Rocklin, August 2025

\*Capacity is based on implementation of Program 10.

**2021 Housing Element Numbers (2021 w/ Corrections)**

Income Category	2021-2029 RHNA	5th Cycle Carryover	Vacant Site Capacity*		Underutilized Site Capacity*		ADU Capacity	Approved Projects	Total Capacity	Surplus
			Res <sup>1</sup>	Mixed Use <sup>2</sup>	Res <sup>3</sup>	Mixed Use <sup>4</sup>				
Very Low	1,911	481	1,365	583	1,497	369	30	0	3,844	301
Low	1,151									
Moderate	771	0	805	42	0	190	10	0	1,047	276
Above Moderate	1,828	0	0	0	0	0	0	1,980	1,980	152
<b>Total</b>	<b>5,661</b>	<b>481</b>	<b>2,170</b>	<b>625</b>	<b>1,497</b>	<b>559</b>	<b>40</b>	<b>1,980</b>	<b>6,871</b>	<b>729</b>

Source: City of Rocklin, November 2020

\*Capacity is based on implementation of Program 10.

Due to corrections in original calculations:

<sup>1</sup> Vacant Site Capacity - Res (Moderate) should have been 805 not 0

<sup>2</sup> Vacant Site Capacity - Mixed Use (Moderate) should have been 42 not 0

<sup>3</sup> Underutilized Site Capacity - Residential (Moderate) should have been 0 not 805

<sup>4</sup> Underutilized Site Capacity - Mixed Use (Moderate) should have been 190 not 195

**2021 Housing Element Numbers (2021)**

Income Category	2021-2029 RHNA	5th Cycle Carryover	Vacant Site Capacity*		Underutilized Site Capacity*		ADU Capacity	Approved Projects	Total Capacity	Surplus
			Res	Mixed Use	Res	Mixed Use				
Very Low	1,911	481	1,365	583	1,497	369	30	0	3,844	301
Low	1,151									
Moderate	771	0	0	0	805	195	10	0	1,010	239
Above Moderate	1,828	0	0	0	0	0	0	1,980	1,980	152
<b>Total</b>	<b>5,661</b>	<b>481</b>	<b>1,365</b>	<b>583</b>	<b>2,302</b>	<b>564</b>	<b>40</b>	<b>1,980</b>	<b>6,834</b>	<b>692</b>

Source: City of Rocklin, November 2020

\*Capacity is based on implementation of Program 10.

**Table 7-42: Available Sites to Accommodate the Lower Income RHNA**

Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Overlay	Assumed Density	Unit Capacity	NOTES	Previous Site						
VACANT RESIDENTIAL SITES																		
1	045-013-022-000	6.00	6.00	Between Granite Dr and Pacific St / near Dovetail Dr	HDR	-	M-2/ R24+	-	30	180		Site 18						
3	016-220-005-000	0.44	1.29	W side of Sunset Bl between Springview Meadows / Third St and Whitney Bl	HDR	-	C-1/ MU24+	-	30	39		Site 10 (portion)						
	016-220-004-000	0.44																
	016-220-006-000	0.41																
5	010-024-002-000	1.20	2.45	Midas Av between UPRR and Meadow Wy	HDR	-	UN/ R24+	-	30	74		Site 15						
	010-023-002-000	1.25																
6	045-013-023-000	7.58	7.50	Pacific St near Brace Rd - Former Bella Vida site	HDR	-	C-2/ R24+	-	30	225	Significant OS / Floodplain acreage reduced	Site 17						
	045-013-024-000	5.06																
7	017-276-004-000	25.00	10.00	W side of University Av / Adjacent to SR 65	HDR	-	PD-LI/ R24+	-	30	300	large majority wetlands, assumed 10 net acres	Site 2						
8	045-101-059-000	1.48	1.48	Granite Dr near Rocklin Rd	HDR	-	C-2/ R24+	-	30	44		Site 20						
1-1	010-040-025-000	2.65	2.65	Behind Peter Hill Heritage Park	MDR/MU	HDR	R1-5/C-2	Res-24+	30	80								
1-2	010-040-038-000	16.96	1.80	ROW along Front St. and Railroad	MU	HDR	C-2	Res-24+	30	54								
1-3	010-210-002-000	2.07	2.18	5476 Front Street	MU	HDR	R1-6/H-D	Res-24+	30	65								
	010-210-007-000	0.11		Part of 5476 Front			H-D											
1-4	010-210-013-000	0.59	1.98	5420 Front St	MU	HDR	H-D	Res-24+	30	59								
	010-210-020-000	0.99		5450 Front														
	010-210-021-000	0.14		Behind 5450 Front	MDR		R1-6											
	010-210-022-000	0.26		Behind 5450 Front														
1-5	010-260-002-000	3.02	3.02	5465 Ruhkala Rd	MDR	HDR	RD-4	Res-24+	30	91								
1-6	010-260-011-000	0.93	0.93	5555 Ruhkala Rd	MDR	HDR	RD-8	Res-24+	30	28								
1-7	010-260-046-000	0.93	0.93	5515 Ruhkala Rd	MDR	HDR	RD-8	Res-24+	30	28								
1-9	045-031-013-000	1.14	2.36	4455 Circuit Ct	MDR	HDR	R1-6	Res-24+	30	71								
	045-031-014-000	1.26		4465 Circuit Ct														
1-11	045-090-062-000	1.16	1.16	Flag lot on Grove at Cedar	MDR	HDR	PD-4.5	Res-24+	30	35								
1-12	045-120-029-000	1.03	1.72	5520 China Garden Road	MDR	HDR	R1-10	Res-24+	30	52								
	045-161-007-000	0.69		N terminus of Ambassador Dr	MDHR		PD-14											
Acreage		82.79	47.45	Units 1,424														

<b>VACANT MIXED USE SITES</b>												
12	010-162-001-000	1.29	1.29	Pacific St and Bush St	MU	-	C-4/ MU24+	-	15	19		Site 13
13	017-284-006-000	1.88	1.88	S side of W Lonetree Bl	MU	-	PD-BP/C/ MU24+	-	15	28	Partial commercial development entitlements and construction	Site 6 (portion)
14	016-230-003-000	0.42	1.26	W Sunset Bl between Springview Meadows / Third St and Whitney Bl	MU	-	PD-MU/ MU24+	-	15	19		Site 10 (portion)
	016-230-002-000	0.42										
	016-230-001-000	0.42										
15	010-082-059-000	1.28	1.28	Grove St and Pacific St	MU	-	C-3/ MU24+	-	15	19		Site 16 (portion)
17	017-284-032-000	0.92	0.92	S side of W Lonetree Bl	RC	MU	PD-BP/C	Res-24+	15	14	Partial commercial development entitlements	Site 6 (portion)
20	017-190-045-000	2.64	1.85	Stanford Ranch Rd and Victory Ln	MU	-	PD-BP/C/ MU24+	-	15	28	Partial Commercial Application (Southern Portion - 0.79 acres)	Former Site 8 now portion of Site A-12
1-13	378-020-006-000	6.34	4.60	1800 Wildcat Blvd.	BP/COMM/LI	MU	PD-BP/CP/LI	MU-24+	15	69	Sierra Wilds Apartments (DR2025-0005)	
<b>Acreage</b>		<b>15.61</b>	<b>13.08</b>	<b>Units 196</b>								

<b>UNDERUTILIZED RESIDENTIAL SITES</b>												
21	016-170-014-000	3.09	3.09	Sunset Bl and Coronado Wy	HDR	-	PD-15/ R24+	-	30	93	Currently a church. Potential to construct housing on the north and west portions of the site.	Site 9
22	045-052-038-000	24.07	16.9	W side of Sierra College Bl, S of Dominquez Rd	HDR	-	PD-C/ R24+	-	30	507	Single family home on site. Owner interested in developing a multi-family home on the site. Site also has biological resources, so acreage is reduced.	Site 22

**Table 7-42: Available Sites to Accommodate the Lower Income RHNA**

Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Overlay	Assumed Density	Unit Capacity	NOTES	Previous Site	
23	045-052-012-000	1.60	1.60	W side of Sierra College Bl, just N of College Campus property and S of Secret Ravine Dr	HDR	-	PD-OA/ R24+	-	30	48	Single-family home on the southern half of the site. Acreage reduced due to open space and creek on-site.	Site 23	
24	016-230-013-000	0.38	1.17	E side of Sunset Bl between Springview Meados / Third St and Whitney Bl	HDR	-	C-1/ R24+	-	30	35	Approximately 1/4 of 016-230-011-000 is covered by a parking lot.	Site 11	
	016-230-011-000	0.39											
	016-230-012-000	0.4											
26	016-351-035-000	6.50	6.50	Pacific St at Roseville/Rocklin border (6355 Pacific St)	HDR	-	M-2/ R24+	-	30	195	Auto dismantler on-site that would need to be removed in order to develop housing.	Site A-1	
27	016-460-030-000	5.25	5.25	Fairway Dr and Stanford Ranch Rd (6500 Fairway Dr)	HDR	-	PD-C/ R24+	-	30	158	Storage facility on-site that would need to be removed in order to develop housing.	Site A-3	
29	045-031-041-000	2.46	2.46	W side of Sierra Meadows Dr at Tuttle Dr (2340 Sierra Meadows Dr)	HDR	-	PD-LI/ R24+	-	30	74	Storage facility on-site that would need to be removed in order to develop housing.	Site A-5	
1-14	045-120-028-000	2.10	1.50	5705 KELLER CT	MDR	HDR	R1-10	Res-24+	30	45			
1-15	010-025-001-000	1.60	1.82	4600 Third Street	RC	HDR	UN	Res-24+	30	55			
	010-026-001-000	0.22											
Acreage		48.06	40.29										
										Units	1,209		

**UNDERUTILIZED MIXED USE**

31	010-030-005-000	0.15	0.31	Grove and Pacific St	MU	-	C-3/ MU24+	-	15	5	Single-family home on the eastern portion of the site. Some small accessory buildings (possibly a shed) on the western portion.	Site 16 (portion)
	010-030-004-000	0.16										
32	010-030-007-000	2.65	2.65	Grove and Pacific St	MU	-	C-3/ MU24+	-	15	40	Currently Royal Oaks Mobile Home Park.	Site 16 (portion)
33	010-030-001-000	0.95	0.95	Grove and Pacific St	MU	-	C-3/ MU24+	-	15	14	Western half of the lot (street frontage) is a car wash. Eastern half is vacant.	Site 16 (portion)
34	010-082-063-000	0.58	1.35	Grove and Pacific St	MU	-	C-3/ MU24+	-	15	20	Outdoor recreation vehicle sales building would need to be removed before development.	Site 16 (portion)
	010-082-061-000	0.77										
35	010-030-002-000	0.45	0.45	Grove and Pacific St	MU	-	C-3/ MU24+	-	15	7	Commercial buildings on-site. Vacant space on northeast quarter of the parcel.	Site 16 (portion)
36	367-160-008-000	6.15	6.15	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	92	Stanford Ranch Plaza with Save Mart and associated parking lot.	Portion A-11
37	367-160-007-000	1.05	3.36	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	50	Stanford Ranch Plaza with shops and associated parking lot.	Portion A-11
	367-160-009-000	0.55										
	367-160-011-000	0.62										
	367-160-012-000	1.14										
38	367-160-010-000	0.88	0.88	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	13	Stanford Ranch Plaza with bank and associated parking lot.	Portion A-11
39	367-160-014-000	0.80	0.56	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	8	The Shops at Stanford Ranch. Pad site. 0.80 gross ac includes road. Assume 0.56 acre net.	Portion A-12
40	367-160-015-000	0.47	0.47	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	7	The Shops at Stanford Ranch parking.	Portion A-12
41	367-160-016-000	0.88	0.88	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	13	The Shops at Stanford Ranch parking.	Portion A-12
42	367-160-017-000	1.33	1.33	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	20	Stanford Ranch Plaza with shops and associated parking lot.	Portion A-12
43	367-160-018-000	2.52	2.52	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	38	Stanford Ranch Plaza with CVS and associated parking lot.	Portion A-12



**Table 7-42: Available Sites to Accommodate the Lower Income RHNA**

Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Overlay	Assumed Density	Unit Capacity	NOTES	Previous Site
44	367-160-019-000	1.76	1.76	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	26	Stanford Ranch Plaza with shops and associated parking lot.	Portion A-12
45	367-160-020-000	0.44	0.44	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	7	The Shops at Stanford Ranch parking.	Portion A-12
46	367-160-021-000	0.44	0.44	Park Dr and Stanford Ranch Rd	MU	-	PD-BP/C/ MU24+	-	15	7	The Shops at Stanford Ranch parking.	Portion A-12
<b>Acreage</b>		<b>24.74</b>	<b>24.50</b>							<b>Units</b>	<b>368</b>	

<b>Total Acreage</b>	<b>171.20</b>	<b>125.32</b>							<b>Total Units</b>	<b>3,196</b>		
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**Table 7-43: Available Sites to Accommodate the Moderate Income RHNA**

Site #	Site Name	APN	Acreage	Existing GP	Proposed GP	Existing Zoning	Proposed Overlay	Allowable Density	Assumed Density	Unit Capacity	Notes
<b>VACANT RESIDENTIAL SITES</b>											
	China Garden	045-110-034-000	4.55	HDR	-	PD-C / R24+	-	No Max	24	106	
	Aguilar Area West	045-110-063-000	3.40	MHDR	-	R-3	-	Up to 15.4	9	30	
		045-110-064-000	0.60	MU/MHDR	-	R-3 / MU24+	-	Up to 15.4	24	14	
		045-110-065-000	0.40	MU/MHDR	-	R-3 / MU24+	-	Up to 15.4	24	9	
		045-120-072-000	1.60	MHDR	-	R-3	-	Up to 15.4	9	14	
	Snechi High Density north of Creek	045-053-064-000 (portion)	5.00	HDR	-	PD-C / R24+	-	No Max	30	150	
1-10	South of Schriber Way and Lakepointe	045-053-039-000 045-053-044-000	3.50	MDR/R-C	HDR	R1-12.5/OA PD-OA	Res-24+ PD-OA	24+	30	105	CC moved from Low to Mod 08/26/25
1-16	N CORNER OF MIDAS AND PACIFIC	010-010-016-000	1.28	MU	HDR	PD-33	Res-24+	30	30	38	
		010-010-017-000	2.92								
		010-010-028-000	1.77								
		010-010-029-000	0.34								
		010-040-040-000	0.25								
1-19	West of Delmar Ave at City Limits	045-011-017-000	6.40	MU/R-C	HDR	RA-10/OA	Res-24+	24+	30	192	
1-22	North East of Lily Pad Ct	045-061-027-000	2.97	LDR	HDR	R1-12.5	Res-24+	24+	30	89	
			<b>Acreage</b>	<b>34.98</b>				<b>Units</b>			<b>748</b>

**VACANT MIXED USE SITES**

	Downtown Plan Block 34	010-161-015-000	0.30	MU	-	C-4/MU10+	-	10 to 40	10	3	
	Downtown Plan Block 34	010-161-016-000	0.30	MU	-	C-4/MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-009-000	0.05	MU	-	C-4/MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-010-000	0.07	MU	-	C-4/MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-011-000	0.05	MU	-	C-4/MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-012-000	0.10	MU	-	C-4/MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 35 and 37	010-131-006-000	0.30	MU	-	C-4/MU10+	-	10 to 40	10	3	
	Downtown Plan Block 33	010-170-002-000	0.30	MU	-	C-4/MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 41 and 43	010-072-002-000	0.30	MU	-	C-4/MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 41 and 43	010-072-012-000	0.20	MU	-	C-4/MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 41 and 43	010-072-015-000	0.20	MU	-	C-4/MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 41 and 43	010-072-009-000	0.06	MU	-	C-4/MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 40 and 42	010-092-010-000	0.30	MU	-	C-4/MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 40 and 42	010-091-018-000	0.20	MU	-	C-4/MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-044-000	0.20	MU	-	C-2/MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-134-010-000	0.30	MU	-	C-2/MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-132-013-000	0.20	MU	-	C-2/MU10+	-	10 to 40	10	2	
			<b>Acreage</b>	<b>3.43</b>				<b>Units</b>			<b>32</b>

**UNDERUTILIZED MIXED USE SITES**

	Downtown Plan Blocks 41 and 43	010-071-003-000	0.10	MU	-	C-4 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 41 and 43	010-071-004-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 41 and 43	010-071-005-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 41 and 43	010-071-007-000	0.06	MU	-	C-4 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 41 and 43	010-071-008-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 41 and 43	010-071-010-000	0.10	MU	-	C-4 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 41 and 43	010-072-001-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 41 and 43	010-072-003-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 41 and 43	010-072-005-000	0.07	MU	-	C-4 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 41 and 43	010-072-006-000	0.07	MU	-	C-4 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 41 and 43	010-072-007-000	0.10	MU	-	C-4 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 41 and 43	010-072-008-000	0.04	MU	-	C-4 / MU10+	-	10 to 40	10	0	

**Table 7-43: Available Sites to Accommodate the Moderate Income RHNA**

Site #	Site Name	APN	Acreage	Existing GP	Proposed GP	Existing Zoning	Proposed Overlay	Allowable Density	Assumed Density	Unit Capacity	Notes
	Downtown Plan Blocks 41 and 43	010-072-010-000	0.06	MU	-	C-4 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 41 and 43	010-072-013-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 41 and 43	010-072-014-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 41 and 43	010-072-016-000	0.20	MU	-	C-2 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 40 and 42	010-091-017-000	0.50	MU	-	C-4 / MU10+	-	10 to 40	10	5	
	Downtown Plan Blocks 40 and 42	010-091-019-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 40 and 42	010-091-020-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 40 and 42	010-091-021-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 40 and 42	010-092-012-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 40 and 42	010-092-013-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 40 and 42	010-092-014-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 40 and 42	010-092-015-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 40 and 42	010-092-016-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-001-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-002-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-003-000	0.10	MU	-	C-4 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-004-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-005-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-013-000	0.07	MU	-	C-4 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-015-000	0.10	MU	-	C-4 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-016-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 34, 36, 38 and 39	010-122-017-000	0.04	MU	-	C-4 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 35 and 37	010-131-007-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 35 and 37	010-131-008-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 35 and 37	010-131-010-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 35 and 37	010-131-011-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 35 and 37	010-132-009-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 35 and 37	010-132-010-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 35 and 37	010-132-012-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-132-014-000	0.20	MU	-	R1-5 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 35 and 37	010-132-015-000	0.30	MU	-	C-2 R1-5 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 35 and 37	010-132-016-000	0.20	MU	-	C-2 R1-5 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 35 and 37	010-132-017-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 35 and 37	010-132-018-000	0.20	MU	-	C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 35 and 37	010-132-019-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-132-022-000	0.20	MU	-	C-2 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-132-023-000	0.20	MU	-	C-2 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-134-007-000	0.40	MU	-	C-2 R1-5 / MU10+	-	10 to 40	10	4	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-134-017-000	0.20	MU	-	C-2 R1-5 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-134-020-000	0.20	MU	-	C-2 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-134-021-000	0.20	MU	-	C-2 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-136-005-000	0.20	MU	-	C-2 R1-5 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-136-006-000	0.20	MU	-	C-2 R1-5 / MU10+	-	10 to 40	10	0	

**Table 7-43: Available Sites to Accommodate the Moderate Income RHNA**

Site #	Site Name	APN	Acreage	Existing GP	Proposed GP	Existing Zoning	Proposed Overlay	Allowable Density	Assumed Density	Unit Capacity	Notes
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-136-023-000	0.34	MU	-	C-2 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-136-024-000	0.30	MU	-	C-2 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-136-025-000	0.26	MU	-	C-2 R1-5 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 34, 36, 38 and 39	010-161-003-000	0.40	MU	-	C-4 / MU10+	-	10 to 40	10	4	
	Downtown Plan Blocks 34, 36, 38 and 39	010-161-004-000	0.07	MU	-	C-3 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 34, 36, 38 and 39	010-161-005-000	0.07	MU	-	C-3 / MU10+	-	10 to 40	10	0	
	Downtown Plan Blocks 34, 36, 38 and 39	010-161-011-000	0.30	MU	-	C-4 / MU10+	-	10 to 40	10	3	
	Downtown Plan Blocks 34, 36, 38 and 39	010-161-013-000	0.40	MU	-	C-3 / MU10+	-	10 to 40	10	4	
	Downtown Plan Block 33	010-170-005-000	0.10	MU	-	PD-C-4 / MU10+	-	10 to 40	10	1	
	Downtown Plan Block 33	010-170-012-000	0.20	MU	-	PD-C-4 / MU10+	-	10 to 40	10	2	
	Downtown Plan Block 33	010-170-013-000	0.10	MU	-	PD-C-4 / MU10+	-	10 to 40	10	1	
	Downtown Plan Block 33	010-170-014-000	0.07	MU	-	PD-C-4 / MU10+	-	10 to 40	10	0	
	Downtown Plan Block 33	<del>010-170-021-000</del> 010-170-029-000	0.58	MU	-	PD-C-4 / MU10+	-	10 to 40	10	5	New APN
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-019-000	1.00	MU	-	C-2 / MU10+	-	10 to 40	10	10	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-021-000	0.60	MU	-	C-2 / MU10+	-	10 to 40	10	6	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-022-000	1.00	MU	-	C-2 / MU10+	-	10 to 40	10	10	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-036-000	0.20	MU	-	C-2 R1-6 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-037-000	0.10	MU	-	C-2 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-038-000	0.20	MU	-	C-2 R1-6 / MU10+	-	10 to 40	10	2	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-039-000	0.10	MU	-	C-2 R1-6 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-040-000	0.10	MU	-	C-2 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-042-000	0.10	MU	-	C-2 R1-6 / MU10+	-	10 to 40	10	1	
	Downtown Plan Blocks 52, 53, 54, 55, 56 and 57	010-181-056-000	0.20	MU	-	C-2 / MU10+	-	10 to 40	10	2	
	Downtown Plan Block 6	010-191-018-000	2.00	MU	-	PD-C-2 / MU10+	-	10 to 40	10	20	

**Acreage 19.80**

**Units 188**

**Total Acreage 58.21**

**Total Unit 968**

**Table 7-44: Capacity to Accommodate the Above Moderate RHNA**

New Map #	Map #	Residential Subdivision Project Name (Construction Name)	Zoning	Total Assumed Units during the 2021-2029 Planning Period	Total Approved units in development	Developer
<b>PROJECTS APPROVED AND GRADING / UNDER CONSTRUCTION</b>						
	10	Crowne Pointe (aka Croftwood) - Phase 4	PD-1.93	17	17	Tim Lewis Communities
	17	Los Cerros Subdivision - Phase 2	PD-1.2	72	72	GBD Communities
	26	Sierra Pine Subdivision	PD-8	199	199	Burrell Consulting Group / Sierra Pine Limited Partnership
	29	Whitney Ranch Phase 2J - Units 65, 66, & 67	PD-2.1, 2.6, 2.4, 1.6	58	131	Sunset Ranchos Investors, LLC /TBD
	33	Rocklin Meadows Subdivision	36	26	27	Rocklin Meadows Greenbrae 22, LLC
	35	Racetrack Subdivision	R1-6	10	10	Rick McGrath/ Equity Smart Investments, LLC
	40	Croftwood 2	PD-2.5	55	55	Jesper Petersen Revocable Trust
	53	Clover Valley Lakes	Various	558	361	Philip D. Oates Trust et al /Massie & Company
	54	Winding Lane Estates	RD-4	25	25	Robert and William Ballow
	68	Whitney Ranch Unit 60, 61A & 61B	PD-6.0 & PD-6.4	139	155	Sunset Ranchos Investors, LLC /TBD
	69	Whitney Ranch Unit 61 C	PD-8.3	61	51	Sunset Ranchos Investors, LLC /TBD
	71	Whitney Ranch Unit 63	PD-3.2C	36	23	Sunset Ranchos Investors, LLC /TBD
	72 & 73	Whitney Ranch Unit 64A & 64B	PD-4.1C and PD-4.7C	136	136	Sunset Ranchos Investors, LLC /TBD
	74	Whitney Ranch Unit 69	PD-3.8C	49	60	Sunset Ranchos Investors, LLC /TBD
	75	Whitney Ranch Unit 50	PD-7.3	68	61	Sunset Ranchos Investors, LLC /TBD
9 & 10		The Harper (aka Lonetree Apartments - Phase 1)	PD-IP	274	237	The Harper LLC
		Whitney Ranch Unit 1	PD-12	51	43	John Mourier Construction Inc
		Sierra Gateway Site	PD-20	196	195	

**Total Approved and Grading/Under Construction**                      **Units (2025)**                      **2,030**                      **1,858**

**PROJECTS APPROVED BUT NOT CONSTRUCTED**

		Whitney Walk (formerly Sunset Whitney)	PD-R	155	170	Whitney Sunset 14 LLC
	52	Granite Lakes Estates 2-4	PD-1.5	65	65	Dave Cook / Capital Equity Management Group, Inc
	54	Vista Oaks Subdivision	PD-1.08	100	100	Arroyo Cap IV-1 LLC
	55	Highlands Parcel A	PD-0.67	20	20	Elliot Homes Inc

**Table 7-44: Capacity to Accommodate the Above Moderate RHNA**

New Map #	Map #	Residential Subdivision Project Name (Construction Name)	Zoning	Total Assumed Units during the 2021-2029 Planning Period	Total Approved units in development	Developer
2		Grove St Apartments	PD-R/ R24+	81	78	
18		Lonetree Apartments - Phase 2	PD-IP	98	160	The Harper LLC
19		Stanford Ranch 6.8 Apts	PD-IP	101	165	
25		West Oaks Apartments	PD-BP/C/LI	300	371	

**Total Projects Approved But Not Constructed****Units****920****1,129****UNENTITLED LAND**

		Bell Property SE Rocklin (4185 Greenbrae Rd)	R1-10	48	-	NOT ENTITLED
		South of Greenbrae Site	PD-1.5	19	-	NOT ENTITLED
		Snecchi Site south of Creek on Sierra College Boulevard	PD-3.5	63	-	NOT ENTITLED
		College Park (North Site) MDR portion	PD-8.4 / PD-15.4 / PD-P / PD-15.5 / PD-OA	40	-	NOT ENTITLED
		College Park (South Site) south of creek area - MDR Portion	Currently R1-10. Proposed as PD-8.4	25	-	NOT ENTITLED
		LDS Church Site - 046-020-071	PD-2	24	-	NOT ENTITLED
		LDS Church Site - 046-020-072	PD-2	7	-	NOT ENTITLED
		Nightwatch / Galaxy Lane Area - 046-041-001	PD-0.4	5	-	ENTITLEMENT EXPIRED
		Yankee Hill Rd / Independence Place - 010-010-044	RE-30	4	-	NOT ENTITLED

**Total Unentitled Land****Units (2025)****235****0****Total Above Moderate****3,185****2,987**

**Table 7-46: Low and Moderate Approved Projects**

Site #	APN	Total Acreage	Assumed Acreage	Location	Existing GP	Proposed GP	Existing Zoning	Proposed Overlay	Total Units	Density	NOTES	Previous Site
<b>PROJECTS CONSTRUCTED</b>												
1-8	017-172-014-000	11.90	11.70	Wildcat Blvd	HDR	-	PD-20	-	288	24.6	MOVED FROM MODERATE / CONSTRUCTED - Terracina @ Whitney Ranch / 288 Apts (255 Affordable)	Moderate

**Total Units Constructed** **Units 288**

**PROJECTS APPROVED AND GRADING / UNDER CONSTRUCTION**

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**Total Units Approved and Grading / Under Construction** **Units 0**

**PROJECT APPROVED BUT NOT UNDER CONSTRUCTION**

4	<del>045-131-001-000</del> <del>045-131-003-000</del> 045-131-014-000	13.42	7.34	Rocklin Rd and El Don Dr	HDR	-	PD-15.5	-	180	24.5	Sierra College Senior Apartments / DR2021-0002 / 180 Senior Apts (179 Affordable) / 7.3 acres / Expires 12/6/25	Site 26
16	010-040-039-000	0.91	2.89	S of Pine St, W of Pacific St, N of Oak St, and E of Railroad Av	MU	-	C-4/ MU24+	-	110	38.1	Pacific Street Apartments / AD2025-0001 / 6 parcels - 2.9 acres - 110 units	Site 14 (portion)
	010-121-001-000	1.38										
	010-121-002-000	0.08										
	010-121-004-000	0.15										
	010-121-005-000	0.22										
	010-121-006-000	0.15										
1-17	017-276-005-000	12.72	12.72	W Side of University Ave /Adjacent to SR 65	RC	HDR	UN	Res-24+	324	25.5	University Avenue Apartments	
	017-276-006-000				MDR		PD-4.5					

**Total Units Approved But Not Under Construction** **Units 614**

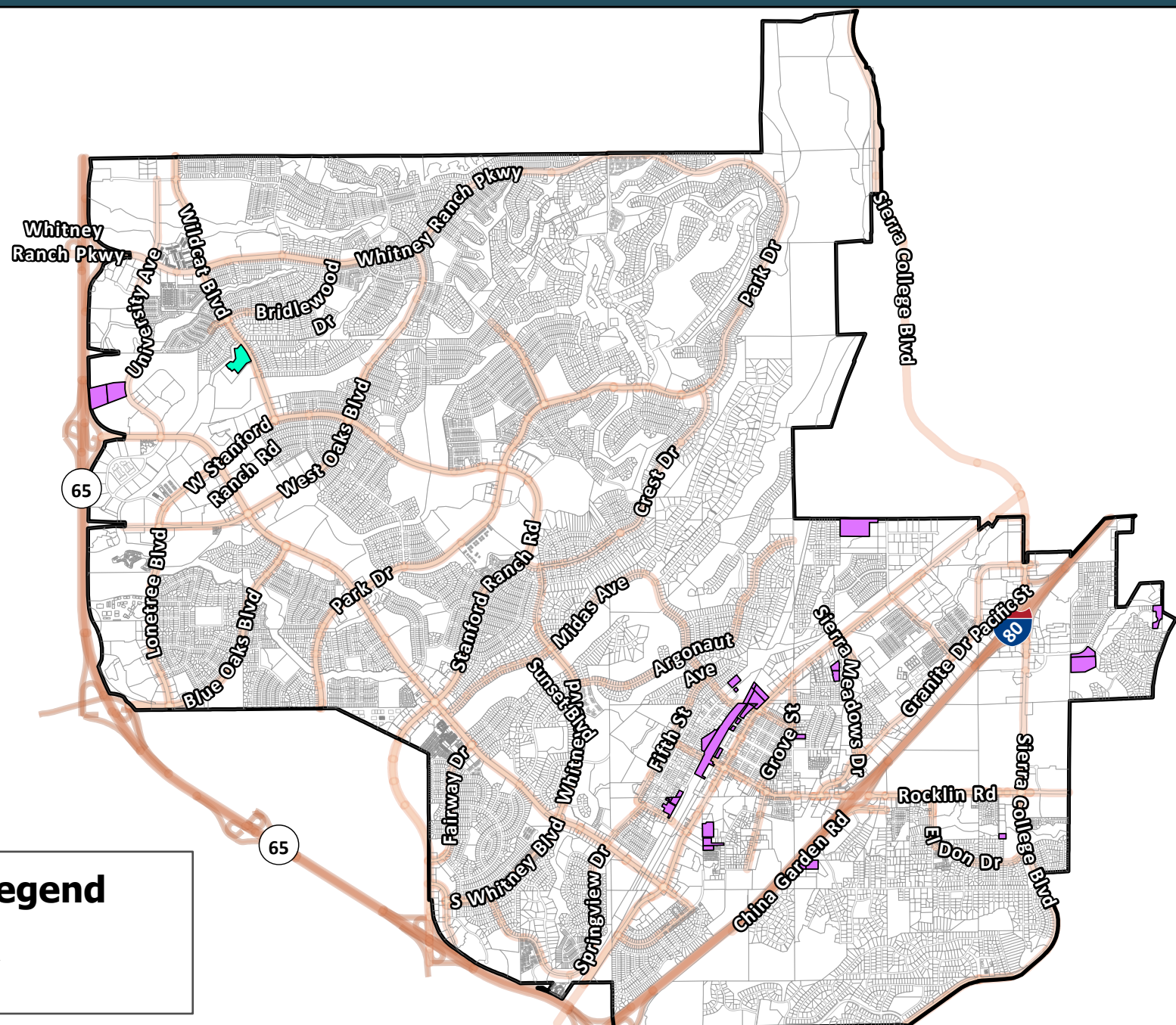
**Approved Low & Moderate Units**

Total Constructed	288
Total Approved and Grading / Under Construction	0
Total Approved But Not Under Construction	614

**902**



# General Plan Amendments



## Legend



-  HDR
-  MU

Exhibit C  
General Plan Amendment for Land Use Designation Affected Parcel Map  
West Rocklin Annexation GPA  
(GPA2024-0001)

Assessor's Parcel Number 365-020-076 is hereby redesignated from Light Industrial (LI) and Recreation Conservation (R-C) to High Density Residential (HDR) and R-C, as reflected in the figure below, consistent with the associated and approved Pre-Zone (Ordinance No. 1187) and West Oaks Apartments Design Review (Resolution No. 2024-038).

