

ORDINANCE NO.

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
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)

The City Council of the City of Rocklin does ordain as follows:

Section 1. Findings.

A. The proposed General Development Plan would approve a new College Park General Development Plan on an approximately 108.3-acre site, comprised of College Park – North Village (APNs: 045-150-011, --048, -052 and -060 (formerly -023)) and College Park – South Village (APNs: 045-131-001 and -003).

North Village—Establishing the following zoning districts on 72.5 acres consistent with the proposed General Plan land use designations for the area (GPA2017-0001):

- 5.2 acres of Planned Development Commercial (PD-C)
- 6.1 acres of Planned Development 8.4 dwellings per acre (PD-8.4)
- 29.6 acres of Planned Development 15.4 dwellings per acre (PD-15.4)
- 16.2 acres of Planned Development 15.5 units per acre minimum (PD-15.5+)
- 6.5 acres of Planned Development Park (PD-P)
- 8.9 acres of Planned Development Open Area (PD-OA)

South Village—Establishing the following zoning districts on 35.8 acres consistent with the proposed General Plan land use designations for the area (GPA2017-0001):

- 9.0 acres of Planned Development Business Professional/Commercial (PD-BP/C)
- 7.3 acres of Planned Development 15.5 units per acre minimum (PD-15.5+)
- 13.5 acres of Planned Development Open Area (PD-OA)
- 4.8 acres of Planned Development 8.4 dwellings per acre (PD-8.4)
- 1.2 acres of Planned Development Park (PD-P) (Monte Verde Park)

The proposed General Development Plan would establish land uses and development criteria for the new zoning districts

B. The proposed General Development Plan and Rezone are consistent with the proposed General Plan Amendment (GPA2017-0001), the General Development Plan Amendment (PDG2017-0001) removing the North Village from the Sierra College General Development Plan and the General Development Plan Amendment (PDG2022-0007) removing the South Village from the Rocklin Road East of I-80 General Development Plan.

C. The proposed General Development Plan and Rezone are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element. The project would facilitate development of 108.3 acres which have remained primarily vacant and underutilized for decades. In the North Village, the project would facilitate construction of 54 townhome units, 108 condominium units, 263 single-family residential homes, a clubhouse, and associated streets and landscaping, and designate 11.7 acres for future high density residential ranging from 182 to 468 total units. In the South Village, the project would facilitate construction of 25 single-family residential homes, and designate 7.3 acres for future high-density residential providing for a minimum of 113 units. The construction of these residential units would increase housing availability.

D. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services. In the North Village, two drainages and associated wetlands run from south to north and are discontinuous. Seeps and depression seasonal wetlands as well as granite outcroppings occur within the non- native annual grassland. In the South Village, 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. Any impacts to the wetlands would be mitigated for as identified in the Environmental Impact Report. All utilities and other services are available and located within close proximity to the site.

E. The proposed General Development Plan and Rezone are compatible with the land uses existing and permitted on the properties in the vicinity, as established by the project's General Plan Amendment (GPA2017-0001). That entitlement amends the land use of the project site as follows:

North Village (72.5 acres): GPA2017-0001 amends the land use designations in the North Village site from Mixed Use to 5.2 acres of RC, 6.1 acres of Medium Density Residential, 29.6 acres of Medium-High Density Residential, 16.2 acres of High Density Residential, and 15.4 acres of Recreation-Conservation.

South Village (35.8 acres): GPA2017-0001 amends the land use designations in the South Village site to 9.0-acres of Business Professional/Commercial (BP/C), 4.8-acres of Medium

Density Residential (MDR), 7.3-acres of High-Density Residential (HDR), and 14.7-acres of Recreation-Conservation (R-C).

F. The land uses, and their density and intensity, allowed in the proposed General Development Plan and Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity. The proposed General Development Plan, which includes the proposed zoning districts would allow for the construction of various residential units throughout both the North and South Villages. This is substantially compatible with neighboring single-family residential neighborhoods.

G. The City Council has considered the effect of the proposed General Development Plan and Rezone 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. The proposed General Development Plan would facilitate both residential and nonresidential development of approximately 108 acres which have remained underdeveloped for decades and would increase the housing inventory within the area.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. General Development Plan. The College Park General Development Plan is hereby established and adopted, as set forth in “Exhibit A”, attached hereto and incorporated herein by such reference.

Section 4. Amendment to Code. 72.5 acres in the North Village are hereby rezoned from Planned Development Community College (PD-CC) to 5.2 acres of Planned Development Commercial (PD-C), 6.1 acres of Planned Development 8.4 dwellings per acre (PD-8.4), 29.6 acres of Planned Development 15.4 dwellings per acre (PD-15.4), 16.2 acres of Planned Development 15.5+ dwellings (PD15.5+), 8.9 acres of Planned Development Open Area (PD-OA), and 6.5 acres of Planned Development Park (PD-P), as set forth in “Exhibit B”, attached hereto and incorporated herein by such reference. 35.8 acres in the South Village are hereby rezoned from Planned Development Commercial (PD-C), Open Area (OA), Park (P), and Residential Single Family 10,000 s.f. Minimum Lots (R1-10) to 9.0 acres of Planned Development Business Professional/Commercial (PD-BP/C), 4.8 acres of PD-8.4, 13.5 acres of Planned Development Open Area (PD-OA), and 7.3 acres of PD-15.5+, as set forth in “Exhibit C,” attached hereto and incorporated herein by such reference.

Section 4. Environmental. An Environmental Impact Report prepared for this project has been approved for this project via City Council Resolution No. .

Section 5. 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 the Ordinance. City Council hereby declares that it would have adopted the

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 be declared invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall take effect thirty (30) days after the day of its adoption.

Section 7. Validity. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2017-0001), General Development Plan Amendment (PDG2017-0001) and General Development Plan Amendment (PDG2022-0007) have been approved.

Section 8. Publication. Within 15 days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, a summary of the ordinance, or an advertisement of the ordinance to be published in a newspaper of general circulation, with the names of those City Councilmembers voting for and against the ordinance, in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on December 6, 2022, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers
ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

First Reading:
Second Reading:
Effective Date:

EXHIBIT A

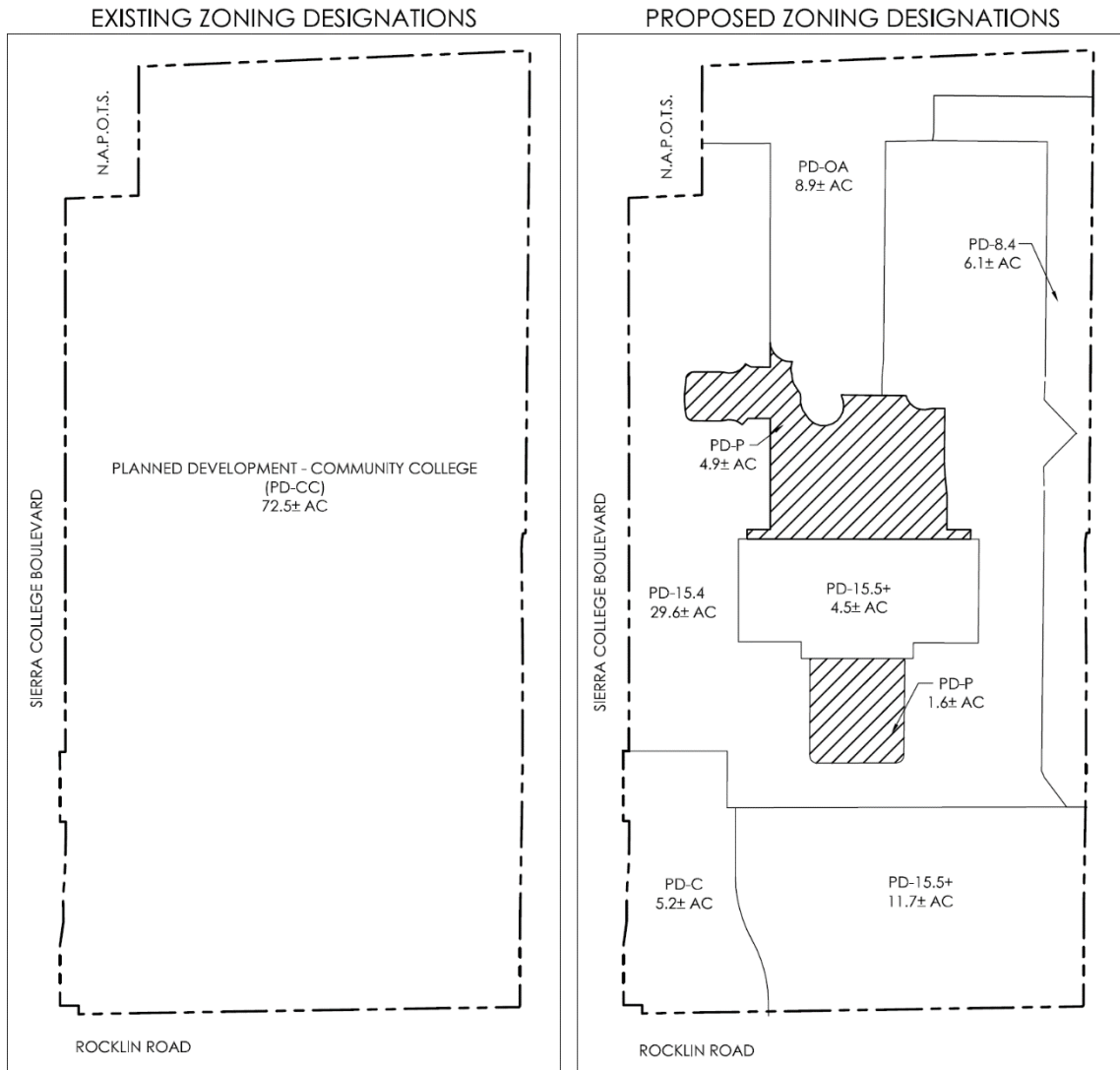
**COLLEGE PARK GENERAL DEVELOPMENT PLAN
(PDG2022-0006)**

Available from the City of Rocklin Community Development Department

EXHIBIT B

COLLEGE PARK REZONE (Z2017-0001)

North Village Zoning

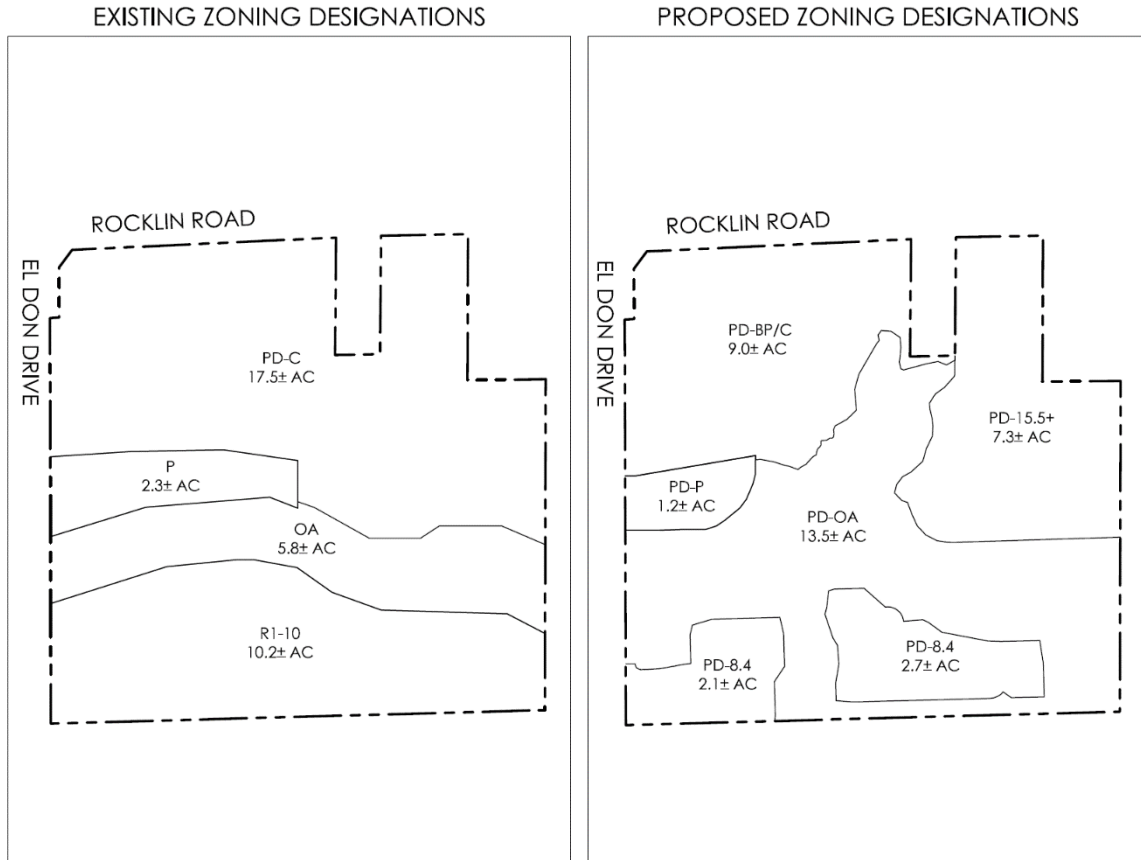


ZONING DESIGNATIONS	EXISTING ACREAGE	PROPOSED ACREAGE
PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)	72.5±	-
PLANNED DEVELOPMENT - 15.5+ (PD-15.5+)	-	16.2±
PLANNED DEVELOPMENT - 15.4 (PD-15.4)	-	29.6±
PLANNED DEVELOPMENT - 8.4 (PD-8.4)	-	6.1±
PLANNED DEVELOPMENT - COMMERCIAL (PD-C)	-	5.2±
PLANNED DEVELOPMENT - OPEN AREA (PD-OA)	-	8.9±
PLANNED DEVELOPMENT - PARK (PD-P)	-	6.5±
TOTAL	72.5±	72.5±

EXHIBIT C

COLLEGE PARK REZONE (Z2017-0001)

South Village Zoning



ZONING DESIGNATIONS	EXISTING ACREAGE	PROPOSED ACREAGE
PLANNED DEVELOPMENT - COMMERCIAL (PD-C)	17.5±	-
RESIDENTIAL SINGLE FAMILY - 10,000 S.F. MIN. LOTS (R1-10)	10.2±	-
PARK (P)	2.3±	-
OPEN AREA (OA)	5.8±	-
PLANNED DEVELOPMENT - 15.5+ (PD-15.5+)	-	7.3±
PLANNED DEVELOPMENT - 8.4 (PD-8.4)	-	4.8±
PLANNED DEVELOPMENT - PARK (PD-P)	-	1.2±
PLANNED DEVELOPMENT - OPEN AREA (PD-OA)	-	13.5±
PLANNED DEVELOPMENT - BUSINESS PROFESSIONAL/ COMMERCIAL (PD-BP/C)	-	9.0±
TOTAL	35.8±	35.8±