

ORDINANCE NO. 1192

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPLYING THE RESIDENTIAL MINIMUM DENSITY OVERLAY DISTRICT TO THE
ALTERNATIVE SITES IDENTIFIED FOR INCLUSION IN THE CITY'S
REGIONAL HOUSING NEEDS ALLOCATION (RHNA) INVENTORY OF SITES

WHEREAS, the proposed Ordinance would apply the Residential Minimum Density Overlay (RMDO) Overlay to the Alternative Sites identified for inclusion in the Regional Housing Needs Assessment (RHNA) inventory of sites.

WHEREAS, the proposed Zoning amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element. To accommodate RHNA obligations, the City must maintain an adequate number of parcels with the development potential and correct land use and zoning designations to support high-and medium-density housing developments, in addition to the traditional single-family residential housing developments. The proposed Ordinance would help to facilitate these requirements.

WHEREAS, Program 10 of the Housing Element requires the City to rezone and amend General Plan land use designations to apply a General Plan land use designation with the density, size, and location requirements to accommodate the City's RHNA obligations. The proposed Zoning amendment is consistent with this requirement.

WHEREAS, the density allowed by the proposed RMDO Overlay is consistent with and implements the goals and policies of the Rocklin General Plan, including Program 10 of the Housing Element

WHEREAS, the Ordinance is consistent with the 2021-2029 Housing Element Program 10 – Alternative Sites General Plan Amendment (GPA2025-0001) which is being processed concurrently. The General Plan Amendment has been approved via Resolution No. 2025-191.

WHEREAS, the areas proposed to be amended are physically suited to the uses authorized in the RMDO Overlay. The sites are currently vacant or underutilized. Utilities and other services are available and located within close proximity to the site.

WHEREAS, the proposed amendments are not likely to create serious health problems or create nuisances on properties in the vicinity. Application of the RMDO Overlay does not approve any development on any sites within the City. Any future development would be subject to applicable requirements.

WHEREAS, the City Council has considered the effect of the proposed Zoning Code amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

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".

WHEREAS, the City of Rocklin Planning Commission recommended approval, with consideration for the removal of Sites 1-18 and 1-19, of the proposed Zoning Amendments (Z2025-0001) with a vote of 5-0 on August 5, 2025.

Section 1. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code section 37100.

Section 2. Environmental Analysis. An Addendum to the 2012 General Plan Environmental Impact Report has been approved by City Council Resolution No. 2025-190. The City further determines that the 2021-2029 Housing Element Program 10 – Alternative Sites Rezones project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080.85(a) of the California Public Resources Code, in that the project is being proposed to implement the goals and policies of the 2021-2029 Housing Element Program 10 of the General Plan; therefore is not subject to CEQA.

Section 3. Amendment to the Zoning Map. The City's Zoning Map is hereby amended as described in Exhibit A and Exhibit B, attached hereto and incorporated herein by this reference.

Section 4. Severability. If any section, sub-section, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 5. Effective Date. This ordinance shall take effect thirty (30) days after the day of its adoption.

Section 6. Publication. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is

authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on August 26, 2025, by the following vote:

AYES: Councilmembers: Bass, Broadway, Gayaldo, Janda

NOES: Councilmember Halldin

ABSENT: None

ABSTAIN: None

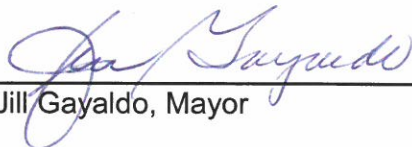
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on September 9, 2025, by the following vote:

AYES: Councilmembers: Broadway, Gayaldo, Janda

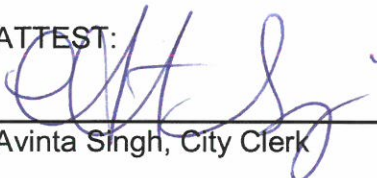
NOES: Councilmembers: Bass, Halldin

ABSENT: None

ABSTAIN: None



Jill Gayaldo, Mayor

ATTEST: 

Avinta Singh, City Clerk

First Reading: 08.26.2025
Second Reading: 09.09.2025
Effective Date: 10.09.2025

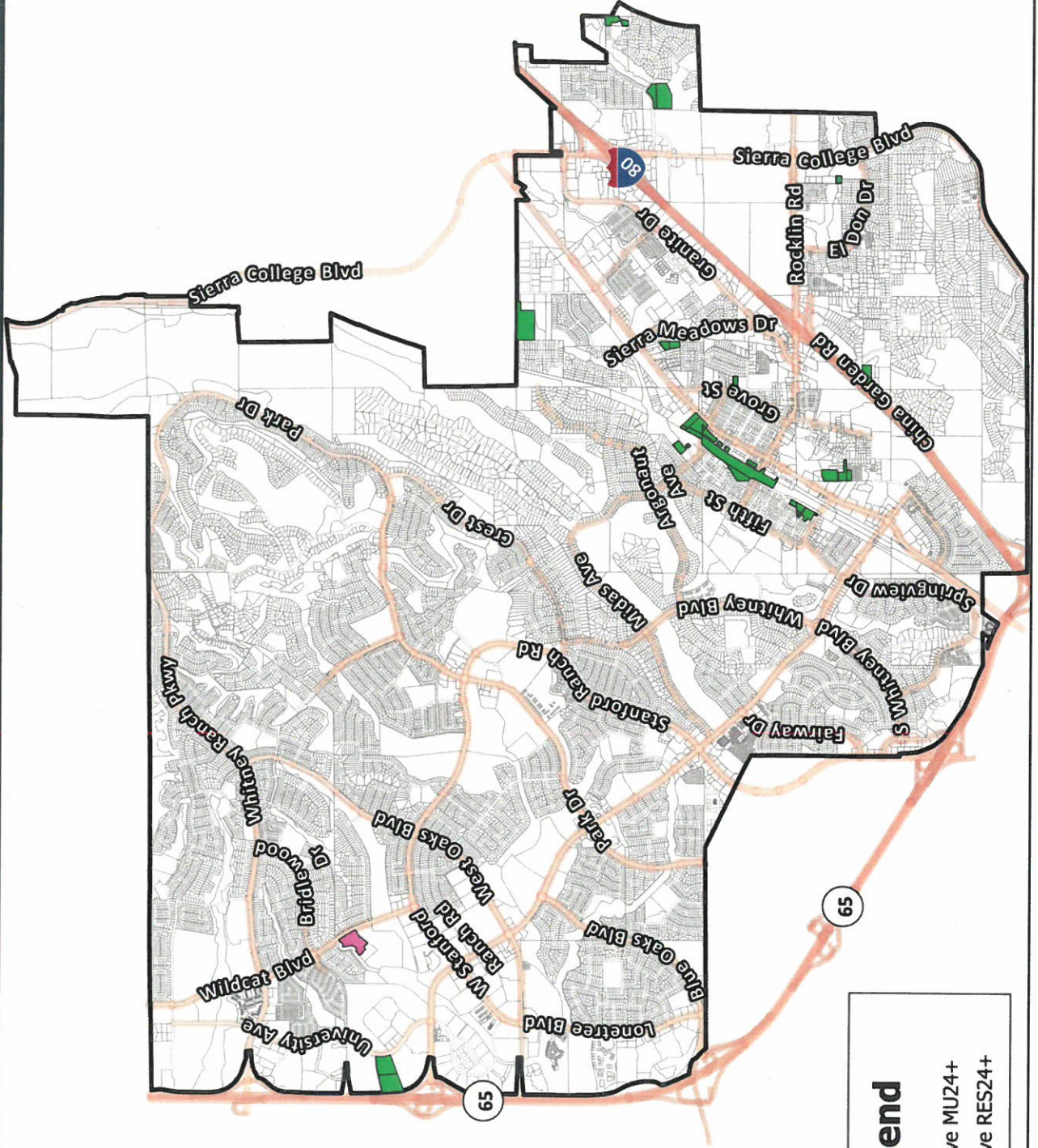
Exhibit A

Zoning Map Amendments

2021-2029 Housing Element Program 10 – Alternative Sites

(Z2025-0001)

RMDO Overlay



Legend

- Alternative MU24+
- Alternative RES24+

Exhibit B

Zoning Amendment Table

2021-2029 Housing Element Program 10 – Alternative Sites

(Z2025-0001)

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
Total	5,661	481	2,406	228	1,209	556	40	3,889	8,328	2,186

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 ¹	Mixed Use ²	Res ³	Mixed Use ⁴				
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
Total	5,661	481	2,170	625	1,497	559	40	1,980	6,871	729

Source: City of Rocklin, November 2020

*Capacity is based on implementation of Program 10.

Due to corrections in original calculations:

- ¹ Vacant Site Capacity - Res (Moderate) should have been 805 not 0
- ² Vacant Site Capacity - Mixed Use (Moderate) should have been 42 not 0
- ³ Underutilized Site Capacity - Residential (Moderate) should have been 0 not 805
- ⁴ 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
Total	5,661	481	1,365	583	2,302	564	40	1,980	6,834	692

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-3/ MU24+	-	30	39		Site 10 (portion)
	016-220-004-000	0.44										
5	016-220-006-000	0.41	2.45	Midas Av between UPRR and Meadow Wy	HDR	-	UN/ R24+	-	30	74		Site 15
	010-024-002-000	1.20										
6	010-023-002-000	1.25	7.50	Pacific St near Brace Rd - Former Bella Vida site	HDR	-	C-2/ R24+	-	30	225	Significant OS / Floodplain acreage reduced	Site 17
	045-013-023-000	7.58										
7	045-013-024-000	5.06	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	017-276-004-000	25.00			HDR	-	C-2/ R24+	-	30	44		Site 20
8	045-101-059-000	1.48	1.48	Granite Dr near Rocklin Rd	HDR	-	C-2/ R24+	-	30	44		
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	R1-5/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								
1-5	010-210-021-000	0.14	3.02	Behind 5450 Front	MDR	HDR	R1-6	Res-24+	30	91		
	010-210-022-000	0.26		Behind 5450 Front								
1-6	010-260-002-000	3.02	3.02	5465 Ruhkela Rd	MDR	HDR	RD-4	Res-24+	30	28		
1-7	010-260-011-000	0.93	0.93	5555 Ruhkela Rd	MDR	HDR	RD-8	Res-24+	30	28		
1-9	010-260-046-000	0.93	2.36	5515 Ruhkela Rd	MDR	HDR	RD-8	Res-24+	30	71		
	045-031-013-000	1.14		4455 Circuit Ct								
1-11	045-031-014-000	1.26	1.16	4465 Circuit Ct	MDR	HDR	R1-6	Res-24+	30	35		
1-12	045-090-062-000	1.16	1.72	Flag lot on Grove at Cedar	MDR	HDR	PD-4.5	Res-24+	30	52		
	045-120-029-000	1.03		5520 China Garden Road	MDR	HDR	R1-10	Res-24+	30			
	045-161-007-000	0.69		N terminus of Ambassador Dr	MDHR	HDR	PD-14					
		Acreage	82.79							Units	1,424	

VACANT MIXED USE SITES

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										
15	016-230-001-000	0.42	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)	
		Acreage	15.61							Units	196	

UNDERUTILIZED RESIDENTIAL SITES

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

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 Meadows / 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										Units	1,209
			40.29											

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
Acreage		24.74	24.50						Units		368	
Total Acreage		171.20	125.32						Total Units		3,196	

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
VACANT RESIDENTIAL SITES											
	China Garden	045-110-034-000	4.55	HDR	-	PD-C / R24+	-	No Max	24	106	
		045-110-063-000	3.40	MHDR	-	R-3	-	Up to 15.4	9	30	
	Aguilar Area West	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 (portion)	045-053-064-000	5.00	HDR	-	PD-C / R24+	-	No Max	30	150	
1-10	South of Schriber Way and Lakepointe	045-053-039-000	3.50	MDR/R-C	HDR	R1-12.5/OA	Res-24+	24+	30	105	CC moved from Low to Mod 08/26/25
		045-053-044-000				PD-OA	PD-OA				
1-16	N CORNER OF MIDAS AND PACIFIC	010-010-015-000	1.28								
		010-010-017-000	2.92								
		010-010-028-000	1.77	MU	HDR	PD-33	Res-24+	30	30	38	
		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	
			Acreage							Units	748

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	
			Acreage							Units	32

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 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	010-170-021-000	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	010-181-055-000	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
PROJECTS APPROVED AND GRADING / UNDER CONSTRUCTION						
	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

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
PROJECTS CONSTRUCTED												
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												
Total Units Approved and Grading / Under Construction									Units 0			
PROJECT APPROVED BUT NOT UNDER CONSTRUCTION												
4	045-131-001-000-045-131-003-000-045-131-014-000	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
	010-040-039-000	0.91										
	010-121-001-000	1.38										
	010-121-002-000	0.08										
16	010-121-004-000	0.15	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)
	010-121-005-000	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