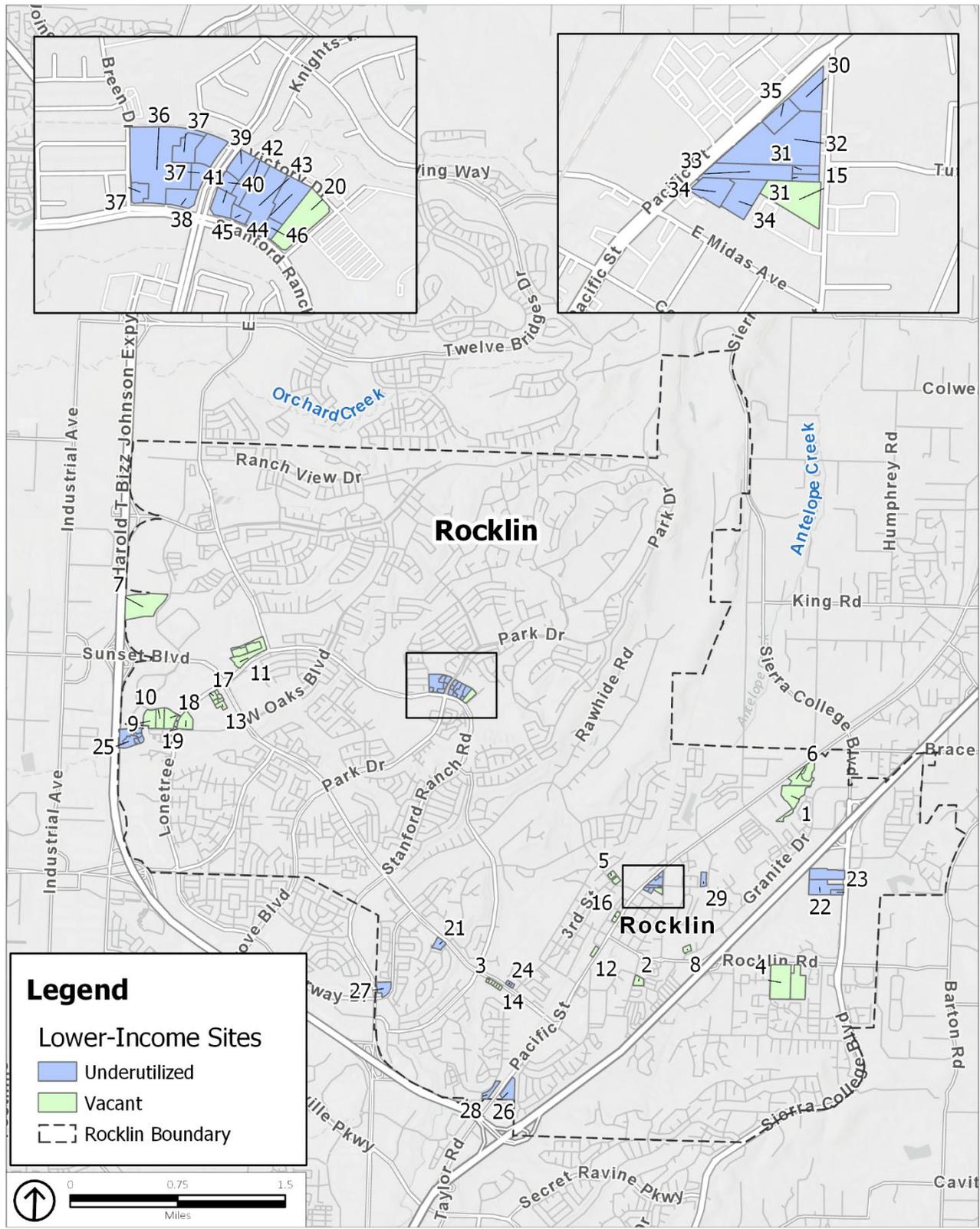


FIGURE 7-11: AVAILABLE SITES TO MEET THE LOWER-INCOME RHNA



| Income Category | Number of Units | 5th Cycle Carryover | Vacant Site Capacity* | | Underutilized Site Capacity* | | Projected ADU Capacity | Capacity from Table 7-42 | Unit Surplus |
|-----------------|-----------------|---------------------|-----------------------|------------|------------------------------|------------|------------------------|--------------------------|--------------|
| | | | Residential | Mixed Use | Residential | Mixed Use | | | |
| Very Low | 1,911 | 481 | 1365 | 583 | 1497 | 369 | 30 | | 301 |
| Low | 1,151 | | | | | | | | |
| Moderate | 771 | -- | | | 805 | 195 | 10 | | 239 |
| Above Moderate | 1,828 | -- | | | | | 0 | 1,980 | 152 |
| Total | 5,661 | 481 | 1365 | 583 | 2302 | 564 | 40 | 1,980 | 692 |

Source: City of Rocklin, November 2020.

*Capacity is based on implementation of Program 10.

| New Site # | APN | Total Acreage | Assumed Acreage | Location | Existing GP | Proposed GP | Existing Zoning | Proposed Zoning | Assumed Density | Unit Capacity ¹ | NOTES | Site Affordability | Previous Site # |
|---------------------------------|-----------------|---------------|-----------------|---|-----------------|-------------|-----------------|-----------------|-----------------|----------------------------|---|--------------------|--------------------|
| Vacant Residential Sites | | | | | | | | | | | | | |
| 1 | 045-013-022-000 | 6.00 | 6.00 | Between Granite Dr and Pacific St / near Dovetail Dr | HDR and R-C | HDR | M-2 and OA | Res-24+ | 30 | 180 | | Lower | Site 18 |
| 2 | 010-270-008-000 | 2.71 | 2.71 | South Grove St near Winding Ln - South of DMV | MU | HDR | PD-R | Res-24+ | 30 | 81 | | Lower | Site 19 |
| 3 | 016-220-005-000 | 0.44 | 1.29 | W side of Sunset Blvd between Springview Meadows /Third St and Whitney Blvd | RC | HDR | C-1 | Res-24+ | 30 | 38 | | Lower | Site 10 (Portion) |
| | 016-220-004-000 | 0.44 | | | | | | | | | | | |
| | 016-220-006-000 | 0.41 | | | | | | | | | | | |
| 4 | 045-131-001-000 | 21.68 | 5.00 | Rocklin Rd and El Don Dr | MU | HDR | PD-C | Res-24+ | 30 | 150 | This site is owned by Sierra college and there is currently a developer contracted and proposing to build a senior project on the site within the agreed upon acreage of 5 acres. | Lower | Site 26 |
| | 045-131-003-000 | 13.42 | | | | | | | | | | | |
| 5 | 010-024-002-000 | 1.20 | 2.45 | Midas Ave between UPRR and Meadow Way | RC | HDR | UN | Res-24+ | 30 | 73 | | Lower | Site 15 |
| | 010-023-002-000 | 1.25 | | | | | | | | | | | |
| 6 | 045-013-023-000 | 7.58 | 7.50 | Pacific St near Brace Road - Former Bella Vida Site - | RC, R-C and HDR | HDR | C-2 and OA | Res-24+ | 30 | 225 | Significant Open Space/ Floodplain, acreage reduced | Lower | Site 17 |
| | 045-013-024-000 | 5.06 | | | | | | | | | | | |
| 7 | 017-276-004-000 | 25.0 | 10.00 | W side of University Ave /Adjacent to SR 65 | LI | HDR | PD-LI | Res-24+ | 30 | 300 | large majority wetlands, acreage reduced | Lower | Site 2 |
| 8 | 045-101-059-000 | 1.48 | 1.48 | Granite Dr near Rocklin Rd | RC and R-C | HDR | C-2 | Res-24+ | 30 | 44 | | Lower | Site 20 |
| 9 | 017-281-014-000 | 4.00 | 4.00 | W side of Lonetree Boulevard, between Atherton Rd and West Oaks Blvd | LI | HDR | PD-IP | Res-24+ | 30 | 120 | Undefined resource area, acreage reduced | Lower | SITE A-6 (Portion) |

| TABLE 7-42: AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA | | | | | | | | | | | | | |
|--|------------------------|---------------|-----------------|---|-------------|-------------|-----------------|-----------------|-----------------|----------------------------|--|--------------------|-------------------------------------|
| New Site # | APN | Total Acreage | Assumed Acreage | Location | Existing GP | Proposed GP | Existing Zoning | Proposed Zoning | Assumed Density | Unit Capacity ¹ | NOTES | Site Affordability | Previous Site # |
| 10 | 017-281-015-000 | 5.16 | 5.16 | W side of Lonetree Blvd, between Atherton Rd and West Oaks Blvd | LI | HDR | PD-IP | Res-24+ | 30 | 154 | | Lower | SITE A-6 (Portion) |
| | | 80.83 | 45.59 | | | | | | | 1365 | | | |
| Vacant Mixed-Use Sites | | | | | | | | | | | | | |
| 11 | Portion of 378-010-003 | 2.1 | 13.00 | NW corner of W Stanford Ranch Road and Wildcat Blvd. | BP/C/LI | MU | BP/C/LI | MU-24+ | 15 | 195 | | Lower | NEW Site A-10 |
| | Portion of 378-010-004 | 3.51 | | | | | | | | | | | |
| | 378-010-007 | 7.39 | | | | | | | | | | | |
| 12 | 010-162-001-000 | 1.29 | 1.29 | Pacific St and Bush St | MU | MU | C-3 | MU-24+ | 15 | 19 | | Lower | Site 13 |
| 13 | 017-284-029-000 | 0.60 | 3.52 | S side of West Lonetree Blvd | RC | MU | PD-BP/C | MU-24+ | 15 | 52 | Gross Acreage is 4.18 but some of it is drive aisles. Sites are all contiguous. | Lower | Site 6 (Portion) |
| | 017-284-028-000 | 0.61 | | | | | | | | | | | |
| | 017-284-006-000 | 1.88 | | | | | | | | | | | |
| | 017-284-030-000 | 0.66 | | | | | | | | | | | |
| | 017-284-027-000 | 0.43 | | | | | | | | | | | |
| 14 | 016-230-003-000 | 0.42 | 1.26 | W Sunset Blvd between Springview Meadows /Third St and Whitney Blvd | MU | MU | PD-MU | PD-MU | 15 | 18 | | Lower | 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 and Pacific Streets | RC | MU | C-3 | MU-24+ | 15 | 19 | | Lower | Site 16 (Portion) |
| 16 | 010-121-001-000 | 1.38 | 1.38 | Oak / Pine and Pacific St | MU | MU | C-4 | MU-24+ | 15 | 20 | | Lower | Site 14 |
| 17 | 017-284-026-000 | 1.52 | 1.52 | S side of West Lonetree Blvd | RC | MU | PD-BP/C | MU-24+ | 15 | 22 | | Lower | Site 6 (Portion) |
| 18 | 017-281-016-000 | 6.55 | 6.55 | NW corner of Lonetree Blvd and West Oaks Blvd | LI | MU | PD-IP | MU-24+ | 15 | 98 | | Lower | SITE A-6 (Portion) |
| 19 | 017-284-015-000 | 6.74 | 6.74 | NE corner of Lonetree Blvd and West Oaks Blvd | LI | MU | PD-IP | MU-24+ | 15 | 101 | | Lower | SITE A-6 (Portion) |
| 20 | 017-190-045 | 2.64 | 2.64 | Stanford Ranch Road and Victory Lane | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 39 | | Lower | Former Site 8 now Portion Site A-12 |
| | | 39.84 | 39.18 | | | | | | | 583 | | | |
| Underutilized Residential Sites² | | | | | | | | | | | | | |
| 21 | 016-170-014-000 | 3.09 | 3.09 | Sunset Blvd and Coronado Way | PQP | HDR | PD-15 | Res-24+ | 30 | 92 | Currently a church originally constructed in 1975. Potential to construct housing on the north and west portions of the site or full site redevelopment should | Lower | Site 9 |

| TABLE 7-42: AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA | | | | | | | | | | | | | |
|--|-----------------|---------------|-----------------|---|-------------|-------------|-----------------|-----------------|-----------------|----------------------------|--|--------------------|-----------------|
| New Site # | APN | Total Acreage | Assumed Acreage | Location | Existing GP | Proposed GP | Existing Zoning | Proposed Zoning | Assumed Density | Unit Capacity ¹ | NOTES | Site Affordability | Previous Site # |
| | | | | | | | | | | | the church elect to relocate in the future. | | |
| 22 | 045-052-038 | 24.07 | 16.90 | W side of Sierra College Blvd south of Dominquez Road. | RC and R-C | HDR | PD- C and PD-OA | Res-24+ | 30 | 507 | Single family home on site constructed in 1963. Owner interested in developing multi-family. Site also has biological resources, so acreage is reduced. | Lower | Site 22 |
| 23 | 045-052-012-000 | 1.60 | 1.60 | W side of Sierra College Blvd, just north of College Campus property and south of Secret Ravine Creek - | RC and R-C | HDR | PD-OA | Res-24+ | 30 | 48 | Single-family home on the southern half of the site constructed in 1948. Acreage reduced due to open space and creek on-site. | Lower | Site 23 |
| 24 | 016-230-013-000 | 0.38 | 1.17 | E side of Sunset Blvd between Springview Meadows /Third St and Whitney Blvd | BP | HDR | C-1 | Res-24+ | 30 | 35 | Approximately 1/4 of 016-230-011-000 is covered by a parking lot. Office building associated with the parking lot was constructed in 1963. | Lower | Site 11 |
| | 016-230-011-000 | 0.39 | | | | | | | | | | | |
| | 016-230-012-000 | 0.40 | | | | | | | | | | | |
| 25 | 365-020-067-000 | 4.36 | 10.00 | Lonetree Blvd and Terminus of West Oaks Extn/ Adjacent to SR 65 -East Portion Only | BP/C/LI | HDR | PD-BP/C/LI | Res-24+ | 30 | 300 | Site contains five abandoned foundations and a drainage basin, all built in 2005, that would need to be removed or built around. Site was recently purchased by a new owner who has expressed interest in creating a high-density residential project. | Lower | Site 5 |
| | 365-020-072-000 | 1.26 | | | | | | | | | | | |
| | 365-020-071-000 | 0.85 | | | | | | | | | | | |
| | 365-020-069-000 | 0.72 | | | | | | | | | | | |
| | 365-020-070-000 | 0.99 | | | | | | | | | | | |
| | 365-020-068-000 | 4.32 | | | | | | | | | | | |
| 26 | 016-351-035-000 | 6.50 | 6.50 | Pacific Street at Roseville/Rocklin border (6355 Pacific Street) | HI | HDR | M-2 | Res-24+ | 30 | 195 | Auto dismantler on-site that would need to be removed in order to develop housing. The majority of the site does not have physical improvements on it. Existing buildings were constructed in 1974. | Lower | SITE A-1 |
| 27 | 016-460-030-000 | 5.25 | 5.25 | Fairway Dr and Stanford Ranch Road (6500 Fairway Drive) | RC | HDR | PD-C | Res-24+ | 30 | 157 | Storage facility on-site that would need to be removed in order to develop housing. Existing structures were constructed in 1998. Construction type (storage units) are easily removed at the time of redevelopment. | Lower | SITE A-3 |
| 28 | 016-410-008-000 | 3.02 | 3.02 | Corner of Springview Dr and Hearthstone Circle (5901 Springview Dr) | RC | HDR | PD-C | Res-24+ | 30 | 90 | Storage facility on-site that would need to be removed in order to develop housing. | Lower | SITE A-4 |

TABLE 7-42: AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA

| New Site # | APN | Total Acreage | Assumed Acreage | Location | Existing GP | Proposed GP | Existing Zoning | Proposed Zoning | Assumed Density | Unit Capacity ¹ | NOTES | Site Affordability | Previous Site # |
|--------------------------------------|-----------------|---------------|-----------------|---|-------------|-------------|-----------------|-----------------|-----------------|----------------------------|---|--------------------|-------------------|
| | | | | | | | | | | | Existing structures were constructed in 1987. Construction type (storage units) are easily removed at the time of redevelopment. | | |
| 29 | 045-031-041-000 | 2.46 | 2.46 | W Side of Sierra Meadows Drive at Tuttle Drive (2340 Sierra Meadows Dr) | LI | HDR | LI | Res-24+ | 30 | 73 | Storage facility on-site that would need to be removed in order to develop housing. Existing structures were constructed in 1983. Construction type (storage units) are easily removed at the time of redevelopment. | Lower | SITE A-5 |
| | | 59.66 | 49.99 | | | | | | | 1497 | | | |
| Underutilized Mixed-Use Sites | | | | | | | | | | | | | |
| 30 | 010-030-006-000 | 0.65 | 0.65 | Grove and Pacific Streets | RC | MU | C-3 | MU-24+ | 15 | 9 | Partly fenced lot. Undeveloped, but with dirt paths. | Lower | Site 16 (Portion) |
| 31 | 010-030-005-000 | 0.15 | 0.31 | Grove and Pacific Streets | RC | MU | C-3 | MU-24+ | 15 | 4 | Single-family home on the eastern portion of the site constructed in 1949. Some small accessory buildings (possibly a shed) on the western portion. | Lower | Site 16 (Portion) |
| | 010-030-004-000 | 0.16 | | | | | | | | | | | |
| 32 | 010-030-007-000 | 2.65 | 2.65 | Grove and Pacific Streets | RC | MU | C-3 | MU-24+ | 15 | 39 | Currently Royal Oaks Mobile Home Park. Originally constructed in 1985. Approximately 34 units. Most are older mobile homes and some are RV's. City discussed redevelopment potential with experienced affordable housing developer who indicated that relocation requirements would not be cost prohibitive and that redevelopment especially in conjunction with adjacent lots as envisioned had high potential. | Lower | Site 16 (Portion) |

| TABLE 7-42: AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA | | | | | | | | | | | | | |
|--|-----------------|---------------|-----------------|-------------------------------------|-------------|-------------|-----------------|-----------------|-----------------|----------------------------|---|--------------------|-------------------|
| New Site # | APN | Total Acreage | Assumed Acreage | Location | Existing GP | Proposed GP | Existing Zoning | Proposed Zoning | Assumed Density | Unit Capacity ¹ | NOTES | Site Affordability | Previous Site # |
| 33 | 010-030-001-000 | 0.95 | 0.95 | Grove and Pacific Streets | RC | MU | C-3 | MU-24+ | 15 | 14 | Western half of the lot (street frontage) is self-serve by hand car wash constructed in 1985. Construction type is easily removed at the time of redevelopment. Eastern half of site is vacant. Owner has expressed interest in housing development in the vacant portion in the near term. | Lower | Site 16 (Portion) |
| 34 | 010-082-063-000 | 0.58 | 1.35 | Grove and Pacific Streets | RC | MU | C-3 | MU-24+ | 15 | 20 | Existing use is outdoor recreation vehicle sales. The majority of the site has no permanent structures. The existing sales office building was constructed in 1976 and would need to be removed as part of redevelopment. | Lower | Site 16 (Portion) |
| | 010-082-061-000 | 0.77 | | | | | | | | | | | |
| 35 | 010-030-002-000 | 0.45 | 0.45 | Grove and Pacific Streets | RC | MU | C-3 | MU-24+ | 15 | 6 | Commercial buildings on-site originally constructed in 1946. Vacant space on northeast quarter of the parcel. | Lower | Site 16 (Portion) |
| 36 | 367-160-008 | 6.15 | 6.15 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 92 | Stanford Ranch Plaza with Save Mart and associated parking lot. Originally constructed in 2002. However, this center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-11 |
| 37 | 367-160-007 | 1.05 | 3.36 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 50 | Stanford Ranch Plaza with shops and associated parking lot. Originally constructed in 2002. However, this center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-11 |
| | 367-160-009 | 0.55 | | | | | | | | | | | |
| | 367-160-011 | 0.62 | | | | | | | | | | | |
| | 367-160-012 | 1.14 | | | | | | | | | | | |
| 38 | 367-160-010 | 0.88 | 0.88 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 13 | Stanford Ranch Plaza with bank and associated parking lot. This center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-11 |
| 39 | 367-160-014 | 0.80 | 0.56 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 8 | The Shops at Stanford Ranch. Pad site, reduced acreage. Constructed in 2003 and currently occupied as an office | Lower | Portion A-12 |

TABLE 7-42: AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA

| New Site # | APN | Total Acreage | Assumed Acreage | Location | Existing GP | Proposed GP | Existing Zoning | Proposed Zoning | Assumed Density | Unit Capacity ¹ | NOTES | Site Affordability | Previous Site # |
|------------|-------------|---------------|-----------------|-------------------------------------|-------------|-------------|-----------------|-----------------|-----------------|----------------------------|--|--------------------|-----------------|
| | | | | | | | | | | | for a roofing contractor. This center has had difficulty getting and retaining tenants since its opening. | | |
| 40 | 367-160-015 | 0.47 | 0.47 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 7 | The Shops at Stanford Ranch pad building and parking. Existing building constructed in 2004 appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-12 |
| 41 | 367-160-016 | 0.88 | 0.88 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 13 | The Shops at Stanford Ranch pad building and parking. Existing building constructed in 2004 appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-12 |
| 42 | 367-160-017 | 1.33 | 1.33 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 19 | Stanford Ranch Plaza with shops and associated parking lot. Existing building constructed in 2003. This center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-12 |
| 43 | 367-160-018 | 2.52 | 2.52 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 37 | Stanford Ranch Plaza with CVS and associated parking lot. This site is the anchor tenant for the center. Over the years the current tenant has explored relocation several times and would prefer a location where a drive through could be added. That design is not possible at this location. | Lower | Portion A-12 |
| 44 | 367-160-019 | 1.76 | 1.76 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 26 | Stanford Ranch Plaza with shops and associated parking lot. Multi tenant building constructed in 2006. Appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-12 |
| 45 | 367-160-020 | 0.44 | 0.44 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 6 | The Shops at Stanford Ranch multi tenant pad building and associated parking. Building | Lower | Portion A-12 |

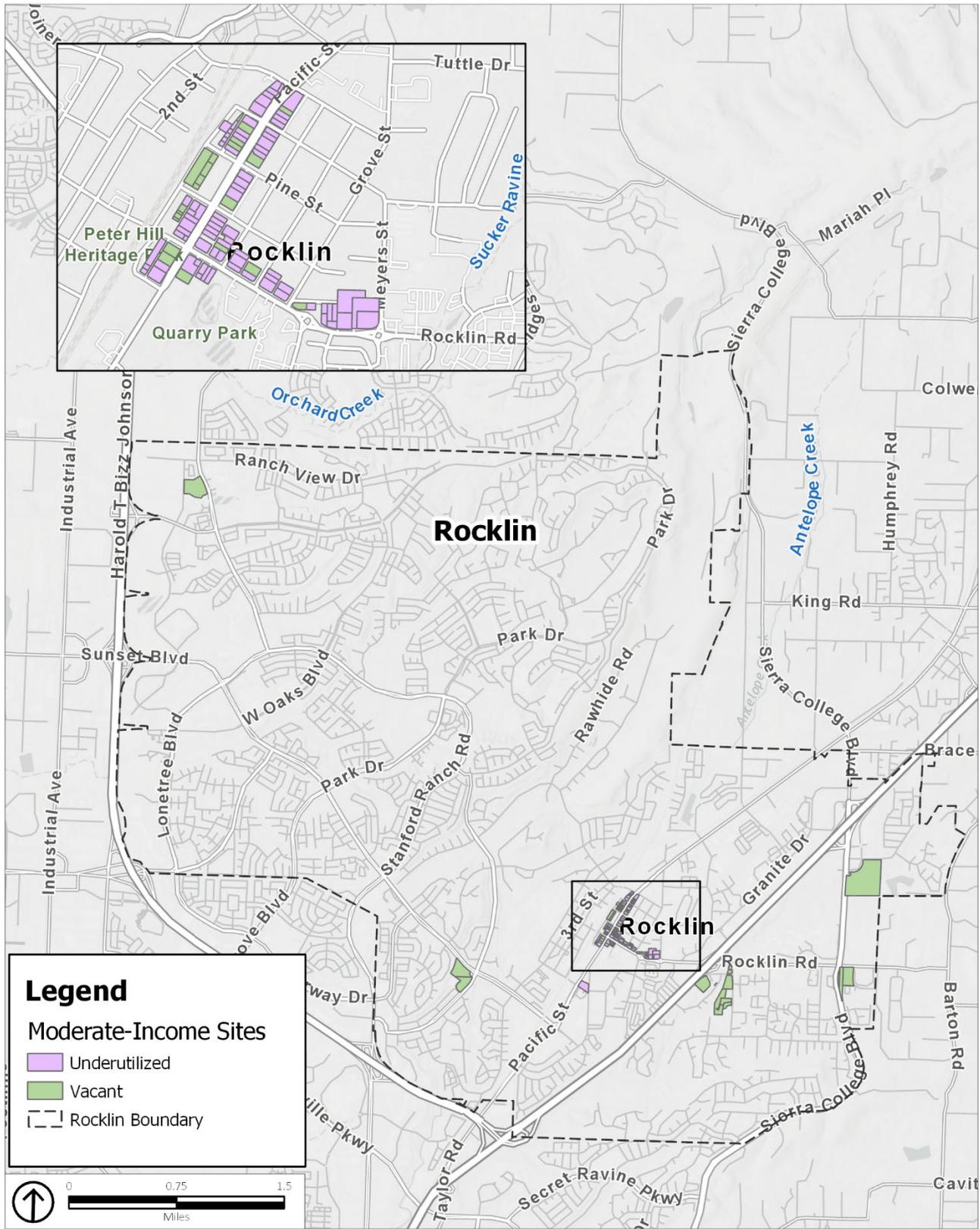
| TABLE 7-42: AVAILABLE SITES TO ACCOMMODATE THE LOWER INCOME RHNA | | | | | | | | | | | | | |
|--|-------------|---------------|-----------------|-------------------------------------|-------------|-------------|-----------------|-----------------|-----------------|----------------------------|---|--------------------|-----------------|
| New Site # | APN | Total Acreage | Assumed Acreage | Location | Existing GP | Proposed GP | Existing Zoning | Proposed Zoning | Assumed Density | Unit Capacity ¹ | NOTES | Site Affordability | Previous Site # |
| | | | | | | | | | | | constructed in 2003. Appears to be partially vacant. This center has had difficulty getting and retaining tenants since its opening. | | |
| 46 | 367-160-021 | 0.44 | 0.44 | Park Drive and Stanford Ranch Road. | BP/C/LI | MU | PD-BP/C | MU-24+ | 15 | 6 | The Shops at Stanford Ranch multi tenant pad building and associated parking. Building constructed in 2005. This center has had difficulty getting and retaining tenants since its opening. | Lower | Portion A-12 |
| | | 25.39 | 25.15 | | | | | | | 369 | | | |

Source: City of Rocklin, November 2020.

1. Mixed use capacity is assumed at 50 percent to accommodate nonresidential uses.

2. Underutilized (non-vacant) sites only account for 49 percent of the lower income RHNA sites.

FIGURE 7-12: AVAILABLE SITES TO MEET THE MODERATE-INCOME RHNA



| TABLE 7-43: AVAILABLE SITES ACCOMMODATE THE MODERATE INCOME RHNA | | | | | | | | | |
|--|--|----------------------------|---------|--------------------------|-----------------|-----------------|---------------|-------|---------------|
| Site # | Site Name | APN | Acreage | General Plan Designation | Existing Zoning | Proposed Zoning | Unit Capacity | Notes | Affordability |
| Vacant Residential Sites | | | | | | | | | |
| | China Garden | 045-400-013 045-110-034 | 6.86 | HDR | C-2 | R-3 | 106 | | Moderate |
| | Aguilar Area West | 045-110-063 | 3.4 | MHDR | R-3 | | 30 | | Moderate |
| | Aguilar Area West | 045-110-064 | 0.6 | MHDR | R-3 | | 5 | | Moderate |
| | Aguilar Area West | 045-110-065 | 0.4 | MHDR | R-3 | | 3 | | Moderate |
| | Aguilar Area West | 045-120-052 | 1.1 | MHDR | R-3 | | 9 | | Moderate |
| | Aguilar Area West | 045-120-059 | 1.6 | MHDR | R-3 | | 14 | | Moderate |
| | Aguilar Area West | 045-120-060 | 1.9 | MHDR | R-3 | | 17 | | Moderate |
| | Sierra Gateway Site | 045-161-014 | 0.8 | HDR | PD-20 | | 16 | | Moderate |
| | Sierra Gateway Site | 045-161-015 | 3.1 | HDR | PD-20 | | 62 | | Moderate |
| | Sierra Gateway Site | 045-161-016 | 5.9 | HDR | PD-20 | | 118 | | Moderate |
| | Sunset Whitney | 016-240-044 | 4.8 | HDR | PD-R | | 96 | | Moderate |
| | Sunset Whitney | 016-210-011 (portion) | 3.7 | HDR | PD-R | | 59 | | Moderate |
| | Snechi High Density north of Creek | 045-053-064 (portion) | 5 | HDR | PD-C | | 80 | | Moderate |
| | Whitney Ranch Unit 8 | 017-172-014 | 11.9 | HDR | PD-20 | | 190 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 34: 010-161-015 | 0.3 | MU | PD-C-4, C-4 | MU-10+ | 3 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 34: 010-161-016 | 0.3 | MU | PD-C-4, C-4 | MU-10+ | 3 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-040-039 | 0.4 | MU | PD-C-4, C-4 | MU-10+ | 4 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-121-002 | 0.08 | MU | PD-C-4, C-4 | MU-10+ | 0 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-121-004 | 0.2 | MU | PD-C-4, C-4 | MU-10+ | 2 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-121-005 | 0.2 | MU | PD-C-4, C-4 | MU-10+ | 2 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-121-006 | 0.2 | MU | PD-C-4, C-4 | MU-10+ | 2 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-122-009 | 0.05 | MU | PD-C-4, C-4 | MU-10+ | 0 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-122-010 | 0.07 | MU | PD-C-4, C-4 | MU-10+ | 0 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-122-011 | 0.05 | MU | PD-C-4, C-4 | MU-10+ | 0 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-122-012 | 0.1 | MU | PD-C-4, C-4 | MU-10+ | 1 | | Moderate |

| TABLE 7-43: AVAILABLE SITES ACCOMMODATE THE MODERATE INCOME RHNA | | | | | | | | | |
|---|--|-----------------------|--------------|---------------------------------|------------------------|------------------------|----------------------|--|----------------------|
| Site # | Site Name | APN | Acres | General Plan Designation | Existing Zoning | Proposed Zoning | Unit Capacity | Notes | Affordability |
| | Downtown Plan Blocks 35 and 37 | Block 37: 010-131-006 | 0.3 | MU | C-4 | MU-10+ | 3 | | Moderate |
| | Downtown Plan Block 33 | 010-170-002 | 0.3 | MU | PD-C-4 | MU-10+ | 3 | | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 41: 010-072-002 | 0.3 | MU | C-4, C-2 | MU-10+ | 3 | | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 41: 010-072-012 | 0.2 | MU | C-4, C-2 | MU-10+ | 2 | | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 41: 010-072-015 | 0.2 | MU | C-4, C-2 | MU-10+ | 2 | | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-072-009 | 0.06 | MU | C-4, C-2 | MU-10+ | 0 | | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 40: 010-092-010 | 0.3 | MU | C-4 | MU-10+ | 3 | | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 42: 010-091-018 | 0.2 | MU | C-4 | MU-10+ | 2 | | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-044 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 55: 010-134-010 | 0.3 | MU | C-2, R1-5 | MU-10+ | 3 | | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 57: 010-132-013 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | | Moderate |
| | | | 51.06 | | | | 805 | | |
| Underutilized Mixed-Use Sites | | | | | | | | | |
| | Downtown Plan Block 6 | 010-191-018 | 2 | MU | PD-C-2 | MU-10+ | 20 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 34: 010-161-003 | 0.4 | MU | PD-C-4, C-4 | MU-10+ | 4 | | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 34: 010-161-004 | 0.07 | MU | PD-C-4, C-4 | MU-10+ | 0 | Storage yard. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 34: 010-161-005 | 0.07 | MU | PD-C-4, C-4 | MU-10+ | 0 | Single-family residence, built in 1930. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 34: 010-161-011 | 0.3 | MU | PD-C-4, C-4 | MU-10+ | 3 | Office building, built in 1910. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 34: 010-161-013 | 0.4 | MU | PD-C-4, C-4 | MU-10+ | 4 | Commercial building (organ refurbishing) and associated parking. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-001 | 0.2 | MU | PD-C-4, C-4 | MU-10+ | 2 | Single-family residence, built in 1888. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-002 | 0.2 | MU | PD-C-4, C-4 | MU-10+ | 2 | Single-family residence and commercial building with associated parking. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-003 | 0.1 | MU | PD-C-4, C-4 | MU-10+ | 1 | Single-family residence, built in 1900 | Moderate |

| TABLE 7-43: AVAILABLE SITES ACCOMMODATE THE MODERATE INCOME RHNA | | | | | | | | | |
|---|--|-----------------------|----------------|---------------------------------|------------------------|------------------------|----------------------|--|----------------------|
| Site # | Site Name | APN | Acreage | General Plan Designation | Existing Zoning | Proposed Zoning | Unit Capacity | Notes | Affordability |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-004 | 0.2 | MU | PD-C-4, C-4 | MU-10+ | 2 | Single-family residence, built in 1920 | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-005 | 0.3 | MU | PD-C-4, C-4 | MU-10+ | 3 | Restaurant built in 1964. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-015 | 0.1 | MU | PD-C-4, C-4 | MU-10+ | 1 | Parking lot. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-016 | 0.2 | MU | PD-C-4, C-4 | MU-10+ | 2 | Restaurant built in 1962. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 36: 010-122-017 | 0.04 | MU | PD-C-4, C-4 | MU-10+ | 0 | Restaurant built in 1987. | Moderate |
| | Downtown Plan Blocks 34, 36, 38 and 39 | Block 39: 010-122-013 | 0.07 | MU | PD-C-4, C-4 | MU-10+ | 0 | Upholstery shop on street frontage. Rear portion of the parcel is empty. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-009 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family home on site, built 1938. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-010 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family home on site, built 1925. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-012 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family home on site, built 1949. Western half of the site is vacant. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-015 | 0.3 | MU | C-4 | MU-10+ | 3 | Single-family home on site, built 1949. Rear yard is vacant. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-016 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family home on site, built 1949. Rear yard is adjacent to a vacant lot. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-017 | 0.2 | MU | C-4 | MU-10+ | 2 | Auto repair shop and associated parking. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-018 | 0.2 | MU | C-4 | MU-10+ | 2 | Tire shop and associated parking. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 35: 010-132-019 | 0.3 | MU | C-4 | MU-10+ | 3 | Commercial site and associated parking. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 37: 010-131-007 | 0.3 | MU | C-4 | MU-10+ | 3 | Commercial site and associated parking. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 37: 010-131-008 | 0.2 | MU | C-4 | MU-10+ | 2 | Office and associated parking. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 37: 010-131-010 | 0.3 | MU | C-4 | MU-10+ | 3 | Western half of site (street frontage) is an office; rear half is vacant. | Moderate |
| | Downtown Plan Blocks 35 and 37 | Block 37: 010-131-011 | 0.3 | MU | C-4 | MU-10+ | 3 | Restaurant built in 1985. | Moderate |
| | Downtown Plan Block 33 | 010-170-004 | 0.07 | MU | PD-C-4 | MU-10+ | 0 | Parking lot of gas station and associated retail. | Moderate |
| | Downtown Plan Block 33 | 010-170-005 | 0.1 | MU | PD-C-4 | MU-10+ | 1 | Parking lot of counseling office. | Moderate |
| | Downtown Plan Block 33 | 010-170-012 | 0.2 | MU | PD-C-4 | MU-10+ | 2 | Providence Bible Church. | Moderate |
| | Downtown Plan Block 33 | 010-170-013 | 0.1 | MU | PD-C-4 | MU-10+ | 1 | Counseling office and associated parking. | Moderate |

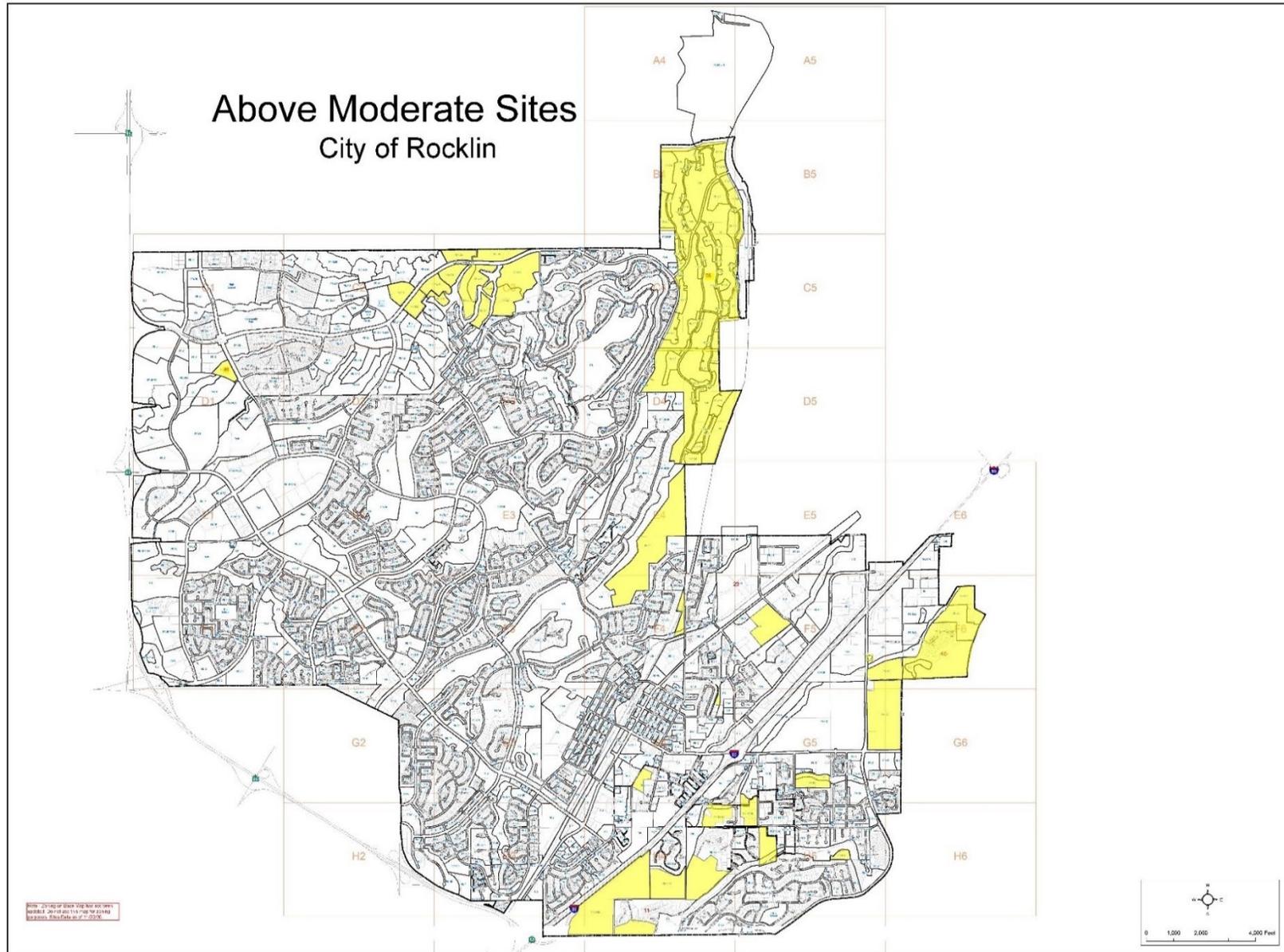
| TABLE 7-43: AVAILABLE SITES ACCOMMODATE THE MODERATE INCOME RHNA | | | | | | | | | |
|---|--------------------------------|-----------------------|----------------|---------------------------------|------------------------|------------------------|----------------------|---|----------------------|
| Site # | Site Name | APN | Acreage | General Plan Designation | Existing Zoning | Proposed Zoning | Unit Capacity | Notes | Affordability |
| | Downtown Plan Block 33 | 010-170-014 | 0.07 | MU | PD-C-4 | MU-10+ | 0 | Half of the parcel is covered by parking. Other half is vacant. | Moderate |
| | Downtown Plan Block 33 | 010-170-021 | 0.5 | MU | PD-C-4 | MU-10+ | 5 | Gas station and associated retail. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 41: 010-072-001 | 0.3 | MU | C-4, C-2 | MU-10+ | 3 | Small commercial building on half of the parcel with parking in the rear. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 41: 010-072-003 | 0.2 | MU | C-4, C-2 | MU-10+ | 2 | Small commercial building (guitar shop) on half the parcel with parking on the back half. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 41: 010-072-013 | 0.2 | MU | C-4, C-2 | MU-10+ | 2 | Office and associated parking. Built in 1924. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 41: 010-072-014 | 0.2 | MU | C-4, C-2 | MU-10+ | 2 | Office and associated parking. Built in 1975. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-071-003 | 0.1 | MU | C-4, C-2 | MU-10+ | 1 | Auto repair shop built before 1964. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-071-004 | 0.3 | MU | C-4, C-2 | MU-10+ | 3 | Auto repair shop built before 1982. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-071-005 | 0.3 | MU | C-4, C-2 | MU-10+ | 3 | Commercial buildings (archery shop) and associated parking. Built in 1973. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-071-007 | 0.06 | MU | C-4, C-2 | MU-10+ | 0 | Commercial building. Built in 1982. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-071-008 | 0.2 | MU | C-4, C-2 | MU-10+ | 2 | Commercial building. Built in 1982. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-071-010 | 0.1 | MU | C-4, C-2 | MU-10+ | 1 | Single-family residence, built in 1940 | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-072-005 | 0.07 | MU | C-4, C-2 | MU-10+ | 0 | Storage yard and associated parking. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-072-006 | 0.07 | MU | C-4, C-2 | MU-10+ | 0 | Single-family residence, built in 1924. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-072-007 | 0.1 | MU | C-4, C-2 | MU-10+ | 1 | Part of single-family residence, built in 1945. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-072-008 | 0.04 | MU | C-4, C-2 | MU-10+ | 0 | Part of single-family residence, built in 1945. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-072-010 | 0.06 | MU | C-4, C-2 | MU-10+ | 0 | Part of single-family residence, built in 1924. | Moderate |
| | Downtown Plan Blocks 41 and 43 | Block 43: 010-072-016 | 0.2 | MU | C-4, C-2 | MU-10+ | 2 | Part of single-family residence, built in 1924. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 40: 010-092-012 | 0.3 | MU | C-4 | MU-10+ | 3 | Single-family residence, built in 1927. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 40: 010-092-013 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family residence, built before 1995. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 40: 010-092-014 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family residence, built in 1905 | Moderate |

| TABLE 7-43: AVAILABLE SITES ACCOMMODATE THE MODERATE INCOME RHNA | | | | | | | | | |
|--|--|-----------------------|---------|--------------------------|-----------------|-----------------|---------------|---|---------------|
| Site # | Site Name | APN | Acreage | General Plan Designation | Existing Zoning | Proposed Zoning | Unit Capacity | Notes | Affordability |
| | Downtown Plan Blocks 40 and 42 | Block 40: 010-092-015 | 0.2 | MU | C-4 | MU-10+ | 2 | Office and associated parking. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 40: 010-092-016 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family residence, built in 1952. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 42: 010-091-017 | 0.5 | MU | C-4 | MU-10+ | 5 | Small commercial building. Built in 1935. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 42: 010-091-019 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family residence, built in 1933. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 42: 010-091-020 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family residence, built in 1900. | Moderate |
| | Downtown Plan Blocks 40 and 42 | Block 42: 010-091-021 | 0.2 | MU | C-4 | MU-10+ | 2 | Single-family residence, built in 1932. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 52: 010-136-005 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 1944. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 52: 010-136-023 | 0.34 | MU | C-2, R1-5 | MU-10+ | 3 | Office building. Built before 1980. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 52: 010-136-024 | 0.3 | MU | C-2, R1-5 | MU-10+ | 3 | Office building. Built in 1917. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 52: 010-136-025 | 0.26 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 1954. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-019 | 1 | MU | C-2, R1-5 | MU-10+ | 10 | Single-family commercial, built in 1989. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-021 | 0.6 | MU | C-2, R1-5 | MU-10+ | 6 | Vacant commercial building. Built in 1963. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-022 | 1 | MU | C-2, R1-5 | MU-10+ | 10 | Day care. Built 1987. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-036 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 1954 | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-037 | 0.1 | MU | C-2, R1-5 | MU-10+ | 1 | Single-family residence, built in 1936 | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-038 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 1963 | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-039 | 0.1 | MU | C-2, R1-5 | MU-10+ | 1 | Single-family residence, built in 1970 | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-040 | 0.1 | MU | C-2, R1-5 | MU-10+ | 1 | Single-family residence, built in 1949 | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-042 | 0.1 | MU | C-2, R1-5 | MU-10+ | 1 | Single-family residence, built in 1952 | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 53: 010-181-056 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Parking, vacant commercial building on southeast quarter. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 54: 010-136-005 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 1944 | Moderate |

| TABLE 7-43: AVAILABLE SITES ACCOMMODATE THE MODERATE INCOME RHNA | | | | | | | | | |
|---|--|-----------------------|----------------|---------------------------------|------------------------|------------------------|----------------------|---|----------------------|
| Site # | Site Name | APN | Acreage | General Plan Designation | Existing Zoning | Proposed Zoning | Unit Capacity | Notes | Affordability |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 54: 010-136-006 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 2007 | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 54: 010-136-023 | 0.3 | MU | C-2, R1-5 | MU-10+ | 3 | Half office/parking, half vacant. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 55: 010-134-021 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built before 1980. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 56: 010-134-007 | 0.4 | MU | C-2, R1-5 | MU-10+ | 4 | Office and associated parking. Backyard undeveloped. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 56: 010-134-017 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 1989. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 56: 010-134-020 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Commercial (spa), western half of the parcel is vacant. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 57: 010-132-014 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Single-family residence, built in 1925. | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 57: 010-132-022 | 0.2 | MU | C-2, R1-5 | MU-10+ | 2 | Museum parking | Moderate |
| | Downtown Plan Blocks 52, 53, 54, 55, 56 and 57 | Block 57: 010-132-023 | 0.2 | MU | C-2 | MU-10+ | 2 | Rocklin History Museum | Moderate |
| | | | 26.69 | | | | 195 | | |

Source: City of Rocklin, November 2020.

FIGURE 7-13: PROJECTS AND SITES TO MEET THE ABOVE MODERATE-INCOME RHNA



| TABLE 7-44: CAPACITY TO ACCOMMODATE THE ABOVE MODERATE RHNA. | | | |
|--|--------------------------|---|--|
| Residential Subdivision Project Name (Construction Name) | Zoning | Assumed Units during the 2021-2029 Planning Period | Developer |
| PROJECTS APPROVED AND ARE GRADING/UNDER CONSTRUCTION | | | |
| Crowne Pointe (aka Croftwood) - Phase 4 | PD-1.93 | 17 | Tim Lewis Communities |
| Los Cerros Subdivision - Phase 2 | PD-1.2 | 72 | GBD Communities |
| Sierra Pine Subdivision | PD-8 | 199 | Burrell Consulting Group / Sierra Pine Limited Partnership |
| Whitney Ranch Phase 2J - Has approved Imp Plans. Final Maps done for 65, 66, & 67B. Pulled some BP's in FY 18/1 and 19/20. Shown all those in 19/20. | PD-2.1, 2.6, 2.4, 1.6 | 58 | Sunset Ranchos Investors, LLC /TBD |
| Racetrack Subdivision | R1-6 | 10 | Rick McGrath/ Equity Smart Investments, LLC |
| Winding Lane Estates - Has recorded map and Imp. Plans approved. No Bldg Permits pulled as of 11/2020 | RD-4 | 25 | Robert and William Ballow |
| Whitney Ranch Unit 61 C | PD-8.3 | 61 | Sunset Ranchos Investors, LLC |
| Whitney Ranch Unit 63 | PD-3.2C | 36 | Sunset Ranchos Investors, LLC |
| Whitney Ranch Unit 64A | PD-4.1C | 66 | Sunset Ranchos Investors, LLC |
| Whitney Ranch Unit 64B | PD-4.7C | 70 | Sunset Ranchos Investors, LLC |
| Whitney Ranch Unit 69 | PD-3.8C | 49 | Sunset Ranchos Investors, LLC |
| Whitney Ranch Unit 50 | PD-7.3 | 68 | Sunset Ranchos Investors, LLC |
| PROJECTS APPROVED BUT NOT CONSTRUCTED | | | |
| Rocklin Meadows Subdivision | R1-10 | 26 | Rocklin Meadows Greenbrae 22, LLC |
| Croftwood 2 | PD-2.5 | 55 | Jesper Petersen Revocable Trust |
| Whitney Ranch Unit 1 | PD-12 | 51 | Ubora Engineering & Planning/Sunset Ranchos Investors LLC |
| Granite Lakes Estates 2-4 | PD-1.5 | 65 | Dave Cook / Capital Equity Management Group, Inc |
| Clover Valley Lakes | Various | 558 | Philip D. Oates Trust et al /Massie & Company |

| TABLE 7-44: CAPACITY TO ACCOMMODATE THE ABOVE MODERATE RHNA. | | | |
|---|--|---|-------------------------------|
| Residential Subdivision Project Name (Construction Name) | Zoning | Assumed Units during the 2021-2029 Planning Period | Developer |
| Vista Oaks Subdivision | PD-1.08 | 100 | Guntert Family |
| Highlands Parcel A | PD-0.67 | 20 | Elliot Homes Inc |
| Whitney Ranch Unit 60 - In second round of ENG Plan Check | PD-3.5C | 16 | Sunset Ranchos Investors, LLC |
| Whitney Ranch Unit 61A -In second round of ENG Plan Check | PD-5.3C | 57 | Sunset Ranchos Investors, LLC |
| Whitney Ranch Unit 61B | PD-5.4C | 66 | Sunset Ranchos Investors, LLC |
| UNENTITLED LAND | | | |
| Bell Property SE Rocklin | RA-10 | 48 | NOT ENTITLED |
| South of Greenbrae Site | PD-1.5 | 19 | NOT ENTITLED |
| Snechi Site south of Creek on Sierra College Boulevard | PD-3.5 | 63 | NOT ENTITLED |
| College Park (North Site) MDR portion | Currently PD-CC (Community College). Proposed as PD-3.5 to 8.4 | 40 | NOT ENTITLED |
| College Park (Sorth 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 UNITS | | 1980 | |

Source: City of Rocklin, November 2020