



City Council Report

Subject: College Park

Environment Impact Report, ENV2022-0001
General Plan Amendment, GPA2017-0001
General Development Plan Amendment, PDG2017-0001
General Development Plan Amendment, PDG2022-0007
General Development Plan, PDG2022-0006
Rezone, Z2017-0001
Tentative Parcel Map, DL2019-0002
Tentative Parcel Map, DL2019-0003
Tentative Subdivision Map (Large Lot), SD2019-0001
Tentative Subdivision Map, SD2017-0001
Tentative Subdivision Map, SD2019-0002
Tree Preservation Permit, TRE2017-0001
Design Review, DR2019-0004
Design Review, DR2019-0005
Design Review, DR2019-0006
Design Review, DR2019-0007
Design Review, DR2022-0014
Development Agreement, DA2022-0001

Date: December 6, 2022

Submitted by: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

Department: Community Development Department

Recommendation

As the entitlement request includes legislative actions which require approval of ordinances, a two-meeting process is required. At the first meeting, the City Council should conduct a public hearing, complete deliberations, provide staff with direction (if appropriate) as to any desired modification(s) to the draft entitlement documents and, if approving, take applicable action on the resolutions, introduce the ordinance(s), and continue the item to the next feasible City Council meeting as indicated below:

December 6, 2022 – First reading of ordinances and final action on all project resolutions:

The Planning Commission and staff recommend approval of the following:

- A) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS OF FACT AND STATEMENTS OF OVERRIDING CONSIDERATIONS AND APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM (College Park / ENV2022-0001)

- B) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE GENERAL PLAN DESIGNATION OF THE COLLEGE PARK NORTH VILLAGE FROM MIXED USE (MU) TO RECREATION-CONSERVATION (R-C), MEDIUM DENSITY RESIDENTIAL (MDR), MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR), HIGH DENSITY RESIDENTIAL (HDR), AND RETAIL COMMERCIAL (RC) AND OF THE COLLEGE PARK SOUTH VILLAGE FROM MIXED USE (MU) AND RECREATION-CONSERVATION (R-C) TO BUSINESS PROFESSIONAL/COMMERCIAL (BP/C), RECREATION-CONSERVATION (R-C), HIGH DENSITY RESIDENTIAL (HDR), AND MEDIUM DENSITY RESIDENTIAL (MDR) (College Park / GPA2017-0001)

- C) MOVE TO INTRODUCE, WAIVE THE FULL READING AND READ BY TITLE ONLY, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE SIERRA COLLEGE GENERAL DEVELOPMENT PLAN TO REMOVE THE 72.5-ACRE COLLEGE PARK NORTH VILLAGE AREA (College Park / PDG2017-0001)

- D) MOVE TO INTRODUCE, WAIVE THE FULL READING AND READ BY TITLE ONLY, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE ROCKLIN ROAD EAST OF I-80 GENERAL DEVELOPMENT PLAN TO REMOVE THE 17.5-ACRE COLLEGE PARK SOUTH VILLAGE AREA (College Park / PDG2022-0007)

- E) MOVE TO INTRODUCE, WAIVE THE FULL READING AND READ BY TITLE ONLY, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ADOPTING THE COLLEGE PARK GENERAL DEVELOPMENT PLAN AND REZONING THE COLLEGE PARK NORTH VILLAGE FROM PLANNED DEVELOPMENT COMMUNITY COLLEGE (PD-CC) 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) AND REZONING THE COLLEGE PARK SOUTH VILLAGE FROM PLANNED DEVELOPMENT COMMERCIAL (PD-C), OPEN AREA (OA), PARK (P), AND RESIDENTIAL SINGLE FAMILY 10,000 S.F. MINIMUM LOT (R1-10) TO PLANNED DEVELOPMENT BUSINESS PROFESSIONAL/COMMERCIAL (PD-BP/C), PLANNED DEVELOPMENT 15.5+ (PD-15.5+), PLANNED DEVELOPMENT 8.4 (PD-8.4), PLANNED DEVELOPMENT OPEN AREA (PD-OA) AND PLANNED DEVELOPMENT PARK (PD-P)(College Park / PDG2022-0006, Z2017-0001)

- F) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP FOR THE COLLEGE PARK NORTH VILLAGE TO DIVIDE A 72.5-ACRE SITE INTO 4 PARCELS (College Park / DL2019-0002)

- G) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP FOR THE COLLEGE PARK SOUTH VILLAGE TO DIVIDE A 35.8-ACRE SITE INTO 4 PARCELS (College Park / DL2019-0003)

- H) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A LARGE LOT TENTATIVE SUBDIVISION MAP TO DIVIDE A 55.6-ACRE PORTION OF COLLEGE PARK NORTH VILLAGE INTO 14 PARCELS (College Park / SD2019-0001)

- I) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP TO DIVIDE A 55.6-ACRE PORTION OF COLLEGE PARK NORTH VILLAGE INTO 317 SINGLE-FAMILY RESIDENTIAL LOTS, 1 MULTIFAMILY RESIDENTIAL LOT, 2 PARK LOTS, 1 LOT FOR A CLUB HOUSE, ASSOCIATED ROADWAYS, AND MULTIPLE LOTS FOR OPEN SPACE, LANDSCAPING, AND PRIVATE DRIVES AND AN OAK TREE PRESERVATION PERMIT (College Park / SD2017-0001, TRE2017-0001)

- J) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP TO DIVIDE AN 9.0-ACRE PORTION OF COLLEGE PARK SOUTH VILLAGE INTO 25 SINGLE-FAMILY RESIDENTIAL LOTS, 2 OPEN SPACE PRESERVE/DETENTION LOTS, 5 LANDSCAPE LOTS, ASSOCIATED ROADWAYS AND AN OAK TREE PRESERVATION PLAN PERMIT (College Park / SD2019-0002, TRE2017-0001)

- K) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW FOR THE COLLEGE PARK NORTH VILLAGE TO CONSTRUCT SINGLE-FAMILY HOMES (College Park / DR2019-0004)

- L) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW FOR THE COLLEGE PARK NORTH VILLAGE TO CONSTRUCT TOWNHOMES (College Park / DR2019-0005)

- M) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW FOR THE COLLEGE PARK NORTH VILLAGE TO CONSTRUCT CONDOMINIUMS AND STACKED FLATS (College Park / DR2019-0006)

- N) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW FOR THE COLLEGE PARK NORTH VILLAGE TO CONSTRUCT A CLUB HOUSE (College Park / DR2019-0007)

- O) MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW FOR THE COLLEGE PARK SOUTH VILLAGE TO CONSTRUCT SINGLE-FAMILY HOMES (College Park / DR2022-0014)

- P) MOVE TO INTRODUCE, WAIVE THE FULL READING AND READ BY TITLE ONLY, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCKLIN AND SIERRA JOINT COMMUNITY COLLEGE DISTRICT, EVERGREEN SIERRA EAST LLC, CRESLEIGH HOMES CORPORATION, AND USA PROPERTIES, INC., RELATIVE TO THE DEVELOPMENT KNOWN AS THE COLLEGE PARK PROJECT (College Park / DA2022-0001)

December 13, 2022 – Final action for project ordinances:

MOVE TO ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE SIERRA COLLEGE GENERAL DEVELOPMENT PLAN TO REMOVE THE 72.5-ACRE COLLEGE PARK NORTH VILLAGE AREA (College Park / PDG2017-0001)

MOVE TO ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE ROCKLIN ROAD EAST OF I-80 GENERAL DEVELOPMENT PLAN TO REMOVE THE 17.5-ACRE COLLEGE PARK SOUTH VILLAGE AREA (College Park / PDG2022-0007)

MOVE TO ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ADOPTING THE COLLEGE PARK GENERAL DEVELOPMENT PLAN AND REZONING THE COLLEGE PARK NORTH VILLAGE FROM PLANNED DEVELOPMENT COMMUNITY COLLEGE (PD-CC) 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) AND REZONING THE COLLEGE PARK SOUTH VILLAGE FROM PLANNED DEVELOPMENT COMMERCIAL (PD-C), OPEN AREA (OA), PARK (P), AND RESIDENTIAL SINGLE FAMILY 10,000 S.F. MINIMUM LOT (R1-10) TO PLANNED DEVELOPMENT BUSINESS PROFESSIONAL/COMMERCIAL (PD-BP/C), PLANNED DEVELOPMENT 15.5+ (PD-15.5+), PLANNED DEVELOPMENT 8.4 (PD-8.4), PLANNED DEVELOPMENT OPEN AREA (PD-OA) AND PLANNED DEVELOPMENT PARK (PD-P) (College Park / PDG2022-0006, Z2017-0001)

MOVE TO ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCKLIN AND SIERRA JOINT COMMUNITY COLLEGE DISTRICT, EVERGREEN SIERRA EAST LLC, CRESLEIGH HOMES CORPORATION, AND USA PROPERTIES, INC., RELATIVE TO THE DEVELOPMENT KNOWN AS THE COLLEGE PARK PROJECT (College Park / DA2022-0001)

Proposal/Application Request

The College Park project consists of two areas, known as the North Village and South Village. Within the North Village, the project proposes to construct 317 single-family residential units (263 detached homes and 54 townhomes), 108 condominium units, as well as a clubhouse, 2 park lots, streets, and multiple lots for open space and landscaping areas. The project also proposes to designate the remainder areas for recreation/conservation and for future retail commercial and high density residential development.

Within the South Village, the project proposes to construct 25 single-family residential homes and associated streets and landscaping, and to designate the remainder areas for recreation/conservation and for future business professional/commercial and high density residential development.

The project is discussed in detail within the Planning Commission Staff Report, which is included as **Attachment 1**.

Summary of Planning Commission Hearing and Action

On November 15, 2022, the Planning Commission considered the proposed College Park project. Staff presented the project, as well as three Blue Memos. The first Blue Memo included the proposed Development Agreement (DA) and associated exhibits. Because it was included as part of the recommendation from the Planning Commission, the full DA package has been incorporated into the City Council project packet as Item "P". The second and third Blue Memos included correspondence which had been received from the public subsequent to the publication of the Planning Commission staff report. This correspondence is included as **Attachment 2**. The first Blue Memo also pointed out that there had been some minor changes to the Mitigation Monitoring and Reporting Program (MMRP) which should have been presented in "track changes" format; as the Planning Commission recommended approval of the project, those revisions have been incorporated into the appropriate resolution in "track changes" format as originally intended.

Following staff's presentation, the Planning Commission had questions for staff regarding Level of Service (LOS) versus Vehicle Miles Traveled (VMT), development within the floodplain, and the slope easement along the southern boundary of the South Village.

The applicant's representative, George Phillips, then addressed the Commission. Mr. Phillips provided a presentation where he discussed the history of the project area, the teams involved with the project, and its benefits to the City and to Sierra College. The Planning Commission had several questions for Mr. Phillips with regard to project traffic, oak tree mitigation, traffic fees, parks and open space.

The Commission then opened the hearing for public comment. In total, 32 people addressed the Planning Commission, both in person and via Zoom. Of these, approximately 50 percent spoke in favor of the project, and approximately 50 percent spoke in opposition to the project. Those who spoke in

support noted, among other things, that the project provided much needed affordable housing and housing diversity and that the project was a well-planned use of Sierra College's surplus land. Those who spoke in opposition stated, among other things, that the project was too dense and that it would negatively impact local schools and neighborhoods, negatively impact the creek, riparian areas and wildlife, and negatively impact traffic circulation within the area.

The Commission closed public comment and had questions for staff and the applicant regarding some of the items which had been discussed by the public, many of which focused around traffic. John Gard, a traffic engineer with Fehr & Peers who prepared the Traffic Impact Study as part of the Environmental Impact Report process, addressed concerns that the traffic counts used in the traffic analysis were inaccurate. Mr. Gard said that the traffic counts were taken, midweek, in the fall of 2018, in order to account for peak hour traffic within the area. He stated that the ultimate improvements required by the project would significantly improve the existing traffic conditions at the intersection of Sierra College Boulevard and Rocklin Road.

During deliberation, the Planning Commission noted the following:

- Traffic impacts are the biggest concern but many of those impacts would occur with or without the project and that street improvements required as part of the project and those planned at the nearby freeway interchanges would alleviate those impacts to the extent feasible.
- The project provided a unique opportunity to establish the College Architectural District identity.
- Due to new State regulations, if the College Park project were denied, alternative development proposals under the existing Mixed Use land use designation applicable to the project sites could actually be much denser.
- An appreciation for the thoughtful process that went into the project to keep the density low and also address the City's affordability requirements.
- The project makes good use of the surplus property to provide a true mixed use design, and also provides workforce housing, which is greatly needed.

Before a motion was made, Chair McKenzie mentioned some concerns he had with the project, specifically in the South Village where the 25 single-family homes are proposed. He stated that Lot 17 appears to be partially located within the floodplain and, while he knows that there are legal ways to remedy this, he felt that this lot should be eliminated. He expressed some concern about the Findings of Fact and Statements of Overriding Considerations and suggested that these be enhanced. He also recommended that an additional condition of approval be added to the South Village Tentative Subdivision Map which would require the project to minimize stream and riparian vegetation impacts to the extent practicable in coordination with the state and federal regulatory and wildlife agencies and their permitting processes. He stated that this was already a requirement per State and Federal regulations, but that he would like it reflected as a specific condition of approval for the subdivision by the City as well.

The Commission then voted 4-0 (Commissioner Cortez excused) to recommend approval of all project entitlements to the City Council, with direction to include the Development Agreement and the “track changes” version of the MMRP pursuant to the first Blue Memo, and to include the addition of Chair McKenzie’s condition of approval regarding minimization of stream and riparian vegetation impacts to the South Village Tentative Subdivision Map resolution.

Revisions

Following the Planning Commission meeting, staff incorporated the changes directed by the Planning Commission regarding inclusion of the Development Agreement (Item “P”), showing the “track changes” mark ups in the MMRP (Item “A”) and added the recommended condition of approval to the South Village Tentative Subdivision Map resolution (Item “J”) as Condition 4.a.iv.3, as follows:

Street A crossing of OS Lot B shall be designed and constructed to minimize stream and riparian vegetation impacts to the extent practicable in coordination with the State and Federal regulatory and wildlife agencies and their permitting processes.

In addition to the above, staff has incorporated clean up and corrections for a number of typographic and formatting errors that were identified in the documents subsequent to publication of the Planning Commission packet.

There have also been several modifications made related to the EIR Resolution, as explained in more detail below.

- Section XIV. - Findings Related to Project Alternatives of the CEQA Findings of Fact and Statement of Overriding Considerations document (Exhibit B to the EIR Resolution) has been modified to incorporate information from a November 22, 2022 Memorandum from Economic & Planning Systems, Inc. (EPS) that evaluated the economic vitality of the Project and the Project’s EIR Alternatives. The EPS Memorandum is also included as Attachment 1 to the CEQA Findings of Fact and Statement of Overriding Considerations document.
- A new Exhibit D, entitled “Responses to Comments on the Proposed Final EIR, has been added to the EIR Resolution. This document was prepared to respond to late CEQA-related comments that were submitted just prior to the November 15, 2022 Planning Commission hearing. The comments were from the Sierra Foothills Cycling Club, Kingsley Bogard, LLP representing the Loomis Union School District, and the Town of Loomis. The letters, responses thereto, and supplemental responses from the applicant comprise Exhibit D.
- Although the Draft EIR concluded that the project would not disrupt or interfere with existing or planned bicycle or pedestrian facilities, after reviewing the comment letter from the Sierra Foothills Cycling Club and revisiting guidance from the City’s Local Road Safety Plan (LSRP), a condition of approval has been added to the project that would require all Class II bike lanes along the North Village and South Village public street frontage to be painted green to enhance

their visibility, and green skip-striping would be added in transition zones and in front of project driveways.

Attachments

For additional information please see the attached:

Attachments available upon request

- 1) Planning Commission Staff Report – 11/15/22
- 2) Correspondence

Prepared by Nathan Anderson, Senior Planner