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# College Park Preliminary Project Description

November 2020

College Park is a Planned Development (PD) featuring parks, open space and trails surrounded by residential and mixed-use villages, retail, office, medical, institutional, and residential uses. The College Park project area is 108.4 acres and comprised of two sites – the North Village (72.6 acres) and the South Village (35.8 acres).

## 1. Project Background

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

## 2. Project Location

The 72.6-acre North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard and consists of APNs 045-150-023, -048, and -052. The 35.8-acre South Village site is located at the southeast corner of Rocklin Road and El Don Drive and consists of APNs 045-131-001 and -003. The sites, owned by the District, are located one quarter mile apart along the Rocklin Road corridor.

## 3. Site Characteristics

**North Village.** The site is rectangular excluding one small out-parcel on the northwest corner of the site, east of Sierra College Boulevard. With the exception of a single home on a 1-acre parcel, the site is uninhabited and comprised of gently rolling terrain at elevations ranging from 330 to 380 feet above mean sea level. The predominant vegetation is non-native annual grassland and oak woodland dominated by interior live oak, blue oak and grey pine. Portions of the site were historically mined, resulting in an irregular and disturbed landscape in the northern portion of the site. Two drainages and associated wetlands run from south to north and are discontinuous. Seeps and depressional seasonal wetlands as well as granite outcroppings occur within the non-native annual grassland.

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

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

### **4. Surrounding Uses**

**North Village.** West of the North Village, the Sierra College's Rocklin campus is located on the northwest corner of Rocklin Road and Sierra College Boulevard and a commercial center is located on the southwest corner. James Drive is immediately east of the North Village site with an approved equestrian facility and rural residential parcels in the Town of Loomis located east of James Drive. Rocklin Road forms the site's south boundary and Rocklin Manor Apartments are south of Rocklin Road. The parcel north of the site is vacant and vegetated with oak woodland and grassland.

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

### **5. General Plan Amendment**

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

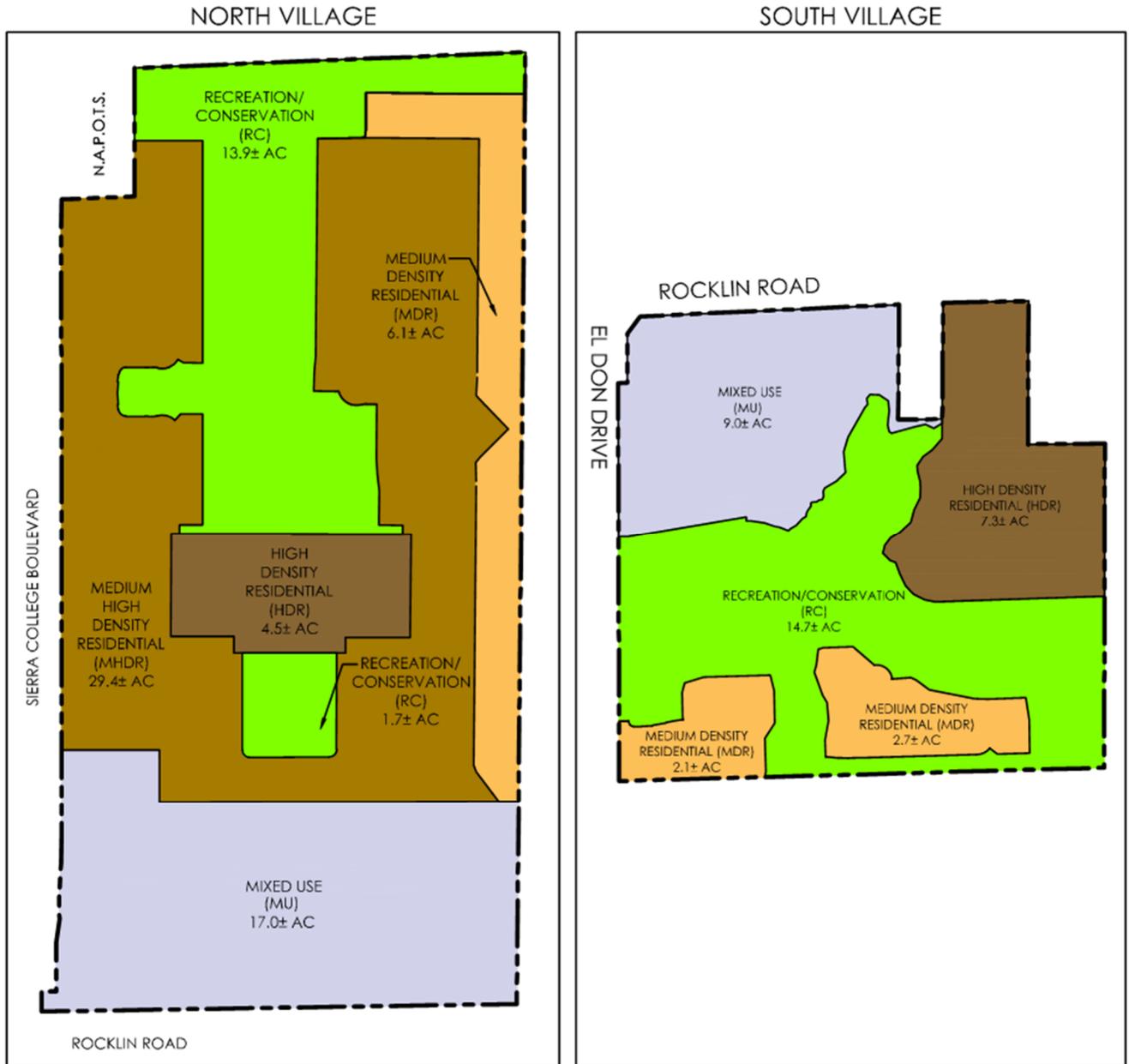
**General Plan – South Village.** The existing General Plan designations for the South Village are Mixed Use (MU) and Recreation/Conservation (RC). The project proposes to change the designations to Mixed Use (MU), Recreation/Conservation (RC), High Density Residential (HDR) and Medium Density Residential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

General Plan Designations	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed Use (MU)	72.6	17.0	27.9	9.0	100.5	26.0
Medium Density Residential (MDR)	0	6.1	0	4.8	0	10.9
Medium-High Density Residential (MHDR)	0	29.4	0	0	0	29.4
High-Density Residential (HDR)	0	4.5	0	7.3	0	11.8
Recreation-Conservation (R-C)	0	15.6	7.9	14.7	7.9	30.3
Total	72.6	72.6	35.8	35.8	108.4	108.4

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

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

**Figure 1**  
**College Park**  
**Proposed General Plan Amendment**



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**6. General Development Plan (GDP)**

**GDP Land Use Designation– North Village.** The land use designation for the North Village is Planned Development – Community College (PD-CC). The project proposes to change the GDP to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – Medium Density Residential (PD-MDR), Planned Development – Medium High Density Residential (PD-MHDR), Planned Development – High Density Residential (PD-HDR), Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS).

**GDP Land Use Designation – South Village.** The land use designations for the South Village are Planned Development – Commercial (PD-C), Open Area (OA), and R1-10 (Residential Single Family 10,000 Sq. Ft. minimum lot). The project proposes to change these designations to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – High Density Residential (PD-HDR), Planned Development – Medium Density Residential (PD-MDR) and Planned Development - Open Space (PD-OS).

The 108.4-acre College Park project includes the 72.6-acre North Village and the 35.8-acre South Village. The North Village is located within the existing Sierra College Area General Development Plan, which is a 410-acre Planned Development including Sierra Community College and surrounding properties. The project proposes to amend the existing Sierra College Area General Development Plan to add the South Village, and establish zoning consistent with the proposed development.

GDP Land Use Designations	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Planned Development – Community College (PD-CC)	72.6	0	0	0	72.6	0
Planned Development – Commercial (PD-C)	0	0	17.5	0	17.5	0
Planned Development - Village Commercial Mixed Use (PD-VCMU)	0	17.0	0	9.0	0	26.0
R1-10 Residential Single Family	0	0	10.2	0	10.2	0
Planned Dev. – Medium Density Residential (PD-MDR)	0	6.1	0	4.8	0	10.9
Planned Dev. – Medium High Density Residential (PD-MHDR)	0	29.4	0	0	0	29.4
Planned Dev. – High Density Residential (PD-HDR)	0	4.5	0	7.3	0	11.8
Planned Development - Open Space (PD-OS)	0	9.0	5.8	13.5	5.8	22.5
Planned Development - Park (PD-P)	0	6.6	2.3	1.2	2.3	7.8
Total	72.6	72.6	35.8	35.8	108.4	108.4

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

**College Park Land Use Summary**

Planned Development Land Use		North Village		South Village		College Park Total	
		Acres	Units	Acres	Units	Total Acres	Total Units
Village Commercial Mixed Use	PD-VCMU	17.0	TBD	9.0	TBD	26.0	TBD
Medium Density Residential	PD-MDR	6.1	38	4.8	25	10.9	63
Medium High Density Residential	PD-MHDR	29.4	279	0	0	29.4	279
High Density Residential	PD-HDR	4.5	108	7.3	TBD	11.8	108
Park & Open Space	PD-P/OS	15.6	0	14.7	0	30.3	0
Total		72.6	425	35.8	25	108.4	450

**Figure 2**  
**College Park**  
**Proposed Rezone/Planned Development**



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**Residential (PD-MDR/PD-MHDR/PD-HDR).** Residential land uses are envisioned to include detached and attached single-family and multi-family residential units, with densities ranging from 4 to 40 units per acre.

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

**Village Commercial Mixed Use (PD-VCMU).** Uses permitted in the Mixed Use (PD-VCMU) designation include residential (attached or detached), office, retail, service, civil, cultural and entertainment uses. Residential densities in the PD-MU designation will range from 10 to 40 units per acre.

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

In the South Village, the P/OS parcels include the floodplain, wetlands and oak woodlands adjacent to Secret Ravine Creek as well as Monte Verde Park, a neighborhood park located adjacent to El Don Drive that includes a playground, open turf and picnic areas. Within this village, the area designated for P/OS uses (14.7 acres) surrounding the creek will be nearly twice the size of the area (7.9 acres) currently shown on the Rocklin General Plan land use diagram.

In the North Village, the P/OS parcels create a spine through the center of the site, including natural drainage features, wetlands, and oak woodlands that provide a scenic backdrop for recreation center site, 4.2-acre park. Apart from this central spine, a 1.7-acre neighborhood park will provide a range of active uses for residents and visitors to the neighborhood.

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### **7. Entitlement Request**

The College Park project seeks the following entitlements from the City of Rocklin:

- General Plan Amendment
  - North Village from Mixed Use (MU) to Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), Recreation-Conservation (RC) and Mixed Use (MU);
  - South Village from Mixed Use (MU) to Medium Density Residential (MDR), High Density Residential, Recreation/Conservation (RC) and Mixed Use (MU).
- Rezone
  - North Village from Planned Development – Community College (PD-CC) to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – Medium Density Residential (PD-MDR), Planned Development – Medium High Density Residential (PD-MHDR), Planned Development – High Density Residential (PD-HDR), Planned Development – Park (PD-P) and Planned Development - Open Space (PD-OS)
  - South Village from Planned Development – Commercial (PD-C), Open Area (OA), Residential – 10,000 sf min (R1-10) and Park (P) to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – High Density Residential (PD-HDR), Planned Development – Medium Density Residential (PD-MDR), Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS).
- General Development Plan for College Park Planned Development.
- Tentative Subdivision Maps.
- Residential design review for portions of the North Village and the South Village.

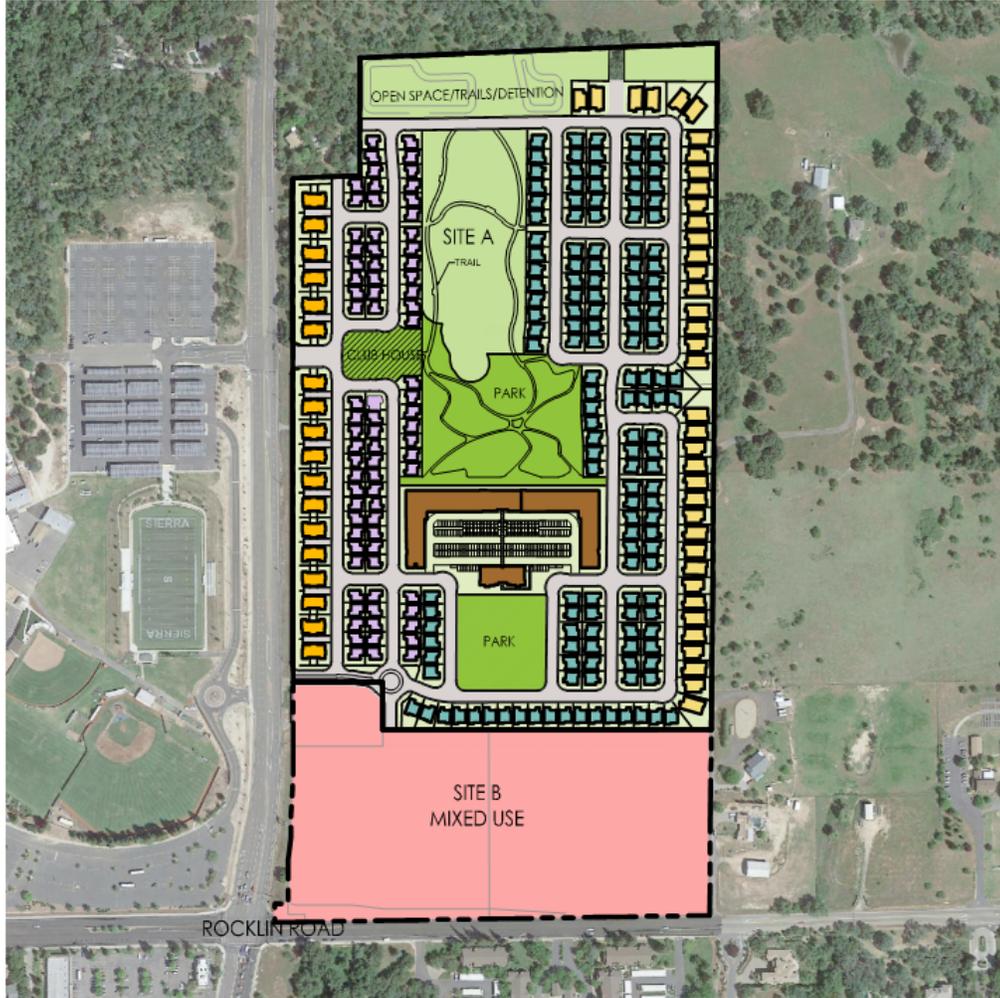


# NORTH SITE PLAN

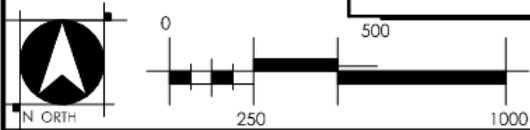
CITY OF ROCKLIN, CALIFORNIA

APRIL 2020

REVISED: NOVEMBER 2020



LAND USE SUMMARY				
LAND USE		DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE-FAMILY RESIDENTIAL				
	50' x 100' LOTS (TYPICAL)	38	6.1	6.2
	45' x 65' LOTS (TYPICAL)	147	16.9	8.7
	43' x 60' LOTS (TYPICAL)	78	8.0	9.8
	20' x 60' LOTS (TYPICAL)	54	4.6	11.7
	HIGH DENSITY RESIDENTIAL	108	4.5	24.0
	VILLAGE COMMERCIAL MIXED USE	TBD	17.0	-
	PARKS	-	6.6	-
	OPEN SPACE	-	8.9	-
TOTAL		425	72.6	10.7



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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

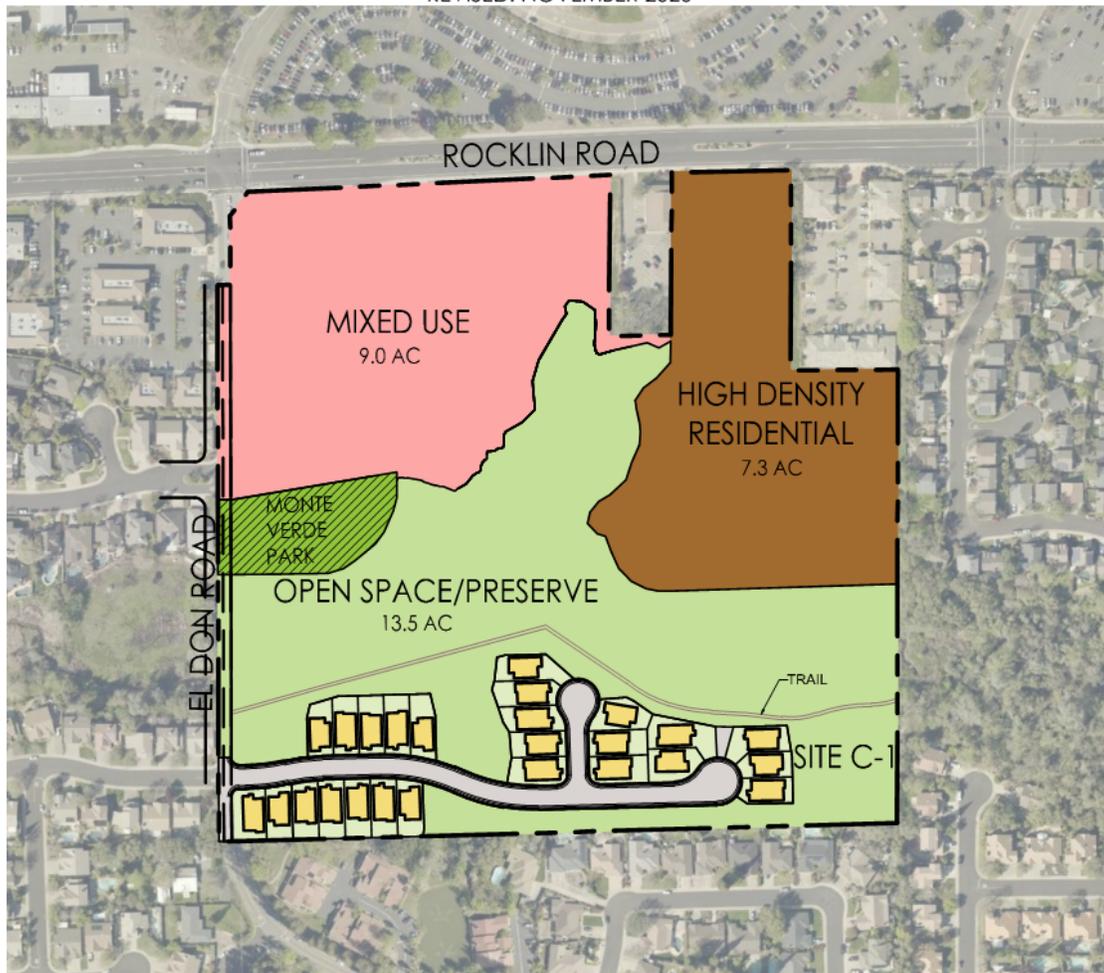
4670 WILLOW ROAD, STE 125 TEL 925.847.1556  
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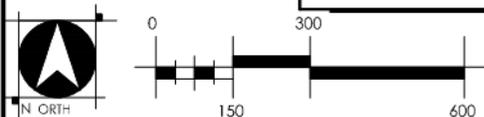
# SOUTH SITE PLAN

CITY OF ROCKLIN, CALIFORNIA  
 APRIL 2020  
 REVISED: NOVEMBER 2020



### LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
MEDIUM DENSITY RESIDENTIAL 50' x 100' LOTS (TYPICAL)	25	4.8	5.1
HIGH DENSITY RESIDENTIAL	TBD	7.3	TBD
VILLAGE COMMERCIAL MIXED USE	TBD	9.0	-
RECREATION/CONSERVATION	-	13.5	-
PARK	-	1.2	-
<b>TOTAL</b>	<b>25</b>	<b>35.8</b>	<b>TBD</b>



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