

DRAFT

Sierra Villages Preliminary Project Description

August 2018

On behalf of Sierra Joint Community College District (District), Sierra Evergreen East, LLC and Cresliegh Homes Corporation (Applicants), we submit this preliminary description of the Sierra Villages project. In making this submittal in a preliminary or concept form, we acknowledge that some of the information provided at this early stage of project formulation is incomplete and requires further refinement. We therefore request specific feedback from city staff on the application components provided in this description as well as additional information city staff believes is required and/or relevant to project review and consideration.

Sierra Villages is a Planned Development (PD) featuring park and open space, residential and mixed uses (retail, office, medical, institutional, residential uses). The Sierra Villages project area is 107.2 acres and comprised of two sites – the North Village (71.4 acres) on the northeast corner of Rocklin Road and Sierra College Boulevard and the South Village (35.8 acres) on the southeast corner of Rocklin Road and El Don Road.

1. Project Background

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

2. Project Location

The 71.4-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 two small outparcels on the west side of the site, east of Sierra College Boulevard. 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.

DRAFT

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, is located in the west-central portion of the site and includes a 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. On the west side of the site, a single residential home site is surrounded by the project. 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 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 site. West of the South Village, office uses are on the southwest corner of El Don Road and Rocklin Road and 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 and Zoning Designations

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

General Plan – South Village. The General Plan designations for the South Village are Mixed Use (MU) and R-C. The project proposes to retain the MU designation for the northern portion of the site, expand the area designated R-C and designate the southern portion of the site as MDR.

| General Plan Designations | North Village | | South Village | | Sierra Villages Total | |
|----------------------------------|---------------|----------|---------------|----------|-----------------------|----------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| Mixed Use (MU) | 71.4 | 0 | 27.9 | 11.5 | 99.3 | 11.5 |
| Medium Density Residential (MDR) | 0 | 40.7 | 0 | 7.9 | 0 | 48.6 |
| Recreation-Conservation (R-C) | 0 | 14.8 | 7.9 | 16.4 | 7.9 | 31.2 |
| Village Mixed Use (VMU) | 0 | 15.9 | 0 | 0 | 0 | 15.9 |
| Total | 71.4 | 71.4 | 35.8 | 35.8 | 107.2 | 107.2 |

DRAFT

General Plan – Village Mixed Use (VMU) Designation. The project proposes a General Plan Amendment to create a new Village Mixed Use (VMU) General Plan land use designation. The VMU designation would be similar to the existing Mixed Use (MU) designation of the Rocklin General Plan in that it would integrate residential and non-residential land uses and allow residential, office, retail, civic, medical, cultural and entertainment uses. While the existing MU designation limits residential densities between 10 and 40 units per acre, the VMU designation would allow residential densities from 5 to 30 units per acre. Below is the proposed description of the VMU designation for Rocklin General Plan Land Use Element Table 4-1.

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

| Land Use Designation | Purpose | Character | Density | Population Per Acre |
|-------------------------|---|---|--|---|
| Village Mixed Use (VMU) | <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 Village 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 35 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> |

Zoning. The North Village is zoned Planned Development – Community College (PD-CC) and the South Village is zoned Planned Development – Commercial (PD-C), Open Area (OA), and Residential – 10,000 square foot minimum lot size (R1-10). The project proposes a General Development Plan and Rezone to create a Planned Development – Sierra Village (PD-SV) zone for portions of both the North Village and South Village sites.

| Zoning | North Village | | South Village | | Sierra Villages Total | |
|---|---------------|----------|---------------|----------|-----------------------|----------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| Planned Development – Community College (PD-CC) | 71.4 | 0 | 0 | 0 | 71.4 | 0 |
| Planned Development – Commercial (PD-C) | 0 | 0 | 17.5 | 0 | 17.5 | 0 |
| Open Area (OA) | 0 | 0 | 5.8 | 0 | 5.8 | 0 |
| Residential – 10,000 sf min (R1-10) | 0 | 0 | 10.2 | 0 | 10.2 | 0 |
| Park (P) | 0 | 0 | 2.3 | 0 | 2.3 | 0 |
| Planned Development – Sierra Villages (PD-SV) | 0 | 71.4 | 0 | 35.8 | 0 | 107.2 |
| Total | 71.4 | 71.4 | 35.8 | 35.8 | 107.2 | 107.2 |

DRAFT

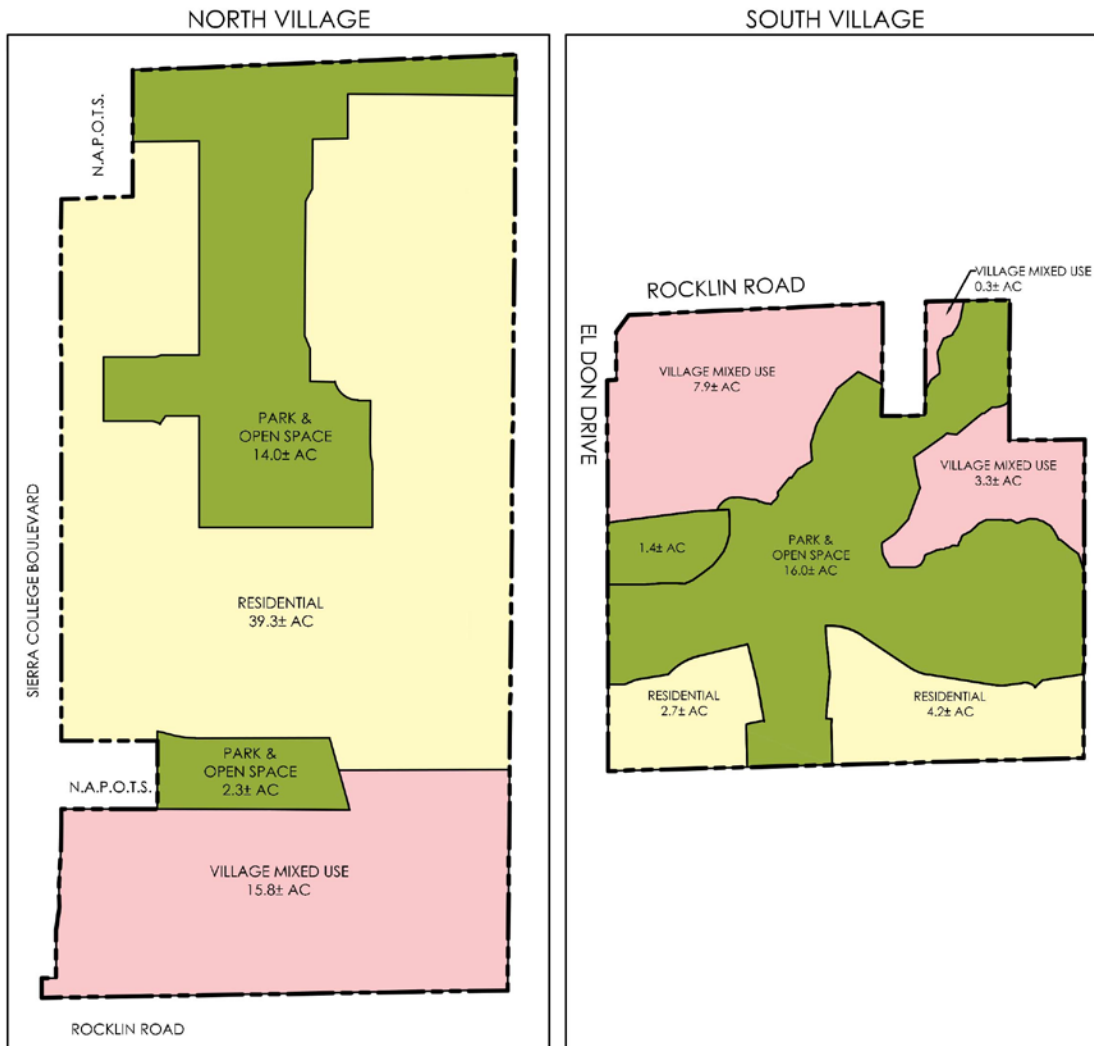
6. Sierra Villages Planned Unit Development

The 107.2-acre Sierra Villages Planned Development (PD) includes the 71.4-acre North Village and the 35.8-acre South Village sites. The PD will include three land uses: Residential, Village Mixed Use, and Park & Open Space. Land uses for Sierra Villages are shown on Figure 1 and summarized below.

**Sierra Villages Planned Development
Land Use Summary**

| PD Land Use | | North Village | | South Village | | Sierra Villages Total | |
|-------------------|------------|---------------|-------|---------------|-------|-----------------------|-------------|
| | | Acres | Units | Acres | Units | Total Acres | Total Units |
| Residential | PD-SV-Res | 39.3 | 426 | 6.9 | 37 | 46.2 | 493 |
| Village Mixed Use | PD-SV-VMU | 15.8 | TBD | 11.5 | TBD | 27.3 | TBD |
| Park & Open Space | PD-SV-P/OS | 16.3 | 0 | 17.4 | 0 | 33.7 | 0 |
| Total | | 71.4 | 426 | 35.8 | 37 | 107.2 | 493 |

**Figure 1
Sierra Villages Planned Development
Conceptual Land Use Plan**



DRAFT

Residential (PD-SV-RES). Residential land uses are envisioned to include detached, single-family residential units with densities ranging from 4 to 10 units per acre. The Sierra Villages PD could accommodate approximately 300 to 500 single-family residential units, 90 to 400 multi-family.

In both villages, opportunities are available to design small residential enclaves adjacent to park and open space amenities. In the North Village, larger 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. In the South Village, residential densities will be compatible with existing residential development to the south.

Village Mixed Use (PD-SV-VMU). Uses permitted in the Village Mixed Use (VMU) designation include residential (attached or detached), office, retail, service, civil, cultural and entertainment uses. Residential densities in the VMU designation will range from 5 to 30 units per acre. In the North Village, the VMU uses may include residential, retail, restaurants, fitness center, medical offices and senior living. In the South Village VMU uses will include retail, civic, office, medical, institutional, senior uses, or high density residential uses at 10 to 30 units per acre.

Park & Open Space (PD-SV-P/OS). Approximately 30% of the PD is designated in 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 Road that includes a playground, open turf and picnic areas. With the Sierra Villages PD, the area designated for P/OS uses (7.9 acres) surrounding the creek in the South Village will be twice the size of the area (16.4 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 that creates a visual amenity and connectivity among uses. The P/OS parcels include natural features including drainages, wetlands, and oak woodlands.

7. Entitlement Request

The following entitlements from the City of Rocklin are requested to implement the proposed Sierra Villages project:

- General Plan Amendment to add the Village Mixed Use (VMU) General Plan designation to the General Plan Land Use Element.
- General Plan Amendment to change General Plan land use designations:

DRAFT

- North Village from Mixed Use (MU) to Medium Density Residential (MDR), Recreation-Conservation (R-C) and Village Mixed Use (VMU);
- South Village from MU and R-C to MU, R-C and MDR.
- Rezone
 - North Village from Planned Development – Community College (PD-CC) to Planned Development – Sierra Villages (PD-SV);
 - South Village from Planned Development – Commercial (PD-C), Open Area (OA), Residential – 10,000 sf min (R1-10), Park (P) to PD-SV.
- General Development Plan for Sierra Villages Planned Development.
- Tentative Subdivision Maps.