

# College Park

## Preliminary Project Description

April 2021

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's students, programs, and facilities. 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 045-150-011, -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 City neighborhood park, 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 Latter Day Saints (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, commercial and 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.

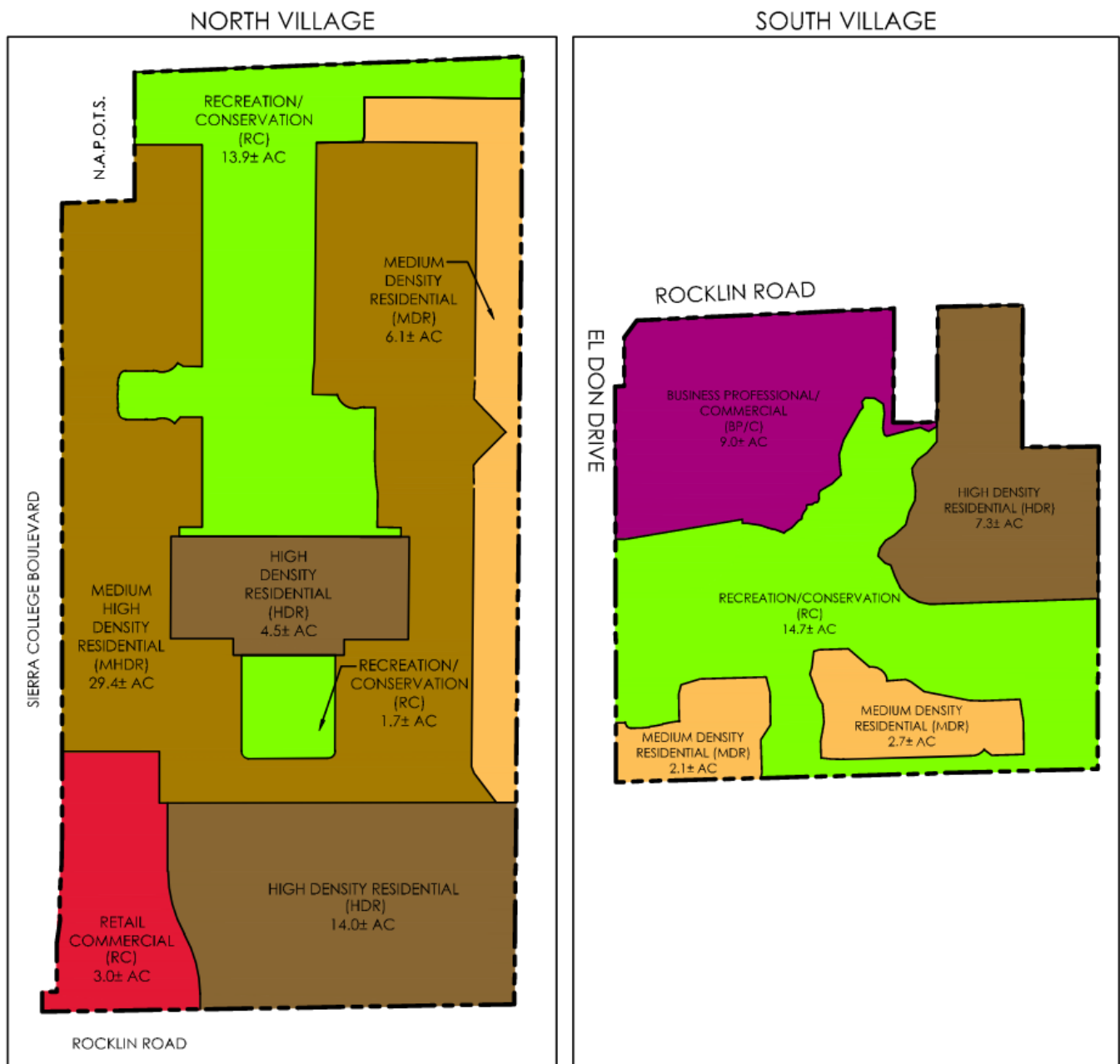
#### 5. General Plan Amendment

**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 Retail Commercial (RC).

**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 Professional/Commercial (BP/C), Recreation/Conservation (R-C), 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	0	27.9	0	100.5	0
Retail Commercial (RC)	0	3.0	0	0	0	3.0
Business Professional/Commercial (BP/C)	0	0	0	9.0	0	9.0
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	18.5	0	7.3	0	25.8
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

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



## 6. College Park 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 this designation to Planned Development-C (PD-C), Planned Development – 8.4 (PD-8.4), Planned Development – 15.4 (PD-15.4), Planned Development – 15.5+ (PD-15.5+), Planned Development – Park (PD-P) and Planned Development – Open Area (PD-OA).

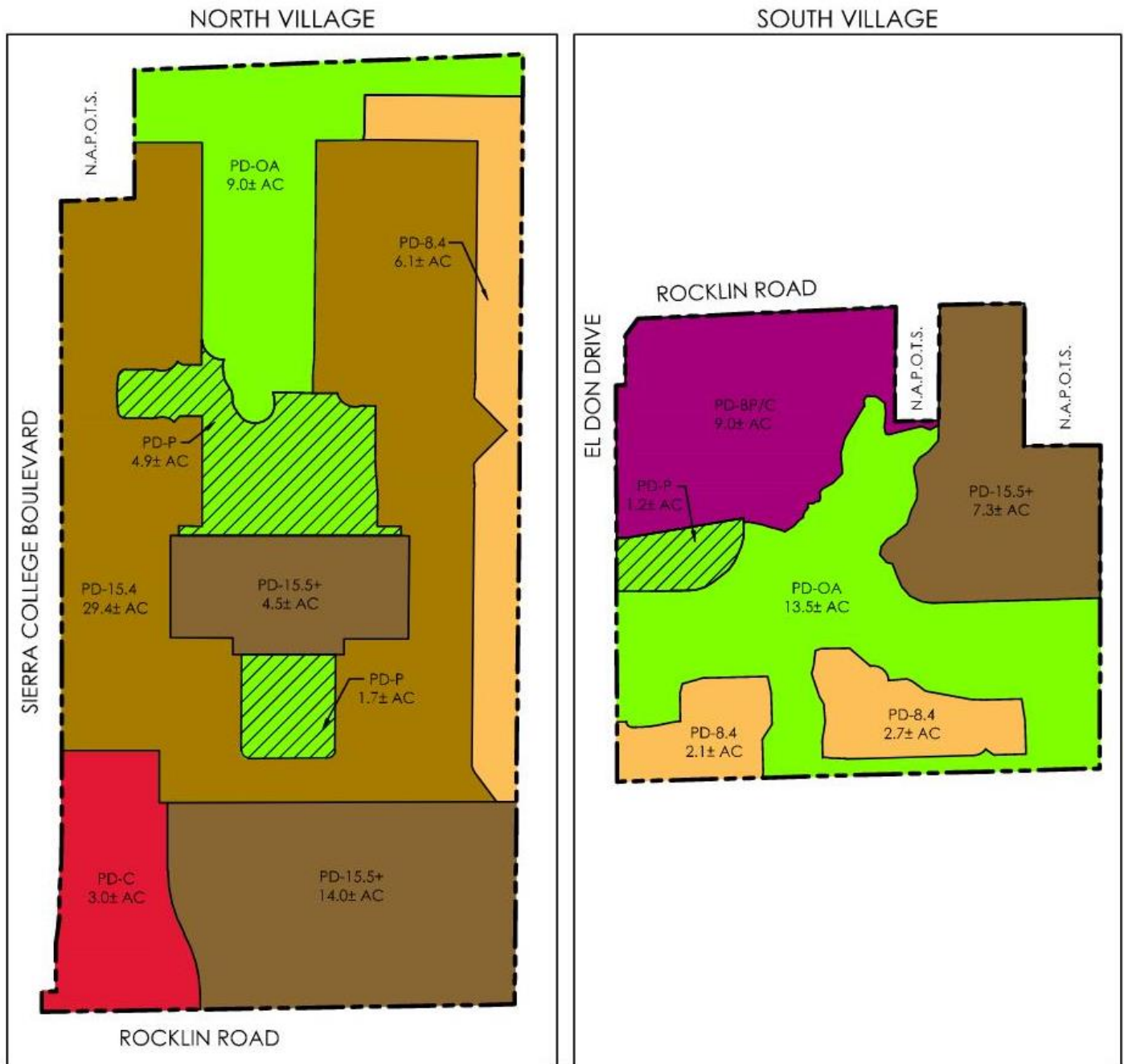
**GDP Land Use Designation – South Village.** The land use designations for the South Village are Planned Development – Commercial (PD-C), Open Area (OA), and R1-10 (Residential Single Family 10,000 Sq. Ft. minimum lot). The project proposes to change these designations to Planned Development Business Professional/Commercial (PD-BP/C), Planned Development – 15.5+ (PD-15.5+), Planned Development – 8.4 (PD-8.4) and Planned Development - Open Area (PD-OA).

Proposed College Park 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 - Commercial (PD-C)	0	3.0	0	0	0	3.0
Planned Development – Business Professional/Commercial (PD-BP/C)	0	0	0	9.0	0	9.0
R1-10 Residential Single Family	0	0	10.2	0	10.2	0
Planned Development. – 8.4 (PD-8.4)	0	6.1	0	4.8	0	10.9
Planned Development – 15.4 (PD-15.4)	0	29.4	0	0	0	29.4
Planned Development – 15.5+ (PD-15.5+)	0	18.5	0	7.3	0	25.8
Planned Development - Open Area (PD-OA)	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
Planned Development - C	3.0	0	0	0	3.0	0
Planned Development – BP/C	0	0	9.0	0	9.0	0
Planned Development – 8.4	6.1	38	4.8	25	10.9	63
Planned Development – 15.4	29.4	279	0	0	29.4	279
Planned Development – 15.5+	18.5	378	7.3	180	25.8	558
Planned Development – OA & P	15.6	0	14.7	0	30.3	0
Total	72.6	695	35.8	205	108.4	900

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



**Residential (PD-8.4/PD-15.4/PD-15.5+).** 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 in Loomis. 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, transitioning to lower densities adjacent to existing neighborhoods to the south.

**Commercial (PD-C).** The Commercial District is intended to provide retail and services to meet the daily need of surrounding residents, college students and faculty, and visitors to the area.

**Business Professional/Commercial (PD-BP/C).** The Business Professional/ Commercial District is envisioned as a center for business and medical office, health care, and college related professions, with compatible small scale retail and services convenient for employees.

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

In the South Village, the P/OA parcels include the floodplain, wetlands and oak woodlands adjacent to Secret Ravine Creek as well as Monte Verde Park, an existing City neighborhood park located adjacent to El Don Drive that includes a playground, open turf and picnic areas.

In the North Village, the P/OA 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.

## 7. Entitlement Request

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

- General Plan Amendment
  - 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 Retail Commercial (RC).
  - The existing General Plan designations for the South Village are Mixed Use (MU) and Recreation/Conservation (RC). The project proposes to change the South Village designations to Business Professional/Commercial (BP/C), Recreation/Conservation (R-C), High Density Residential (HDR) and Medium Density Residential (MDR).
- Rezone
  - The land use designation for the North Village is Planned Development – Community College (PD-CC). The project proposes to change this designation to Planned Development-Commercial (PD-C), Planned Development – 8.4 (PD-8.4), Planned Development – 15.4 (PD-15.4), Planned Development – 15.5+ (PD-15.5+), Planned Development – Park (PD-P) and Planned Development – Open Area (PD-OA).
  - 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 Business Professional/Commercial (PD-BP/C), Planned Development – 15.5+ (PD-15.5+), Planned Development – 8.4 (PD-8.4) and Planned Development - Open Area (PD-OA).
- Separate ordinance to amend the Sierra College GDP to remove project property from that GDP area.
- General Development Plan (new) for College Park Planned Development.
- Tentative Subdivision Maps.
- Residential design review for portions of the North Village and the South Village.

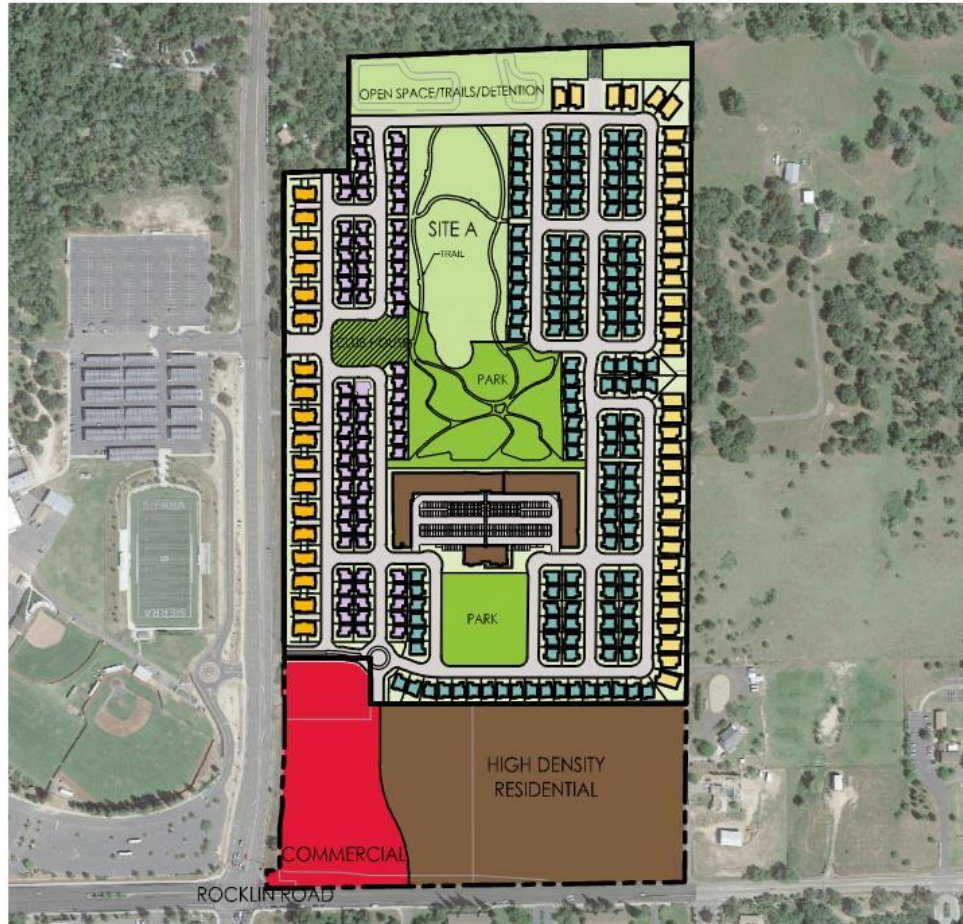


# NORTH SITE PLAN

CITY OF ROCKLIN, CALIFORNIA

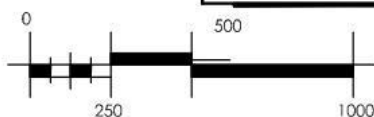
APRIL 2020

REVISED: MAY, 2021



## 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	378	18.5	20.4
COMMERCIAL	-	3.0	-
PARKS	-	6.6	-
OPEN SPACE	-	8.9	-
TOTAL	695	72.6	-



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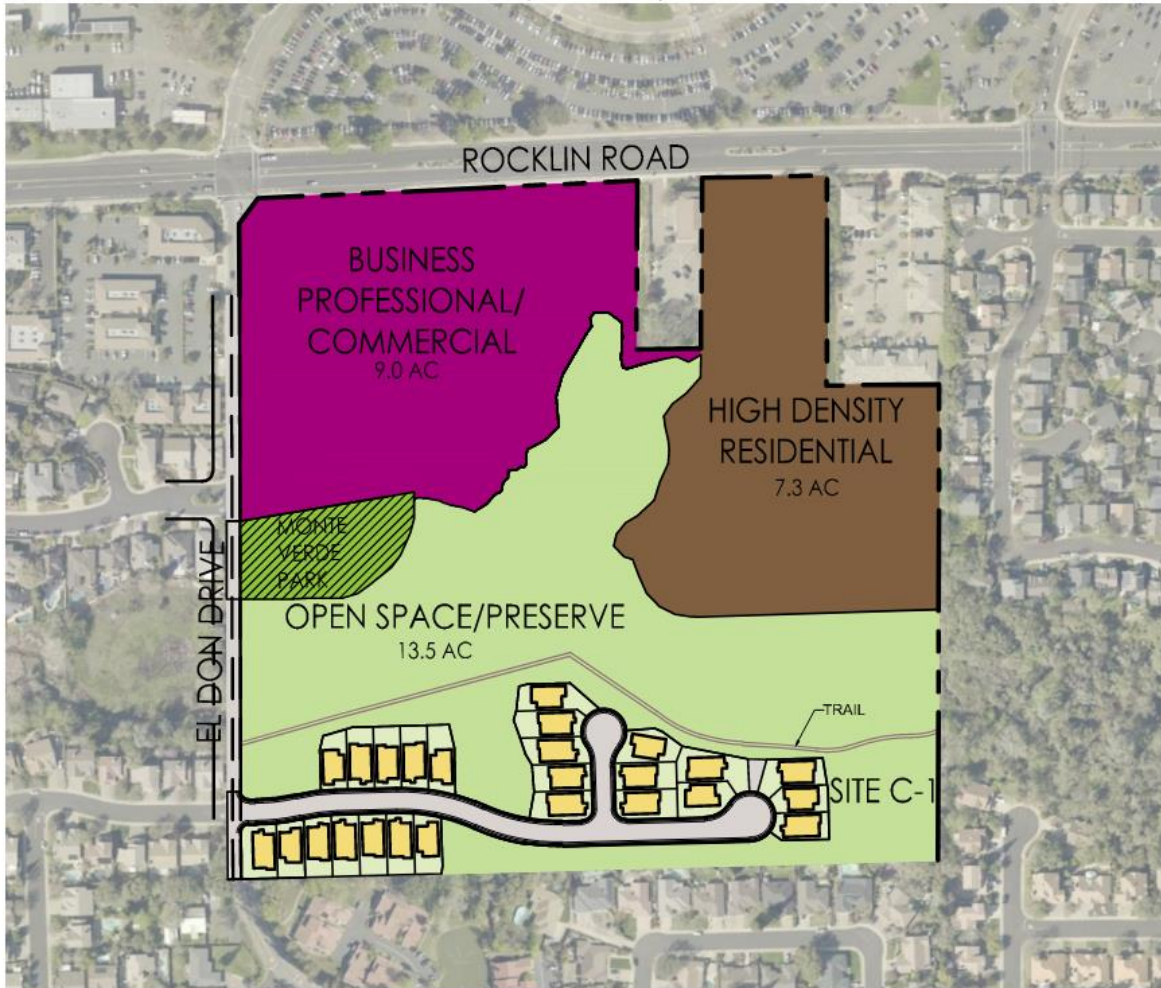


# SOUTH SITE PLAN

CITY OF ROCKLIN, CALIFORNIA

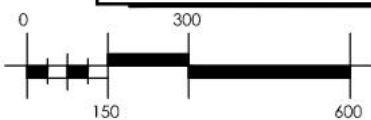
APRIL 2020

REVISED: APRIL 2021



## LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
MEDIUM DENSITY RESIDENTIAL 50' x 100' LOTS (TYPICAL)	25	4.8	5.2
HIGH DENSITY RESIDENTIAL	180	7.3	24.7
BUSINESS PROFESSIONAL/ COMMERCIAL	-	9.0	-
RECREATION/CONSERVATION	-	13.5	-
PARK	-	1.2	-
<b>TOTAL</b>	<b>205</b>	<b>35.8</b>	<b>-</b>



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