



New Project Information

The City of Rocklin is processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: December 21, 2023

Project Name and Requested Approvals:

Pacific Street Apartments

BARRO Zone (BZ2023-0002)

- Design Review
- Use Permit

Staff Description of Project:

The project is a request for a Design Review and Use Permit to construct a multifamily project pursuant to the Business Attraction, Retention, and Revitalization (BARRO) Overlay Zone.

The proposed development is a 110-unit multifamily community on six (6) parcels totaling approximately 2.9 acres. The project proposes a mix of one, two, and three-bedroom units in four (4) three-story apartment buildings, as well as a two-story leasing and amenity building, arranged around the site. The project will also develop a public parking lot on the parcel adjacent to Railroad Avenue that residents of the project would be able to also utilize via a parking permit (details to be determined). An existing public alley through the site is to be abandoned and incorporated into the development area.

The project would be fully affordable and would help the City to meet its Regional Housing Needs Assessment (RHNA) requirements mandated by the State of California. The development is a joint venture between Community Housing Works (developer) and the City of Rocklin on land which is primarily owned by the City. The City would retain ownership of the land and the applicant will build and operate the project.

Location:

The property is an approximately 2.9-acre site bounded by Pacific Street to the east, Pine Street to the north, Railroad Avenue to the west, and Oak Street to the south. The site consists of Assessor Parcel Numbers (APNs) 010-121-001 (1.38 acres), -002 (0.08 acre), -004 (0.15 acre), -005 (0.22 acre), -006 (0.15 acre), and 010-040-039 (0.91 acre).

Land Use Designation(s)/Zoning:

The property is designated Mixed Use (MU) in the Rocklin General Plan. The property is zoned a combination of C-2 and C-4 and is located within the BARRO Overlay Zone.

This project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

APNs 010-121-001, -002, -004, -005, and 010-040-039 are owned by the City of Rocklin. APN 010-121-006 is owned by Community HousingWorks (CHW). The applicant is CHW, c/o Anna Slaby.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>



City of Rocklin
 Planning Division
 3970 Rocklin Road
 Rocklin, California 95677
 Phone (916) 625-5160 FAX (916) 625-5195

**UNIVERSAL
 APPLICATION
 FORM**

NAME OF PROJECT: Pacific Street Apartments

LOCATION: Block bounded by Railroad Avenue, Oak Street, Pine Street, and Pacific Street

ASSESSOR'S PARCEL NUMBERS: 010-121-001, 002, 004, 005, 006, and 010-040-039

DATE OF APPLICATION (STAFF): 12/21/2023 **RECEIVED BY (STAFF INITIALS):** NRA

FILE NUMBERS (STAFF): BZ 2023-0002 **FEES:** \$5,942.00

RECEIPT NO.: R56916

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: waived


THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee:	<input checked="" type="checkbox"/> Use Permit (U) <input checked="" type="checkbox"/> Minor (PC Approval – New Bldg) Fee: <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: <input type="checkbox"/> Major (CC Approval) Fee:
<input checked="" type="checkbox"/> BARRO Zone Application (BZ) Fee: \$5,500.00	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input checked="" type="checkbox"/> Design Review (DR) <input type="checkbox"/> Commercial Fee: <input checked="" type="checkbox"/> Residential Fee: n/a <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:
<input type="checkbox"/> General Development Plan (PDG) Fee:	<input type="checkbox"/> Concurrent Application (2 or more entitlements) Fee:	<input type="checkbox"/> Modification to Approved Projects Fee: File Number: _____

Environmental Requirements: (STAFF)

<input checked="" type="checkbox"/> Exempt - In Fill - \$442.00	<input type="checkbox"/> Mitigated Negative Declaration –
<input type="checkbox"/> Negative Declaration –	<input type="checkbox"/> EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MU</u>	Acres: <u>2.93</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>MU</u>	Square Feet: <u>127,631 SF</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
ZONING:	Dimensions: <u>320'x400'</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>R-2, C-4</u>	No. of Units: <u>110</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>R-2, C-4</u>	Building Size: <u>110,510 SF</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Proposed Parking: <u>±124</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: <u>140, Density B</u>	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: <u>Railroad & Pin</u> 		

PROJECT REQUEST:

Community HousingWorks ('CHW') is proposing the construction of a 110-unit, fully affordable, apartment development. The project entails residential development on five parcels of city-owned land as well as a smaller parcel owned by CHW, which collectively total 2.02-acres. An additional city-owned parcel, totaling 0.91-acres, will be improved as part of the project to serve as parking, which will ultimately be structured under a shared use parking license agreement with the city.

The proposed development will contain (50) 1-bedroom, (30) 2-bedroom, and (30) 3-bedroom units, with one unit set aside for property management. The fully affordable development will serve a range of affordability levels ranging from Extremely-Low Income (30% AMI) to Very Low Income (60% AMI) for Placer County. The development will contain a total of 124-parking spaces located on both the residential development area as well as the stand-alone parking lot parcel.

The property is zoned C-4, has a mixed use general plan designation, and is in the Downtown Plan Area overlay and the Barro Zone improvement district. The Project is designed to comply with the Quarry District section of the city's design review requirements.

CHW will be applying for tax credit financing in February 2024. This application process will require the project to show proof of secured entitlements in order to secure funding.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: To be formed partnerships structured as leasehold interests with City of Rocklin as lessor

ADDRESS: 3111 Camino del Rio N Suite 800

CITY: San Diego STATE: CA ZIP: 92108

PHONE NUMBER: 6198589031

EMAIL ADDRESS: aslaby@chworks.org

FAX NUMBER: N/A

SIGNATURE OF OWNER Anna Slaby Digitally signed by Anna Slaby
Date: 2023.12.18 12:21:56 -08'00'

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Community HousingWorks

CONTACT: Anna Slaby

ADDRESS: 3111 Camino del Rio N Suite 800

CITY: San Diego STATE: CA ZIP: 92108

PHONE NUMBER: (619) 858-9031

EMAIL ADDRESS: aslaby@chworks.org

FAX NUMBER: N/A

SIGNATURE OF APPLICANT Anna Slaby Digitally signed by Anna Slaby
Date: 2023.12.18 09:42:11 -08'00'

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: Pacific Street Apartments
Location: Block bounded by Railroad Avenue, Oak Street, Pine Street, and Pacific Street
Assessors Parcel Number(s): 010-121-001, 002, 004, 005, 006, and 010-040-039
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Use permit

Name of person and / or firm authorized to represent property owner (Please print):
Anna Slaby, Vice President of Housing & Real Estate Development

Address: 3111 Camino Del Rio N Suite 800
City: San Diego State: CA Zip: 92108
Phone Number: (619) 858-9031 Fax Number:
Email Address: aslaby@chworks.org

The above named person or firm is authorized as:
Agent (X) Buyer () Lessee ()

The above named person or firm is authorized to (check all that are applicable):
(X) File any and all papers in conjunction with the aforementioned request, including signing the application
(X) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.
(X) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be:
(X) Unrestricted () Valid until:

Owners Authorization Signature & Date:
Signature: Anna Slaby Digitally signed by Anna Slaby Date: 2023.12.18 09:42:45 -08'00' Date:

Owners Name (Please Print): Anna Slaby
Owners Address: 3111 Camino Del Rio N, Suite 800
City: San Diego State: CA Zip: 92108
Phone Number: (619) 858-9031
Email Address: aslaby@chworks.org

**NOTIFICATION OF
OWNERS OF MINERAL RIGHTS**

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There are _____ / are not (check one) owner(s) of record of preserved mineral rights on the subject property and I, Anna Slaby, the applicant or applicant's representative, have _____ / have not (check one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

Anna Slaby

Digitally signed by Anna Slaby
Date: 2023.12.18 09:43:03 -08'00'

Signature

_____ Date

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than* the day of the final scheduled public hearing for the proposed project.

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, Anna Slaby, the applicant or applicant's representative, have read the information above and understand its meaning.

Anna Slaby

Digitally signed by Anna Slaby
Date: 2023.12.18 09:43:20
-08'00'

Signature

Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem:

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 12/18/2023

Applicant: Anna Slaby

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

Anna Slaby

Applicant's Name (printed)

Anna Slaby

Applicant's Signature

Digitally signed by Anna Slaby
Date: 2023.12.18 09:44:22 -08'00'

12/18/2023

Date



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

ENVIRONMENTAL
INFORMATION SHEET
(To be completed by applicant)

LOCATION OF PROJECT (ADDRESS) 5040 Pacific Street & 3720 Pine Street

CITY: Rocklin STATE: CA ZIP: 95677

ASSESSORS PARCEL #: 010-040-039, 010-121-002, 010-121-004, 010-121-005, 010-121-006, 010-121-001

NAME OF PROJECT: Pacific Street Apartments

CONTACT/APPLICANT NAME: Anna Slaby

ADDRESS: 3111 Camino Del Rio N Suite 800

CITY: San Diego STATE: CA ZIP: 92108

PHONE: (619) 858-9031 EMAIL: aslaby@chworks.org

Project Description - Describe in detail. Add separate sheet if necessary.

The proposed Pacific Street Apartments housing development is a 110-unit, fully affordable community located in Rocklin, CA. The 100% affordable project will be targeted towards large family populations and will naturally house both family and senior residents. Project design will include two separate typologies to best integrate with the surrounding single-family residences and commercial properties.

Buildings A1 and A2, located on the eastern portion of the site, will contain 48 apartment homes within 3 stories. Buildings B1 and B2, located on the western portion of the site, will contain 60 apartment homes within 3 stories. The Amenity building, which will be 2 stories, will be located on the eastern portion of the site and will contain 2 apartment homes above the community room.

Table with 2 columns: Property size (127,630.8 Square Feet), Land Use (Vacant/Undeveloped Existing), 2.93 Acres, Residential Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification:

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible:

OTHER REQUIRED PERMITS OR APPROVALS:

Table with 3 columns: Permit or Approval Agency, Address, Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

The project site was historically improved with a two-story school that was originally constructed in 1886. Additionally, A brick-fronted school that fronted Pacific Street was constructed at this location in 1922 and used until 1952, when a new school was constructed elsewhere in Rocklin. In 1981, the brick building was demolished after it was condemned, and the wood schoolhouse was demolished not long after. The site has remained vacant since.

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

The site is undeveloped ruderal disturbed infill with disturbed dirt and vegetated with ruderalherbaceous species with a variety of species of trees growing throughout the site. The dominant plant species on the site include stinkwort, Russian thistle, and hedge parsley. The site also contains oak trees. There are no visible rock formations. The northwest corner of the site has approximately 3 feet of topographic relief and is at an elevation approximately 7 feet lower than the remainder of the site. The remainder of the site is relatively flat with approximately 4

2. What are the surrounding land uses?

East Commercial West Vacant/Undeveloped North Commercial & Light South Residential

3. Is the project proposed on land which contains fill or a slope of 10% or more? No

4. Are there any existing erosion problems? None

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? No
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:

- a. Moved within the site: approx. 5,000 (balanced), per Wood Rodgers
- b. Deposited on the site: N/A
- c. Removed from the site: N/A
- d. Disposal site: N/A

7. Are there any streams or permanent water courses on the site? No
Describe:

8. Will the proposed project change drainage patterns or the quality of groundwater? No
If so explain. If not, why not:

9. Will the project affect any drainage channel, creek, pond or any other water body? No
Describe below:

10. Is any portion of the property located in a flood plain? No
If so describe:

11. Are there any jurisdictional wetlands or vernal pools on the site? No
If so how will they be impacted by the project? _____
12. Are there any trees or shrubs on the project site? Yes, see Arborist Report Results and Recommendations (p.3-5)
What types? Interior live oak, valley oak, blue oak
Are any to be removed or transplanted? TBD
State the location of transplant site: N/A
State the number & species to be removed: N/A
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
No
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?
Future exterior composite (roadway + rail) noise levels at the project outdoor use area (tot lot) would be below 60 dBA CNEL. For further detail, see Noise Analysis report attached.
15. What type of equipment will be associated with the project during construction?
Typical construction equipment - excavators, bulldozers, graders, scrapers, loaders
- During permanent operation?
None
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
For construction, see Mitigation for Air Quality Impacts. For permanent operations, N/A
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? No
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: _____
18. Will the project create any new light source, other than street lighting? Yes
If yes, describe below: _____
Light sources will include residential uses.
19. Is this property covered by a Williamson Act contract? No
20. Has this property ever been used for agricultural purposes? No
If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials? No
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? No
23. How close is the nearest school? 0.4 miles, Rocklin Elementary School (5025 Meyers St, Rocklin, CA 95677)

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: ± 110,510

Building height measured from ground to highest point in feet: Buildings A1, A2, B1, B2 - 38', Leasing/Amenity - 30' _____

Number of floors/stories: Buildings A1, A2, B1, B2 - 3 stories, Leasing/Amenity - 2 stories

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: ±38'

Project site coverage: Building ± 41,372 sq.ft. 32.4 %
 Landscaping ± 35,547 sq.ft. 27.9 %
 Paving ± 50,711 sq.ft. 39.7 %

Exterior building materials: Stucco/Stone

Exterior building colors: See A2, Building Elevations

Wall and/or fencing material: Tube Steel

Total number of off-street parking spaces required: ± 140 (D.B) Provided: ± 124

Total number of bicycle parking spaces: 8

25. Is there any exposed mechanical equipment associated with the project? Yes

Location and screening method:

see elevations

26. RESIDENTIAL PROJECTS

Total lots 6 Total dwelling units 110
 Density/acre 37.45 Total acreage 2.93

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			110
Size of lot/unit			
Studio			
1 Bedroom			50
2 Bedroom			30
3 Bedroom			30
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): Affordable Residential Housing

Oriented to: Regional _____ City _____ Neighborhood _____

Hours of operation: _____

Total occupancy/Building capacity: _____

Gross floor area: _____ Number of fixed seats: _____

Number of employees (total): _____ Employees per shift: _____ Number of Shifts: _____

Number of visitors/customers on site at busiest time (best estimate): _____

Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? TBD
29. Will the proposed use involve any toxic or hazardous material? No
Is the project site within 2,000 feet of an identified hazardous/toxic site? No
Is the project site within 2,000 feet of a school or hospital? No
If the project involves any hazardous material, explain:
30. How many new residents is the project estimated to generate? 300
31. Will the project generate a demand for additional housing? No
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
Current: See traffic study Estimated: 56 peak hour
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? Not referenced in traffic study.
If yes, explain:
34. How close is the project to the nearest public park or recreation area? .3 Miles from Peter Hill Heritage Park
35. What school districts will be affected by this project? Rocklin Unified School District
36. Describe energy-efficient features included in the project
Project will be GreenPoint rated. Other features TBD.
37. Describe how the following services or utilities will be provided:
Power and Natural Gas: Public Utility and Solar PV
Telephone: AT&T
Water: PCWA
Sewer: SPMUD
Storm Drainage: City of Rocklin
Solid Waste: SPMUD
38. Will the project block any vista or view currently enjoyed by the public? No
39. Are there any known historic or significant building features on or near the site? No
If so, will the project result in any impact to the building?
40. Are there any archaeological features on the site? No
If so, will the project result in any impact to these features?



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Architecture:

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- C2 Sewer and Water Study
- C3 Sewer Study Calculations

Landscape:

- L1c Color Landscape Plan
- L1 Preliminary Landscape Plan
- L2 Preliminary Landscape Amenities
- L3 Preliminary Irrigation Plan
- L4 Preliminary Fence & Wall Plan



Vicinity Map

Project Team:

Owner/ Developer

Community HousingWorks
3111 Camino Del Rio N,
Suite 800
San Diego, CA 92108
Contact: Simon Fraser

Architecture

KTGY Group, Inc.
17911 Von Karman Ave, Ste 200
Irvine, CA 92614
Contact: Keith Labus

Civil

Wood Rodgers, Inc.
3301 C Street, Building 100-B
Sacramento, CA 95816
Contact: Jeff Carpenter

Landscape

Wilson Design Studio Landscape
Architecture (WDSL)
1631 Alhambra Blvd, Suite 100
Sacramento, CA 95816
Contact: Keith Bilick

Service Providers:

Water:	Placer County Water Agency
Sewer:	South Placer Municipal Utility District
Gas & Electric:	Pacific Gas & Electric
Telephone:	Various
Cable TV:	Various
Solid Waste:	Recology



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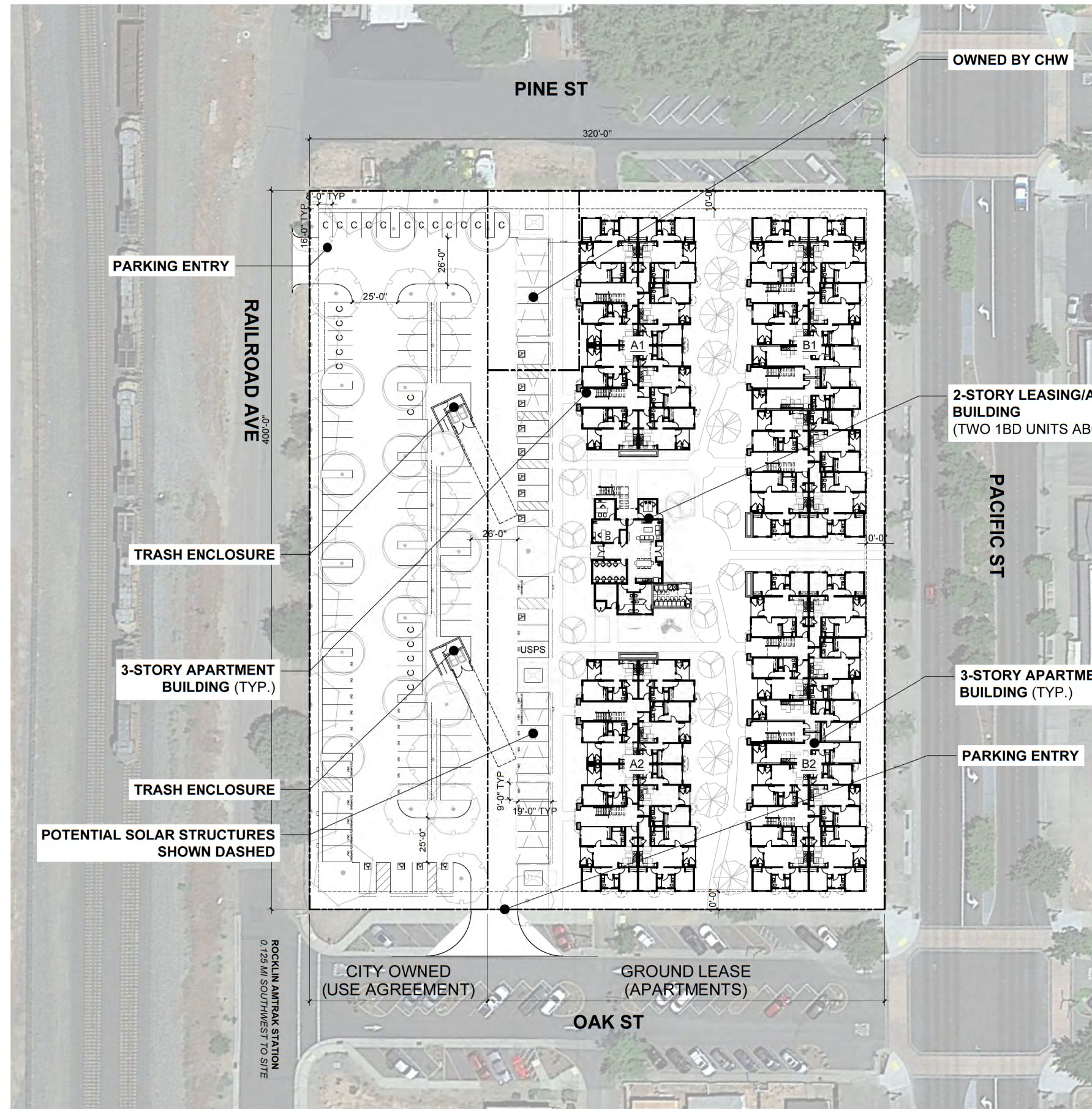
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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023

COVER SHEET

A0.1



Site Summary

Site Area	2.93 AC (Gross)	Dwelling Units	110 DU
	2.02 AC (Net)	Gross Density	±37.54 DU / AC
		General Plan	BARRO, MU
		Zoning	C-4

Residential Development Standards

Required per Rocklin Municipal Code		Proposed	
Max DU per Gross Acre		Gross Density	37.54 Units/Acre
Min Lot Area	7,000 SF	Lot Area	2.93 Acres
Min Lot Width	50'	Lot Width	400'
Min Setbacks:			
Front Yard	0'		
Site, Interior	10'		
Rear	10'		
Max Lct Coverage	60%	Lot Coverage	35%
Max Building Height	30'	Building Height	±38'-0"

Project Summary:

- Building Summary:
 (4) 3-Story Apartment Buildings
 (1) 2-Story Leasing/Amenity/Laundry Building
 (2) 6-Small Solar Structures
 (2) 5-Small Solar Structures
 (2) Trash Enclosures

Apartment Unit Summary	1Bd/1Bath	2Bd/1Bath	3Bd/2Bath
Building A1	12	07	05
Building A2	12	07	05
Building B1	12	08	10
Building B2	12	08	10
Amenity Bldg	02	00	00
Total	50	30	30
	45%	27%	27%

Unit Mix	Net Area	Gross Area	Total	Mix Percentage
Plan 1-1	570 SF	614 SF	38	35.5%
Plan 1-2	638 SF	696 SF	08	7.3%
Plan 1-3	616 SF	665 SF	02	1.8%
Plan 1-4	578 SF	639 SF	02	1.8%
Plan 2-1	795 SF	848 SF	24	21.8%
Plan 2-2	821 SF	883 SF	04	3.6%
Plan 2-3	867 SF	935 SF	02	1.8%
Plan 3-1	1002 SF	1075 SF	18	16.4%
Plan 3-2	1035 SF	1111 SF	12	10.9%
			110	100%

Parking Summary

Per CA Density Bonus Law (AB-682)

Required	Ratio	Total
1 Bedroom	1 Space/ unit	050 Spaces
2 Bedrooms	1.5 Spaces/ unit	045 Spaces
3 Bedrooms	1.5 Spaces/ unit	045 Spaces
		140 Spaces

Per Rocklin Municipal Code 17.66.020

Required	Ratio	Total
1 Bedroom	1.5 Space/ unit	075 Spaces
2 Bedrooms	2 Spaces/ unit	060 Spaces
3 Bedrooms	2 Spaces/ unit	060 Spaces
Guest	0.25 Spaces/ unit	028 Spaces
		223 Spaces

Proposed (Ground Lease + City Owned Parcels)

Solar Structure Covered Parking	009 Spaces
Standard Open Parking	051 Spaces
Compact Open Parking	024 Spaces
Electric Vehicle Charging Station (EVCS)	008 Spaces
Electric Vehicle Charging Capable (EVC)	014 Spaces
Electric Vehicle Charging Ready (EVR)	005 Spaces
Open Accessible Reserved Parking	004 Spaces
Covered Accessible Reserved Parking	009 Spaces
	±124 Spaces Across whole site



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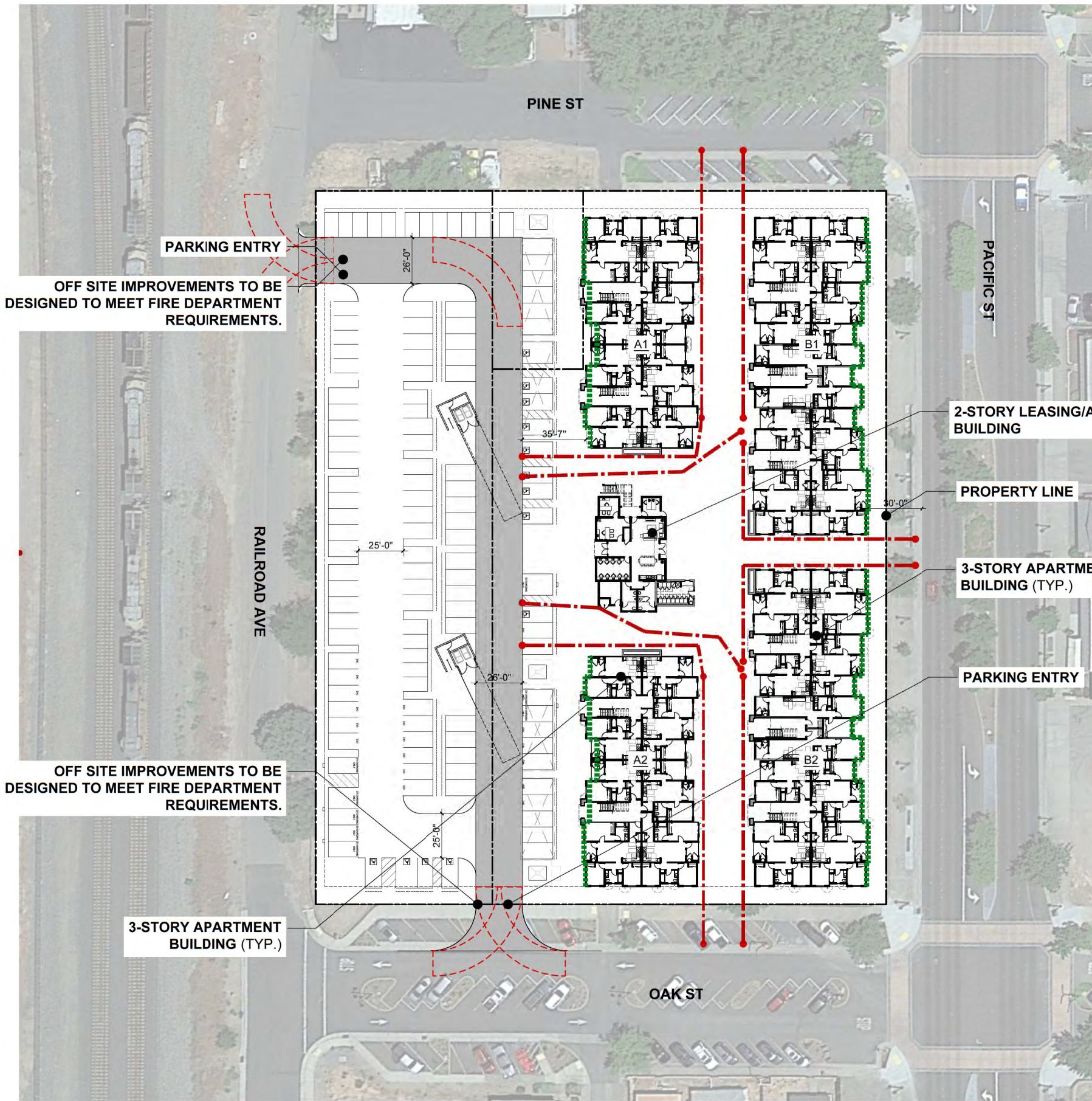
PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023



SITE PLAN

A1.0



PARKING ENTRY
OFF SITE IMPROVEMENTS TO BE DESIGNED TO MEET FIRE DEPARTMENT REQUIREMENTS.

OFF SITE IMPROVEMENTS TO BE DESIGNED TO MEET FIRE DEPARTMENT REQUIREMENTS.

3-STORY APARTMENT BUILDING (TYP.)




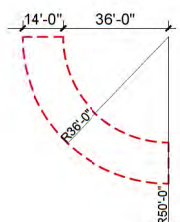
2-STORY LEASING/AMENITY BUILDING

PROPERTY LINE

3-STORY APARTMENT BUILDING (TYP.)

PARKING ENTRY

Legend

-  "Hose Pull"
150' Max Per CFC §503.1.1
-  Roof Access Via
Aerial Apparatus Access
-  Fire Apparatus Access Road
Note: Parking is prohibited in any location in the fire lane and shall be indicated by a red curb when the curb is adjacent to the fire lane as well as signage per the Fire Department's standards.
-  Fire Truck Turning Radius
1" : 30'-0" Scale



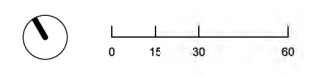
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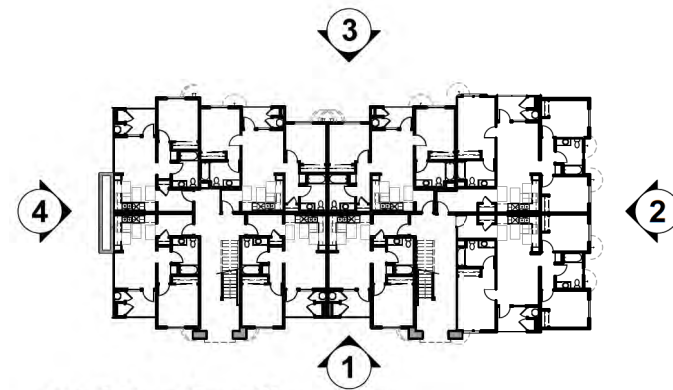
PACIFIC STREET APARTMENTS
 ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
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FIRE ACCESS PLAN

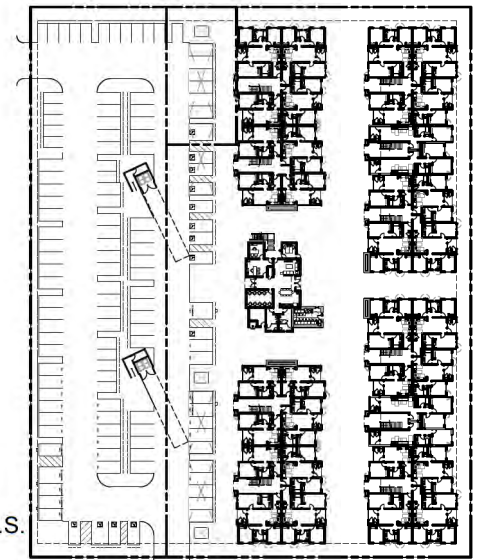
A1.1



Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Stone Veneer
- 3. Vinyl Window
- 4. Painted Tube Steel Railing
- 5. Decorative Light Fixture
- 6. Stucco over Foam Trim
- 7. Horizontal Slat Railing



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

Note: Addressing and signage is demonstrated conceptually and will be submitted for approval in a deferred submittal.



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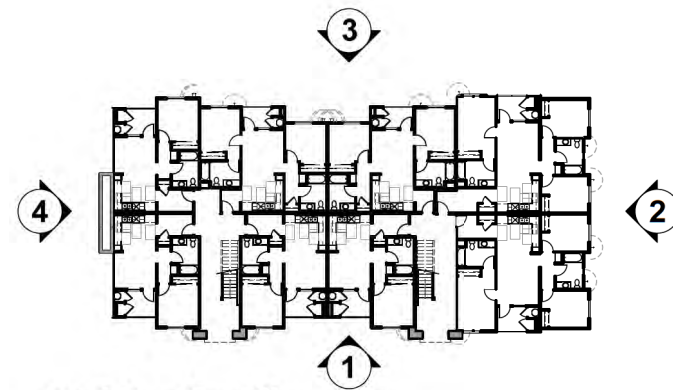
PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023



BUILDING ELEVATIONS
BUILDING TYPE A - COLOR STYLE 1

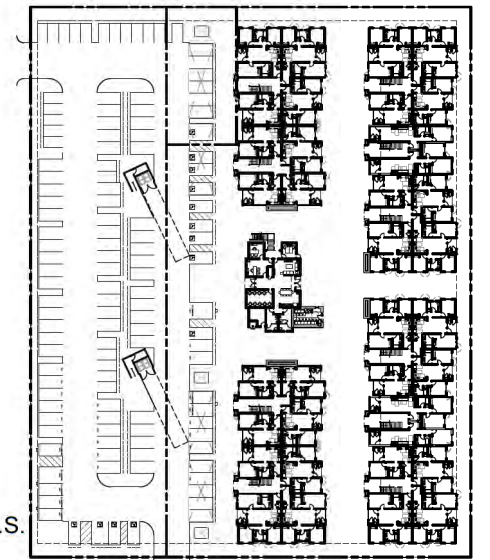
A2.1a



Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Stone Veneer
- 3. Vinyl Window
- 4. Painted Tube Steel Railing
- 5. Decorative Light Fixture
- 6. Stucco over Foam Trim
- 7. Horizontal Slat Railing



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION

Note: Addressing and signage is demonstrated conceptually and will be submitted for approval in a deferred submittal.



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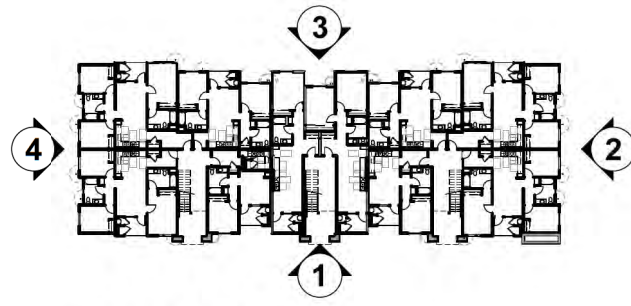
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ROCKLIN, CA # 2022-0529

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NOVEMBER 15, 2023



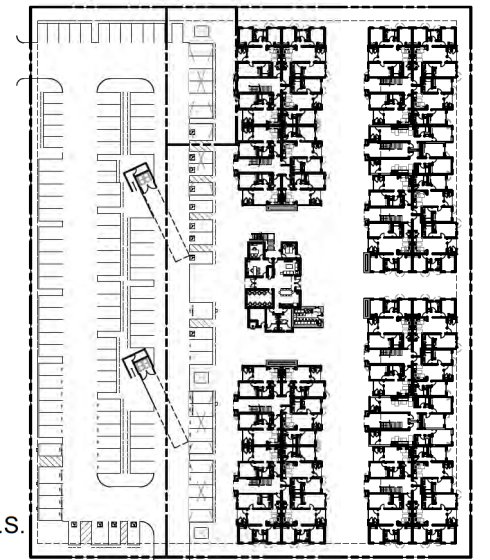
BUILDING ELEVATIONS
BUILDING TYPE A - COLOR STYLE 2

A2.1b



- Material Legend**
1. Stucco
 2. Stone Veneer
 3. Vinyl Window
 4. Painted Tube Steel Railing
 5. Decorative Light Fixture
 6. Stucco over Foam Trim
 7. Horizontal Slat Railing

Building Key Plan N.T.S.



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION



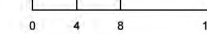
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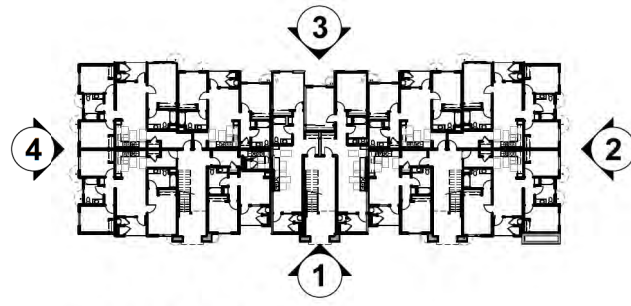
PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023



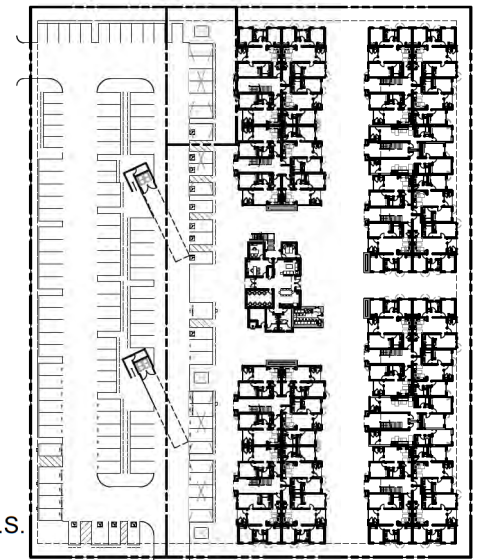
BUILDING ELEVATIONS
BUILDING TYPE B - COLOR STYLE 1

A2.2a



- Material Legend**
1. Stucco
 2. Stone Veneer
 3. Vinyl Window
 4. Painted Tube Steel Railing
 5. Decorative Light Fixture
 6. Stucco over Foam Trim
 7. Horizontal Slat Railing

Building Key Plan N.T.S.



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION



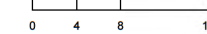
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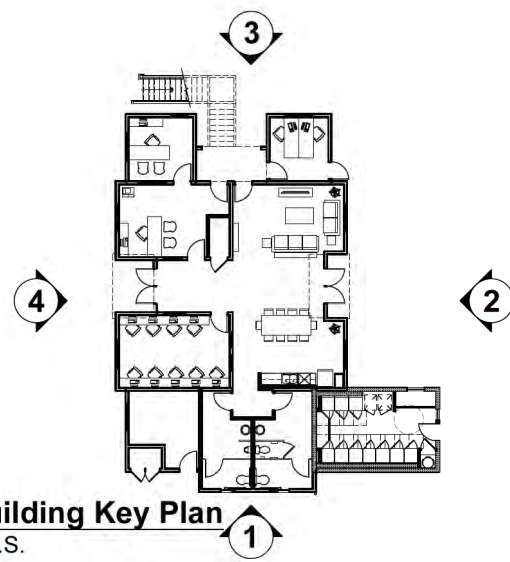
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ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
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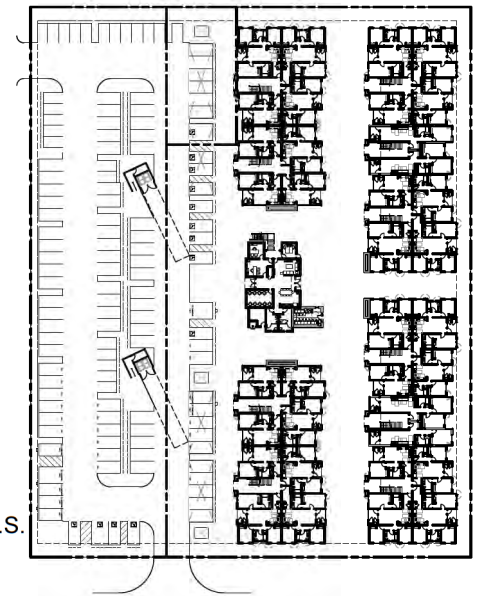


BUILDING ELEVATIONS
BUILDING TYPE B - COLOR STYLE 2

A2.2b



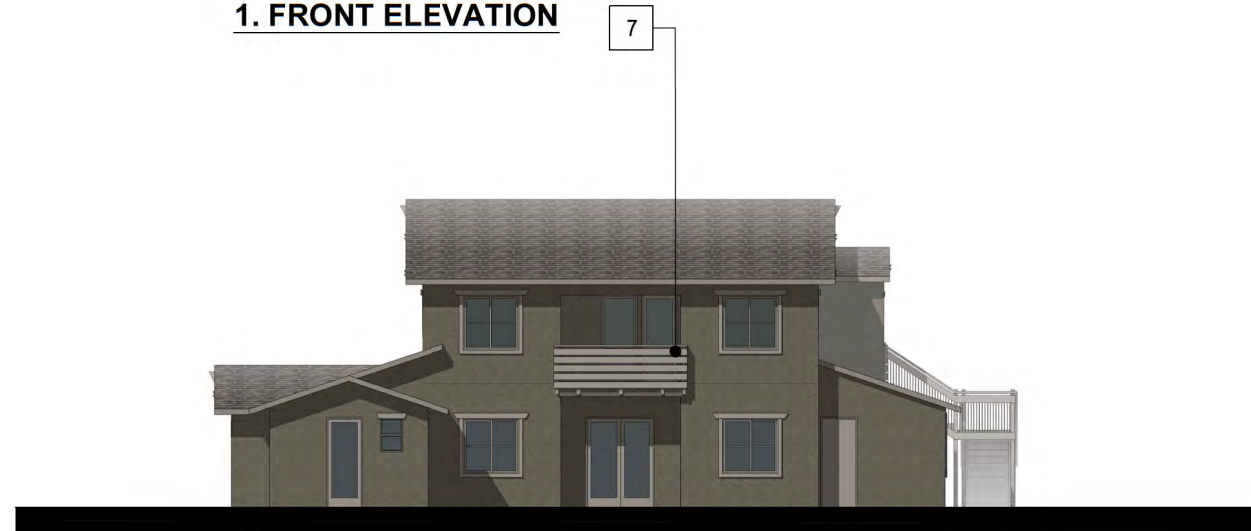
- Material Legend**
1. Stucco
 2. Stone Veneer
 3. Vinyl Window
 4. Painted Tube Steel Railing
 5. Decorative Light Fixture
 6. Stucco over Foam Trim
 7. Horizontal Slat Railing



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION



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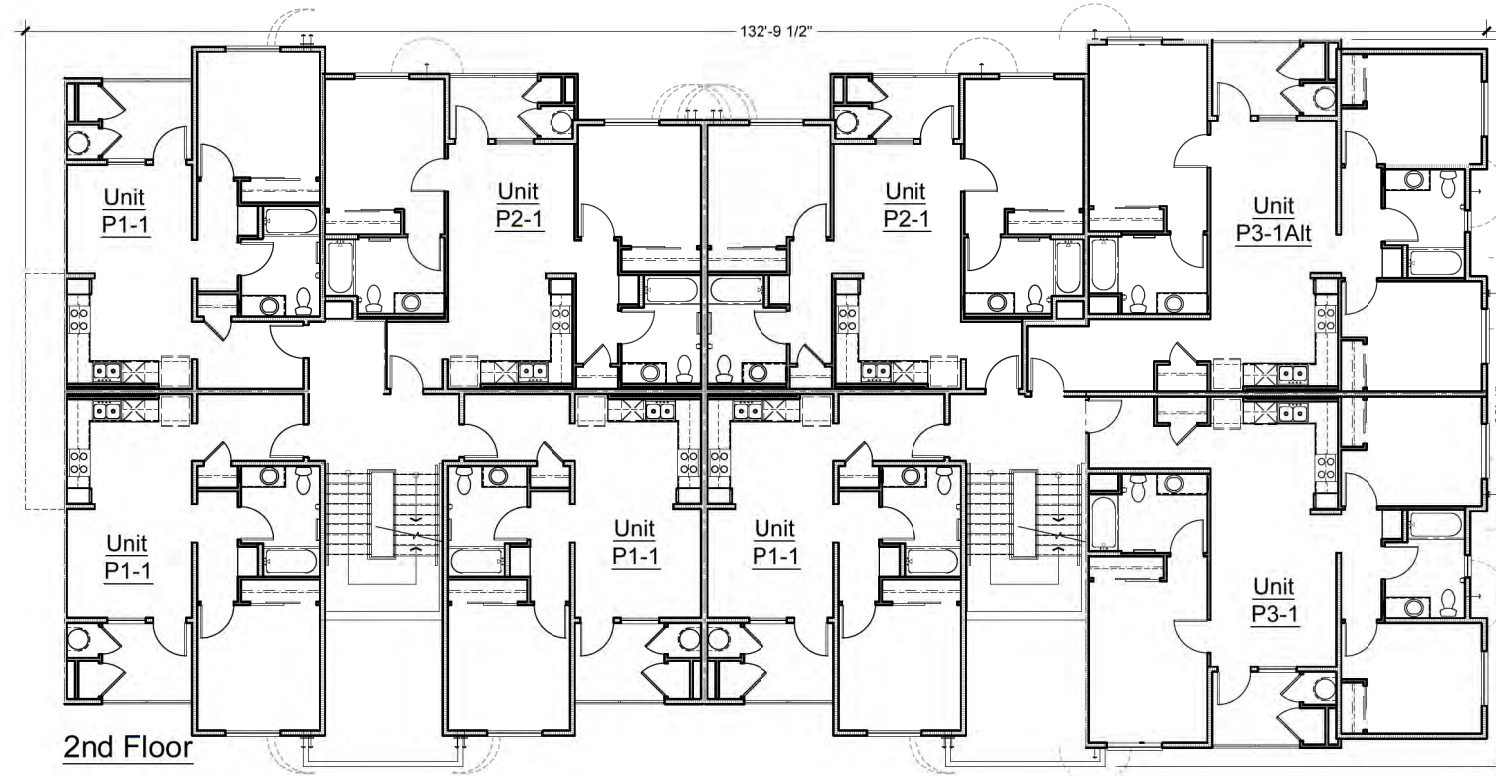
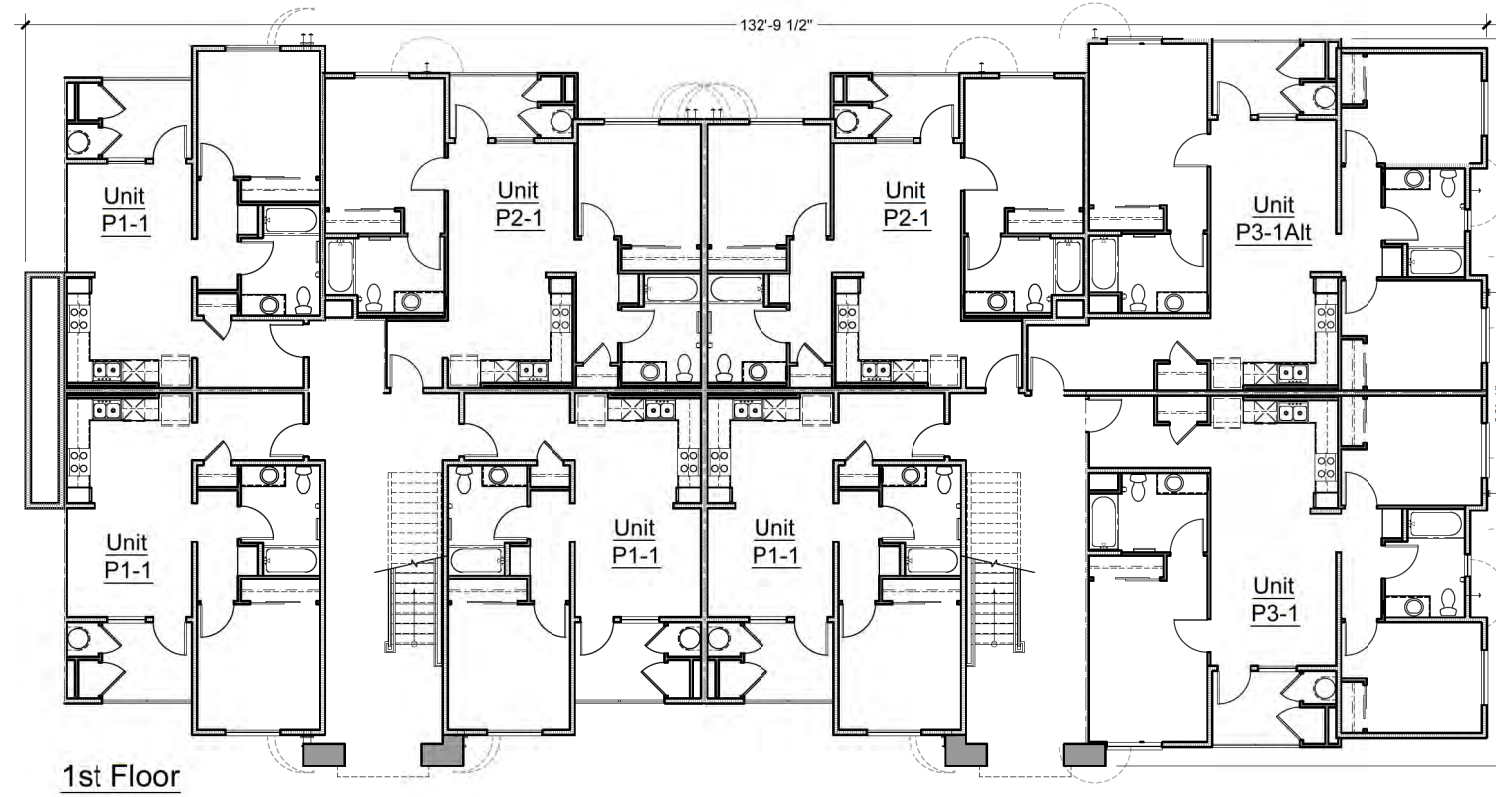
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ROCKLIN, CA # 2022-0529

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BUILDING ELEVATIONS
AMENITY/LEASING BUILDING

A2.3



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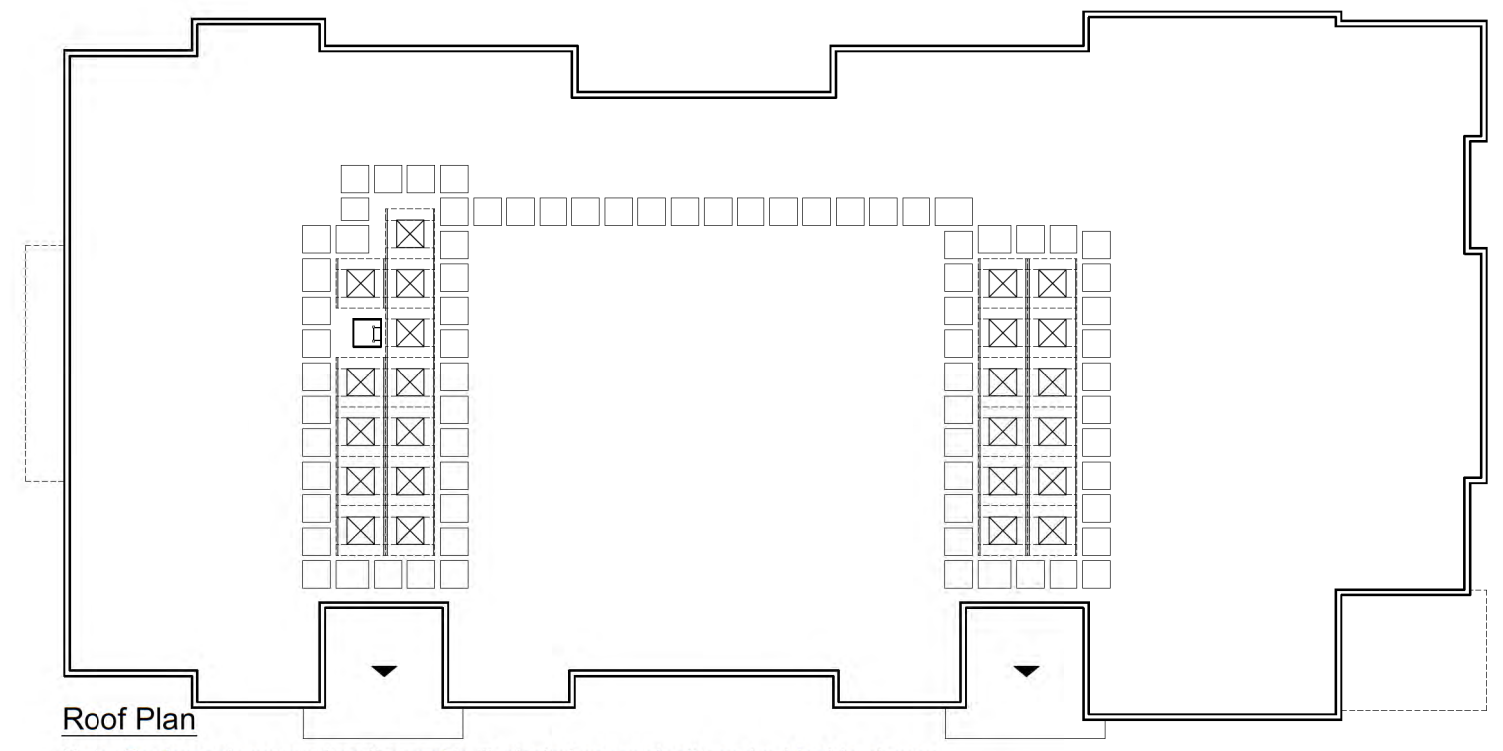
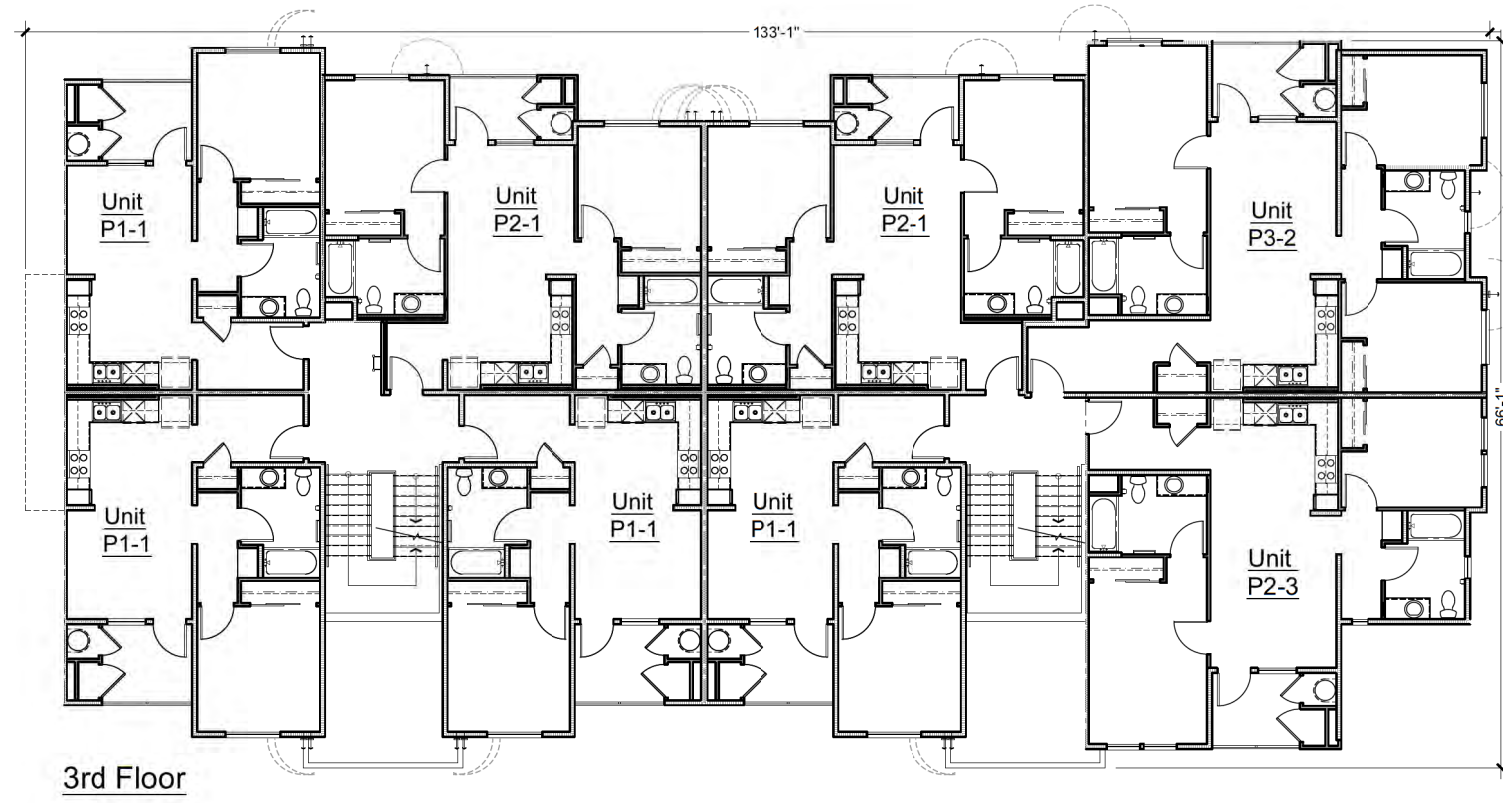
PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023



BUILDING PLANS
BUILDING TYPE A

A3.1



Note: Equipment mounted on the roof is illustrated conceptually and subject to change.



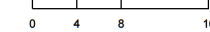
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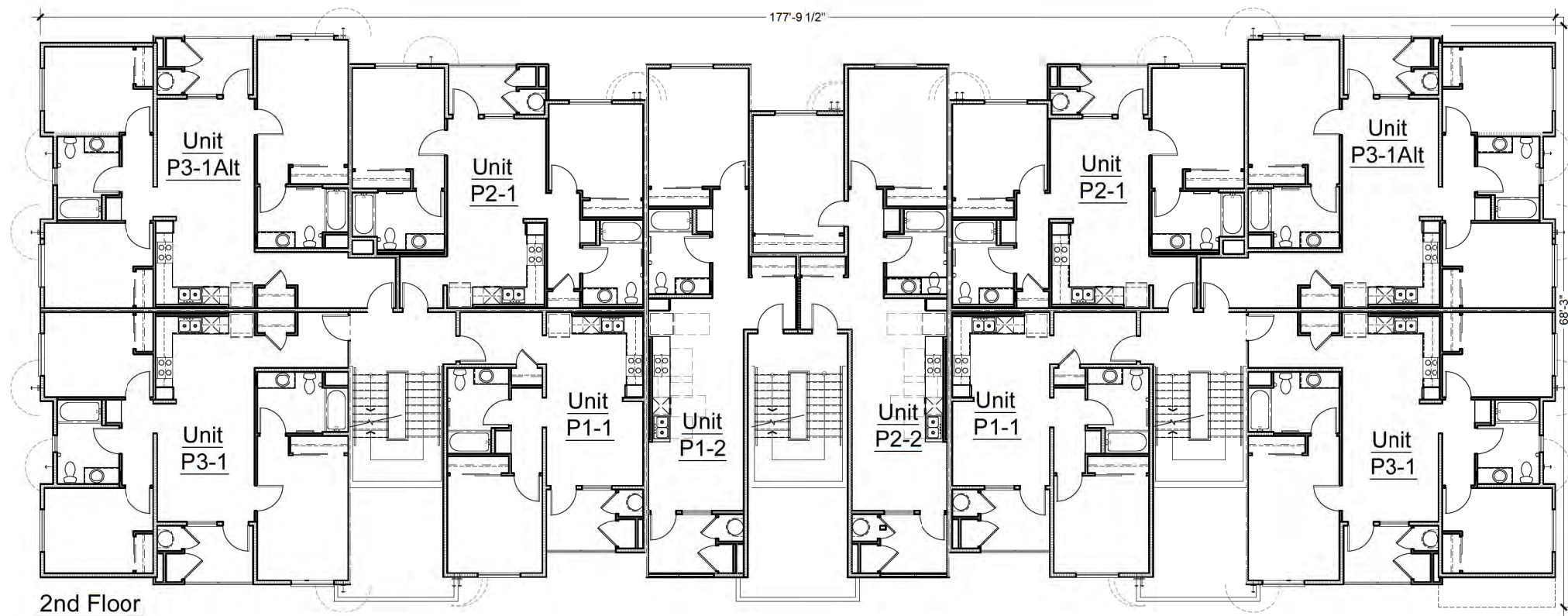
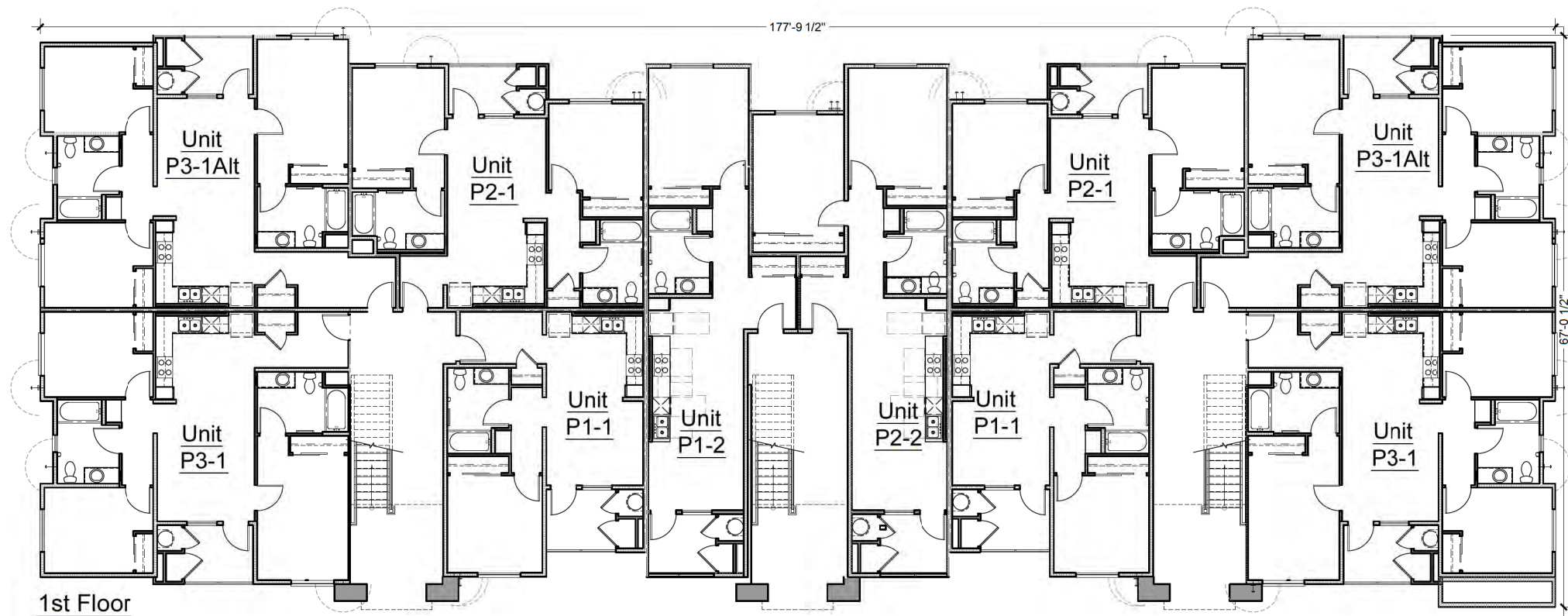
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CONCEPTUAL DESIGN
NOVEMBER 15, 2023



BUILDING PLANS
BUILDING TYPE A

A3.2



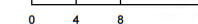
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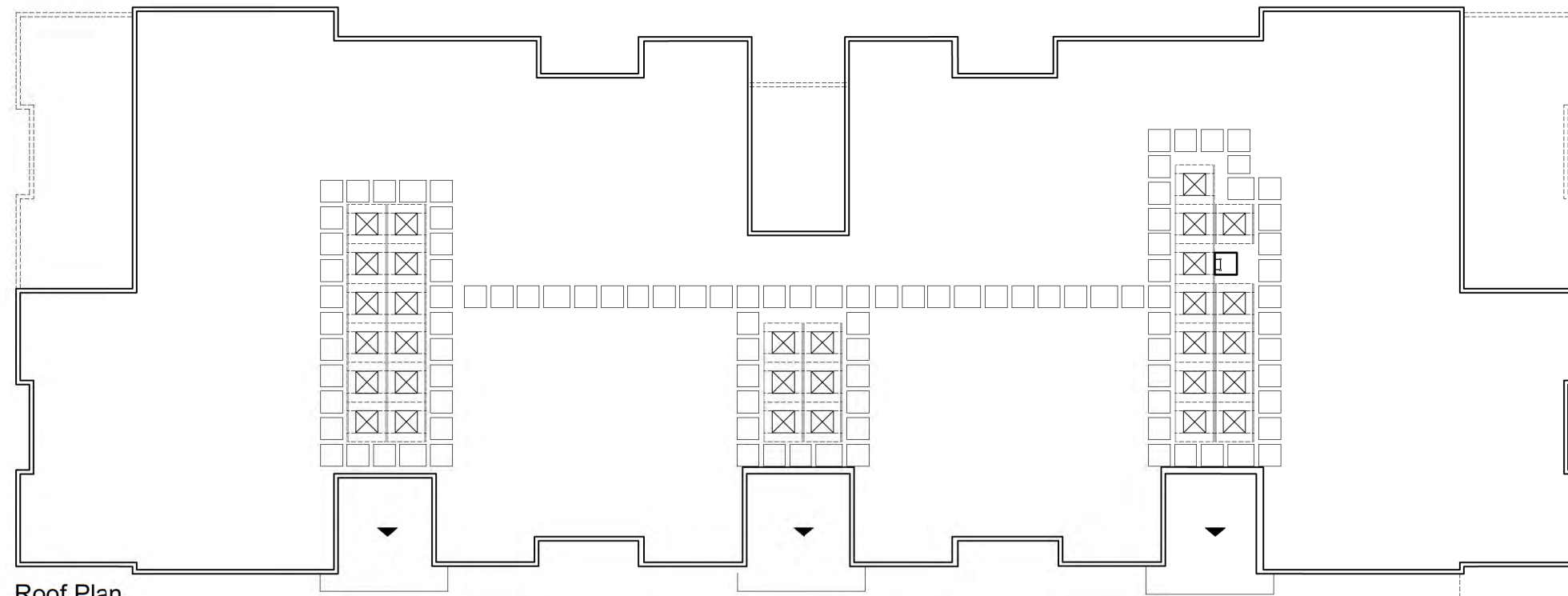
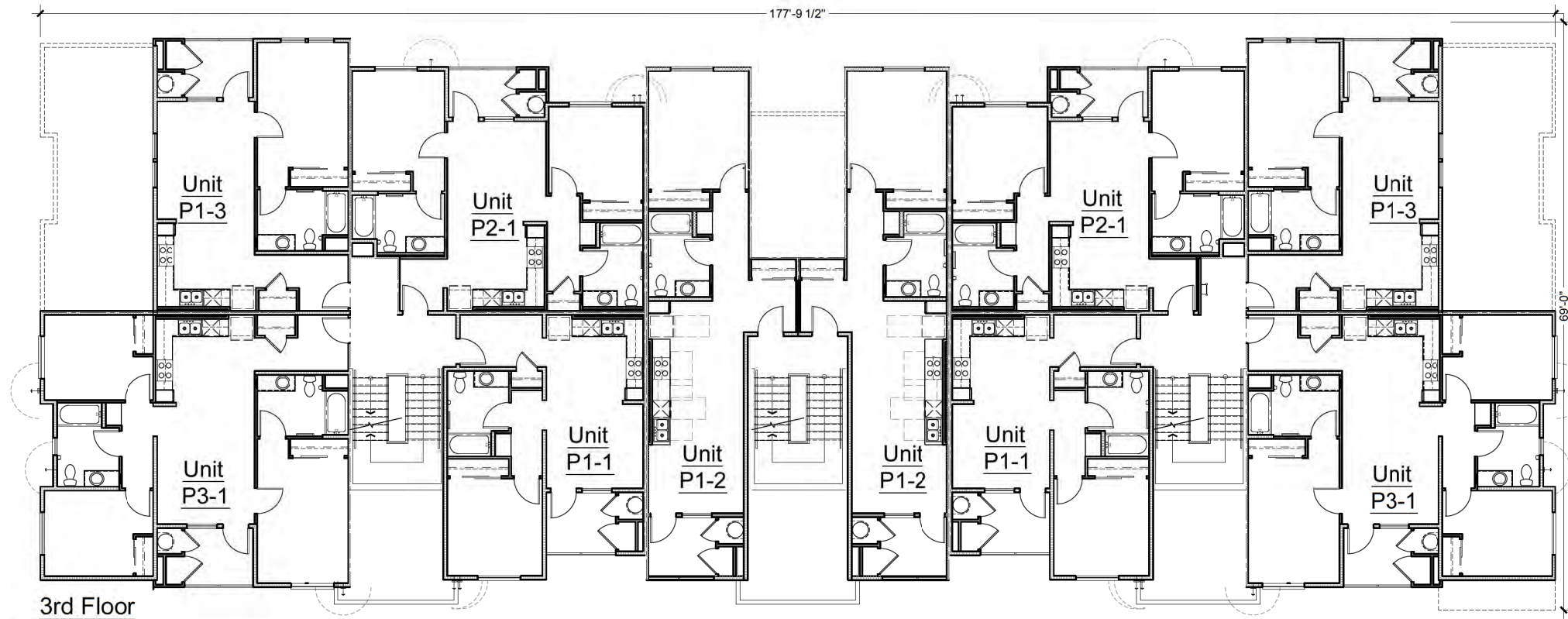
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ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023



BUILDING PLANS
BUILDING TYPE B

A3.3



Note: Equipment mounted on the roof is illustrated conceptually and subject to change.



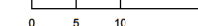
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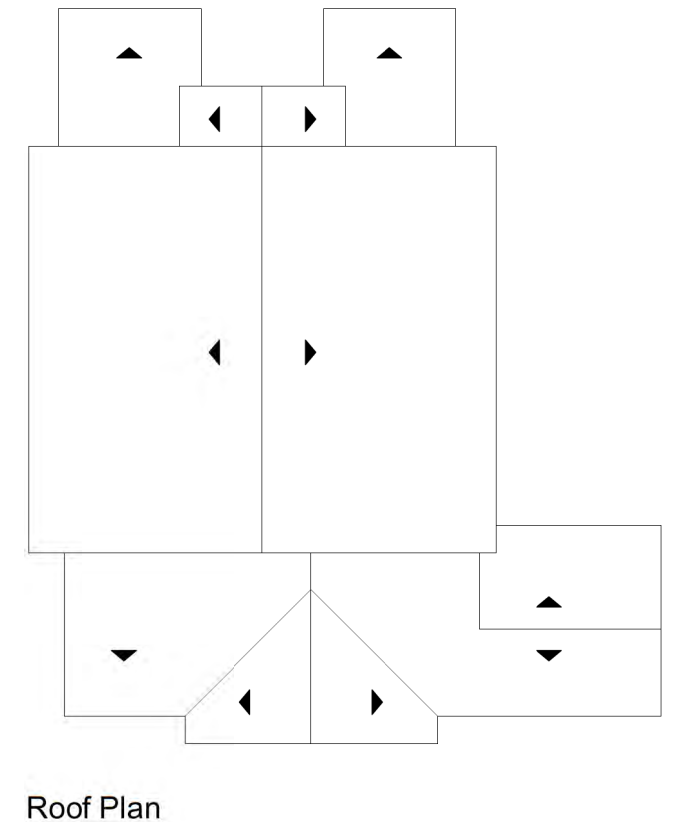
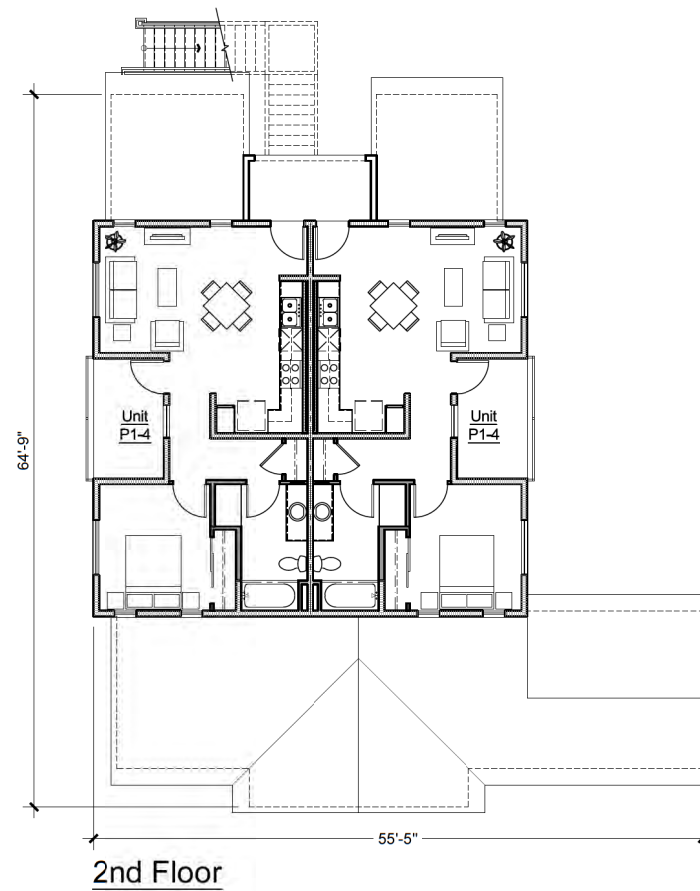
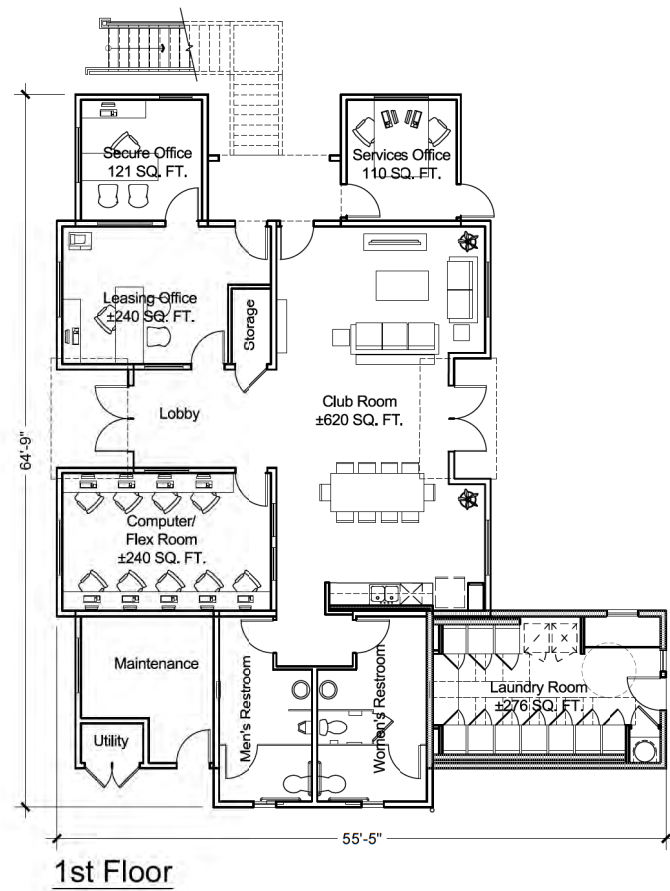
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BUILDING PLANS
BUILDING TYPE B

A3.4



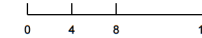
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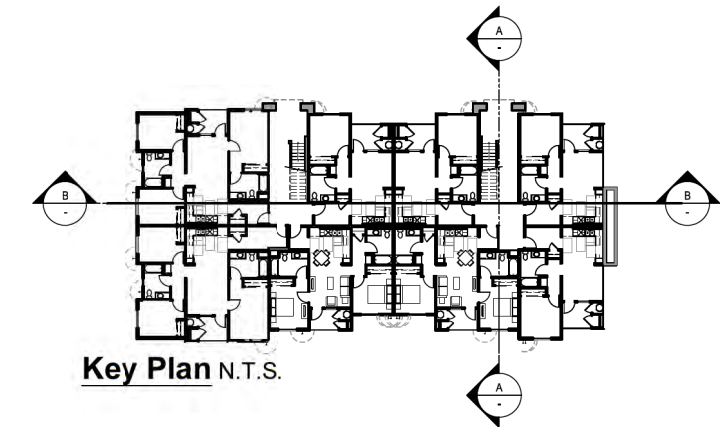
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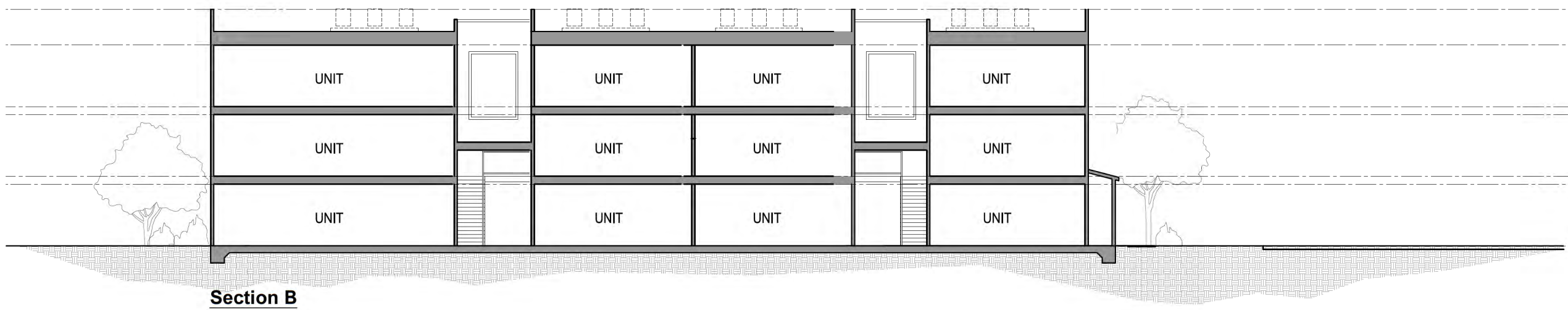
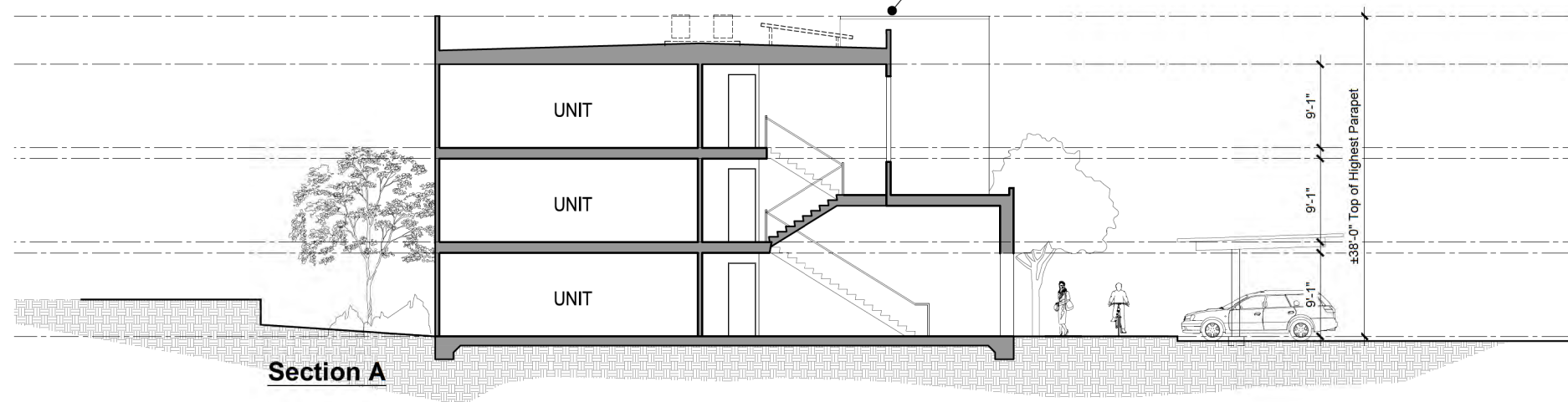


BUILDING PLANS
AMENITIES/LEASING BLDG

A3.5



Mechanical equipment located on the roof, including AC condensing units and photovoltaic panels, shall be justified central to the building and screened from the majority of views at-grade by the parapet.



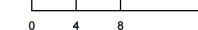
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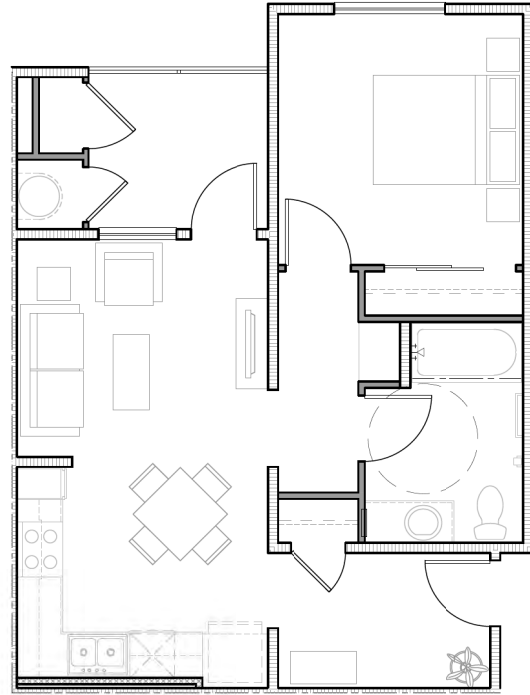
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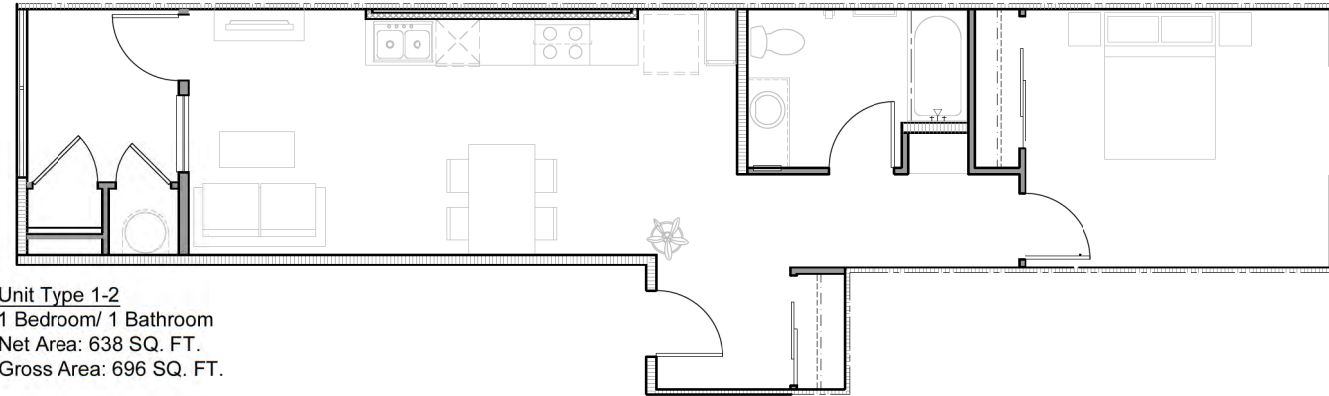


BUILDING SECTIONS
BUILDING A

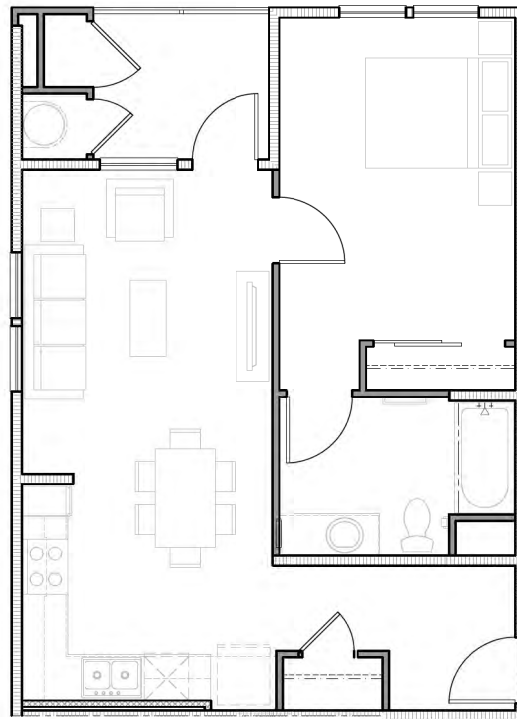
A4.0



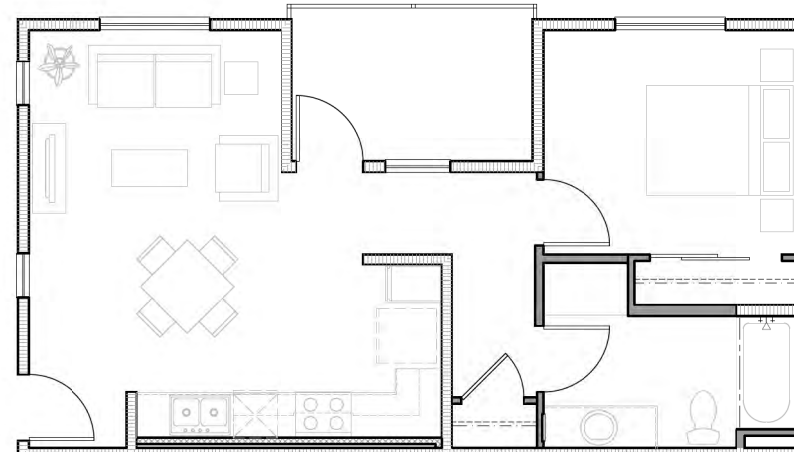
Unit Type 1-1
 1 Bedroom/ 1 Bathroom
 Net Area: 570 SQ. FT.
 Gross Area: 614 SQ. FT.



Unit Type 1-2
 1 Bedroom/ 1 Bathroom
 Net Area: 638 SQ. FT.
 Gross Area: 696 SQ. FT.



Unit Type 1-3
 1 Bedroom/ 1 Bathroom
 Net Area: 616 SQ. FT.
 Gross Area: 665 SQ. FT.



Unit Type 1-4
 1 Bedroom/ 1 Bathroom
 Net Area: 578 SQ. FT.
 Gross Area: 639 SQ. FT.



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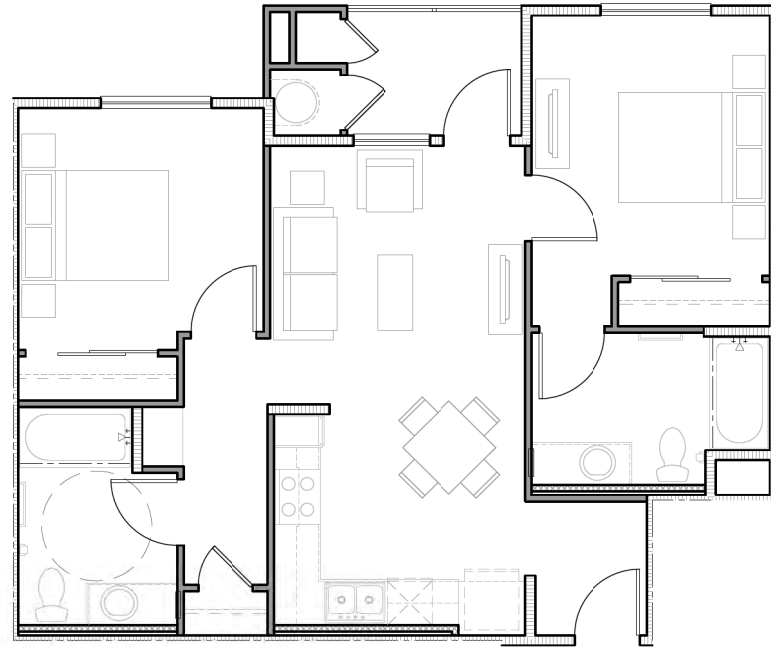
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 ROCKLIN, CA # 2022-0529

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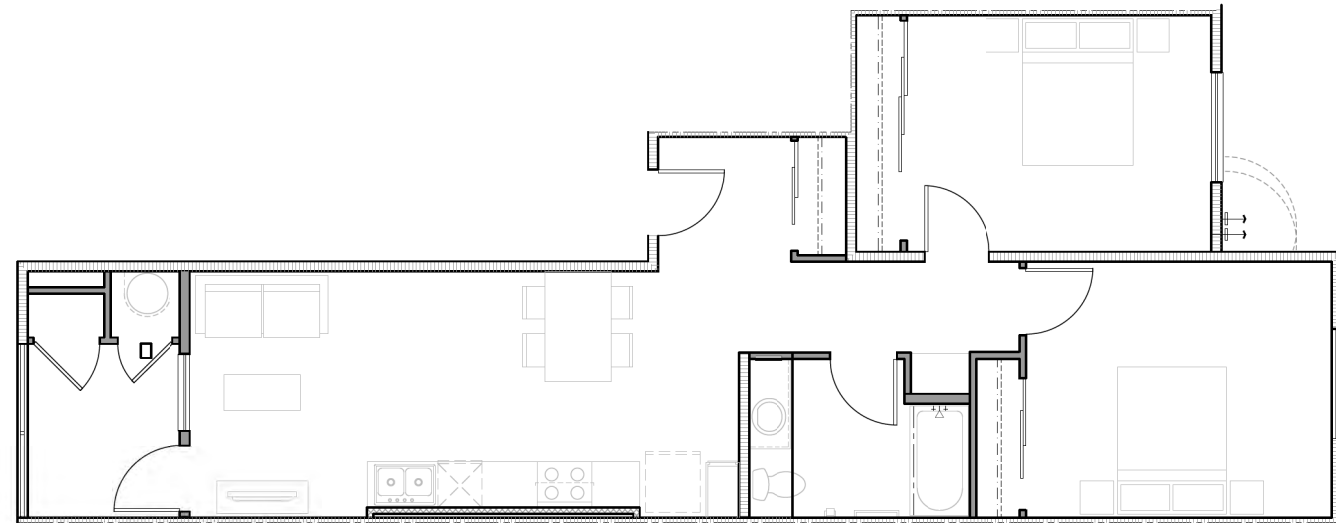


ENLARGED BUILDING PLANS
 UNIT PLANS

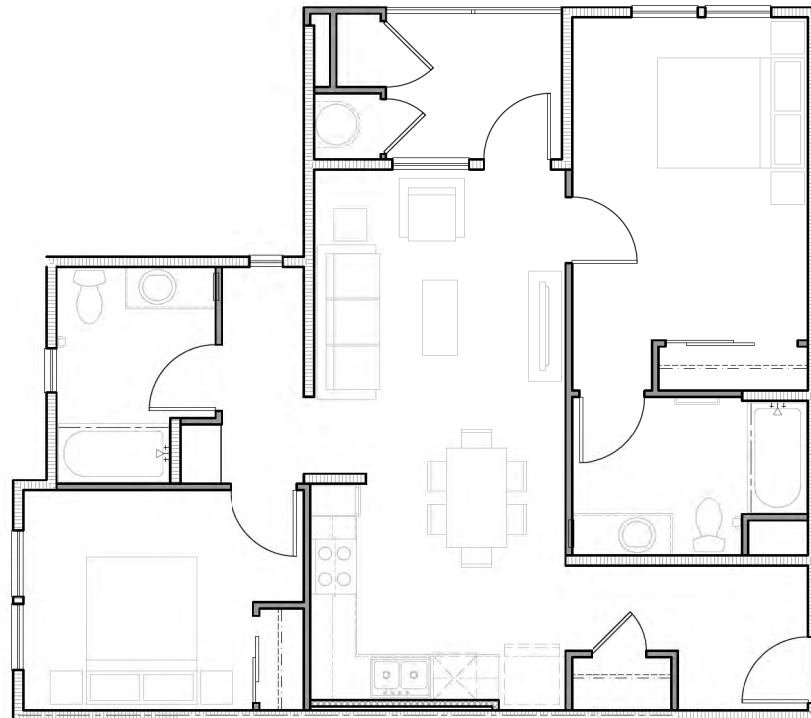
A5.0



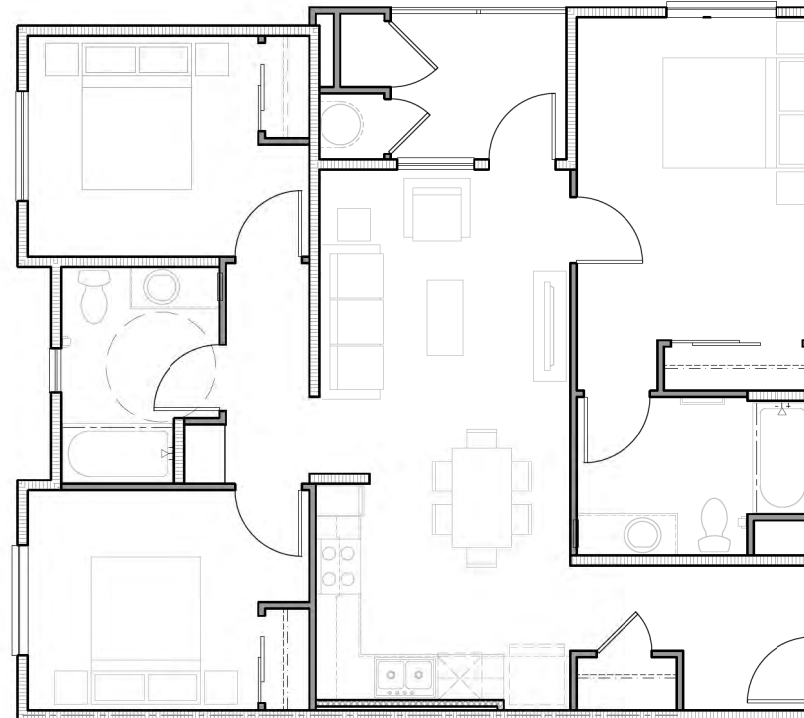
Unit Type 2-1
 2 Bedrooms/ 2 Bathrooms
 Net Area: 795 SQ. FT.
 Gross Area: 848 SQ. FT.



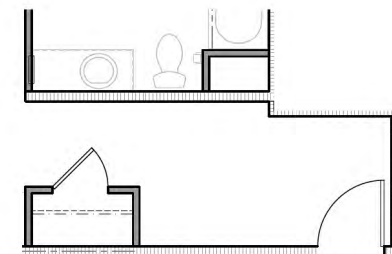
Unit Type 2-2
 2 Bedrooms/ 1 Bathrooms
 Net Area: 821 SQ. FT.
 Gross Area: 883 SQ. FT.



Unit Type 2-3
 2 Bedrooms/ 2 Bathrooms
 Net Area: 867 SQ. FT.
 Gross Area: 935 SQ. FT.



Unit Type 3-1
 3 Bedrooms/ 2 Bathrooms
 Net Area: 1002 SQ. FT.
 Gross Area: 1075 SQ. FT.



Unit Type 3-1ALT
 3 Bedrooms/ 2 Bathrooms
 Net Area: 1035 SQ. FT.
 Gross Area: 1111 SQ. FT.



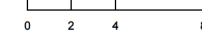
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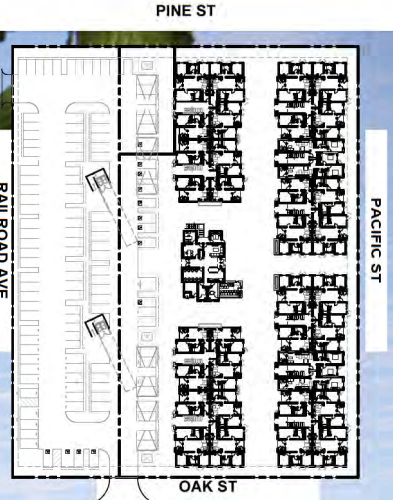
PACIFIC STREET APARTMENTS
 ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
 NOVEMBER 15, 2023



ENLARGED BUILDING PLANS
 UNIT PLANS

A5.1



KEY MAP NTS



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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

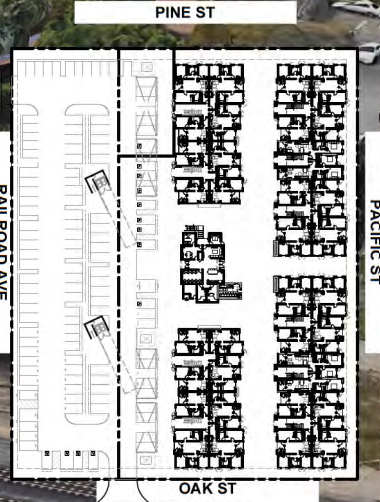
CONCEPTUAL DESIGN
NOVEMBER 15, 2023

CONCEPTUAL PERSPECTIVE

A6.0



POTENTIAL SOLAR PANELS
PLACEMENT ON ROOF



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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023

CONCEPTUAL PERSPECTIVE
PHOTOSIMULATIONS

A6.1



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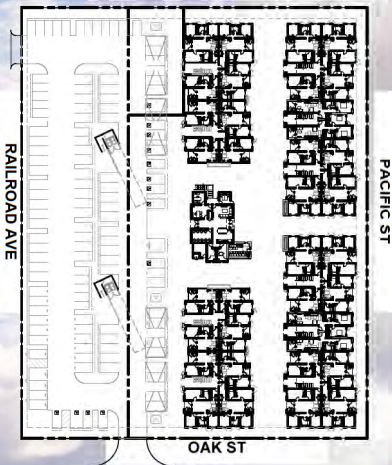
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San Diego, CA 92103

PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023

CONCEPTUAL PERSPECTIVE

A6.2



KEY MAP NTS



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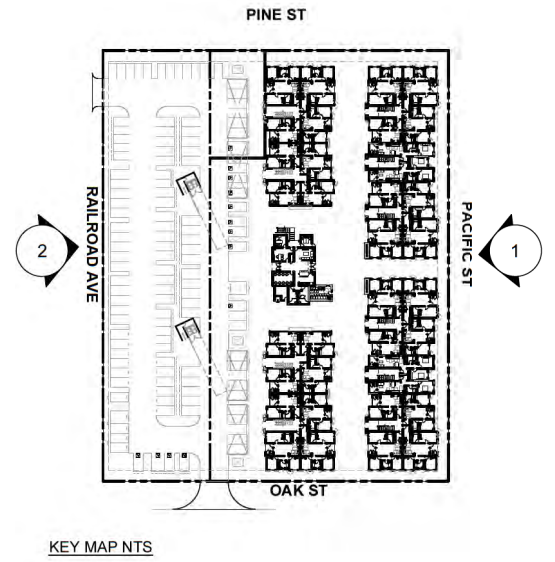
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San Diego, CA 92103

PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023

CONCEPTUAL PERSPECTIVE

A6.3



1. VIEW FROM PACIFIC STREET



2. VIEW FROM RAILROAD STREET



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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
NOVEMBER 15, 2023

CONCEPTUAL PERSPECTIVE

A6.4



1a. FIELD, STUCCO 1
Sherwin-Williams 6176
FUNKY YELLOW

1b. FIELD, STUCCO 1
Sherwin-Williams 6180
OAKMOSS



2. FIELD, STUCCO 2
Sherwin-Williams 7055
ENDURING BRONZE



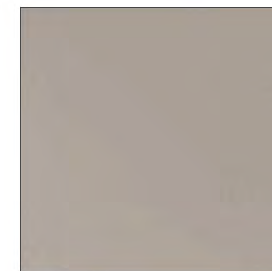
2. FIELD, STUCCO 3
Sherwin-Williams 6119
ANTIQUÉ WHITE



3. ACCENT, STONE
El Dorado Stone, Cliffstone
WHITEBARK



4. TRIM, STUCCO
Sherwin-Williams 7023
REQUISITE GRAY



5a. RAILING, METAL
Sherwin-Williams 7023
REQUISITE GRAY

5b. RAILING, SLAT
Sherwin-Williams 7023
REQUISITE GRAY



6. WINDOW, VINYL
Milgard Vinyl Window
Tan

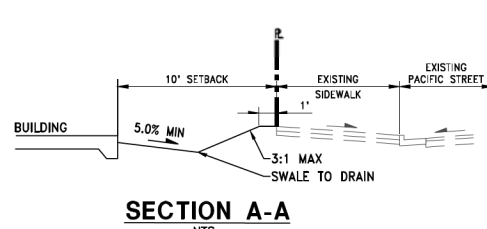
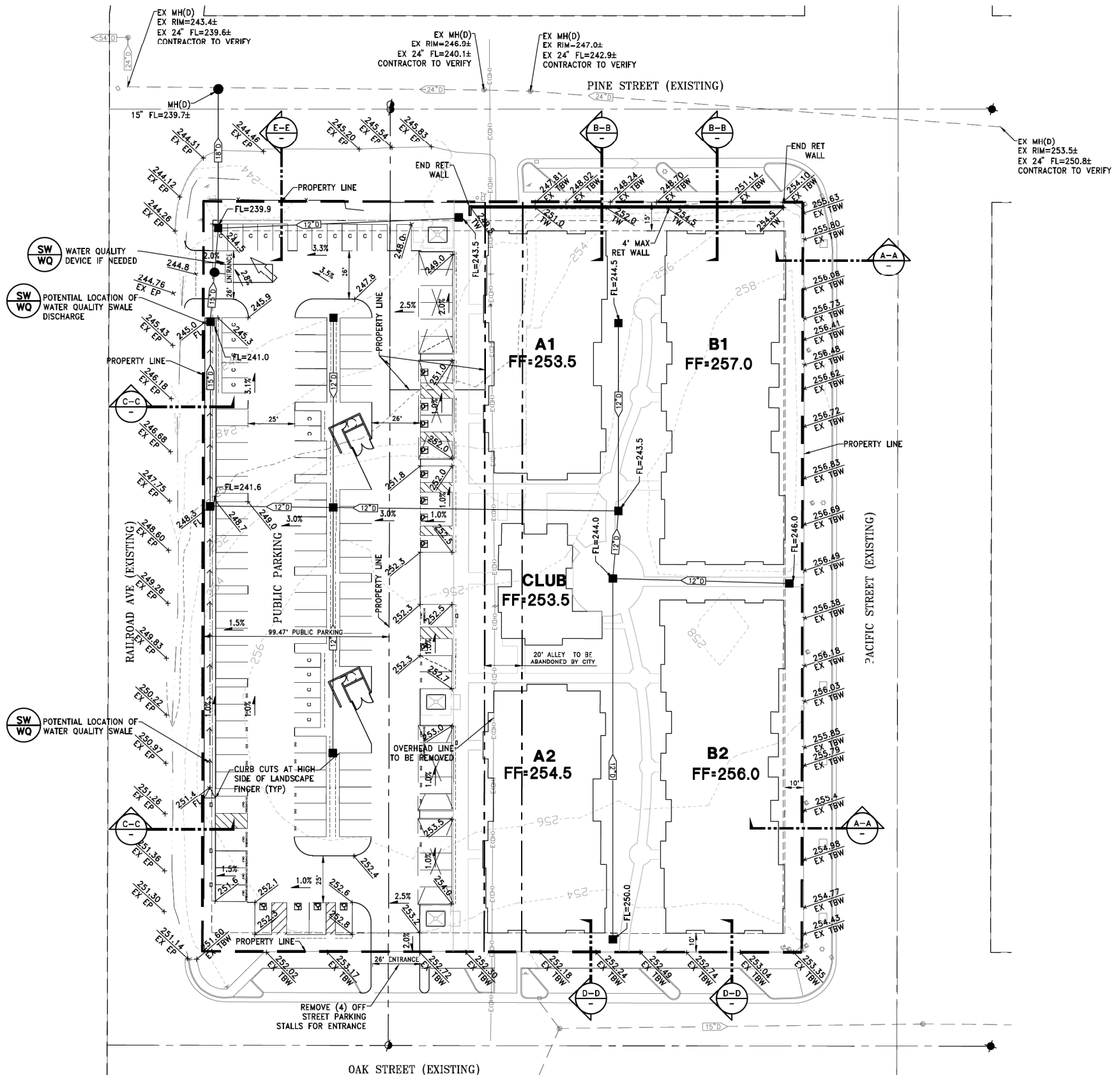
GRADING AND DRAINAGE STUDY

PACIFIC STREET APARTMENTS

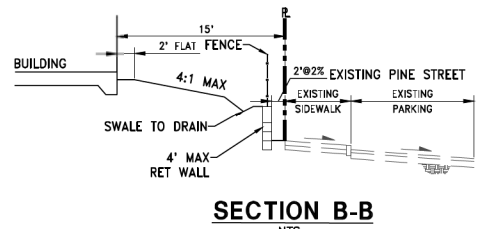
ROCKLIN

CALIFORNIA

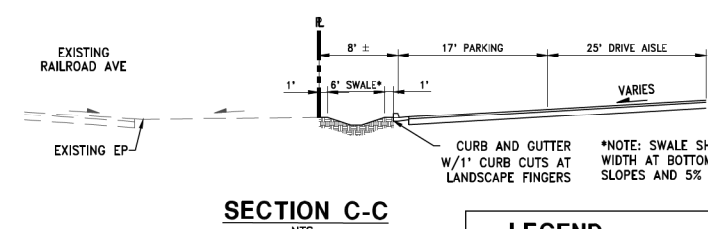
NOVEMBER 2023



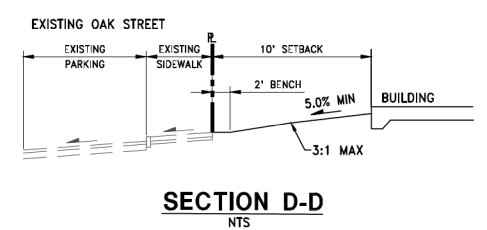
SECTION A-A
NTS



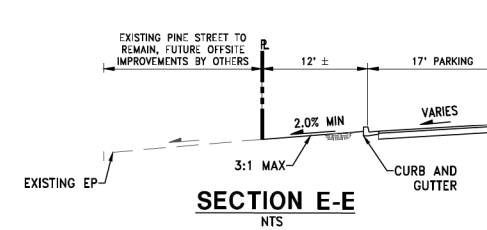
SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS

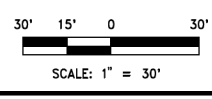


SECTION E-E
NTS

*NOTE: SWALE SHALL HAVE MINIMUM 1' WIDTH AT BOTTOM WITH 4:1 MAX SIDE SLOPES AND 5% MINIMUM SIDE SLOPES.

LEGEND	
	PROJECT / UNIT BOUNDARY
FF= 20.0	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADING SLOPE
	PROPOSED GRADING ELEVATION (AC UNLESS OTHERWISE NOTED)
	STORM DRAIN MH
	STORM DRAIN PIPE SIZE, AND DIRECTION
	STORM DRAIN INLET
	PIPE FLOWLINE ELEV
	OVERLAND RELEASE DIRECTION
	TURNING MOVEMENT
	PROPOSED RETAINING WALL
	LIMITS OF CONSTRUCTION
	WATER QUALITY FEATURE

NOTES:
 PIPE SIZE AND GRADING INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE.
 ALL ONSITE TREES AND PLANTING TO BE REMOVED WITH THE GRADING EFFORTS
 FINAL DETENTION BASIN/LID AND WATER QUALITY TREATMENT SHALL BE CALCULATED AND SIZED BASED UPON THE FINAL LAND USE PLAN.



SCALE: 1" = 30'

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 O ST, Bldg. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

s:\3000-s\3062-Pacific Street\Pacific St - GR\Planning\Civil_Entirements\Grading\CS-PSE-CDD-DRN-STUDY.dwg 11/14/2023 8:09 AM Casanova Webber

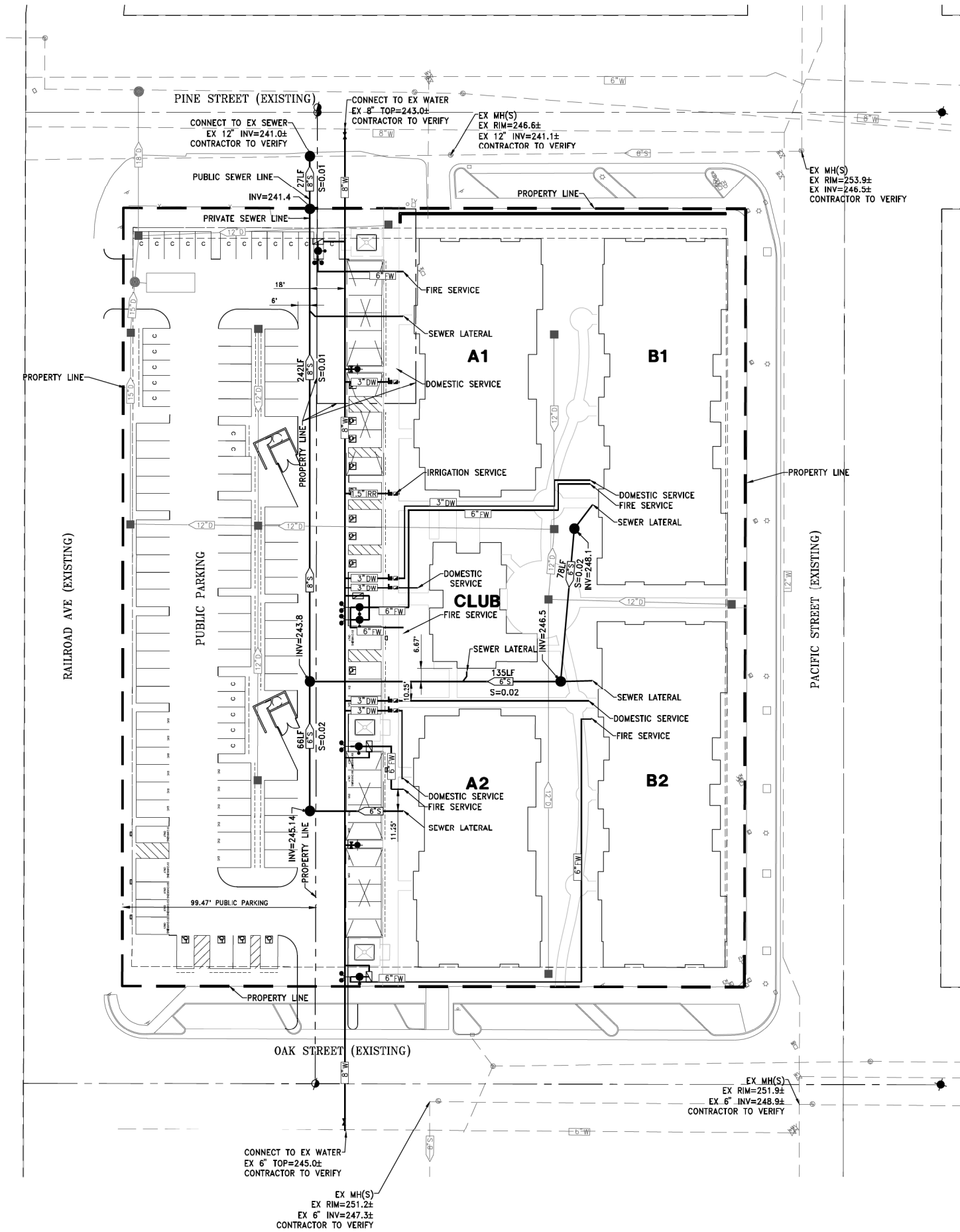
SEWER AND WATER STUDY

PACIFIC STREET APARTMENTS

ROCKLIN

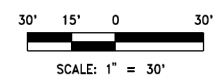
CALIFORNIA

NOVEMBER 2023



LEGEND	
8\"/> PROPOSED SEWER PIPE (INCHES)	
INV=292.0	PROPOSED INVERT AT SEWER STRUCTURE
	PROPOSED SEWER MANHOLE
8\"/> PROPOSED WATER PIPE (INCHES)	
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED WATER SERVICE ASSEMBLY

NOTE:
PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE.



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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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SACRAMENTO, CA 95816 FAX 916.341.7767

S:\3000-9\3622-Pacific Street\Pacific St - 0A\Planning\Civil_Entritlements\Sever-IC-PSK-WR-SWR STUDY.dwg 11/14/2023 8:12 AM Cassandra Webber

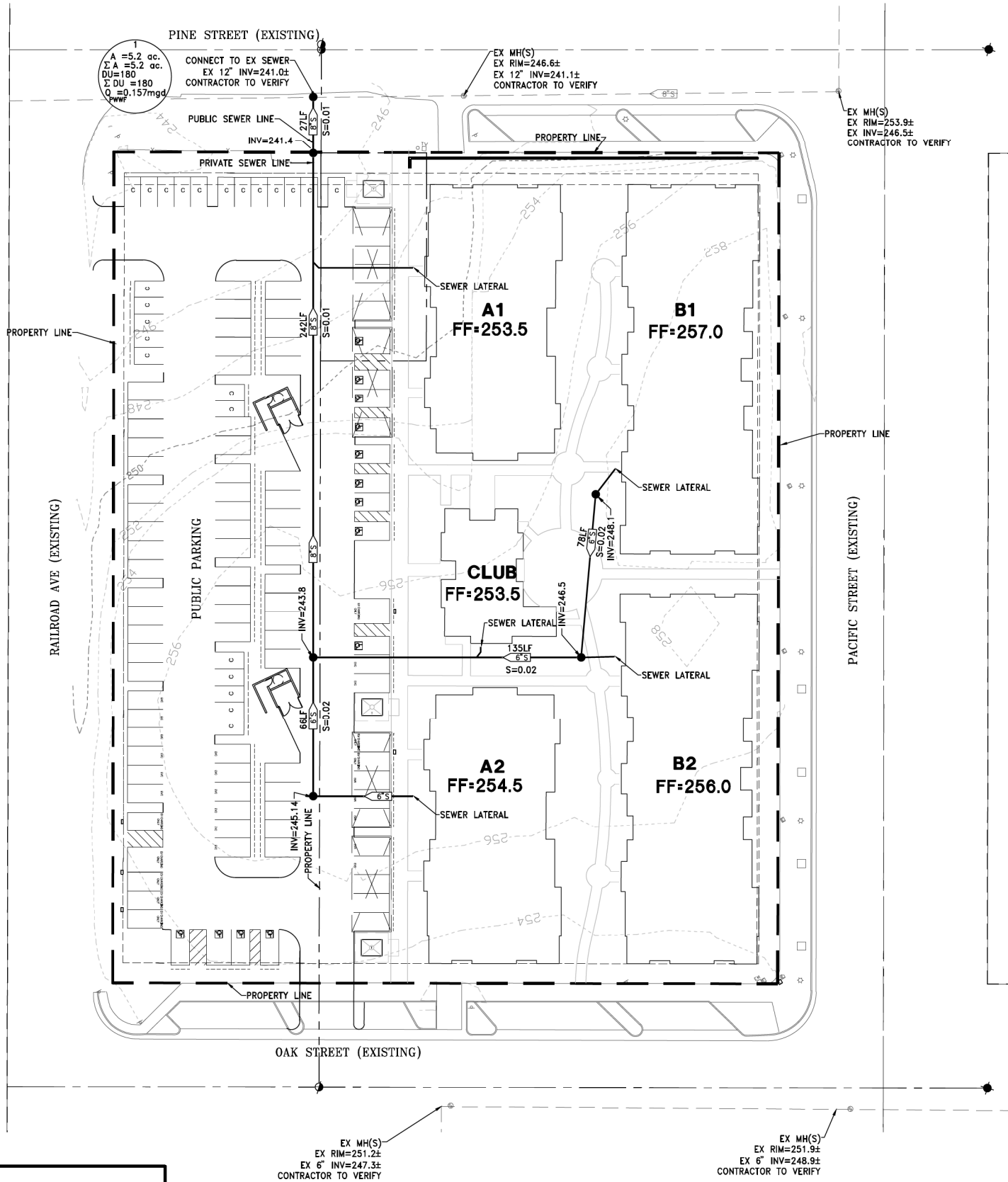
SEWER STUDY CALCULATIONS

PACIFIC STREET APARTMENTS

ROCKLIN

CALIFORNIA

NOVEMBER 2023



LEGEND:

- PROPOSED SEWER PIPE (INCHES)
- PIPE INVERT, SIZE
- PROPOSED SEWER MANHOLE
- SHED BOUNDARY
- PROJECT BOUNDARY

- NODE NUMBER
- POINT ACREAGE
- CUMULATIVE ACREAGE
- POINT ESD
- CUMULATIVE ESD
- PEAK WET WEATHER FLOW (MGD)

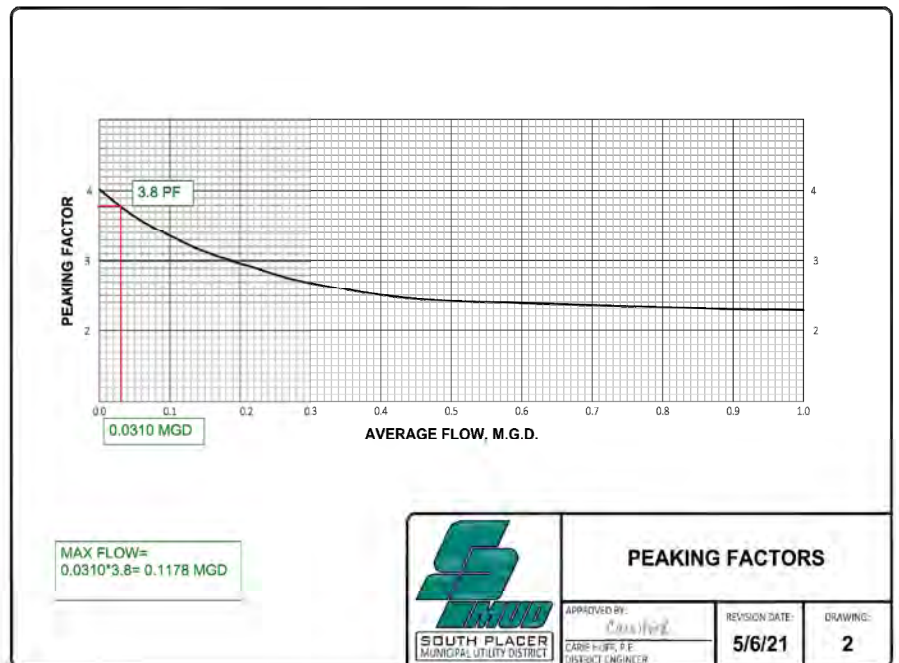
PIPE DESIGN CRITERIA

Pipe Diameter (inches)	Slope (foot per foot)	Capacity at 0.7 depth (MGD)	Capacity flowing full (MGD)
6	0.0050	0.22	N/A
8	0.0035	0.38	N/A
10	0.0025	0.58	N/A
12	0.0020	0.85	1.00
15	0.0015	1.32	1.60
18	0.0012	1.95	2.35

PIPE CAPACITY

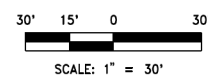
Node	Area (ac)	Total Area (ac)	1 Bedroom Units (200 GPD)	2 Bedroom Units (300 GPD)	3 Bedroom Units (400 GPD)	Average Flow Rate (MGD)	Peaking Factor (graph)	Design Flow (MGD)	Pipe Size (in)	Pipe Capacity (MGD)
1	2.94	2.94	50	30	30	0.0310	3.8	0.1178	8.0	0.380

Flow generation based on Section 3.02.A.3 of the SPMUD Standard Specifications and Details
 Pipe is upsized to account for Plumbing Code Requirements



SEWER DESIGN

SEWER INVERTS AND SLOPES SHOWN ARE PRELIMINARY. FINAL INVERT ELEVATIONS AND SLOPES SHALL BE DETERMINED WITH FINAL DESIGN. A MINIMUM OF 12" VERTICAL CLEARANCE WILL BE MAINTAINED ON ALL CROSSINGS. FORCEMAIN WILL BE A CONTINUOUS UPHILL GRADE.



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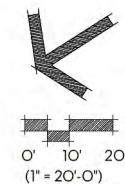
PACIFIC STREET

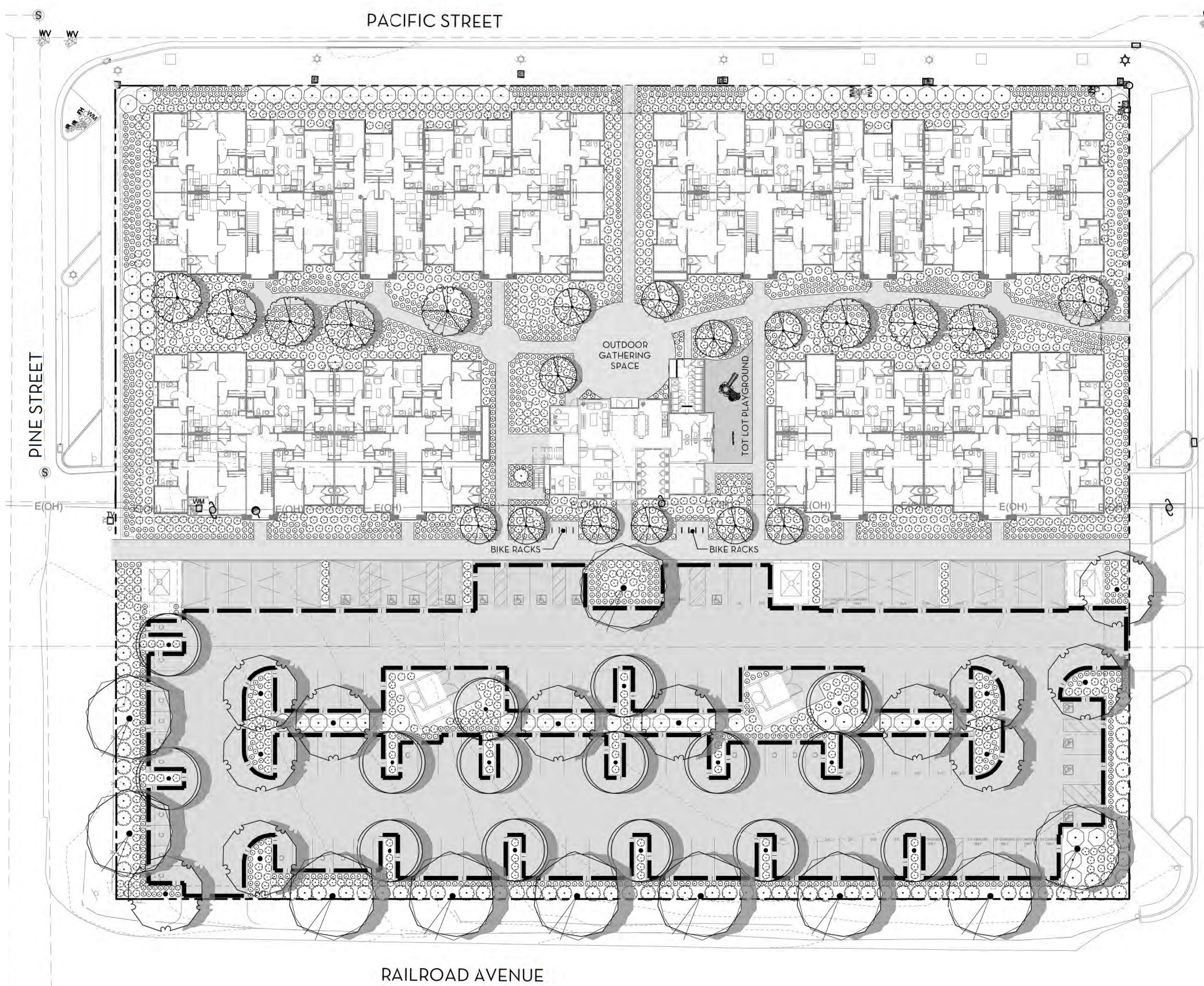
CONCEPT PLANT SCHEDULE




	SHADE TREES 35" DIAMETER PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL., LOW, 35' X35' 15 GAL., MODERATE, 35' X35' 24" BOX, MODERATE, 40' X35'
	SHADE TREES 30" DIAMETER ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM LAURUS NOBILIS / SWEET BAY	15 GAL., MODERATE, 40' X30' 15 GAL., LOW, 40' X30'
	SHADE TREES 25" DIAMETER GINKGO BILBOA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA ACER BUERGERIANUM / TRIDENT MAPLE	15 GAL., MODERATE, 35' X25' 24" BOX, LOW, 25' X25' 24" BOX, MODERATE, 25' X25'
	ORNAMENTAL TREES 20" DIAMETER AESCULUS CALIFORNICA / CALIFORNIA BUCKEYE PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX, VERY LOW, 20' X20' 15 GAL., VERY LOW, 20' X20'
	ORNAMENTAL TREES 15" DIAMETER MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL., MODERATE, 25' X15' 24" BOX, LOW, 20' X15'
	SMALL SHRUBS EPILOBIUM CANUM CANUM / CALIFORNIA FUCHSIA HEUCHERA MAXIMA / ISLAND ALUM ROOT DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY PEROVSKIA ATROPICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW	1 GAL., LOW, 2' X3' 1 GAL., LOW, 1.5' X1.5' 1 GAL., LOW, 3' X2' 1 GAL., LOW, 2' X2' 1 GAL., LOW, 2' X2'
	MEDIUM SHRUBS WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY DIETES BICOLOR / FORTNIGHT LILY CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS LOMANDRA LONGIFOLIA 'LOMLON' / LIME TUFF DWARF MAT RUSH SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE	5 GAL., LOW, 4' X4' 5 GAL., LOW, 4' X3' 5 GAL., LOW, 2.5' X2.5' 1 GAL., LOW, 3' X3' 5 GAL., LOW, 3.5' X3.5'
	LARGE SHRUBS ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE MULLENBERGIA RIGENS / DEER GRASS ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA OLEA EUROPAEA 'LITTLE OLLIE TM' / LITTLE OLLIE OLIVE VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS HETEROMELES ARBUTIFOLIA / TOYON	5 GAL., LOW, 6' X3' — 5 GAL., LOW, 4' X4' 5 GAL., LOW, 5' X5' 5 GAL., LOW, 4' X4' 5 GAL., LOW, 6' X6' 5 GAL., LOW, 4' X4' 5 GAL., MODERATE, 6' X6' 15 GAL., LOW, 6' X6'
	GROUNDCOVERS ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	5 GAL., LOW, 1' X4' 1 GAL., LOW, 2' X8' 1 GAL., LOW, 1' X8' 1 GAL., LOW, 2' X8'

RAILROAD AVENUE







CONCEPT PLANT SCHEDULE

- 


SHADE TREES 35' DIAMETER
 PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE
 ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
 ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA

15 GAL., LOW, 35' X35'
 15 GAL., MODERATE, 35' X35'
 24" BOX, MODERATE, 40' X35'
- 


SHADE TREES 30' DIAMETER
 ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM
 LAURUS NOBILIS / SWEET BAY

15 GAL., MODERATE, 40' X30'
 15 GAL., LOW, 40' X30'
- 


SHADE TREES 25' DIAMETER
 GINKGO BILBOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE
 CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA
 ACER BUERGERIANUM / TRIDENT MAPLE

15 GAL., MODERATE, 35' X25'
 24" BOX, LOW, 25' X25'
 24" BOX, MODERATE, 25' X25'
- 


ORNAMENTAL TREES 20' DIAMETER
 AESCULUS CALIFORNICA / CALIFORNIA BUCKEYE
 PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE

24" BOX, VERY LOW, 20' X20'
 15 GAL., VERY LOW, 20' X20'
- 


ORNAMENTAL TREES 15' DIAMETER
 MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA
 LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE

15 GAL., MODERATE, 25' X15'
 24" BOX, LOW, 20' X15'
- 


SMALL SHRUBS
 EPILOBIUM CANUM CANUM / CALIFORNIA FUCHSIA
 HEUCHERA MAXIMA / ISLAND ALUM ROOT
 DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
 PEROVSKIA ATROPICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE
 ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW

1 GAL., LOW, 2' X3'
 1 GAL., LOW, 15' X15'
 1 GAL., LOW, 3' X2'
 1 GAL., LOW, 2' X2'
 1 GAL., LOW, 2' X2'
- 

MEDIUM SHRUBS
 WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY
 DIETES BICOLOR / FORTNIGHT LILY
 CALAMAGROSTIS X ACUTIFLORA 'KARL FCRSTER' / KARL FOERSTER FEATHER REED GRASS
 LOMANDRA LONGIFOLIA 'LOMLON' / LIMETUFF DWARF MAT RUSH
 SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE

5 GAL., LOW, 4' X4'
 5 GAL., LOW, 4' X3'
 5 GAL., LOW, 2.5' X25'
 1 GAL., LOW, 3' X3'
 5 GAL., LOW, 3.5' X3.5'
- 

LARGE SHRUBS
 ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY
 FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
 RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN
 LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE
 MUEHLBERGIA RIGENS / DEER GRASS
 ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL
 MANZANITA
 OLEA EUROPAEA 'LITTLE OLLIE TM' / LITTLE OLLIE OLIVE
 VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURISTINUS
 HETEROMELES ARBUTIFOLIA / TOYON

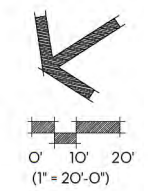
5 GAL., LOW, 6' X3'
 5 GAL., LOW, 4' X4'
 5 GAL., LOW, 5' X5'
 5 GAL., LOW, 4' X4'
 5 GAL., LOW, 6' X6'
 5 GAL., LOW, 4' X4'
 5 GAL., MODERATE, 6' X6'
 15 GAL., LOW, 6' X6'
- 

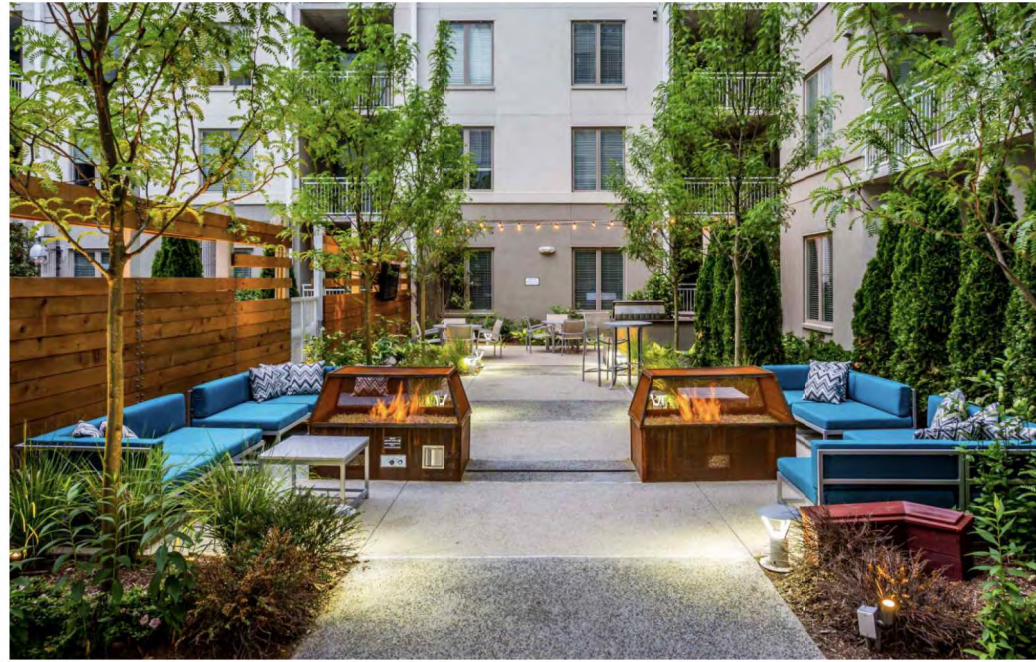
GROUNDCOVERS
 ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
 BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
 MYOPORUM PARVIFOLIUM / TRAILING MYOPORIUM
 LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA

5 GAL., LOW, 1' X4'
 1 GAL., LOW, 2' X8'
 1 GAL., LOW, 1' X8'
 1 GAL., LOW, 2' X8'

SHADE CALCULATIONS					
ENTITLEMENTS PHASE					
PROJECT NAME:	PACIFIC STREET APARTMENTS				
TREE TYPE	F	TQ	H	Q	TOTAL SHADE
35'	0	2	8	0	5292
30'	10	1	0	1	7767
25'	13	2	0	0	7119
15'-20'	0	0	0	0	472
TOTAL SHADE SF:					20650
% OF AREA					56%
PARKING LOT AREA:					36823
REQUIRED SHADE (50%)					18412

--- LIMIT OF AREA FOR SHADE CALCULATIONS





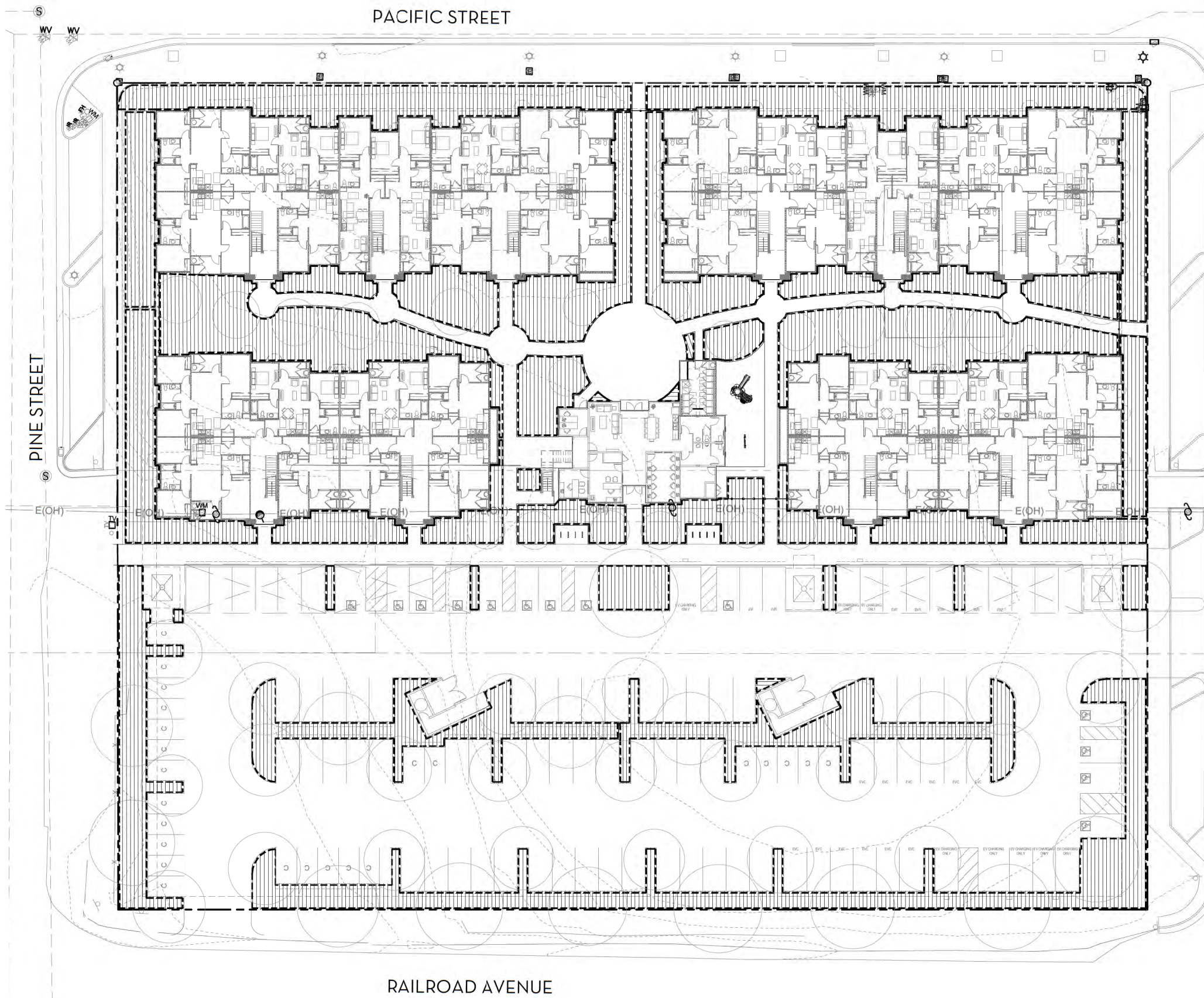
OUTDOOR GATHERING SPACES



TOT LOT PLAYGROUND



BIKE RACKS



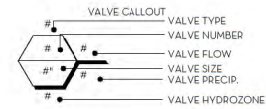
IRRIGATION SCHEDULE

SYMBOL MANUFACTURER/MODEL/DESCRIPTION

HUNTER RZWS-18-CV
18IN. LONG RZWS WITH INSTALLED .25 GPM OR 50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE

SYMBOL MANUFACTURER/MODEL/DESCRIPTION

AREA TO RECEIVE DRIPLINE
HUNTER HDL-06-18-CV
HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING, DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.



PACIFIC STREET APARTMENTS, ROCKLIN, CA 95677
PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A1	DRIP	LOW	0.2	0.81	27,132	0.25	6,692.26	264.815
A2	DRIP	MODERATE	0.5	0.81	6,819	0.62	4,230.26	156.228
A3	TREE BUBBLER	LOW	0.2	0.81	1,117	0.25	279.52	8.926
A4	TREE BUBBLER	MODERATE	0.5	0.81	479	0.62	297.08	9.569
TOTALS:					(A) 35,547	(B)	11,480.00	371,539

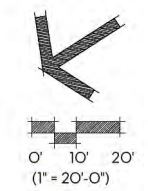
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A.4	N/A	N/A	0	0.00	0	0.00	0.00	0
TOTALS:				(C)	0	(D)	0.00	0

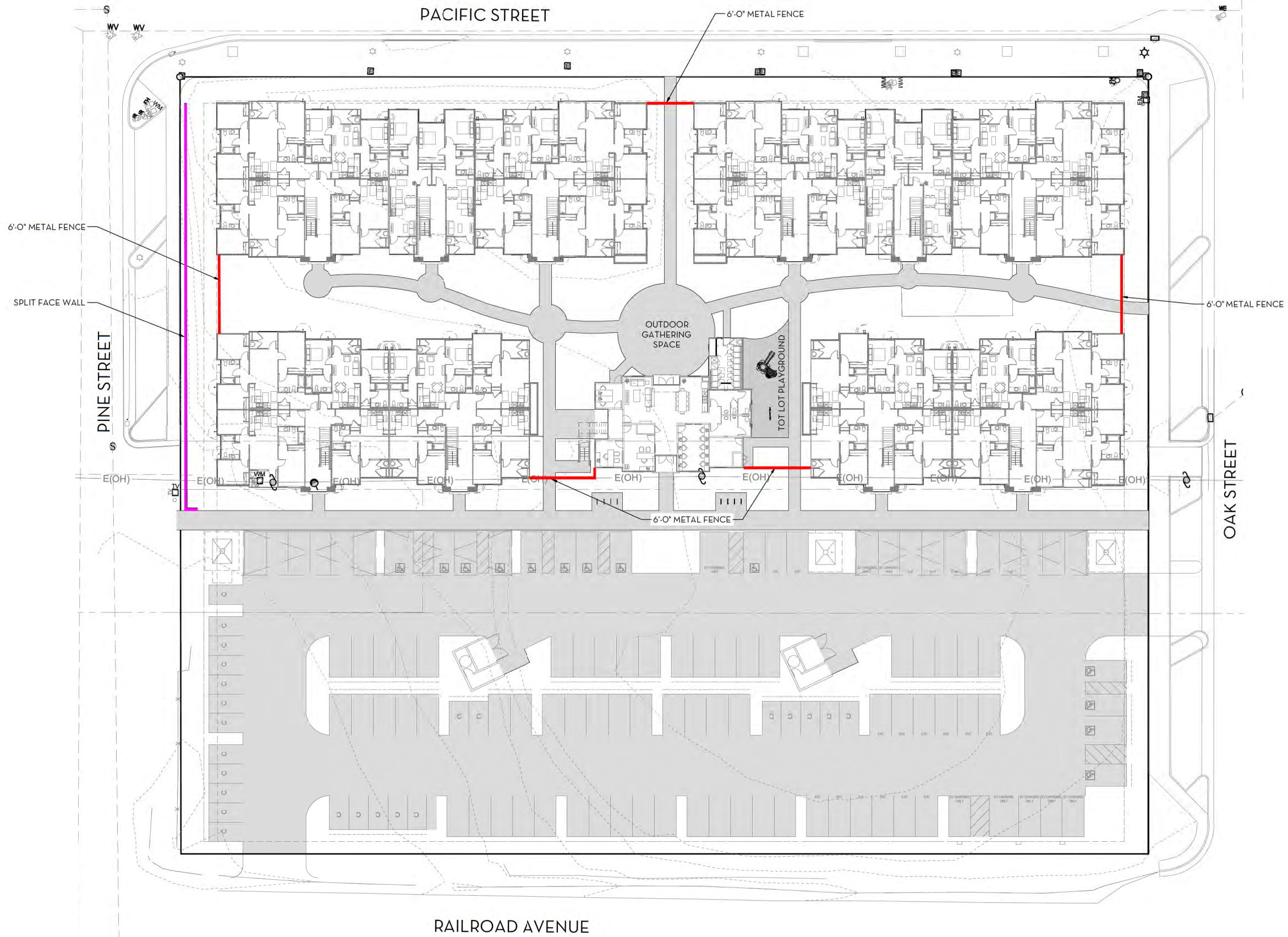
ETAF:	0.45	ETWU = (ETAF x 0.52 x AREA)	ETWU TOTAL:	371,539
ETAF:	0.45	MAWA = (ETAF x 0.22 (E.TAF + LA) + (E.TAF + SLA))	MAWA TOTAL:	37,699
			ETWU - MAWA	

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL, IRRIGATION (20 SF EA)

ETAF CALCULATIONS		
REGULAR LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B)	11,480.00
TOTAL AREA	(A)	35,547
AVERAGE ETAF	(B) / (A) =	0.32
ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	11,480.00
TOTAL AREA	(A + C)	35,547
SITEWIDE ETAF	(B + D) / (A + C) =	0.32

ASSUME THAT 80% OF A, 1 SHRUBS ARE 1 CM, 20% ARE MODERATE, 70% OF ALL TREES ARE LOW, 30% ARE MODERATE. ALL INFILTRATION AREAS ARE LOW AND ALL TUSE AREAS ARE HIGH. A FULL IRRIGATION PLAN AND MVELD DOCUMENT WILL BE SUBMITTED WITH CONSTRUCTION PLANS.





6'-0" METAL FENCE



SPLIT FACE WALL