



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: April 6, 2023

Project Name and Requested Approvals:

University Apartments

- General Plan Amendment (GPA2023-0001)
- General Development Plan Amendment (PDG2023-0004)
- Zoning Ordinance Amendment (Z2023-0003)
- Design Review (DR2023-0006)

Staff Description of Project:

Request for approval of a Design Review (DR2023-0006) to allow for the development of a 324-unit rental apartment community on 12.72 total acres. The project proposes a mix of one, two, and three-bedroom units in twelve (12) three-story buildings arranged around the site. The project proposes a mix of 307 market-rate units and 17 units affordable to very low-income households (approximately 5 percent of the total project).

The project includes a General Plan Amendment (GPA2023-0001) to change the land use designation of 0.41-acre of the site from Recreation Conservation (R-C) to Mixed Use (MU). A General Development Plan Amendment (PDG2023-0004) and Zoning Ordinance Amendment (Z2023-0003) are requested to change the zoning designation of 0.41-acre of the site from Open Space (OS) to Planned Development Light Industrial (PD-LI).

Location:

The project site is located west of University Avenue, east of Highway 65, and north of Sunset Boulevard. The Assessor's Parcel Numbers (APNs) are 017-276-005 and -006.

Land Use Designation(s)/Zoning:

The property is designated MU on 12.31 acres and R-C on 0.41 acre. The property is zoned PD-LI on 12.31 acres and OS on 0.41 acre. See discussion above.

This project **XX does** / **___ 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 that the project will be analyzed through an Addendum to the Northwest Rocklin Annexation Area Environmental Impact Report.

Applicant & Property Owner:

The property owner is UKI Rocklin LLC and El Macero Partners, LLC. The applicant is RSC Engineering, Inc. c/o Tiffany Wilson.

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: University Apartments

LOCATION: West of University Avenue, east of Highway 65, north of Sunset Boulevard

ASSESSOR'S PARCEL NUMBERS: 017-276-005-000 and 017-276-006-000

DATE OF APPLICATION (STAFF): 4/6/2023 **RECEIVED BY (STAFF INITIALS):** SM

FILE NUMBERS (STAFF): GPA 2023-0001 Z 2023-0003 PDG 2023-0004 DR 2023-0006 **FEES:** \$26,347

RECEIPT NO.: R53247
R53329

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: Pre-application meeting request materials submitted to City on February 27, 2023

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> General Plan Amendment (GPA)
Fee: | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: | <input type="checkbox"/> Use Permit (U)
<input 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 type="checkbox"/> BARRO Zone Application (BZ)
Fee: | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: | <input type="checkbox"/> Variance (V)
Fee: |
| <input checked="" type="checkbox"/> Rezone (Reclassification) (Z)
Fee: | <input checked="" type="checkbox"/> Design Review (DR)
Commercial Fee:
Residential Fee:
Signs Fee: | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee:
City Council Fee: |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: | | |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: | | <input type="checkbox"/> Modification to Approved Projects
Fee: |

File Number _____

Environmental Requirements: Exempt - Mitigated Negative Declaration -
(STAFF) EIR Addendum Negative Declaration - EIR - See Fee Schedule

RECEIVED
APR 06 2023
By SM

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>MU, R-C</u>	Acres: <u>12.7</u>	EXISTING	PROPOSED
Proposed: <u>MU</u>	Square Feet: <u>554,257 sf</u>	<input type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Zoning:	Dimensions: _____	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>PD-LI, OS</u>	No. of Units: <u>324 units</u>	<input type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>PD-LI</u>	Building Size: <u>372,025 sf</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <u>571 spaces</u>	<input type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: <u>449 spaces per DB</u>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Access: _____	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

PROJECT REQUEST: _____

USA Properties Fund, Inc. proposes to develop the 12.7-acre site with a 324-unit multi-family residential project.

A portion of the units will be affordable. See project description for additional information.

(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: William Jessup University

ADDRESS: 2121 University Avenue

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: 916-577-2200

EMAIL ADDRESS: jjackson@jessup.edu

FAX NUMBER: -

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

NAME OF APPLICANT
(If different than owner): USA Properties Fund, Inc.

CONTACT: Kris Steward, Plan Steward, Inc. representing USA Properties Fund, Inc.

ADDRESS 5716 Folsom Boulevard #339, Sacramento, CA 95819

CITY: Sacramento STATE: CA ZIP: 95819

PHONE NUMBER: 916-425-7906


EMAIL ADDRESS: kris@plansteward.com

FAX NUMBER: -

SIGNATURE OF APPLICANT Kris Steward

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: University Apartments
Location: West of University Avenue, east of Highway 65, north of Sunset Boulevard
Assessors Parcel Number(s): 017-276-005-000 and 017-276-006-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): General Plan Amendment, Rezone, Design Review
Name of person and / or firm authorized to represent property owner (Please print): Kris Steward, Plan Steward, Inc. on behalf of USA Properties Fund, Inc.
Address (Including City, State, and Zip Code): 5716 Folsom Boulevard, #339 Sacramento, CA 95819
Phone Number: 916-425-7906
Fax Number: N/A
Email Address: kris@plansteward.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input type="checkbox"/>) Unrestricted (<input checked="" type="checkbox"/>) Valid until: April 1, 2025
Owners Authorization Signature & Date:  04/04/23
Owners Name (Please Print): William Jessup University contact: Dr. John Jackson
Owners Address (Including City, State, and Zip Code): 2121 University Avenue Rocklin, CA 95765
Phone Number: 916-577-2200
Email Address: jjackson@jessup.edu



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** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, Kris Steward, Plan Steward, Inc., the applicant or applicant's representative, **have** / **have not** (circle 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.

Kris Steward
Signature

March 30, 2023
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, Kris Steward, Plan Steward, the applicant or applicant's representative, have read the information above and understand its meaning.

Kris Steward
Signature

March 30, 2023
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, XX 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: March 30, 2023

Applicant: Kris Steward

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.

Kris Steward, Plan Steward, Inc.

Applicant's Name (printed)

Kris Steward

Applicant's Signature

April 4, 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) West of University Avenue, east of Highway 65, north of
Sunset Boulevard

ASSESSORS PARCEL # 017-276-005-000 and 017-276-006-000

NAME OF PROJECT University Apartments

CONTACT/APPLICANT Kris Steward, Plan Steward, Inc. on behalf of USA Properties Fund, Inc.

ADDRESS 5716 Folsom Boulevard #339, Sacramento, CA 95819

PHONE 916-425-7906 **EMAIL** kris@plansteward.com

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

USA Properties Fund, Inc. proposes a 324-unit multi-family residential project on a 12.7-acre site west of William
Jessup University. A portion of the units will be affordable. See attached project description for more information.

Property size:	<u>554,257 sf</u>	<u>12.7 acres</u>
	Square Feet	Acres
Land Use:	<u>Vacant, undeveloped</u>	<u>Multi-family residential</u>
	Existing	Proposed

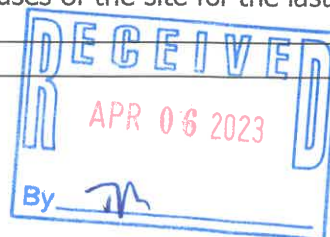
RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification. _____
Site is in the Northwest Rocklin General Development Plan

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: _____
Northwest Rocklin Annexation EIR (2002) SCH #99102012

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
<u>Section 404 Nationwide Permit or Letter of Permission (USACE), Section 401 Water Quality Certification (RWQCB)</u>			
<u>NPDES Construction General Permit (RWQCB)</u>			

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



SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
Site is characterized by rocky rolling terrain gently sloping to the north. Vegetation is comprised of annual grassland. Study area contains potential waters of the U.S. (vernal pool, seasonal wetland swales, and intermittent drainages. No trees are on the site.

2. What are the surrounding land uses?
East Jessup University West Highway 65 North Open Space South Proposed 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? No

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? _____
If so, describe in detail, or refer to attached soils report.

Soils have low to medium plasticity and low expansion potential. See Geotechnical Report (March 2023).

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site Approximately 300,000 cy will be moved on the site. Site will balance
 - b. Deposited on the site N/A
 - c. Removed from the site N/ADisposal 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?
If so explain. If not, why not. The project will change drainage patterns on the site. Drainage will be piped. The project will not change the quality of groundwater.

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

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? If so how will they be impacted by the project? Yes. There are seasonal wetland swales (0.132 acre), vernal pools (0.103 acres) and intermittent drainages on the site. The resources will be impacted by the project.
12. Are there any trees or shrubs on the project site? No
What types? -
Are any to be removed or transplanted? -
State the location of transplant site: -
State the number & species to be removed: -
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
A Biological Resources Assessment will be prepared to identify species on the site.
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? Yes. Construction operations and project operations will create noise.
15. What type of equipment will be associated with the project during construction?
Typical earth-moving equipment associated with construction operations (bulldozers, scrapers, excavators, water truck).
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.
Construction operations will create air pollutants (Nox, CO2, PM). Project operations would create the same emissions.
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties; Yes. Project construction will produce dust and emissions. Operations will produce dust, emissions, and occasional odors.
18. Will the project create any new light source, other than street lighting? If yes, describe below:
Yes. Project will include parking lot lighting, building lighting, and lights on walkways.
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? William Jessup University is across University Avenue.

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

Size of new structure(s) or addition in gross square feet: 372,025 sf
 Building height measured from ground to highest point in feet: 40 feet
 Number of floors/stories: one (clubhouse) and three stories (residential)
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: 33 feet to top plate, 38 feet to top of parapet
 Project site coverage: Building 128,263 sf sq.ft. 24% %
 Landscaping _____ sq.ft. _____ %
 Paving _____ sq.ft. _____ %
 Exterior building materials: Cement plaster, decorative perforated metal panel, glazing
 Exterior building colors: Pearly White, Light Grey, Light Tan, Brown Beige, Toffee Brown, Slate Blue
 Wall and/or fencing material: Open view tubular steel around pool, split face CMU for trash enclosures
 Total number of off-street parking spaces required: 449 spaces (DB) Provided: 571 spaces
 Total number of bicycle parking spaces: Bicycle parking will be located adjacent to buildings and clubhouse

25. Is there any exposed mechanical equipment associated with the project? Yes
 Location and screening method Rooftop mechanical equipment will be screen by parapets

26. RESIDENTIAL PROJECTS

Total lots Two Total dwelling units 324 units
 Density/acre 25 units/acre Total acreage 12.7 acres

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			324 units
Size of lot/unit			
Studio			
1 Bedroom			74 units
2 Bedroom			169 units
3 Bedroom			81 units
4+ Bedroom			

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

Type of use(s): N/A
 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? 236 tons
 (324 units x 4 pounds per day per unit x 365 days / 2,000 lbs) = 263 tons

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? Yes - William Jessup University
 If the project involves any hazardous material, explain: N/A
30. How many new residents is the project estimated to generate? 927 (2.86 people/household)
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? Traffic analysis will be prepared to estimate vehicle trips.
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? Yes
 If yes, explain Project will introduce residents, pedestrians, and vehicles to the site.
34. How close is the project to the nearest public park or recreation area? 0.4 mile - Azevedo Park on Wildcat Blvd.
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 consistent with CALGreen Code.
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas Pacific Gas & Electric
 Telephone Various
 Water Placer County Water Agency (PCWA)
 Sewer South Placer Municipal Utility District (SPMUD)
 Storm Drainage City of Rocklin
 Solid Waste Recology Auburn Placer
38. Will the project block any vista or view currently enjoyed by the public? Yes, development of the site will change the view of the site.
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? No
40. Are there any archaeological features on the site? Unknown. If so, will the project result in any impact to these features? A cultural resources records search will be conducted for the site.

University Avenue Apartments

Project Description

April 2023

USA Properties Fund, Inc. (Applicant) proposes the University Avenue Apartments, a 324-unit rental apartment community west of University Avenue near William Jessup University in northwest Rocklin.

Location. The 12.7-acre project site is west of University Avenue, east of Highway 65, and north of Sunset Boulevard in the City of Rocklin. The site is Parcels 5 (6.75 acres) and 6 (5.97 acres) of the William Jessup University Tentative Parcel Map (DL2015-0005). The project site, owned by William Jessup University, consists of APNs 017-276-005-000 and 017-276-006-000.

Site Characteristics. The roughly rectangular 12.72-acre (gross) and 11.23-acre (net)¹ project site is vacant and undeveloped. Roadway frontage and landscape improvements have been installed adjacent to University Avenue.

The site is characterized by rocky rolling terrain gently sloping north at elevations ranging from 140 to 155 feet. Vegetation consists of annual grassland dominated by non-native annual grasses with no trees. The site contains approximately 0.237 acres of wetland resources including seasonal wetland swales, vernal pools, and intermittent drainage.

In 2005-2006, a paved utility road, sewer, and drainage improvements were installed along the south and west boundaries of the site as part of a South Placer Municipal Utility District (SPMUD) sewer project. A 20-foot sewer easement contains a sewer line with a paved sewer access road over the line. Culverts beneath the sewer access road enable drainage from the site north to wetland features and pond north of the site.

Surrounding Uses. University Avenue is on the east site boundary, and the William Jessup University campus is farther east. State Route 65 and adjacent landscaping are west of the site, and the parcel to the north is open space with wetland resources and a pond. The parcel to the south is currently vacant and approved for the 20-acre Estia at Rocklin project with 181 one- and two-bedroom detached rental units. The 10-acre University Square commercial project proposed near the corner of University Avenue and Sunset Boulevard will include retail, restaurants, and a hotel.

Proposed Project

USA Properties Fund, Inc. (Applicant) proposes the University Avenue Apartments, a 324-unit rental apartment community west of University Avenue near William Jessup University in northwest Rocklin. The University Avenue Apartments project provides housing opportunities proximate to the university and retail services planned at University Avenue and Sunset Boulevard.

¹ Net acreage equals gross acreage (12.72 acres) without the 1.49-acre sewer easement.

A mix of one, two, and three-bedroom units are planned in twelve three-story buildings arranged around the site. The apartment unit mix consists of 307 market-rate units and 17 units affordable to very low-income households. Two market rate units will be manager units. The project density is 25.5 units per acre with a floor area ratio of 0.67 and site coverage of 24% (128,263 sf/536,482 sf).

A single-story clubhouse/amenity building containing lounge areas, meeting space, fitness room, and the leasing office is near the project entry. A swimming pool, playground, outdoor kitchen, and other outdoor amenities are internal to the site. Vehicle access will be provided from a driveway on University Avenue, and drive aisles will access the site. Surface parking lots adjacent to the residential buildings will include 571 off-street parking spaces. All units are accessible by sidewalks among the buildings and outdoor amenities.

Residential Units. The project will include a mix of one, two, and three-bedroom apartment homes ranging from 722 to 1,240 square feet (sf). The average unit size is 993 sf. Floorplans include a full kitchen, living space, bedroom(s), bathroom(s), storage, washer and dryer, patio, and balcony.

Bedrooms/Baths	Unit Area	Number of Units	Percentage of Units
1 bedroom/1 bath	722 sf	74 units	23%
2 bedroom/2 bath	994 sf	169 units	52%
3 bedroom/2 bath	1,240 sf	81 units	25%
		324 units	100%

Affordable Housing. Of the 324 units, 17 (5%) will be rental units affordable to very low-income households with incomes less than 50% of the area median income (AMI). Affordable rental units, maximum incomes, and maximum rents will set a 55-year term in a recorded affordability restriction. The project assists the City in meeting its housing goals and obligations under the Regional Housing Needs Allocation (RHNA).

Amenities. Community amenities include a 5,390+ sf single-story clubhouse/amenity building near the project entry with lounge areas, large-screen television, meeting space, working spaces, fitness room, and leasing office. Outdoor amenities feature a swimming pool, playground with play equipment, outdoor game and lawn area, pet wash station, patio with an outdoor kitchen, bar seating, and tables adjacent to the clubhouse and pool area. Two amenity areas with hardscape features, outdoor seating, and grills are in central landscaped areas.

Design Concept. The project design is generally consistent with the City Design Review Guidelines and the University Architectural District Guidelines. The proposed project’s design concept consists of a contemporary style of rectilinear forms projecting in multiple planes. The buildings feature strong forms with alternating building materials (cement plaster, vertical tile, decorative perforated metal panels) and colors that create shadowing and depth.

The body finish will be a concrete plaster system with scored construction joints that create an irregular grid window pattern and horizontal siding. Varying flat rooflines create interest in the massing and form of the three-story buildings. The three building types will feature a similar color scheme (pearly white, light grey, light tan, brown beige, toffee brown, and slate blue beige). Color changes, recessed planes, metal railings on balconies, perforated metal panels, and light fixtures will create visual interest. The building elevations

complement William Jessup University and offer architectural interest on University Avenue. The maximum building height will be approximately 33 feet to the roof and 38 feet to the parapet. Parapets will screen the building-attached mechanical equipment and rooftop photovoltaic panels from ground view.

Landscape Concept. The project will install landscape improvements on the University Avenue frontage. The landscape concept is water-efficient, low maintenance, and will complement the buildings and enhance the site’s aesthetic. Low-profile landscaping, screening shrubs, and shade and canopy trees are planned. The planting design features various Mediterranean-style, native, drought-tolerant, and low-fuel species to create layers of color and text to complement the architectural style and setting. HVAC units will be roof-mounted and screened from sight to create more areas for landscaping.

Access and Circulation. Vehicular access to the project will be from a driveway on University Avenue. Drive aisles will provide internal access throughout the site. The project entry will not be gated. A gated emergency vehicle access (EVA) in the site’s southwest corner connects south to the Estia at Rocklin project. Accessible pedestrian paths are planned around the buildings to provide a walking route for residents. Paths will connect to sidewalks on University Avenue.

Parking. The project requires 449 off-street parking spaces (1.4 spaces per unit) under the State Density Bonus law (65915(p)) and 692 spaces (2.1 spaces/unit) under Rocklin Zoning Code Section 17.66.020.

		State Density Bonus Law Govt Code 65915(p)(1)		Rocklin Zoning Code 17.66.020	
Unit Type	Units	Parking Ratio	Spaces Required	Parking Ratio	Spaces Required
1 Bedroom	74	1 space/unit	74	1.5 space/unit	111
2 Bedroom	169	1.5 spaces/unit	254	2 spaces/unit	338
3 Bedroom	81	1.5 spaces/unit	122	2 spaces/unit	102
Guest	-	-	-	0.25 space/unit	81
Total	324		449		692
Spaces/Unit			1.4		2.1

The project provides 571 uncovered parking spaces in surface parking areas adjacent to apartment buildings, including spaces for residents and guests. A density bonus concession is requested to vary from the development standard (RMC 17.66.020.A) of one covered parking space per unit.

	Parking Spaces	Percentage of Total
Standard Spaces	329	58%
Accessible Spaces	12	2%
EV Charging Spaces	29	5%
EV Ready Spaces)	143	25%
EV Capable Spaces	58	10%
Total Parking	571	100%
Ratio	1.8 spaces/unit	

The project's parking ratio of 1.8 spaces per unit is between the ratios of the State density bonus law (1.4 spaces per unit) and the Zoning Ordinance (2.1 spaces per unit). Ten percent of parking spaces will be electric vehicle charging station capable. The proposed parking ratio of 1.8 spaces per unit is comparable to the parking supply at other apartment communities owned and managed by USA Properties. Bicycle parking is planned throughout the site adjacent to apartment buildings at the clubhouse.

Sustainability Features. The project design incorporates sustainable features consistent with the California Green Building Standards Code (CALGreen), including electric vehicle charging spaces. The north-south orientation of buildings maximizes passive solar access and natural lighting. The project will include rooftop photovoltaic systems.

Fencing. Post and cable fencing will be installed on the north and east sides of the site between the project and the adjacent sewer access road. The pool will be enclosed by a six-foot black open-view tubular steel fence, and trash enclosures will be constructed of concrete masonry with metal gates. Retaining walls, varying in height, are planned on various site segments, including the site's south edge. A six-foot masonry wall will be installed on the shared property line with the Estia project to the south. The University Avenue frontage will not be fenced.

Signage. One freestanding community-identification monument sign is proposed on the University Avenue frontage adjacent to the entry. Monument sign building materials and colors will complement the project design style and palette.

Refuse Collection. Trash enclosures throughout the site are within a short distance of each unit. Trash enclosures, designed to accommodate trash and recycling dumpsters, will be constructed of tan split-face concrete masonry units and metal doors painted to match the building color schemes.

Grading, Phasing, and Construction. Site grading will occur in one phase, and approximately 300,000 cubic yards of material will be moved, with no import or export of material. The project will be graded and constructed in a single phase and will take approximately fourteen months to complete.

Project Ownership and Management. The project will be owned and managed by USA Properties Fund, Inc. USA Properties has developed, constructed, or rehabilitated more than 12,000 family and senior apartments in approximately 90 communities throughout California and Nevada. USA Properties owns and manages over thirty apartment communities in the Sacramento region. Two residential units for managers will be included in the project.

Entitlement Request. The following entitlements are requested to implement the project ²:

- General Plan Amendment to change the land use designation of approximately 0.41 acres from Resource-Conservation (R-C) to Mixed Use (MU);
- Amendment of the Northwest Rocklin General Development Plan and Rezone to change the designation of approximately 0.41 acres from Open Space (OS) to Planned Development – Light Industrial (PD-LI);
- Density Bonus development standard concession for covered parking;
- Design Review of the site design, architecture, and landscaping for a 324-unit multi-family residential project; and
- Lot Merger to merge Parcels 5 (6.75 acres) and 6 (5.97 acres) into a single parcel.

General Plan and Zoning Designations. The site is designated Mixed Use (MU) and Recreation/Conservation (R-C) in the General Plan. Almost all of the site is designated MU, and three small areas totaling 0.41 acres adjacent to the north property line are designated R-C. The MU designation allows for residential and non-residential uses. The R-C designation is applied to lands of existing and future recreational use and areas of important environmental resources.

The site is designated in the Northwest Rocklin General Development Plan (NR GDP) as Planned Development – Light Industrial (PD-LI) and Open Space (OS). The PD-LI designation applies to the site except for the three small areas (0.41 acres) on the north property line designated OS. The PD-LI zoning is intended for light industrial uses such as manufacturing, assembly, research and development, and office uses. The OS designation corresponds to the small areas with the R-C General Plan designation.

The project includes a General Plan Amendment to change the land use designation of the 0.41-acre area from R-C to MU. A General Development Plan Amendment/Rezone is requested to change the zoning designation of the 0.41-acre area from OS to PD-LI. Changing land use designations for the 0.41 acres will be consistent with the site’s land use designations.

Acres	General Plan Designation		Zoning Designation	
	Mixed Use (MU)	Recreation-Conservation (R-C)	Planned Development-Light Industrial (PD-LI)	Open Space (OS)
Existing	12.31	0.41	12.31	0.41
Proposed	12.72	0	12.72	0

² The University Avenue Apartments project is a “housing development project” under the Housing Accountability Act (Government Code 65589.5) and Senate Bill 330. On February 27, 2023, USA Properties Fund, Inc. submitted a Preliminary Application to the City of Rocklin under Government Code section 65941.1(a) as enacted by SB 330. This project description accompanies the Formal Application to the City of Rocklin under section 65941.1(d)(1).

Permitted Use. The MU General Plan designation contemplates many uses, including multi-family residential. The General Plan standards for the MU designation require a density between 10 and 40 dwelling units per acre and a floor area ratio (FAR) between 0.25 to 1.6. The multi-family residential project has a density of approximately 25.5 units per acre and a FAR of 0.67. The project is consistent with the MU General Plan designation.

Residential uses are prohibited in the PD-LI zone (NR GDP Table 7³). Although the zoning (PD-LI) is inconsistent with the General Plan designation (MU), rezoning is not required because the project is consistent with the objective General Plan standards and criteria (Government Code 6589.5(j)(4)).

Development Standards. The project is consistent with the NWR GPD development standards for the PD-22+ designation ⁴.

Development Standard	NWR GDP Table 9 PD-22+ Designation	Proposed Project	Consistent with standard?
Maximum units per gross acre	None	25.5 units/gross acre	Yes
Minimum units per gross acre	22	25.5 units/gross acre	Yes
Minimum lot area (sf)	2 acres	12.7 acres	Yes
Minimum Lot Width			
Interior	70 feet	N/A	N/A
Corner	80 feet	N/A	N/A
Setbacks			
Front	20 feet	20 feet	Yes
Front Porch	N/A	N/A	N/A
Front Entry Garage	N/A	N/A	N/A
Side, Interior North	15 feet	65 feet	Yes
Side, Interior South	15 feet	20 feet	Yes
Side, Street	15 feet	N/A	N/A
Rear	15 feet	120 feet	Yes
Maximum lot coverage	70%	24%	Yes
Maximum Building Height			
Principal building	50 feet	38 feet to parapet	Yes
Accessory building	14 feet	N/A	N/A

³ Northwest Rocklin General Development Plan, Ordinance 1060, Exhibit C, December 13, 2006.

⁴ The NR GDP PD-22+ development standards were applied to the proposed project because the site is in the NR GDP, the project’s density is consistent with the PD-22+ designation, and the standards are objective.

Density Bonus. The project includes a request for a Density Bonus, consistent with California Government Code (GC) Sections 65915 - 65918. The proposed project will provide 17 units (5%) affordable and restricted to very low-income households and is eligible for a 20% density bonus (GC Section 65915(f)(2)). The project density is 25.5 units per acre which is consistent with the PD-22 zone standards that require a minimum of 22 units per acre with no maximum density. Therefore, the project does not require density bonus units.

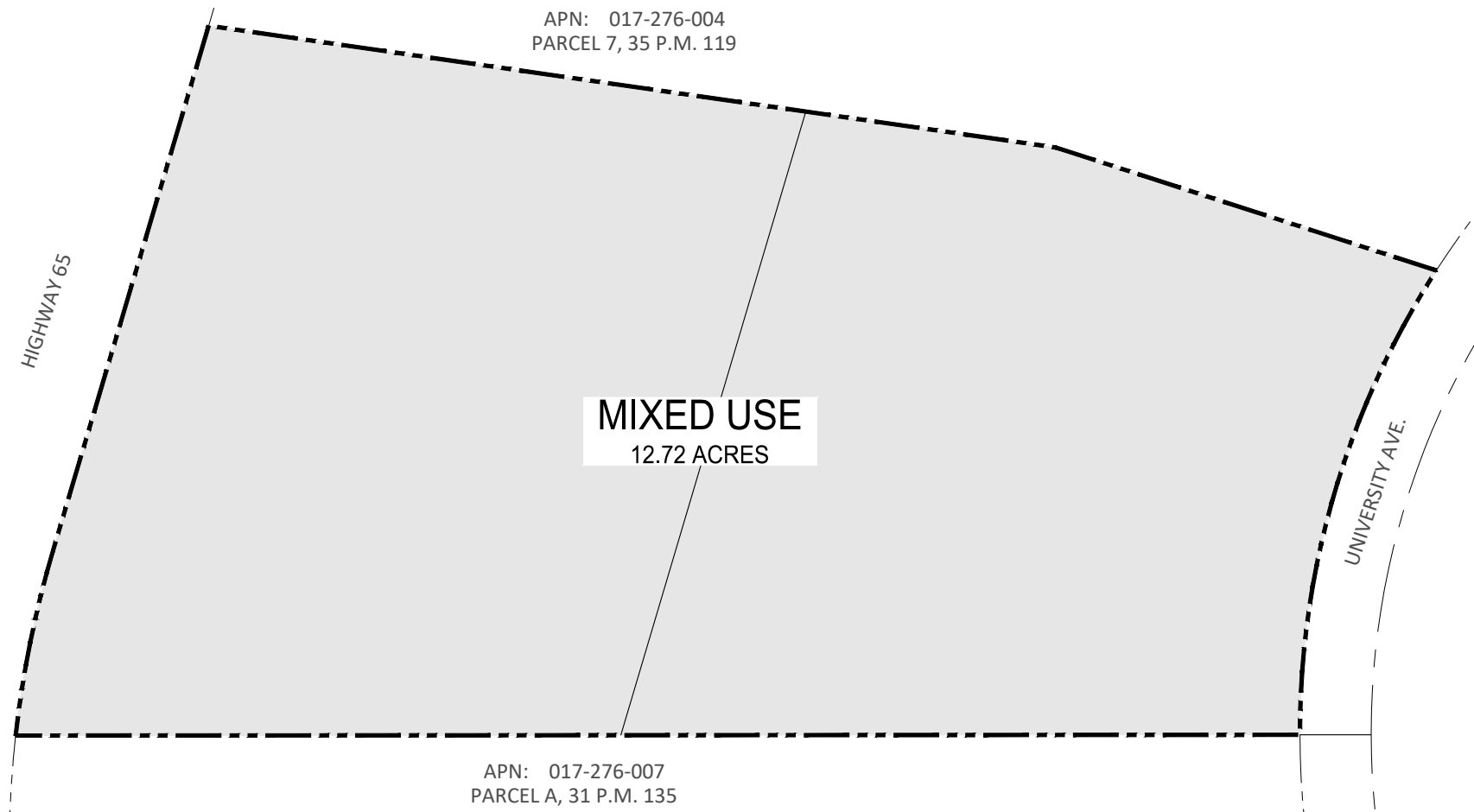
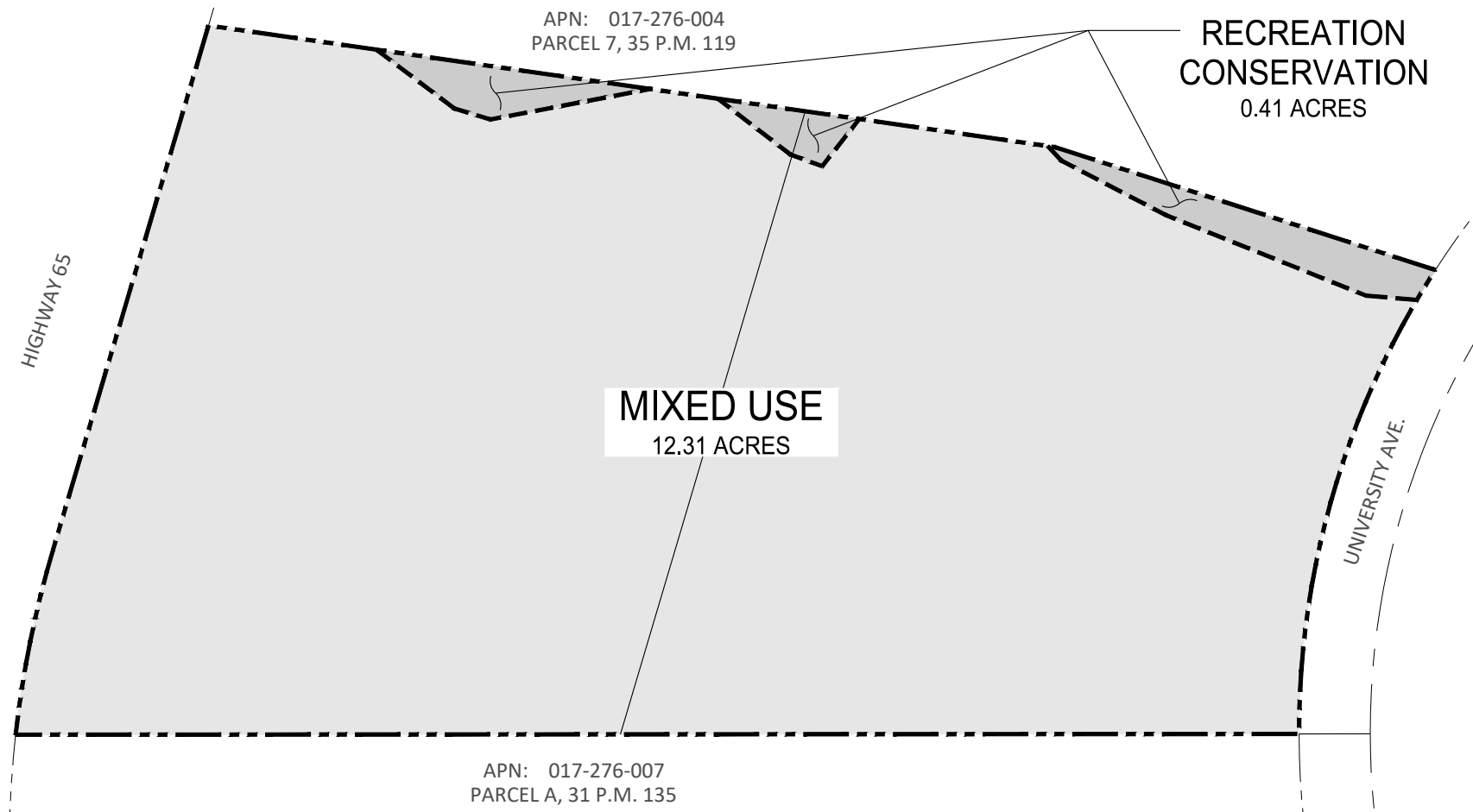
GC Section 65915(d)(2)(A) allows projects with 5 percent of units affordable to very low-income households one incentive or concession. Incentives or concessions are defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in a setback or minimum square footage requirements; or
- Approval of mixed-use zoning; or
- Other regulatory incentives or concessions which result in identifiable and actual cost reductions.

One concession is requested to vary from the development standard requiring at least one covered parking space per unit (RMC 17.66.020.A)

UNIVERSITY AVENUE
APARTMENTS
**GENERAL PLAN
AMENDMENT
EXHIBIT**
APRIL 2023

GENERAL PLAN DESIGNATION	ACREAGE	
	EXISTING	PROPOSED
MIX USED	12.31	12.72
RECREATION - CONSERVATION	0.41	0
TOTAL	12.72	12.72

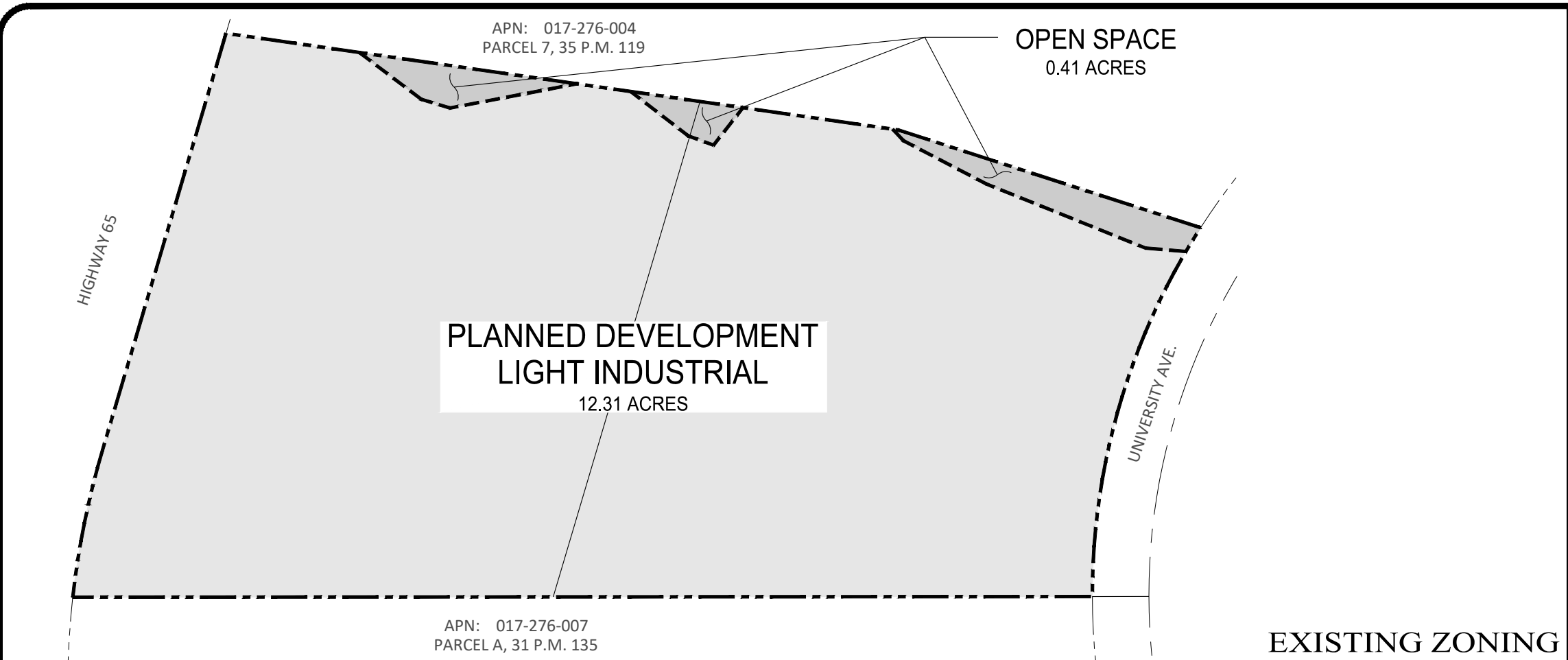


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"EXCELLENCE"

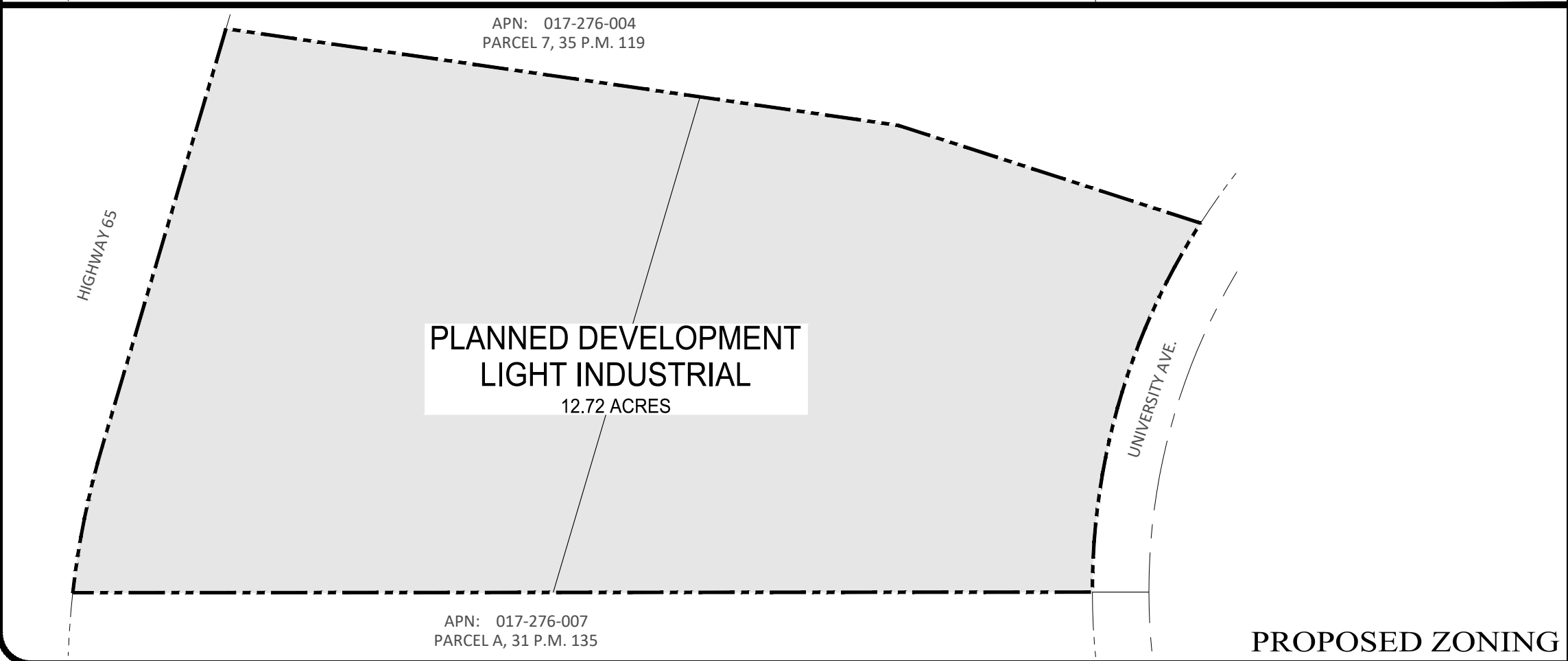
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500

UNIVERSITY AVENUE
APARTMENTS
REZONE EXHIBIT
APRIL 2023

ZONING DESIGNATION	ACREAGE	
	EXISTING	PROPOSED
PLANNED DEVELOPMENT - LIGHT INDUSTRIAL	12.31	12.72
OPEN SPACE	0.41	0
TOTAL	12.72	12.72



EXISTING ZONING



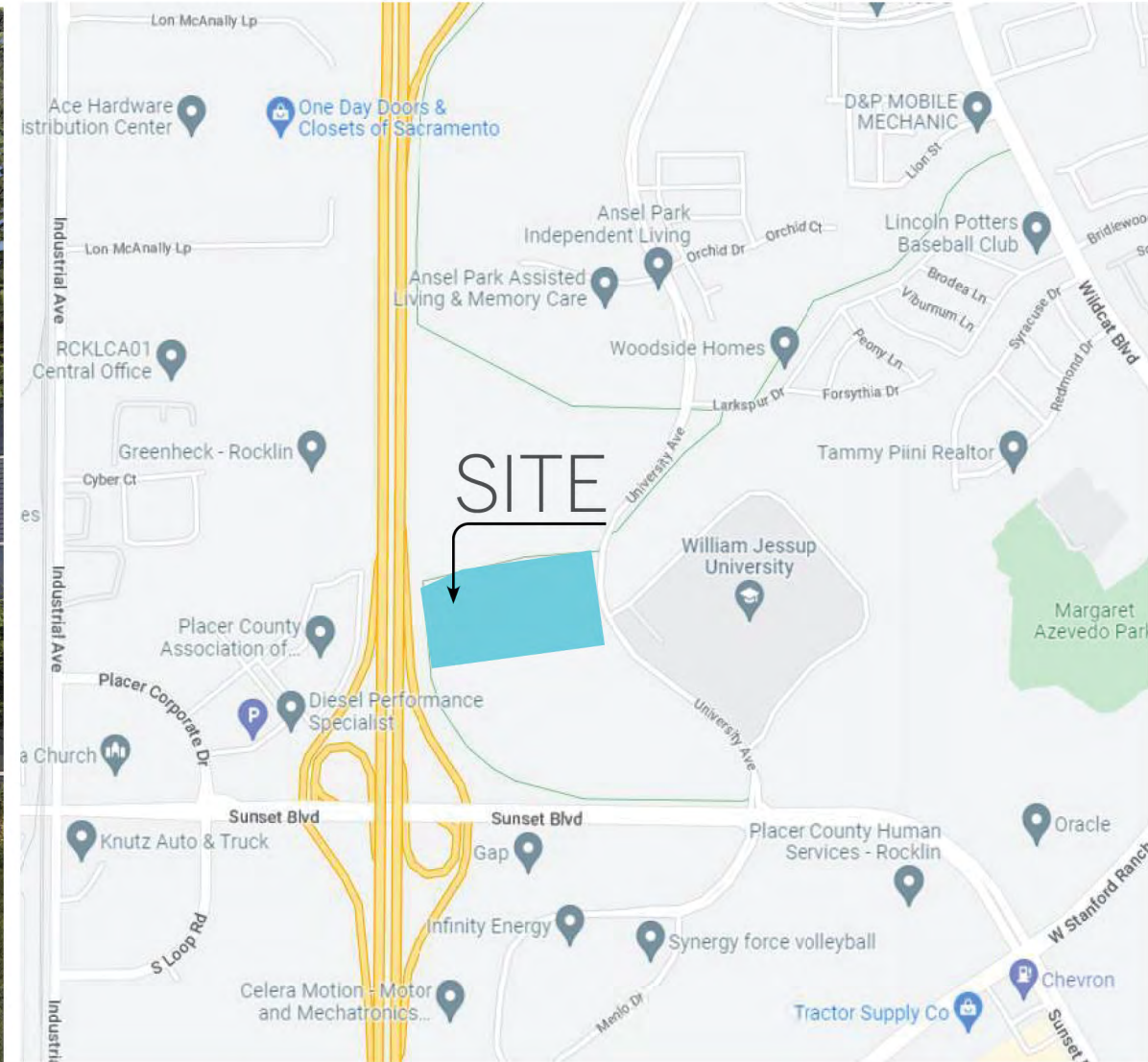
PROPOSED ZONING



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LPAS
Architecture + Design



UNIVERSITY AVENUE APARTMENTS

Rocklin, CA

ENTITLEMENT SET

PROJECT NO. 855-0024

April 03, 2023

PROJECT TEAM

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Email: joe@uborainc.com

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GENERAL

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A.03	EXTERIOR RENDERING
A.04	OVERALL SITE PLAN
A.05	PARTIAL SITE PLAN
A.06	PARTIAL SITE PLAN
A.07	PARTIAL SITE PLAN
A.08	PARTIAL SITE PLAN
A.09	SITE DETAILS
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A.21	UNIT PLANS
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A.29	EXTERIOR ELEVATIONS - BUILDING D
A.30	EXTERIOR ELEVATIONS - CLUBHOUSE

LANDSCAPE

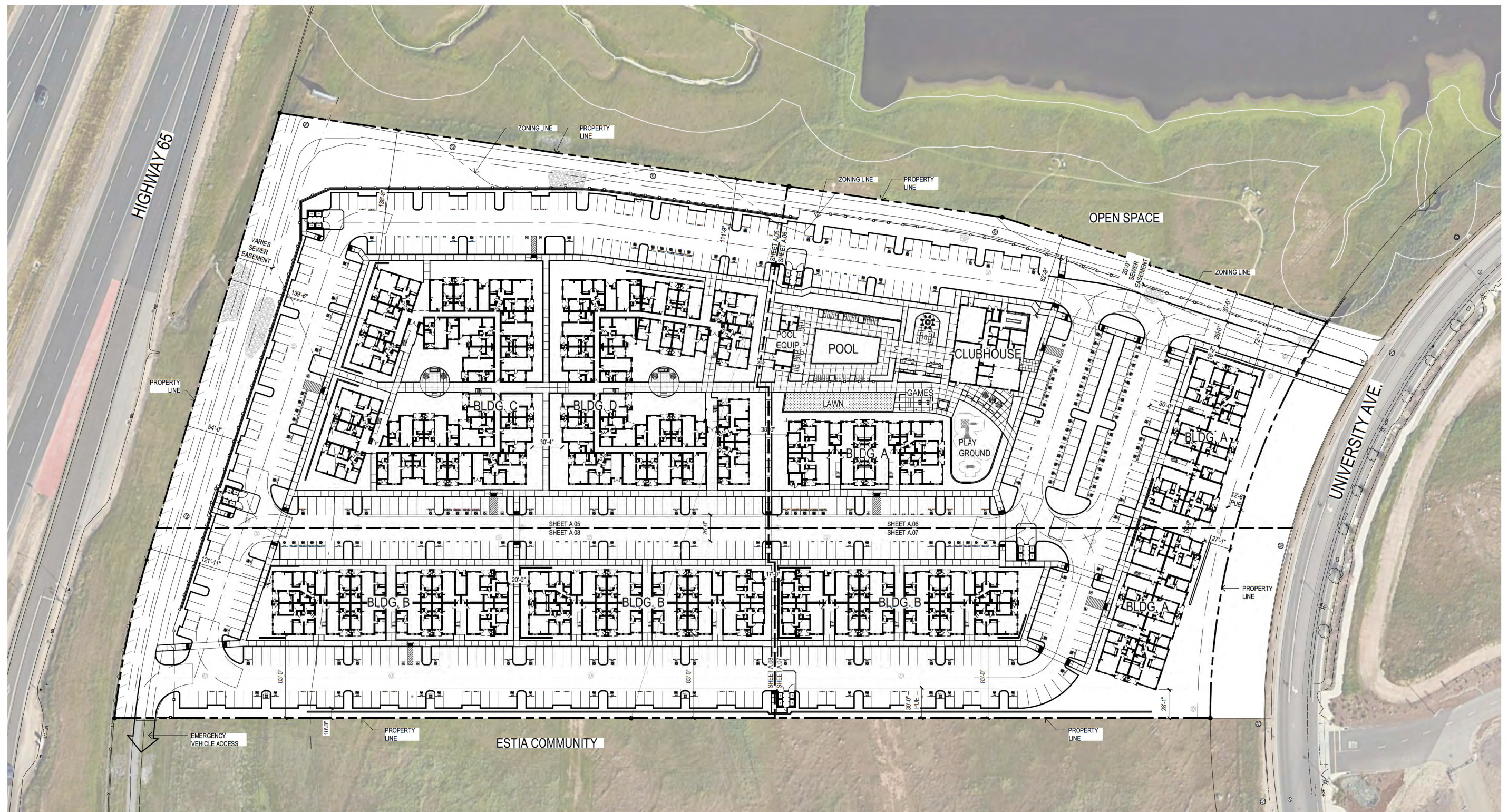
L.00	LANDSCAPE SCHEDULE & NOTES
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L.04	PARTIAL LANDSCAPE PLAN
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L.06	SHADE CALCULATION PLAN

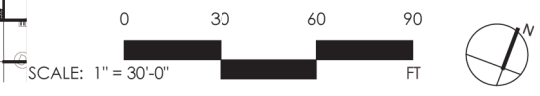
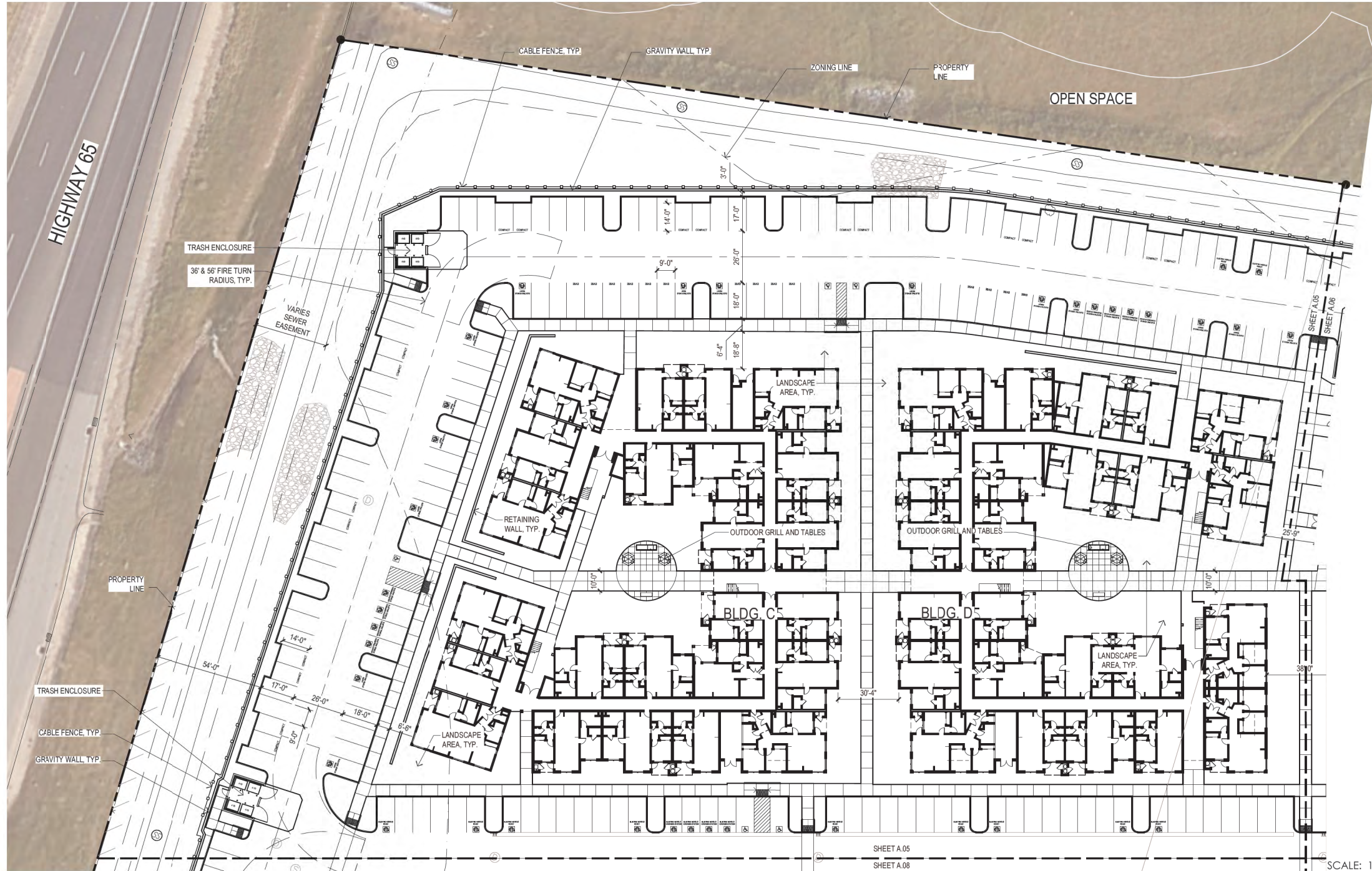
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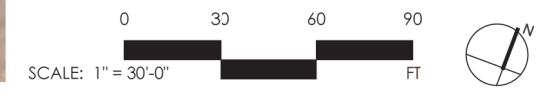
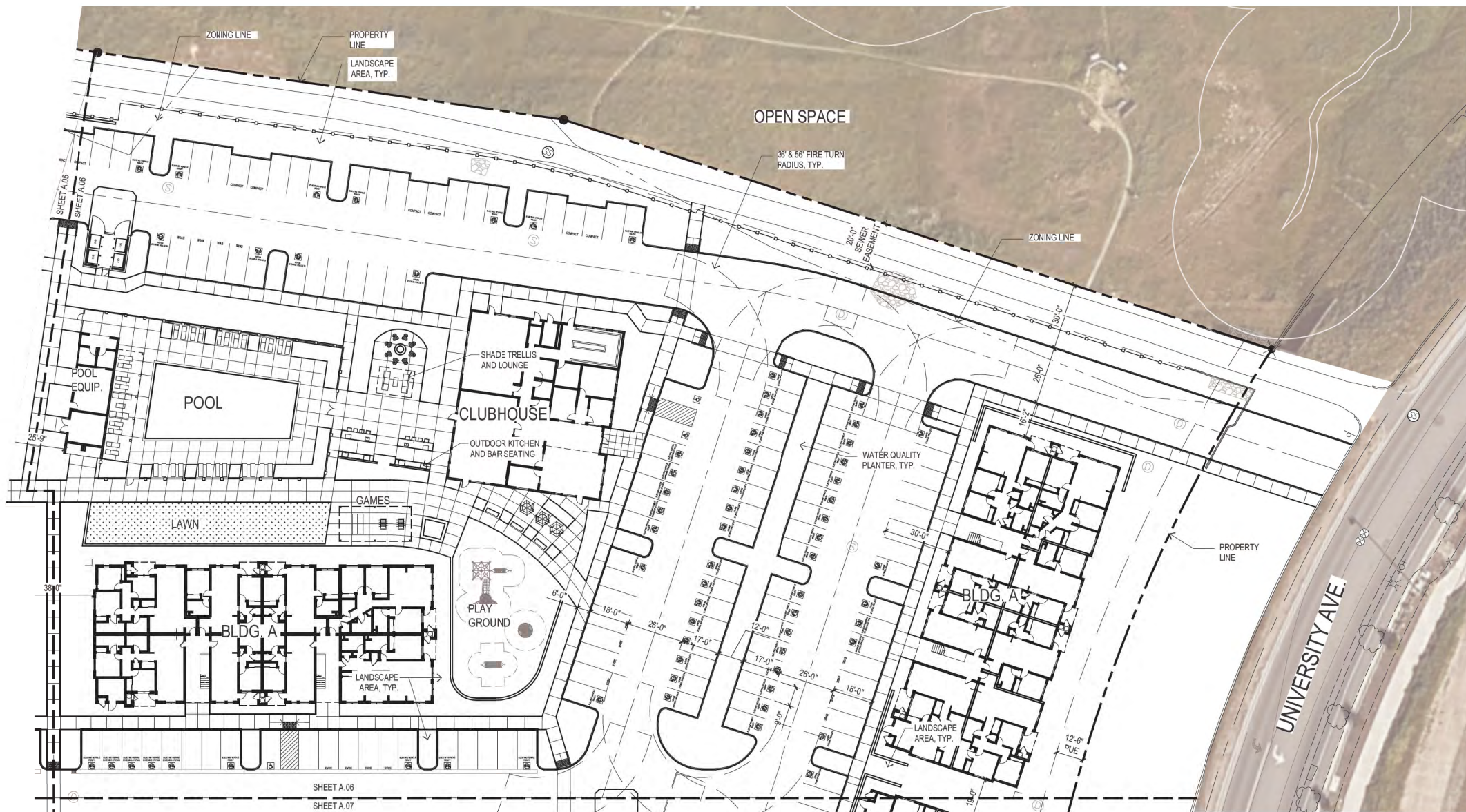
C.1.0	GRADING & DRAINAGE PLAN
C.1.1	GRADING SECTION
C.2.0	UTILITY PLAN

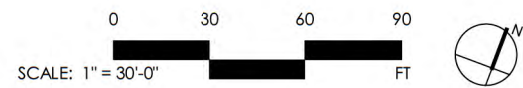
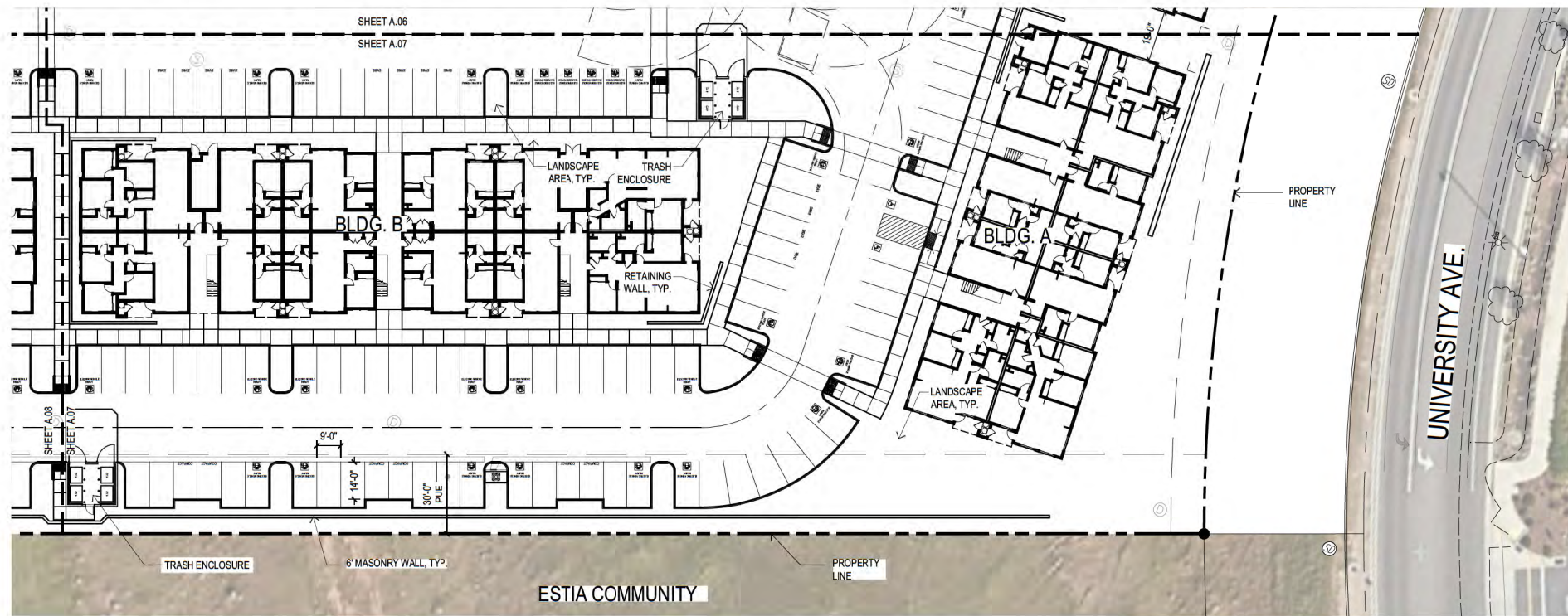


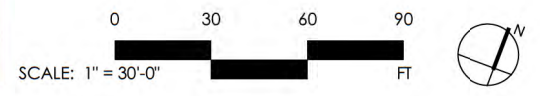
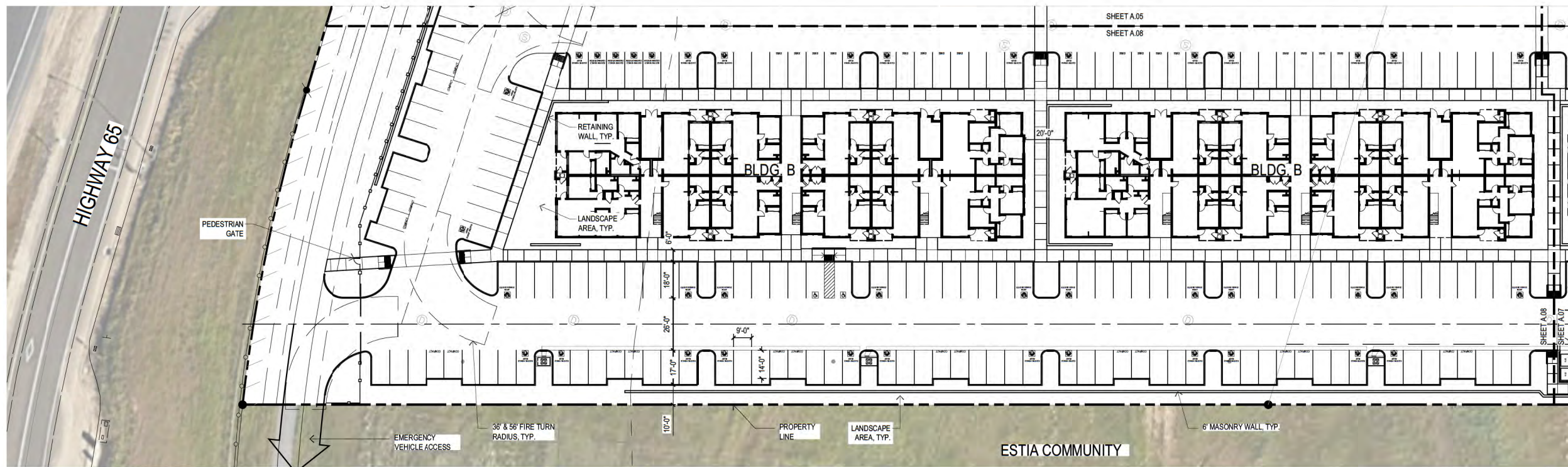


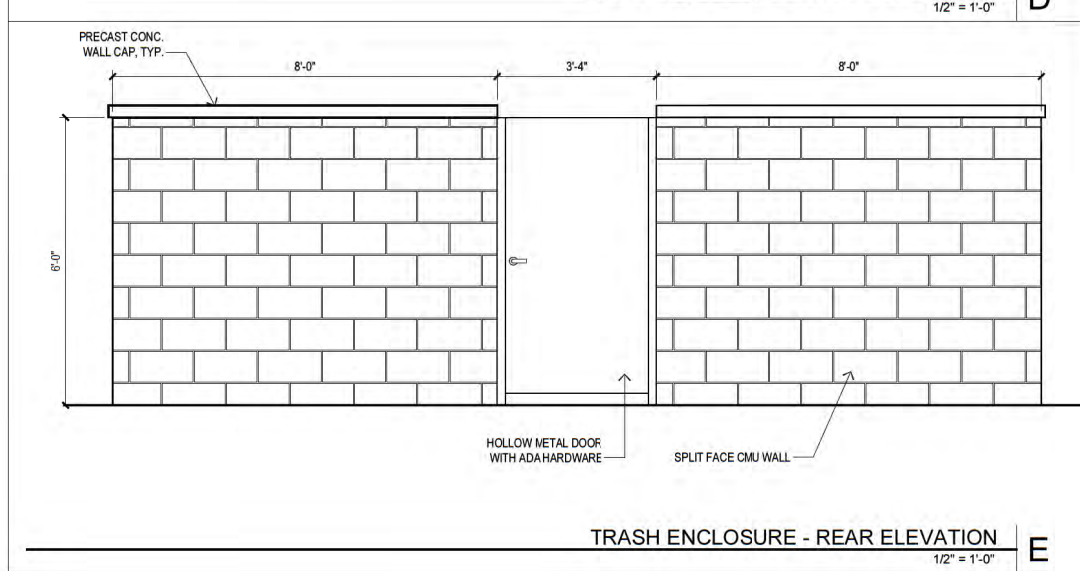
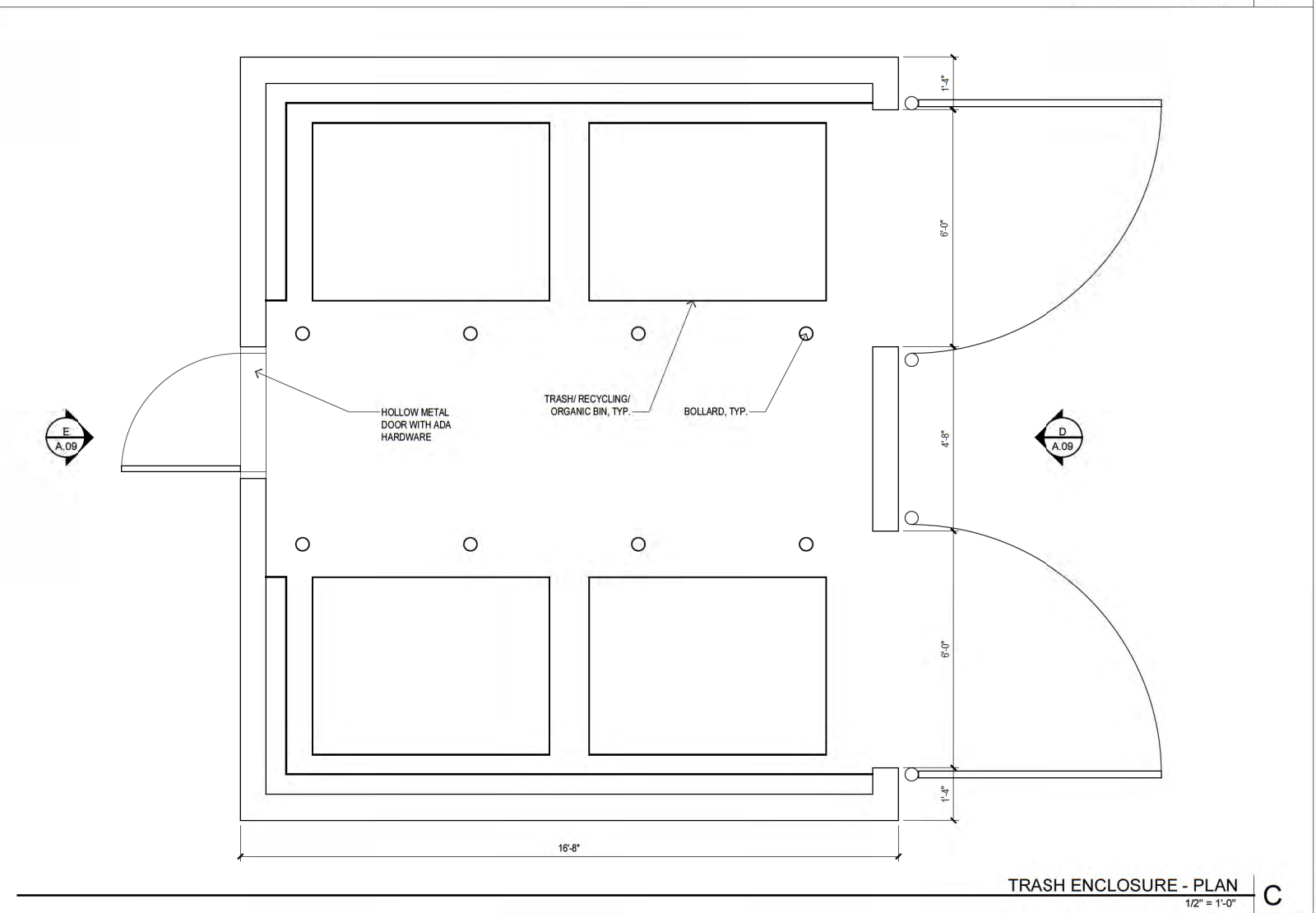
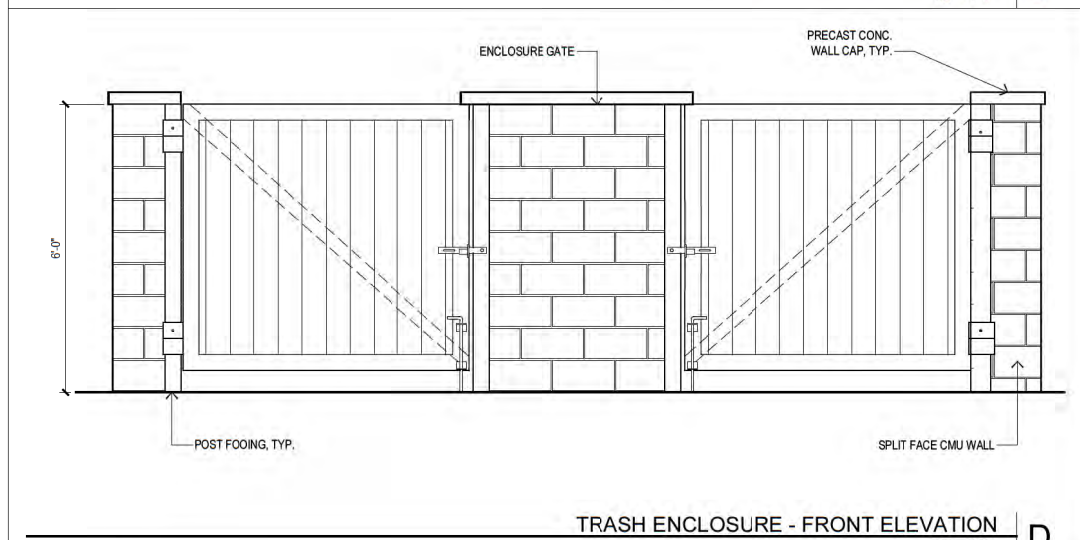
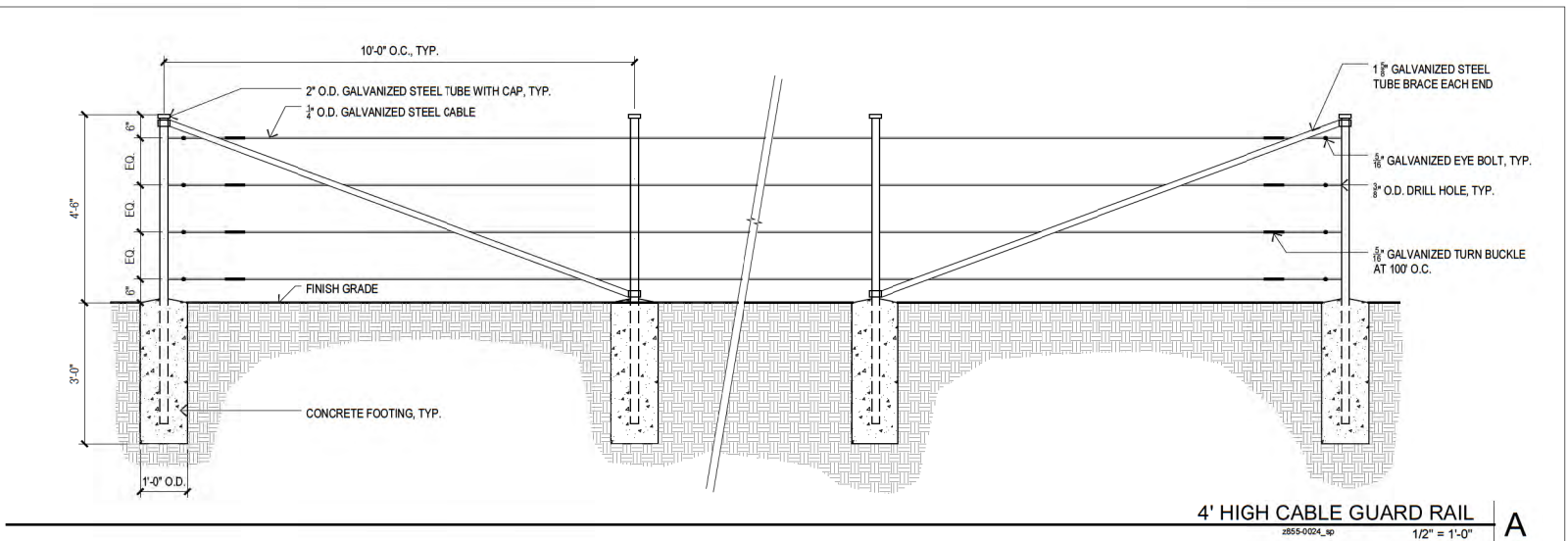
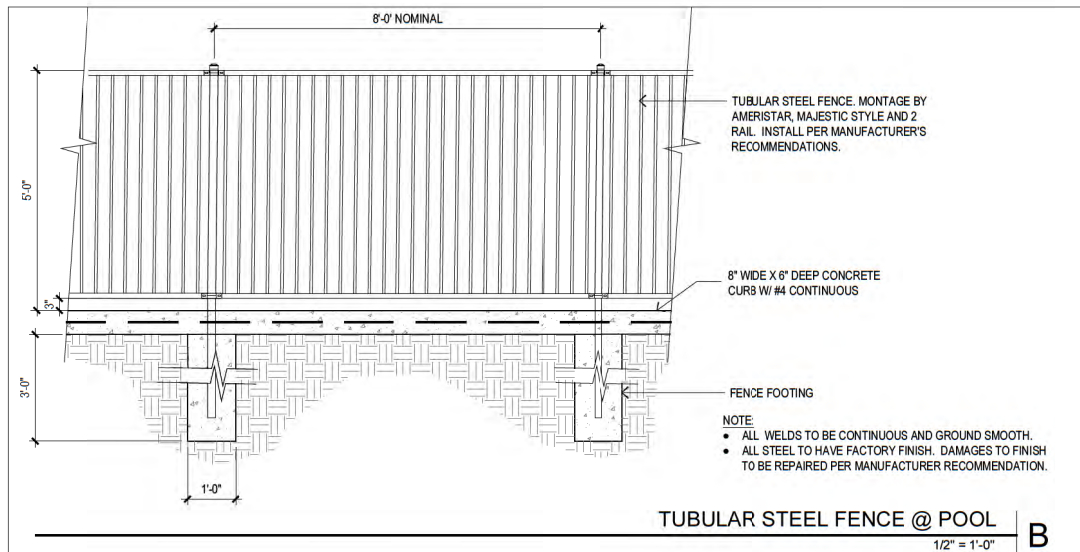




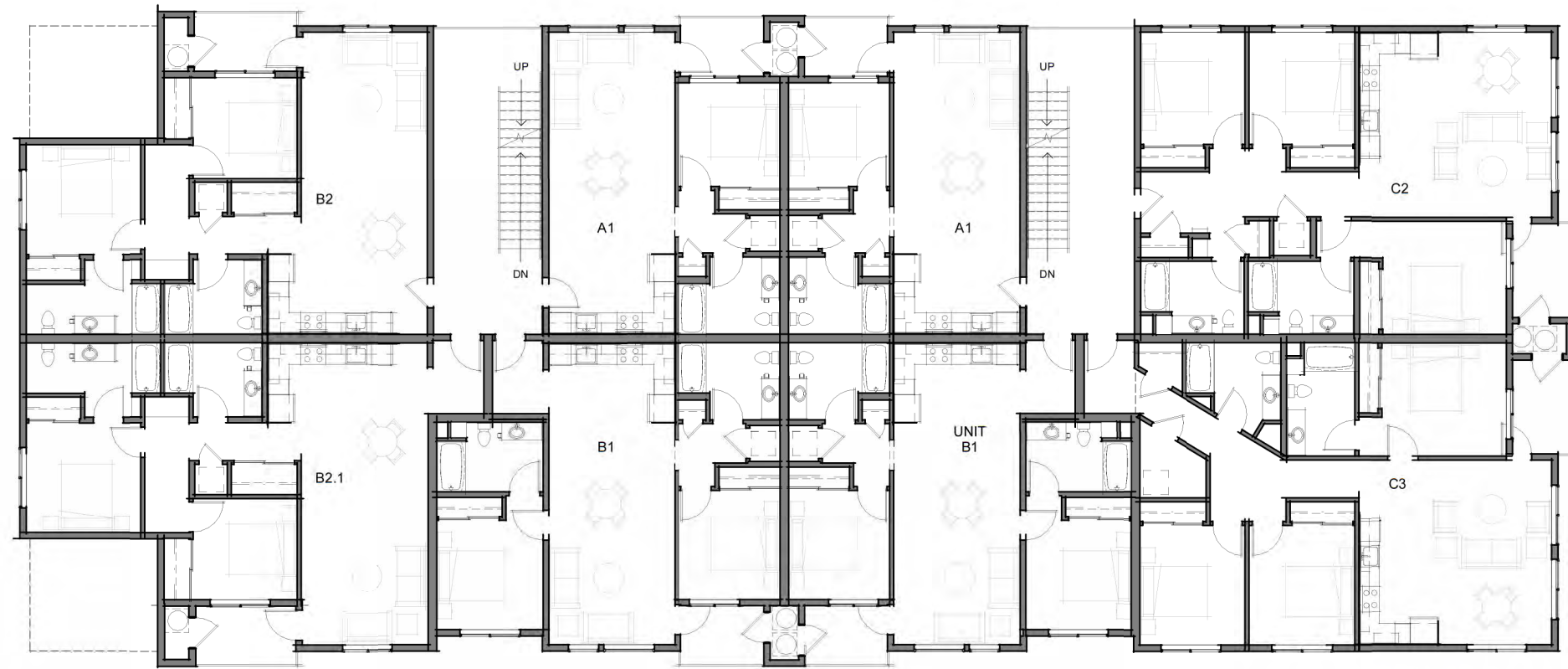




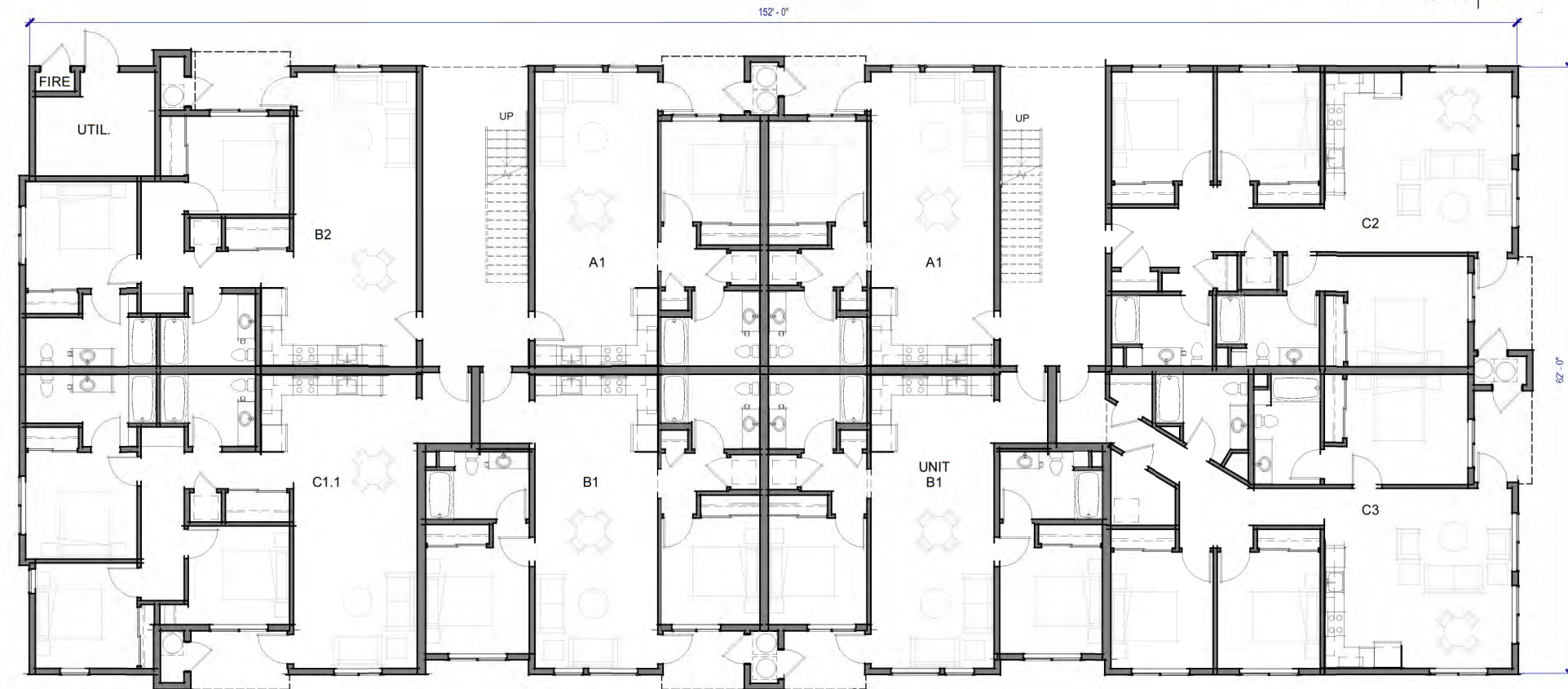




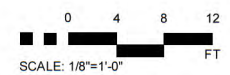
LAND USE AND DEVELOPMENT STANDARDS	PROPOSED PROJECT DATA SUMMARY	NOTES
LAND USE:		
General Plan: Mixed-Use Resource - Conservation Development Plan: Northwest Rocklin General Development Plan Area Zoning: PDLI Planned Development Light Industrial OP Open Space Design Guideline District: University District	General Plan: Mixed-Use Development Plan: Northwest Rocklin General Development Plan Area Zoning: PDLI Planned Development Light Industrial Design Guideline District: University District	GP Amended to Mixed-Use Rezone to PDLI
LAND USE:		
	Proposed Use: Multi-Family Residential	
SITE AREA:		
Gross Site Area: Mixed Use Designation: 536,482 SF 12.32 Acres Resource - Conservation: 17,775 SF 0.41 Acres 554,257 SF 12.72 Acres	Gross Site Area: Mixed Use Designation: 554,257 SF 12.72 Acres Net Site Area: 554,257 SF 12.72 Acres (Omitting Sewer Easement) 489,228 SF 11.23 Acres	
DENSITY AND NUMBER OF UNITS		
	1 Bedroom: 74 Units 22.8% 722 Ave SF 2 Bedroom: 169 Units 52.2% 994 Ave SF 3 Bedroom: 81 Units 25.0% 1,240 Ave SF Total Number of Units: 324 Units 100.0% 993 Ave SF Density: 25 DU / Gross Acre	
Max Number of Units (General Plan): 509 Units Max Allowable Density (General Plan): 40 DU/Acre		
BUILDING AREA AND FAR		
Max Allowable FAR (General Plan): 1.6 Max Allowable SF 886,812 SF	Proposed FAR: 0.67 Proposed Building Area: 372,025 SF Net Rentable Area: 321,780 SF Efficiency 86%	
SETBACKS:		
Setbacks from the Northwest Rocklin General Development Plan PD-22 Front: 20 FT Side, Interior - North: 15 FT Side, Interior - South: 15 FT Rear: 15 FT	Front: 20 FT Side, Interior - North: 65 FT Side, Interior - South: 20 FT Rear: 120 FT	
HEIGHT LIMIT AND STORIES:		
Height Limits from the Northwest Rocklin General Development Plan PD-22 Max Height Limit: 50 FT	Proposed Building Height: 40 FT	
LOT COVERAGE		
Lot Coverage from the Northwest Rocklin General Development Plan PD-22 Max Lot Coverage: 70% 620,768 SF	Proposed Lot Coverage: 23% FT 128,263 SF	
PARKING REQUIRED:		
Vehicular Parking Required: Per City Zoning (RMC 17.66.020.A): 1 Bdr 1.5 Spaces / Unit 111 Spaces 2 Bdr 2.0 Spaces / Unit 338 Spaces 3 Bdr 2.0 Spaces / Unit 162 Spaces Visitor 0.25 Spaces / Unit 81 Spaces 2.14 Spaces / Unit 692 Spaces Per State Density Bonus: 1 Bdr 1 Spaces / Unit 74 Spaces 2 Bdr 1.5 Spaces / Unit 254 Spaces 3 Bdr 1.5 Spaces / Unit 122 Spaces Visitor 0 Spaces / Unit - Spaces 1.39 Spaces / Unit 449 Spaces	PARKING PROVIDED: Vehicular Parking Provided: On-Site: 571 Spaces 1.76 Spaces/Unit 329 Standard Spaces 12 Accessible Spaces 2% 29 EV Charging Spaces 5% 143 EV Ready Spaces 25% 58 EV Capable Spaces 10% Note: All Parking is Uncovered	Allowable per State Density Bonus Law Allowable per State Density Bonus Law
BIKE PARKING REQUIRED:		
N/A	N/A	

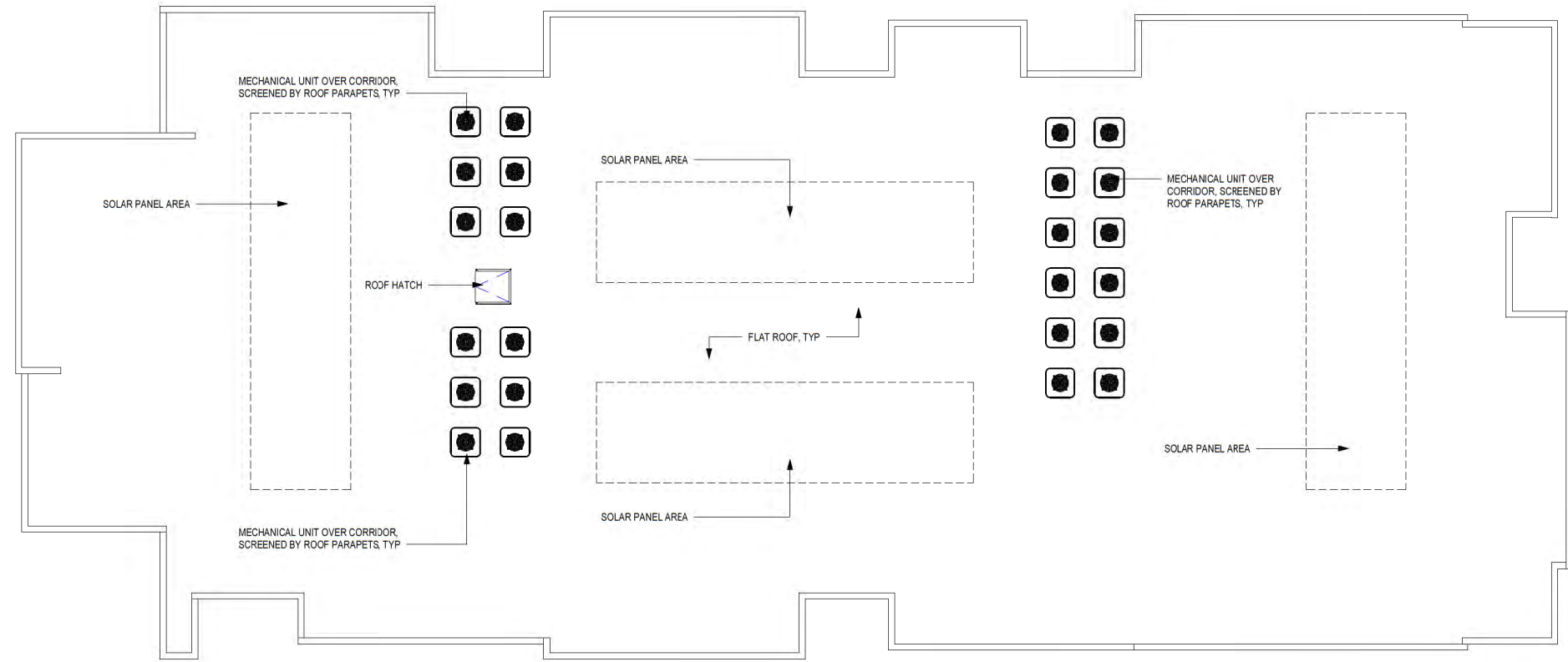


BUILDING A - SECOND FLOOR PLAN | 2
1/8" = 1'-0"

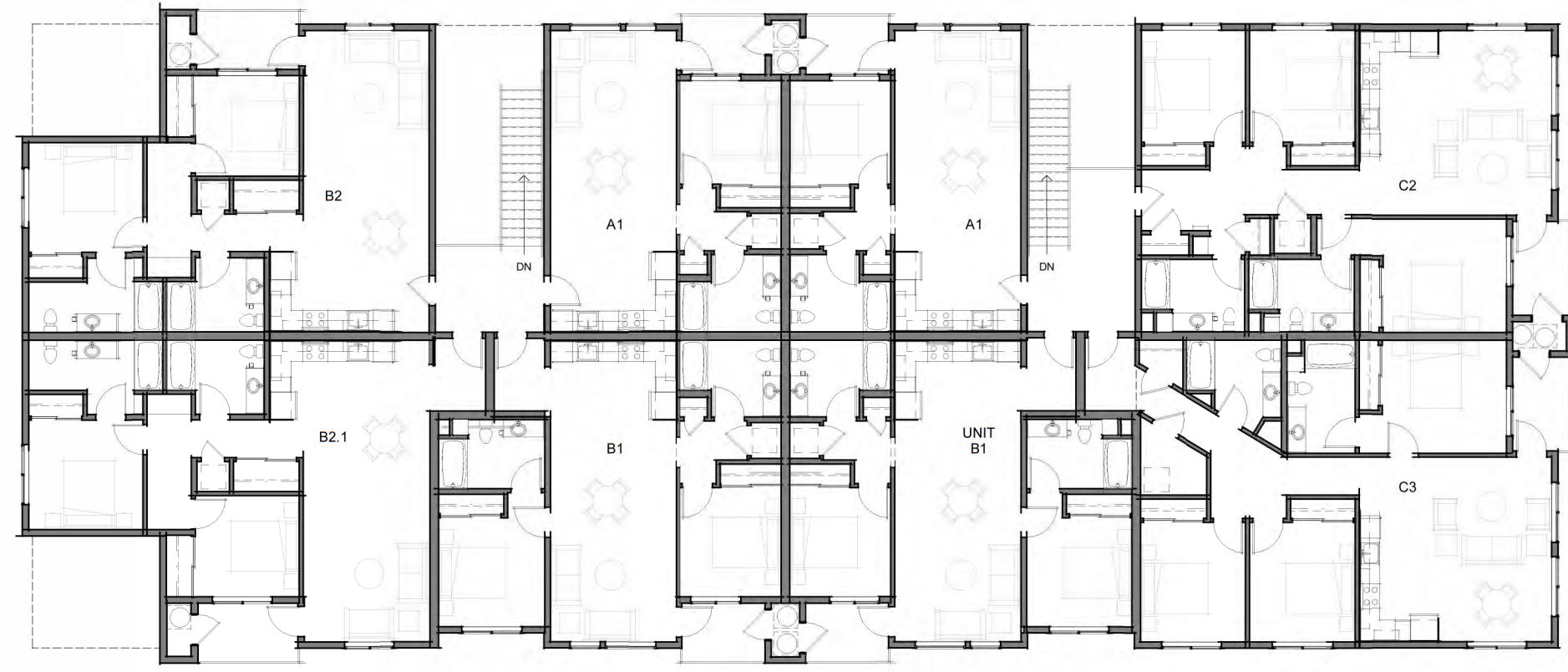


BUILDING A - FIRST FLOOR PLAN | 1
1/8" = 1'-0"

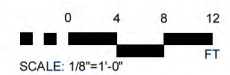


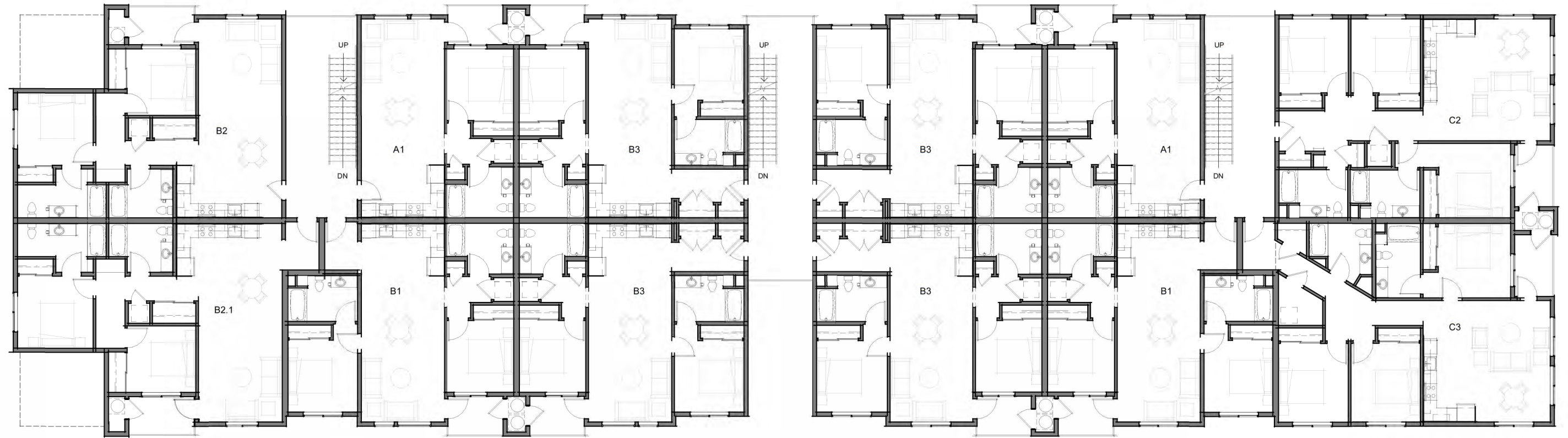


BUILDING A - ROOF PLAN | 2
1/8" = 1'-0"

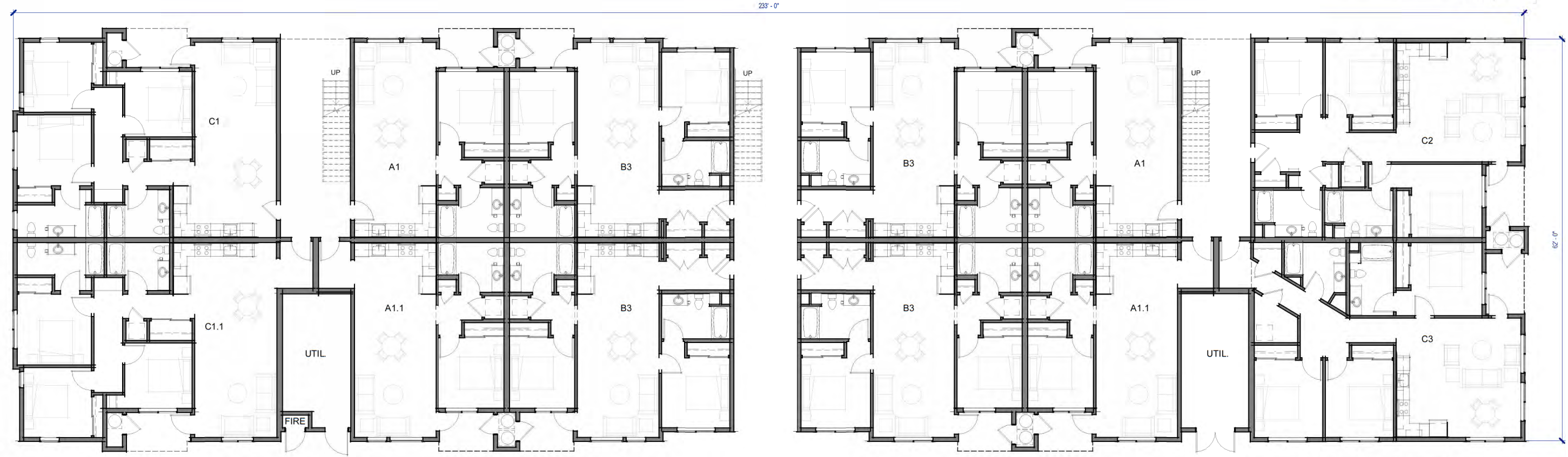


BUILDING A - THIRD FLOOR PLAN | 1
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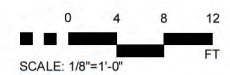


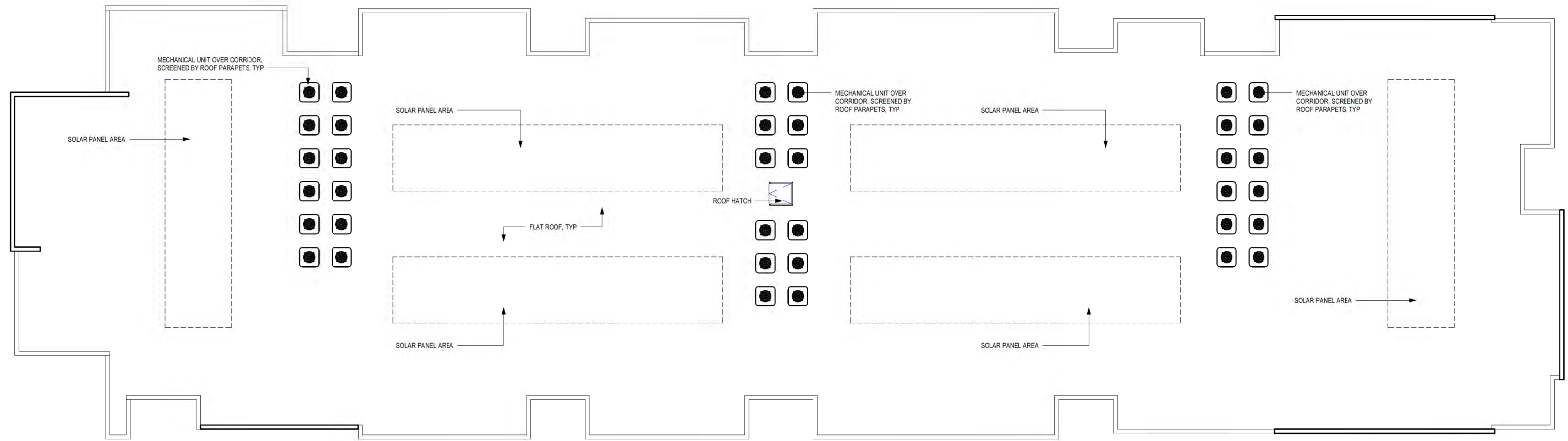


BUILDING B - SECOND FLOOR PLAN | 2
1/8" = 1'-0"

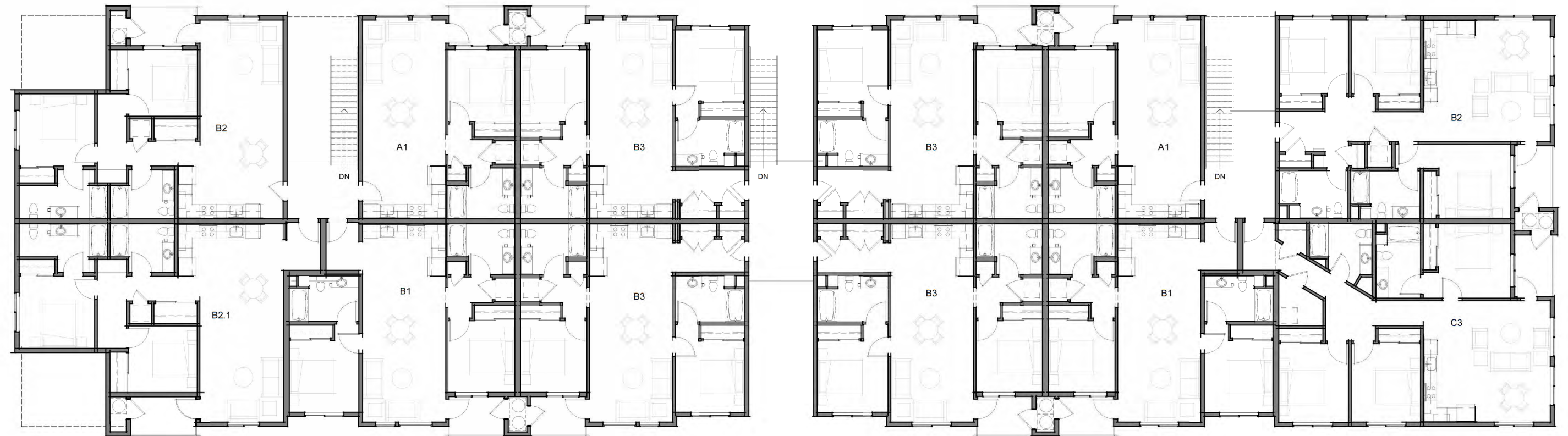


BUILDING B - FIRST FLOOR PLAN | 1
1/8" = 1'-0"

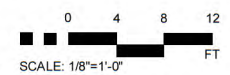


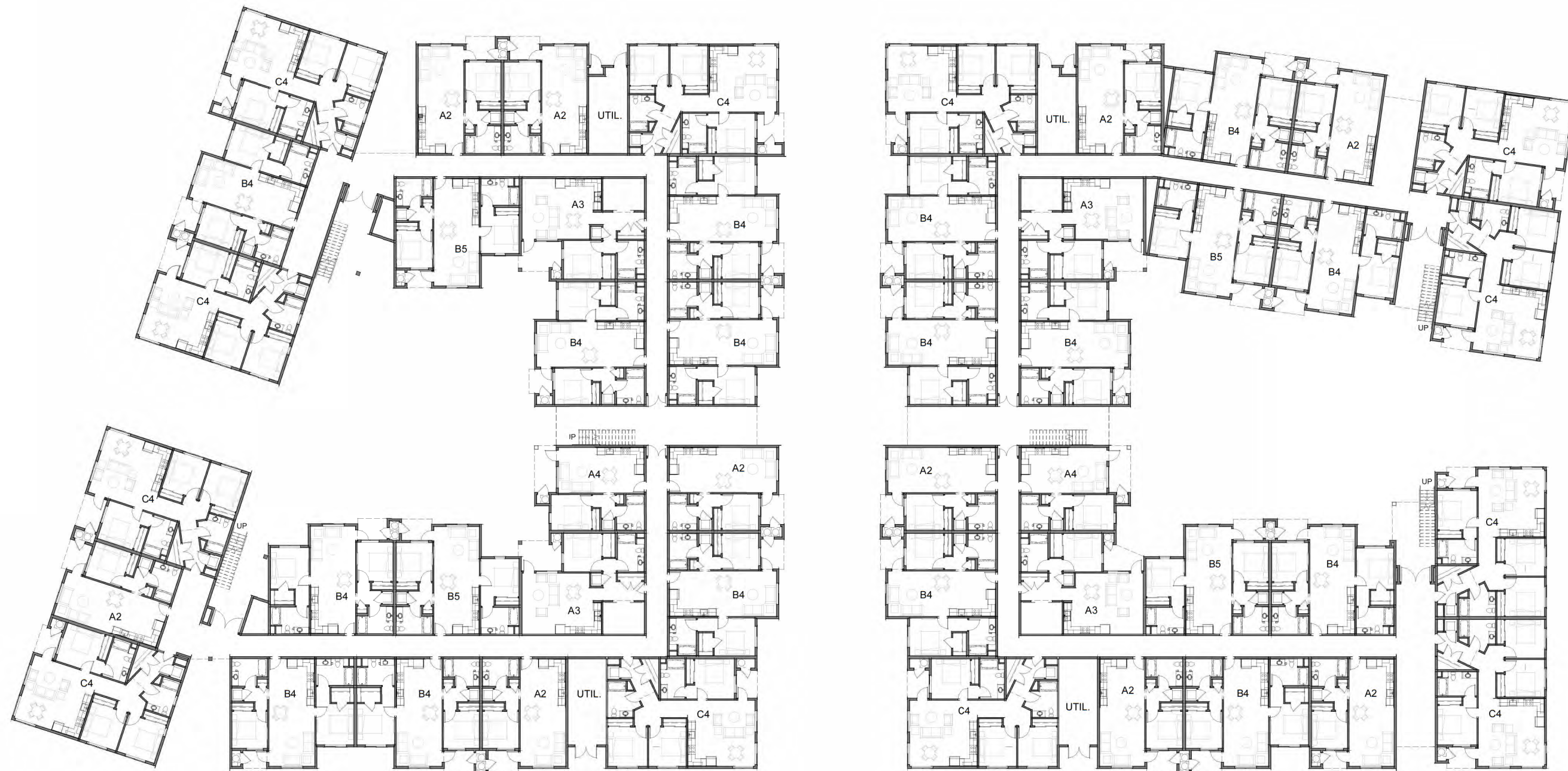


BUILDING B - ROOF PLAN | 2
1/8" = 1'-0"

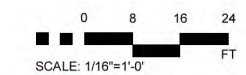


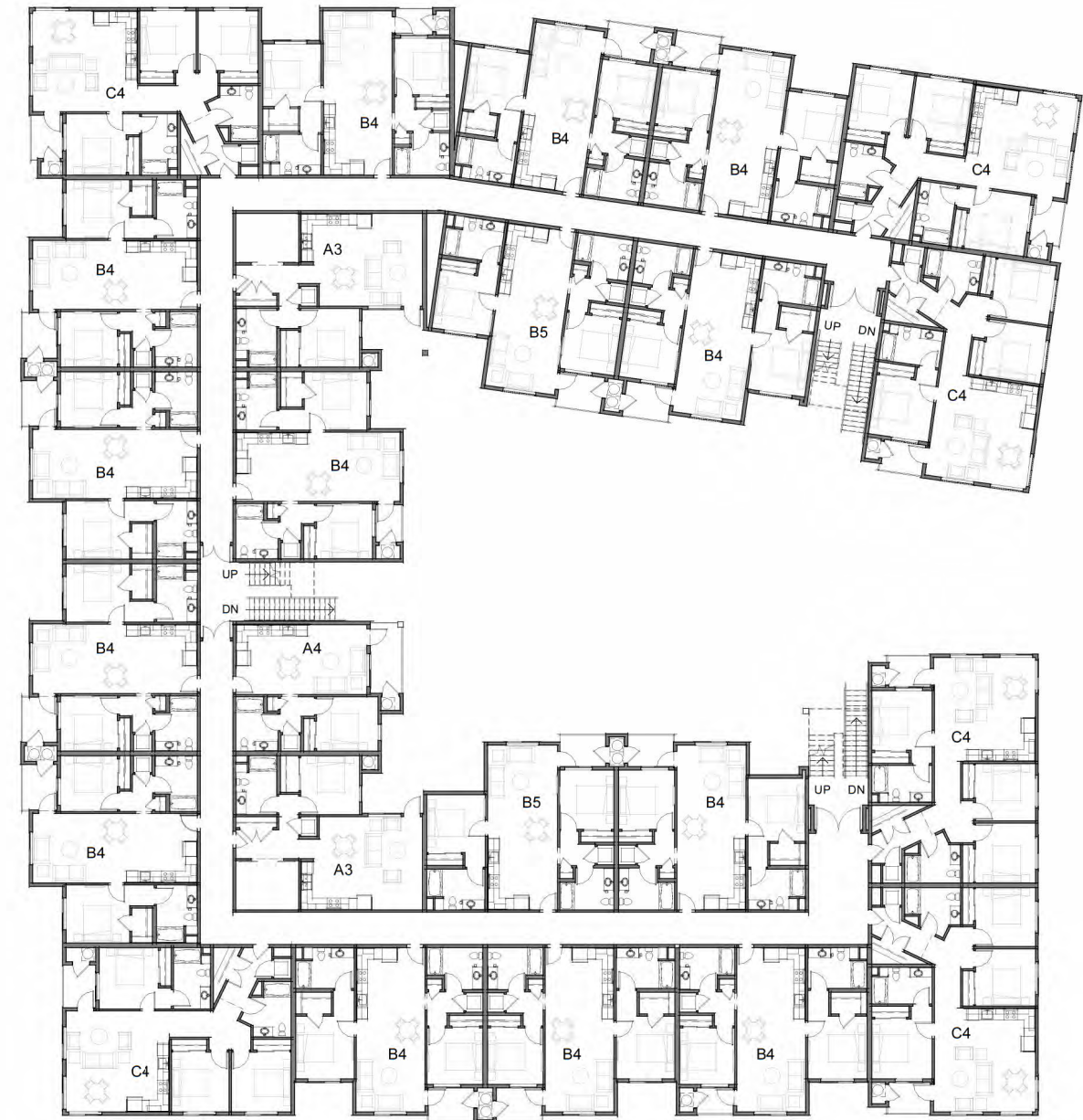
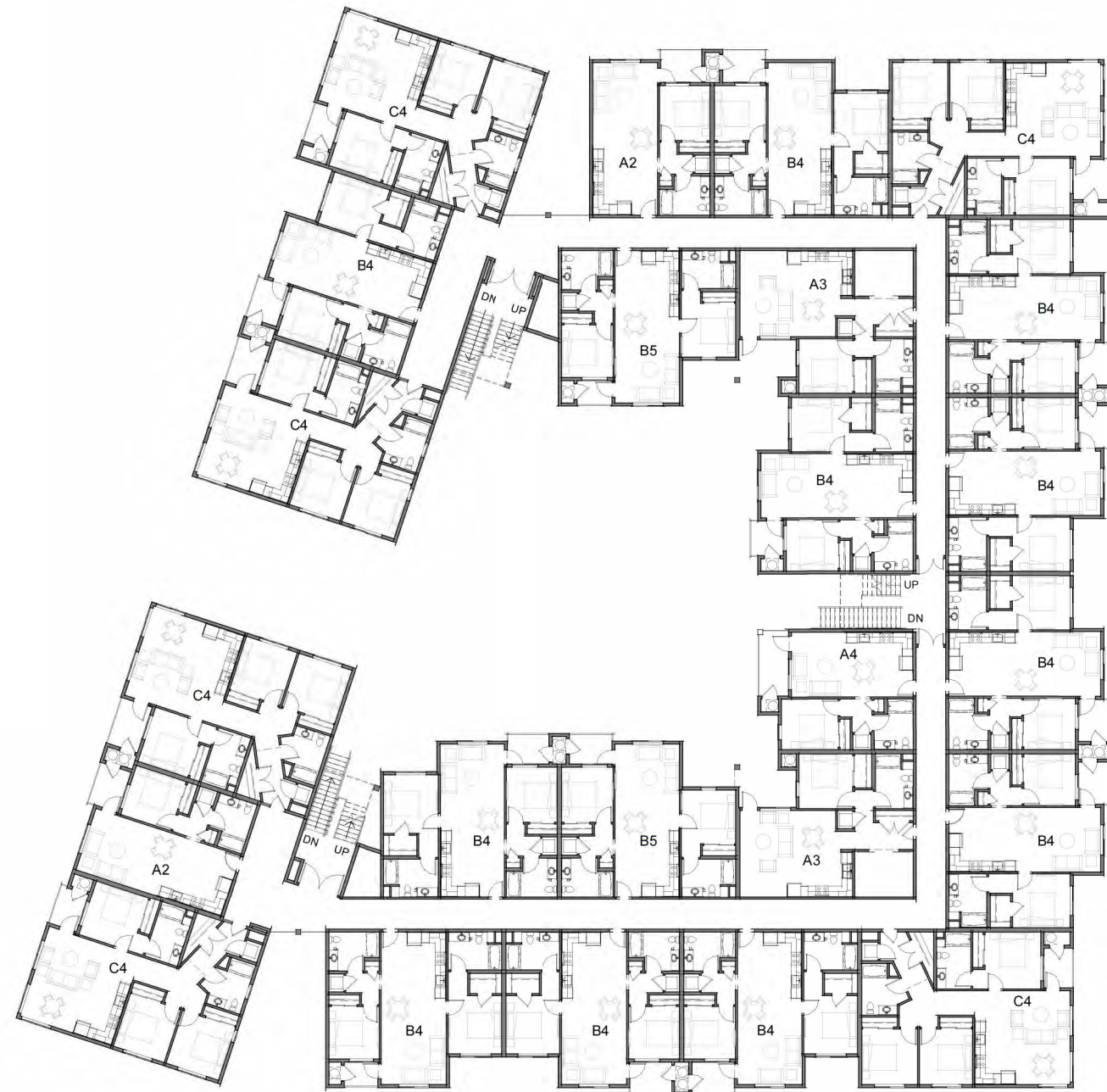
BUILDING B - THIRD FLOOR PLAN | 1
1/8" = 1'-0"



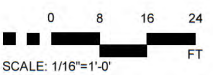


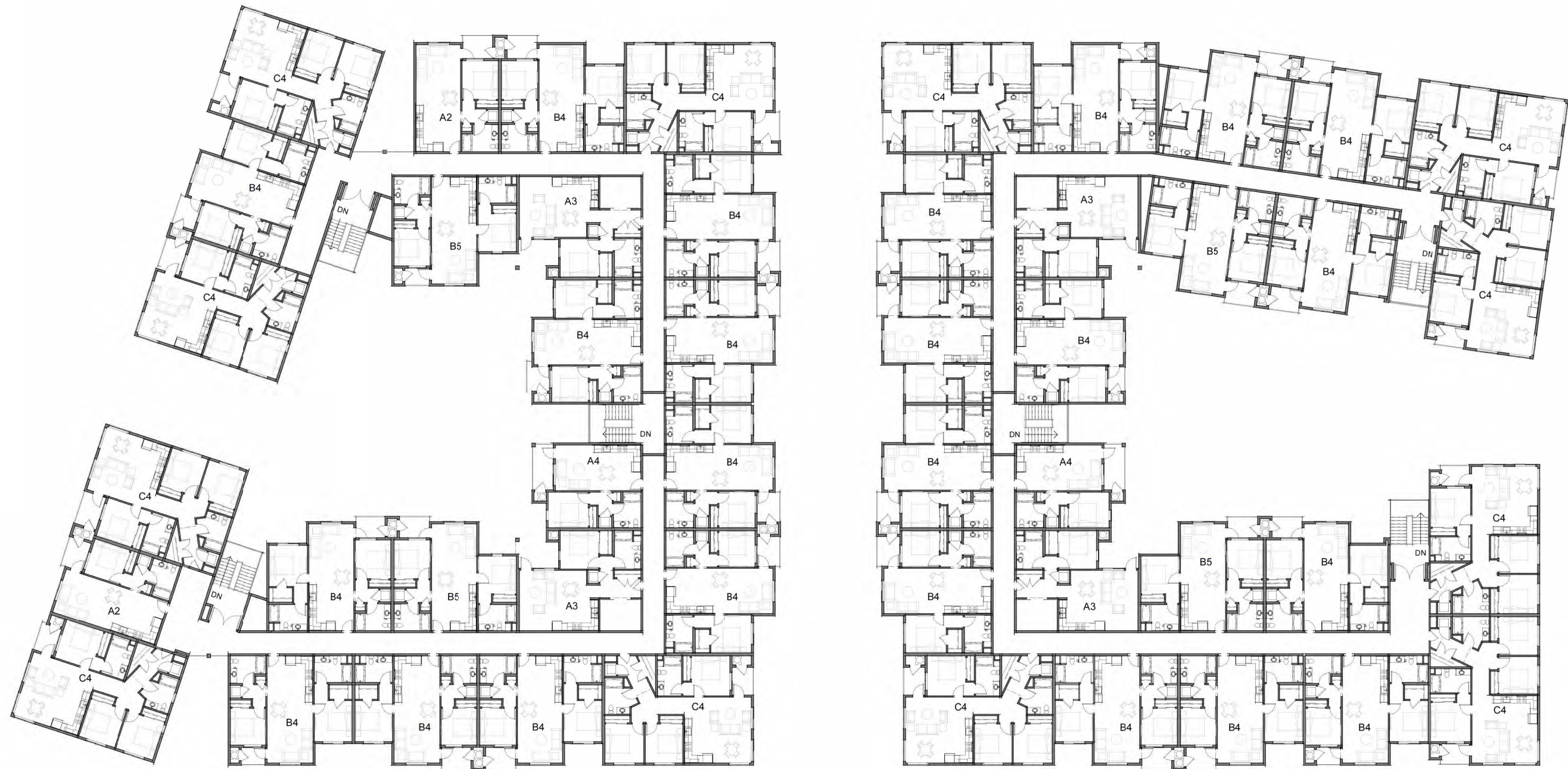
BUILDINGS C AND D - FIRST FLOOR PLAN | 1
1/16" = 1'-0"





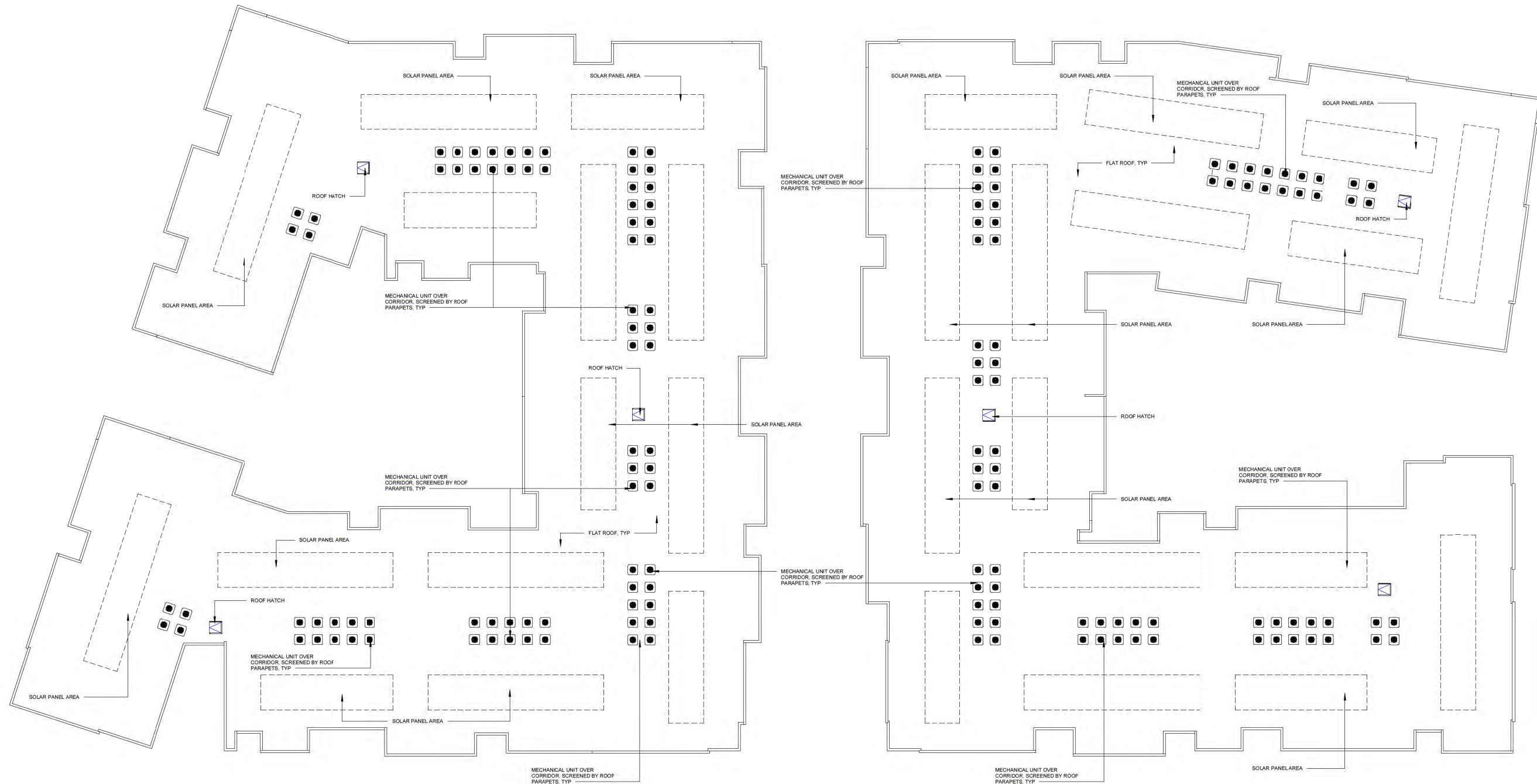
BUILDINGS C AND D - SECOND FLOOR PLAN | 1
1/16" = 1'-0"



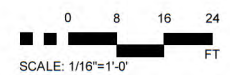


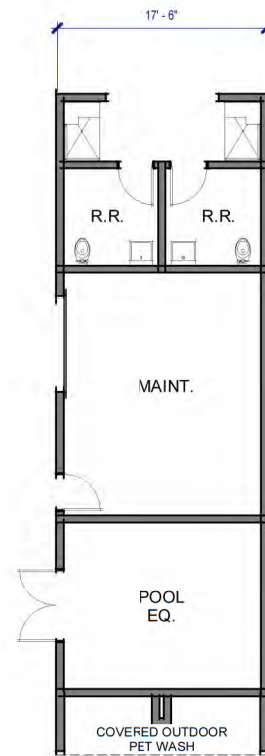
BUILDINGS C AND D - THIRD FLOOR PLAN
1/16" = 1'-0"



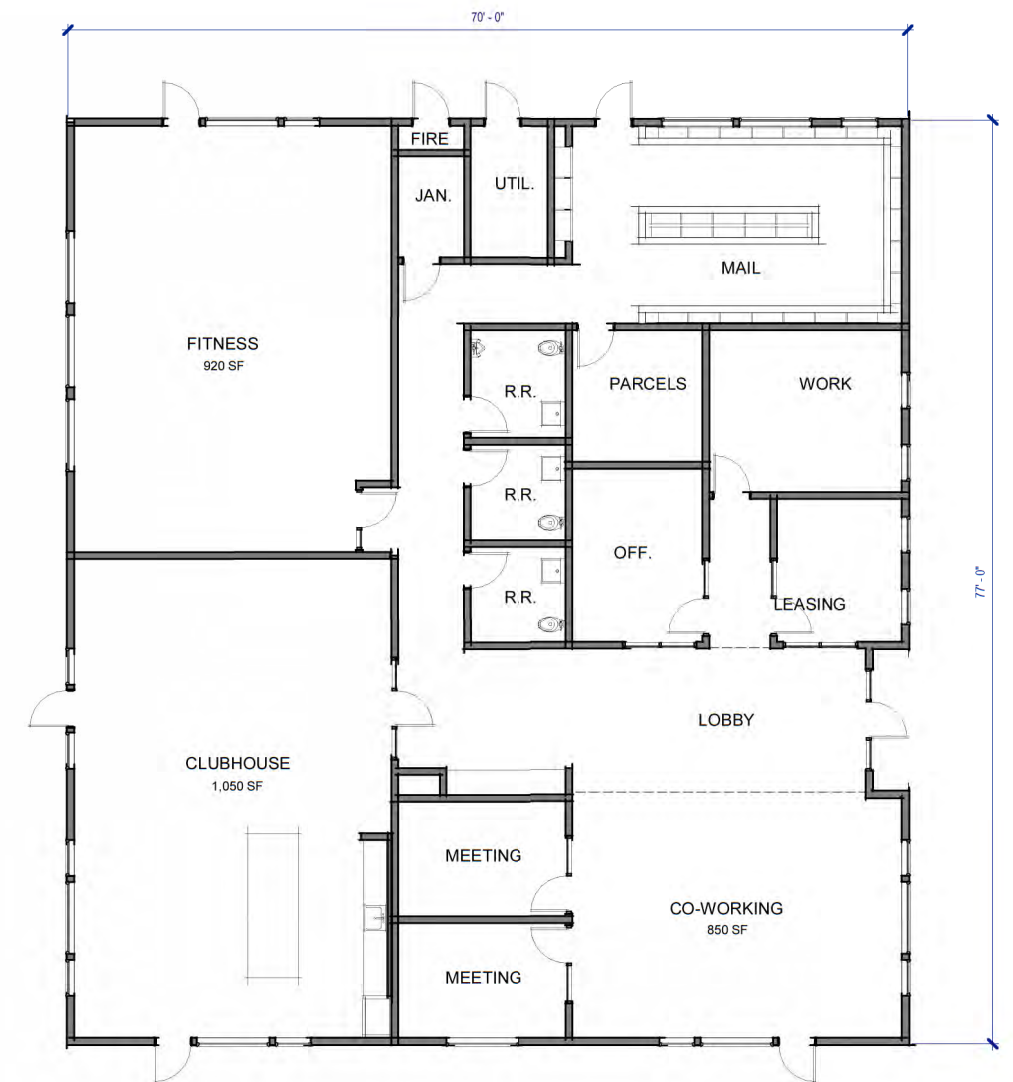


BUILDINGS C AND D - ROOF PLAN | 1
1/16" = 1'-0"

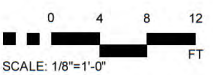


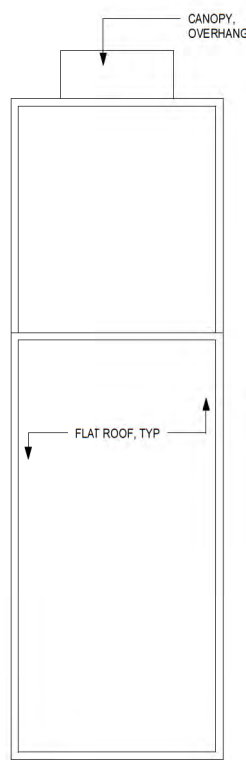


POOL BUILDING

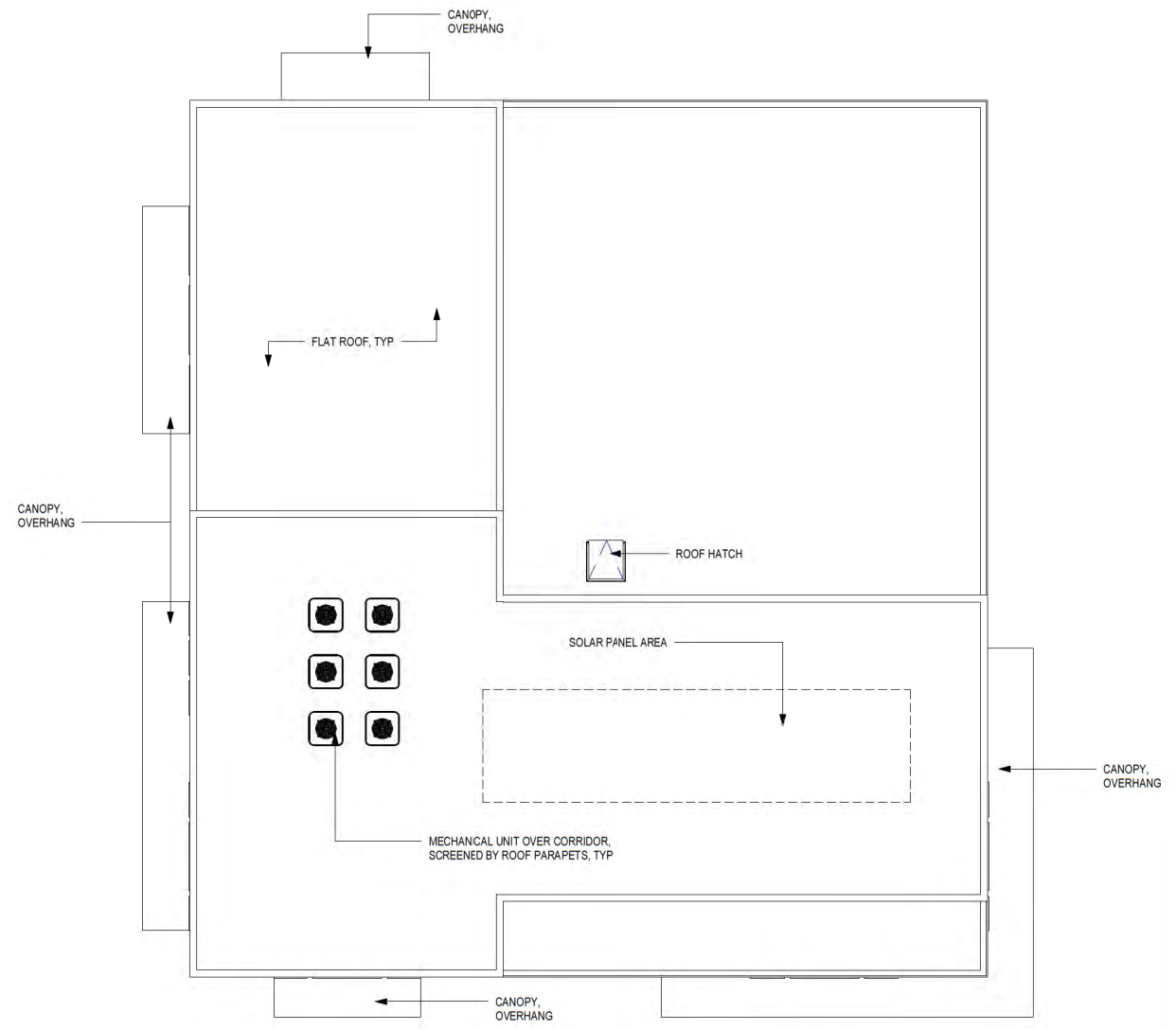


CLUBHOUSE | 1
1/8" = 1'-0"

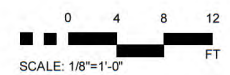


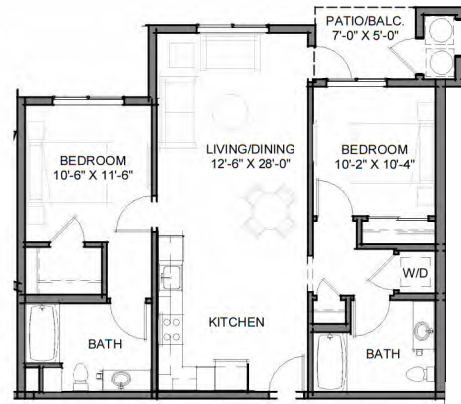


POOL BUILDING

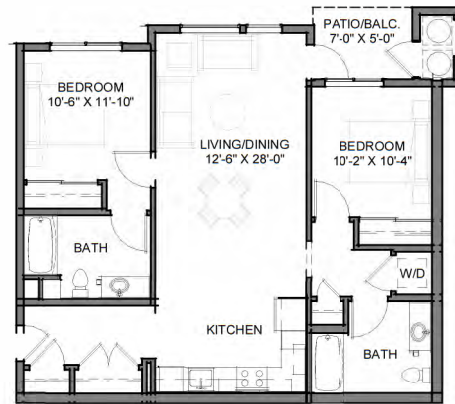


ROOF CLUBHOUSE | 2
1/8" = 1'-0"

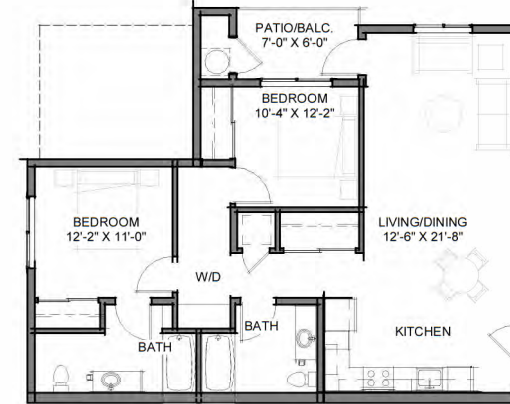




Unit Plan B4 | 8
 968 SF
 OCCURS 64 TIMES
 1/8" = 1'-0"



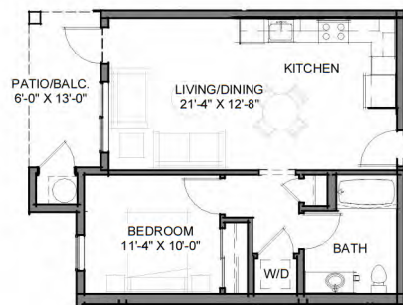
Unit Plan B3 | 7
 1,016 SF
 OCCURS 36 TIMES
 1/8" = 1'-0"



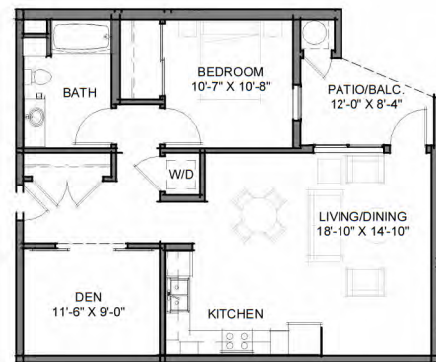
Unit Plan B2/B2.1 | 6
 1,034 SF/1,080 SF
 OCCURS 12/12 TIMES
 1/8" = 1'-0"



Unit Plan B1 | 5
 991 SF
 OCCURS 24 TIMES
 1/8" = 1'-0"



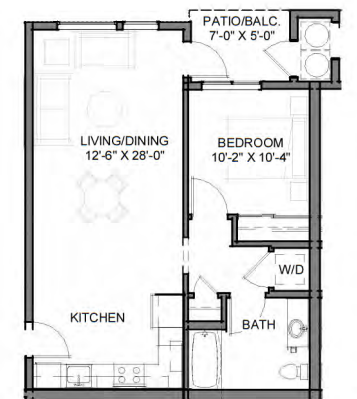
Unit Plan A4 | 4
 622 SF
 OCCURS 6 TIMES
 1/8" = 1'-0"



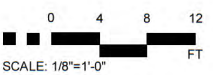
Unit Plan A3 | 3
 889 SF
 OCCURS 12 TIMES
 1/8" = 1'-0"

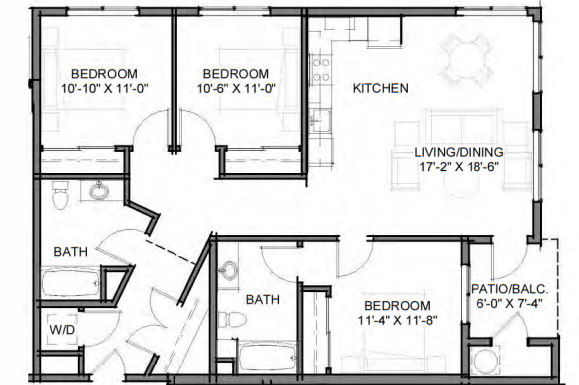


Unit Plan A2 | 2
 692 SF
 OCCURS 14 TIMES
 1/8" = 1'-0"



Unit Plan A1/A1.1 | 1
 692 SF/734 SF
 OCCURS 36/12 TIMES
 1/8" = 1'-0"

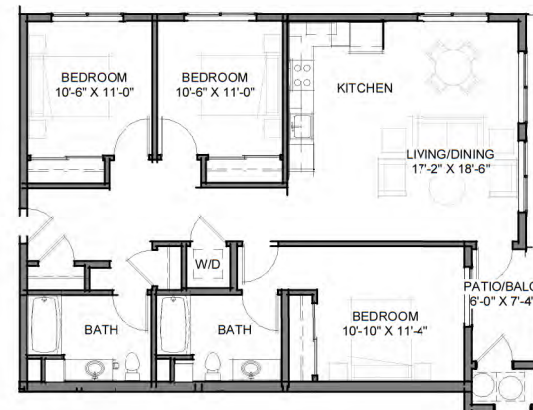




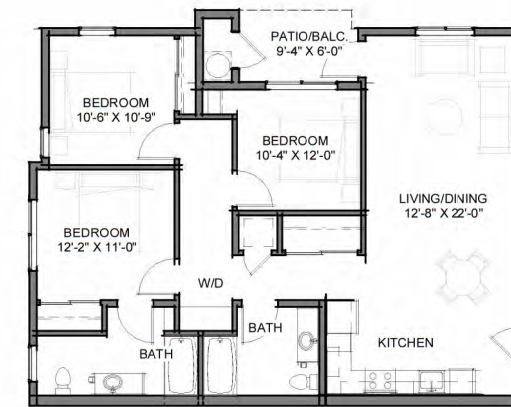
Unit Plan C4 | 5
1,231 SF
OCCURS 36 TIMES
1/8" = 1'-0"



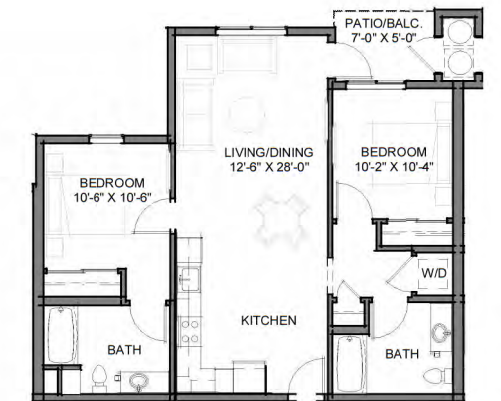
Unit Plan C3 | 4
1,277 SF
OCCURS 18 TIMES
1/8" = 1'-0"



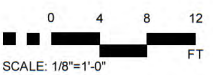
Unit Plan C2 | 3
1,233 SF
OCCURS 18 TIMES
1/8" = 1'-0"

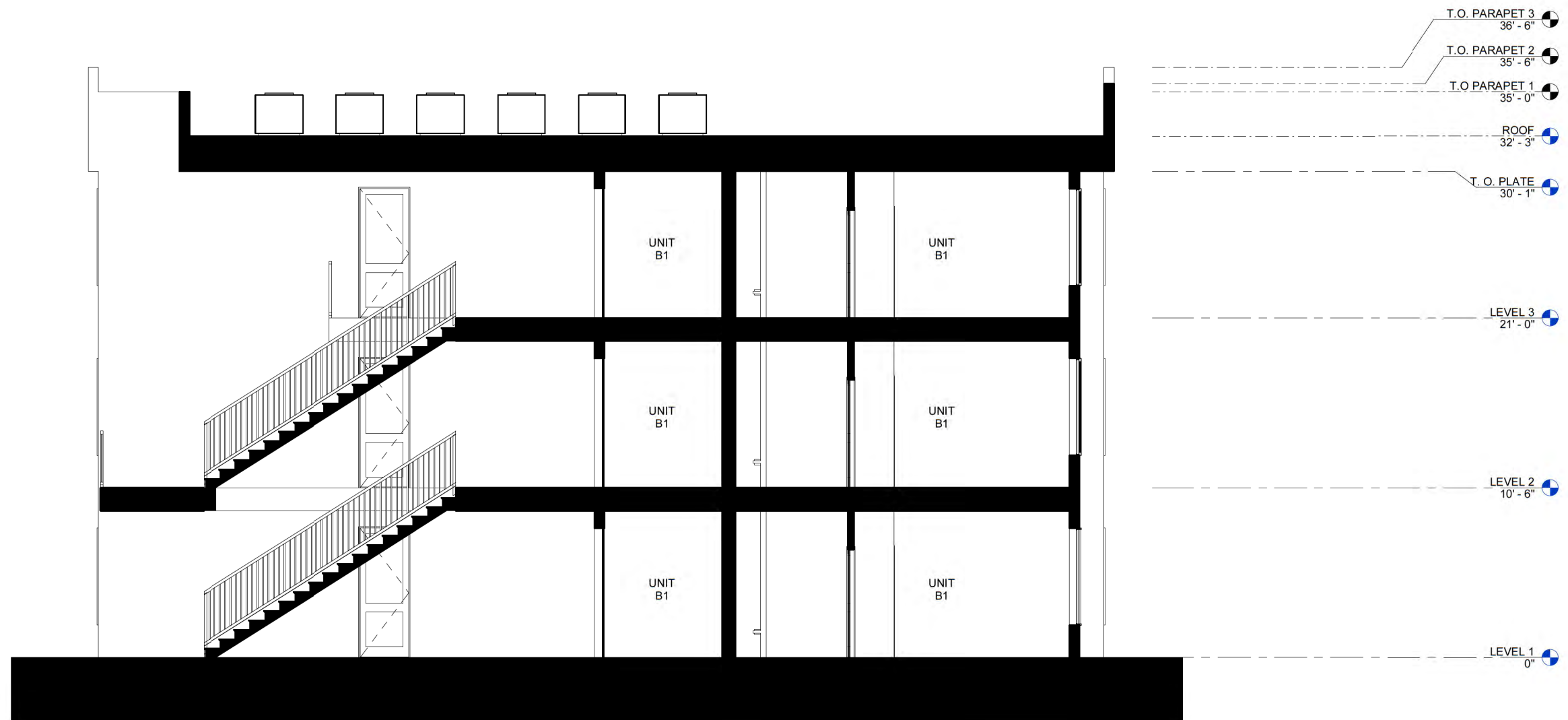


Unit Plan C1 | 2
1,182 SF/1,227 SF
OCCURS 6/6 TIMES
1/8" = 1'-0"

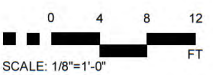


Unit Plan B5 | 1
937 SF
OCCURS 12 TIMES
1/8" = 1'-0"





BUILDING SECTION - BUILDING A | 1
1/4" = 1'-0"



- 
 1. CEMENT PLASTER
- PEARLY WHITE
- 
 2. CEMENT PLASTER
- LIGHT GREY
- 
 3. CEMENT PLASTER
- LIGHT TAN
- 
 4. CEMENT PLASTER
- BROWN BEIGE
- 
 5. CEMENT PLASTER
- TOFFEE BROWN
- 
 6. CEMENT PLASTER
- SLATE BLUE
- 
 7. DECORATIVE
PERFORATED
METAL PANEL
- 
 8. WHITE VINYL
WINDOWS, TYP.



4. SIDE ELEVATION



3. STREET ELEVATION

- T.O. PARAPET 38'-0"
- ROOF 33'-0"
- 3RD FLOOR 22'-0"
- 2ND FLOOR 10'-6"
- 1ST FLOOR 0'-0"




2. SIDE ELEVATION



1. BACK ELEVATION

- T.O. PARAPET 38'-0"
- ROOF 33'-0"
- 3RD FLOOR 22'-0"
- 2ND FLOOR 10'-6"
- 1ST FLOOR 0'-0"

Scale: 1/16" = 1'-0" 

- 
 1. CEMENT PLASTER
- PEARLY WHITE
- 
 2. CEMENT PLASTER
- LIGHT GREY
- 
 3. CEMENT PLASTER
- LIGHT TAN
- 
 4. CEMENT PLASTER
- BROWN BEIGE
- 
 5. CEMENT PLASTER
- TOFFEE BROWN
- 
 6. CEMENT PLASTER
- SLATE BLUE
- 
 7. DECORATIVE
PERFORATED
METAL PANEL
- 
 8. WHITE VINYL
WINDOWS, TYP.



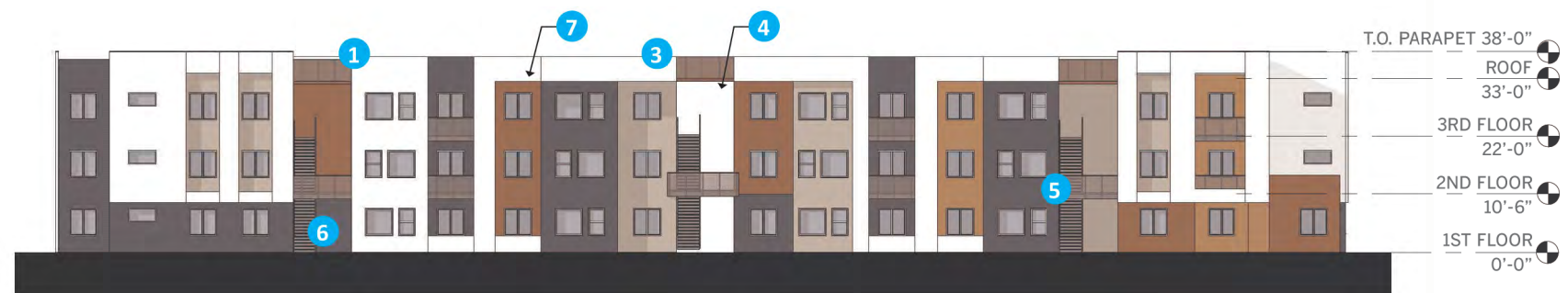
4. SIDE ELEVATION




3. STREET ELEVATION



2. SIDE ELEVATION



1. BACK ELEVATION

Scale: 1/16" = 1'-0" 

- 
 1. CEMENT PLASTER
- PEARLY WHITE
- 
 2. CEMENT PLASTER
- LIGHT GREY
- 
 3. CEMENT PLASTER
- LIGHT TAN
- 
 4. CEMENT PLASTER
- BROWN BEIGE
- 
 5. CEMENT PLASTER
- TOFFEE BROWN
- 
 6. CEMENT PLASTER
- SLATE BLUE
- 
 7. DECORATIVE
PERFORATED
METAL PANEL
- 
 8. WHITE VINYL
WINDOWS, TYP.



4. WEST ELEVATION




3. NORTH ELEVATION



2. EAST ELEVATION



1. SOUTH ELEVATION

Scale: 1/16" = 1'-0" 

- 
 1. CEMENT PLASTER
- PEARLY WHITE
- 
 2. CEMENT PLASTER
- LIGHT GREY
- 
 3. CEMENT PLASTER
- LIGHT TAN
- 
 4. CEMENT PLASTER
- BROWN BEIGE
- 
 5. CEMENT PLASTER
- TOFFEE BROWN
- 
 6. CEMENT PLASTER
- SLATE BLUE
- 
 7. DECORATIVE
PERFORATED
METAL PANEL
- 
 8. WHITE VINYL
WINDOWS, TYP.




4. WEST INTERIOR ELEVATION




3. NORTH INTERIOR ELEVATION



1. SOUTH INTERIOR ELEVATION

Scale: 1/16" = 1'-0" 

- 
 1. CEMENT PLASTER
- PEARLY WHITE
- 
 2. CEMENT PLASTER
- LIGHT GREY
- 
 3. CEMENT PLASTER
- LIGHT TAN
- 
 4. CEMENT PLASTER
- BROWN BEIGE
- 
 5. CEMENT PLASTER
- TOFFEE BROWN
- 
 6. CEMENT PLASTER
- SLATE BLUE
- 
 7. DECORATIVE
PERFORATED
METAL PANEL
- 
 8. WHITE VINYL
WINDOWS, TYP.



4. WEST ELEVATION




3. NORTH ELEVATION



2. EAST ELEVATION



1. SOUTH ELEVATION

Scale: 1/16" = 1'-0" 

- 
 1. CEMENT PLASTER
- PEARLY WHITE
- 
 2. CEMENT PLASTER
- LIGHT GREY
- 
 3. CEMENT PLASTER
- LIGHT TAN
- 
 4. CEMENT PLASTER
- BROWN BEIGE
- 
 5. CEMENT PLASTER
- TOFFEE BROWN
- 
 6. CEMENT PLASTER
- SLATE BLUE
- 
 7. DECORATIVE
PERFORATED
METAL PANEL
- 
 8. WHITE VINYL
WINDOWS, TYP.




3. NORTH INTERIOR ELEVATION

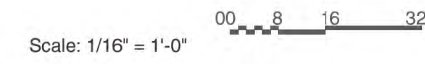
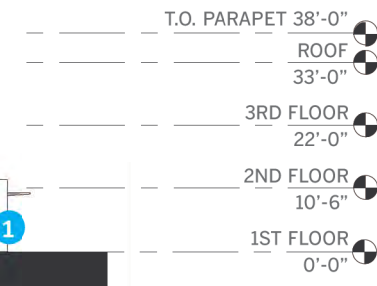
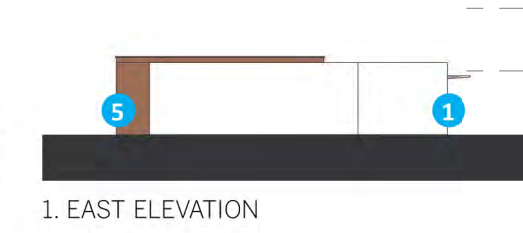
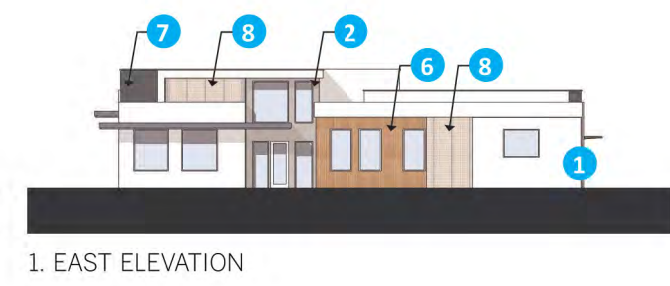
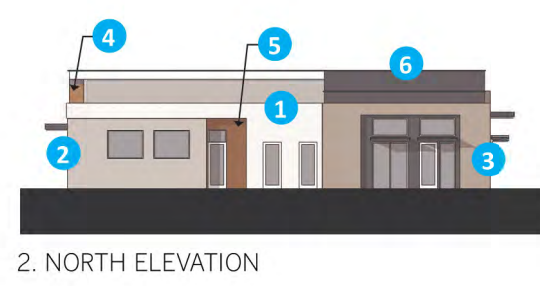
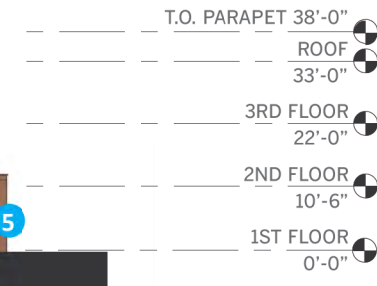
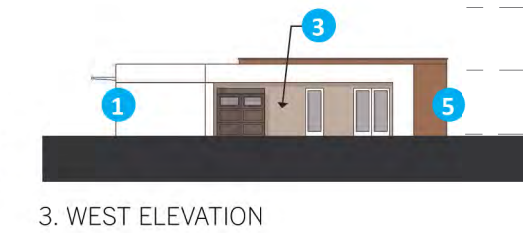
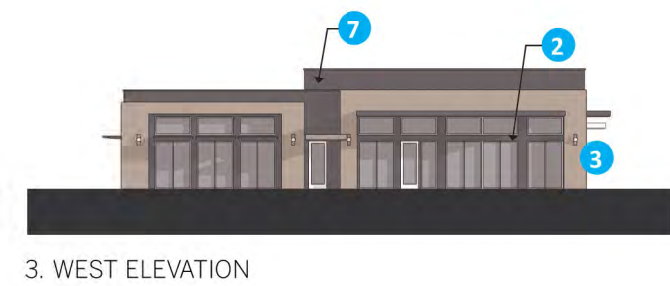
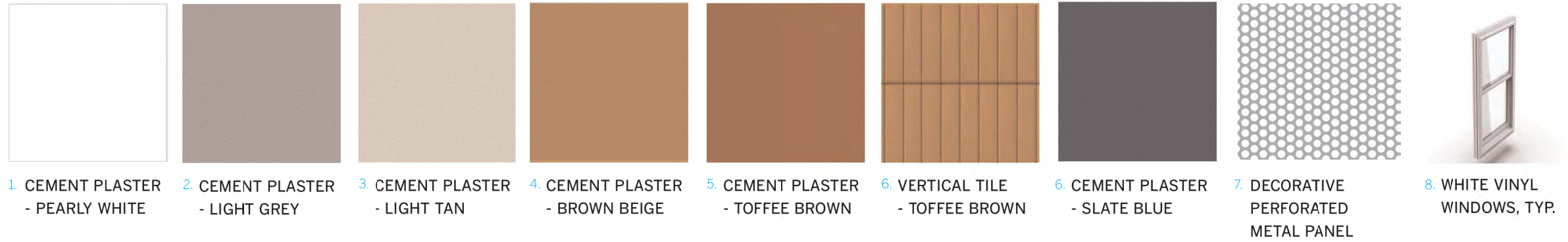


2. EAST INTERIOR ELEVATION



1. SOUTH INTERIOR ELEVATION




Scale: 1/16" = 1'-0" 

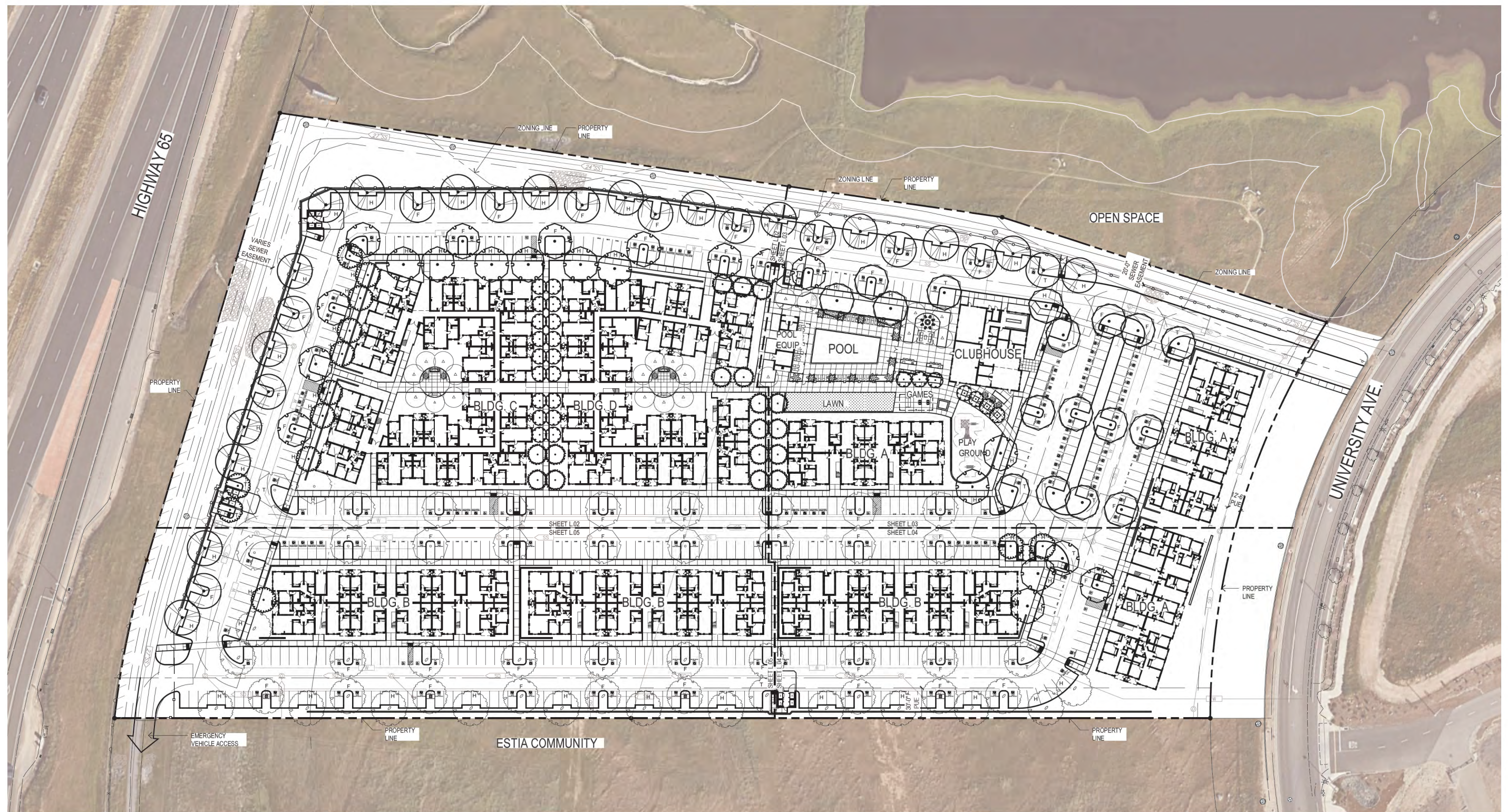


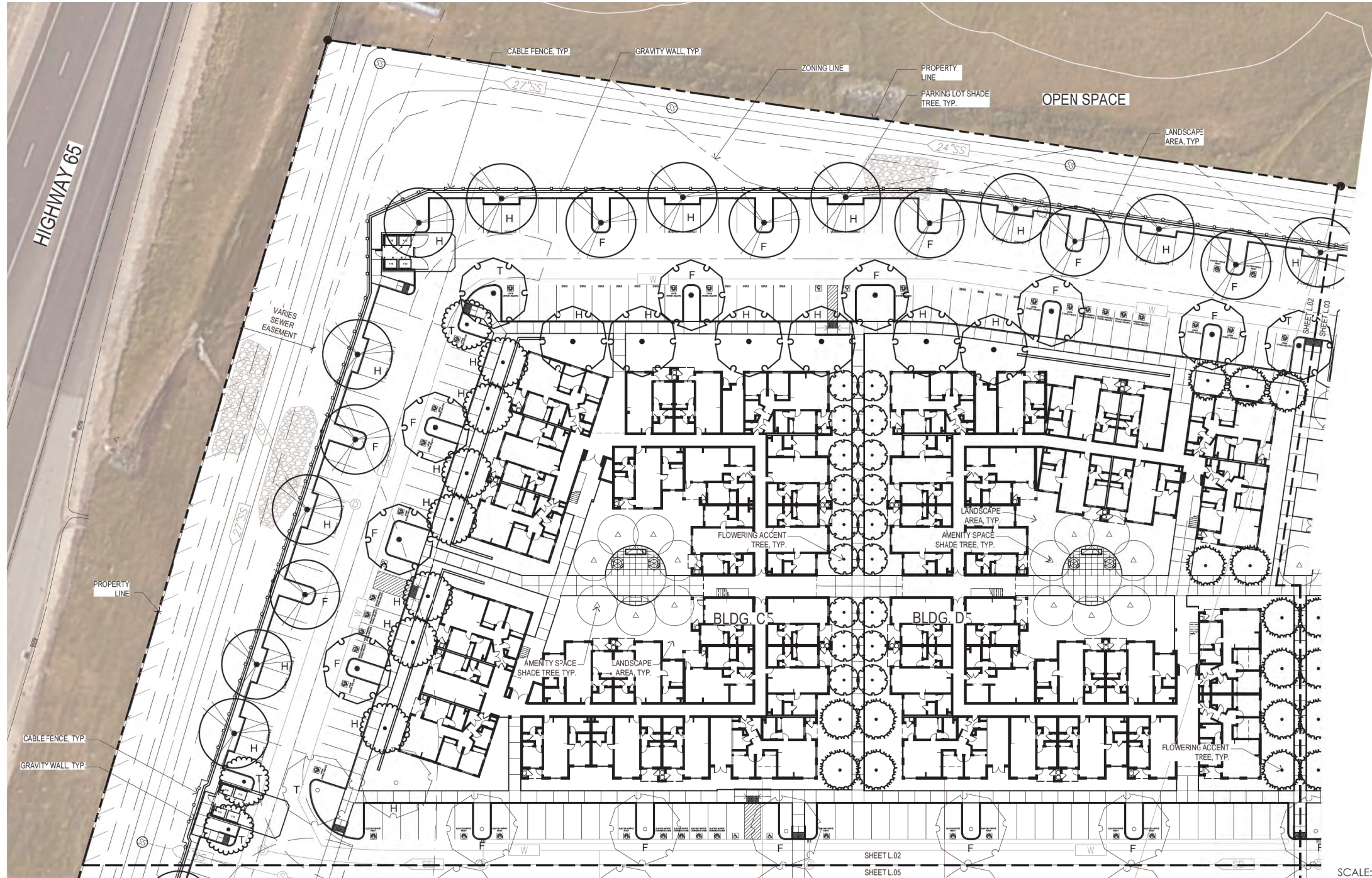
PLANTING NOTES

- NUMERICAL PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF DISCREPANCY, VERIFY FROM PLAN.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO ANY EXCAVATION. CONTACT COMMON GROUND ALLIANCE (C.G.A.) @ 811. CALL AT LEAST 48 HOURS PRIOR TO PERFORMING EXCAVATION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- SLOPE ALL PLANTING AREAS A MINIMUM OF 2% TO PROVIDE POSITIVE DRAINAGE.
- IMPORTED TOPSOIL SHALL BE TESTED BY AN APPROVED SOIL TESTING SERVICE, AND TOPSOIL SHALL BE AMENDED PER THE RECOMMENDATIONS CONTAINED IN THAT SOILS REPORT. REFER TO SPECIFICATIONS FOR MORE INFORMATION ON SOILS TEST AND AMENDMENTS.
- TOP DRESS ALL SHRUB AND GROUND COVER AREAS, (NOT LAWN) WITH A 3" LAYER OF 2" SHREDDED FIR BARK MULCH PER SPECIFICATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD BY THE LANDSCAPE ARCHITECT TO SUIT SITE REQUIREMENTS.
- SOIL CONDITIONS CAUSING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN 2 HOURS SHALL BE CORRECTED PRIOR TO PLANTING TO PROVIDE POSITIVE DRAINAGE, AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANT MATERIALS SHALL COMPLY WITH SPECIFICATIONS OF ANSI Z60.1 "STANDARD FOR NURSERY STOCK"
- CONTRACTOR SHALL SECURE PLANT MATERIALS AS SPECIFIED IMMEDIATELY UPON BID AWARD. IF PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- INSTALL ROOT BARRIERS FOR ALL TREES LOCATED IN SQUARE PARKING LOT PLANTERS, LINEAR PARKING LOT PLANTERS, AND IN SQUARE SIDEWALK PLANTERS ONLY. REFER TO PLANTING DETAILS AND SPECIFICATIONS. FOR MORE INFORMATION.
- REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	MATURE HEIGHT / WIDTH
	<i>Cercis occidentalis</i> / Western Redbud	24"box	Low	20' X 15'
	<i>Chilopsis linearis</i> / Desert Willow	24"box	V. Low	25' X 20'
	<i>Elaeocarpus decipiens</i> / Japanese Blueberry Tree	24"box	Med	35' X 25'
	<i>Ginkgo biloba</i> 'Autumn Gold' / Autumn Gold Maidenhair Tree	24"box	Med	40' X 35'
	<i>Laurus x 'Saratoga'</i> / Saratoga Hybrid Laurel	24"box	Low	25' X 20'
	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache	24"box	Low	35' X 35'
	<i>Quercus lobata</i> / Valley Oak	24"box	Low	45' X 35'
	<i>Ulmus wilsoniana</i> 'Prospector' / Prospector Elm	24"box	Low	40' X 35'
	<i>Washingtonia robusta</i> / Mexican Fan Palm	15' BTH	Low	40' X 8'
	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Japanese Zelkova	24"box	Med	35' X 35'
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE	
	<i>Achillea millefolium</i> / Common Yarrow	1 gal	Low	
	<i>Callistemon viminalis</i> 'Better John' / Dwarf Weeping Bottle Brush	5 gal	Low	
	<i>Ceanothus maritimus</i> 'Valley Violet' / Valley Violet Maritime Ceanothus	5 gal	Low	
	<i>Cistus x purpureus</i> / Orchid Rockrose	5 gal	Low	
	<i>Dianella revoluta</i> 'DR5000' TM / Little Rev Flax Lily	5 gal	Low	
	<i>Euonymus japonicus</i> 'Green Spire' / Green Spire Euonymus	5 gal	Low	
	<i>Galvezia speciosa</i> / Island Bush Snapdragon	5 gal	Low	
	<i>Lavandula angustifolia</i> 'Hidcote' / Hidcote Lavender	1 gal	Low	
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	5 gal	Low	
	<i>Olea europaea</i> 'Little Ollie' TM / Little Ollie Olive	5 gal	Low	
	<i>Phormium tenax</i> 'Yellow Wave' / New Zealand Flax	5 gal	Low	
	<i>Rhamnus californica</i> 'Eve Case' / California Coffeeberry	5 gal	Low	
	<i>Salvia clevelandii</i> 'Allen Chickering' / Allen Chickering Cleveland Sage	5 gal	Low	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal	Low	36" o.c.
	<i>Epilobium canum latifolium</i> 'Everett's Choice' / Everett's California Fuchsia	1 gal	Low	36" o.c.
	<i>Festuca californica</i> 'River House Blues' / River House Blues California Fescue	1 gal	Low	12" o.c.
	<i>Juniperus horizontalis</i> 'Blue Chip' / Blue Chip Juniper	1 gal	Low	72" o.c.
	Turf Sod Bolero Plus / Fescue Blend	sod	High	

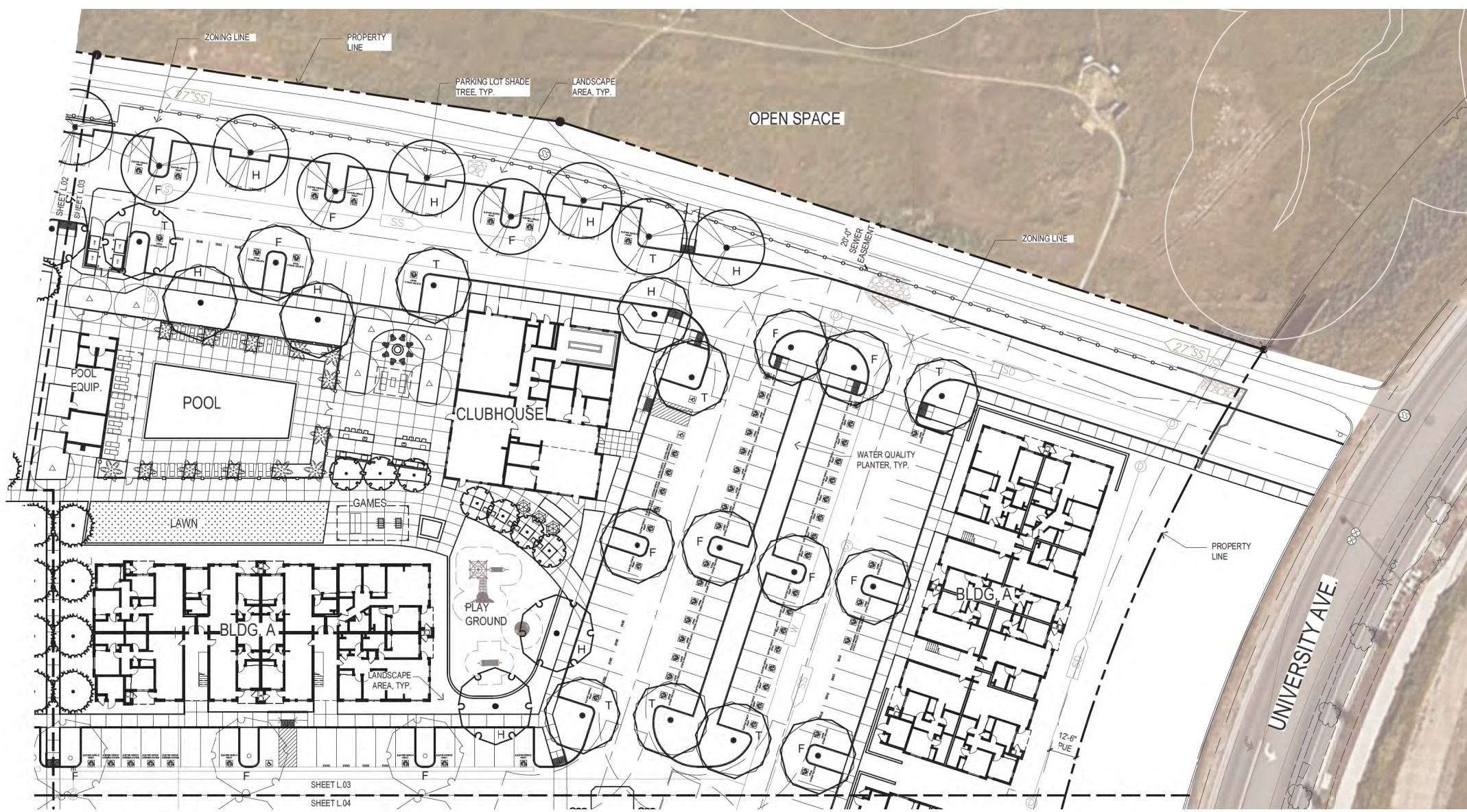




PLANT SCHEDULE

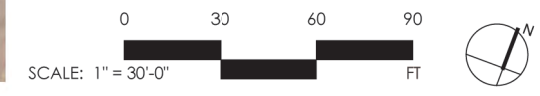
TREES	BOTANICAL / COMMON NAME
	<i>Cercis occidentalis</i> / Western Redbud
	<i>Chilopsis linearis</i> / Desert Willow
	<i>Elaeocarpus decipiens</i> / Japanese Blueberry Tree
	<i>Ginkgo biloba</i> 'Autumn Gold' / Autumn Gold Maidenhair Tree
	<i>Laurus x 'Saratoga'</i> / Saratoga Hybrid Laurel
	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache
	<i>Quercus lobata</i> / Valley Oak
	<i>Ulmus wilsoniana</i> 'Prospector' / Prospector Elm
	<i>Washingtonia robusta</i> / Mexican Fan Palm
	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Japanese Zelkova
SHRUBS	BOTANICAL / COMMON NAME
	<i>Achillea millefolium</i> / Common Yarrow
	<i>Callistemon viminalis</i> 'Better John' / Dwarf Weeping Bottle Brush
	<i>Ceanothus maritimus</i> 'Valley Violet' / Valley Violet Maritime Ceanothus
	<i>Cistus x purpureus</i> / Orchid Rockrose
	<i>Dianella revoluta</i> 'DR5000' TM / Little Rev Flax Lily
	<i>Euonymus japonicus</i> 'Green Spire' / Green Spire Euonymus
	<i>Galvezia speciosa</i> / Island Bush Snapdragon
	<i>Lavandula angustifolia</i> 'Hidcote' / Hidcote Lavender
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Olea europaea</i> 'Little Ollie' TM / Little Ollie Olive
	<i>Phormium tenax</i> 'Yellow Wave' / New Zealand Flax
	<i>Rhamnus californica</i> 'Eve Case' / California Coffeeberry
	<i>Salvia clevelandii</i> 'Allen Chickering' / Allen Chickering Cleveland Sage
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blonde Ambition Blue Grama
	<i>Epilobium canum latifolium</i> 'Everett's Choice' / Everett's California Fuchsia
	<i>Festuca californica</i> 'River House Blues' / River House Blues California Fescue
	<i>Juniperus horizontalis</i> 'Blue Chip' / Blue Chip Juniper
	Turf Sod Bolero Plus / Fescue Blend





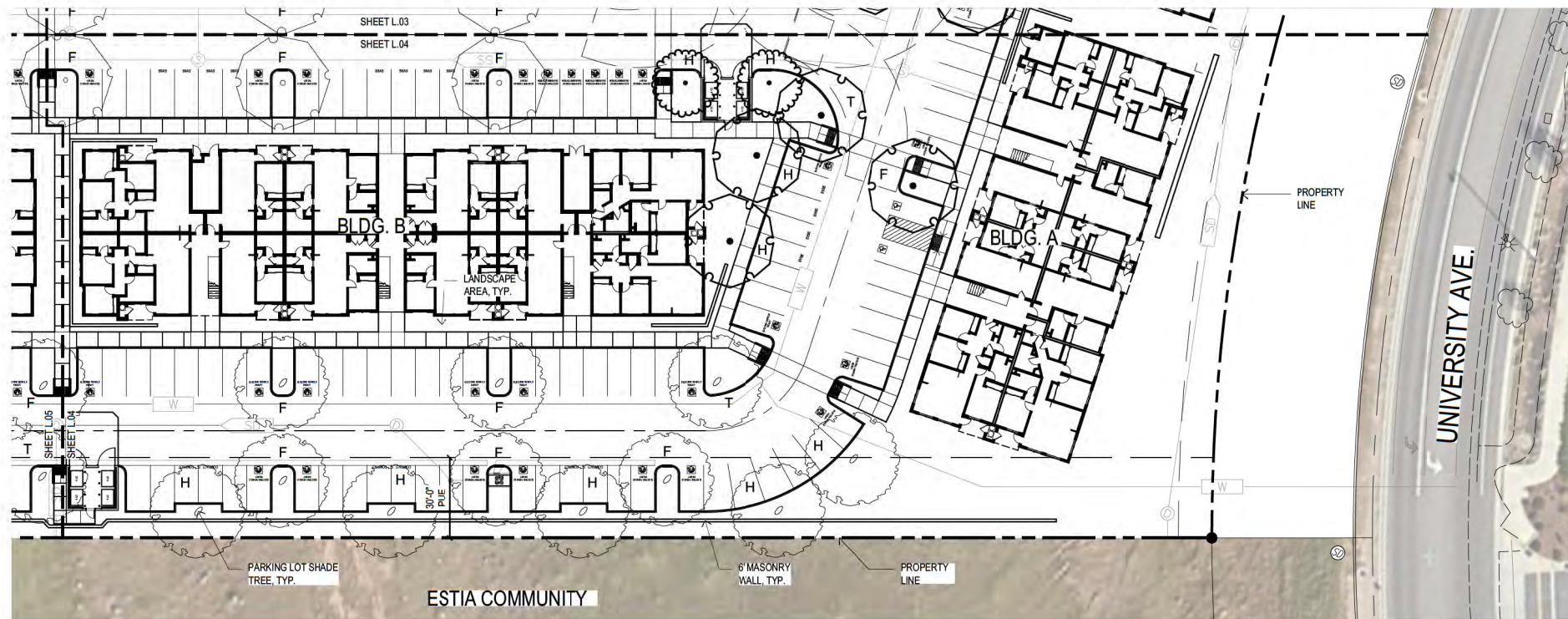
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	<i>Cercis occidentalis</i> / Western Redbud
	<i>Chilopsis linearis</i> / Desert Willow
	<i>Elaeocarpus decipiens</i> / Japanese Blueberry Tree
	<i>Ginkgo biloba</i> 'Autumn Gold' / Autumn Gold Maidenhair Tree
	<i>Laurus x 'Saratoga'</i> / Saratoga Hybrid Laurel
	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache
	<i>Quercus lobata</i> / Valley Oak
	<i>Ulmus wilsoniana</i> 'Prospector' / Prospector Elm
	<i>Washingtonia robusta</i> / Mexican Fan Palm
	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Japanese Zelkova
SHRUBS	BOTANICAL / COMMON NAME
	<i>Achillea millefolium</i> / Common Yarrow
	<i>Callistemon viminalis</i> 'Better John' / Dwarf Weeping Bottle Brush
	<i>Ceanothus maritimus</i> 'Valley Violet' / Valley Violet Maritime Ceanothus
	<i>Cistus x purpureus</i> / Orchid Rockrose
	<i>Dianella revoluta</i> 'DR5000' TM / Little Rev Flax Lily
	<i>Euonymus japonicus</i> 'Green Spire' / Green Spire Euonymus
	<i>Galvezia speciosa</i> / Island Bush Snapdragon
	<i>Lavandula angustifolia</i> 'Hidcote' / Hidcote Lavender
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Olea europaea</i> 'Little Ollie' TM / Little Ollie Olive
	<i>Phormium tenax</i> 'Yellow Wave' / New Zealand Flax
	<i>Rhamnus californica</i> 'Eve Case' / California Coffeeberry
	<i>Salvia clevelandii</i> 'Allen Chickering' / Allen Chickering Cleveland Sage
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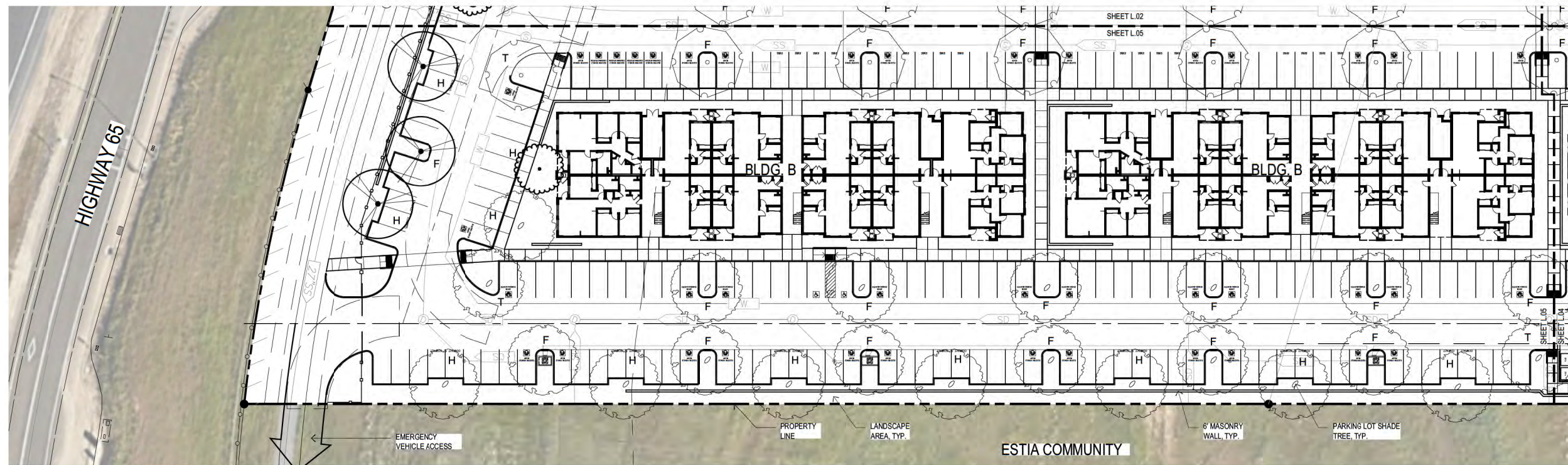
PLANT SCHEDULE

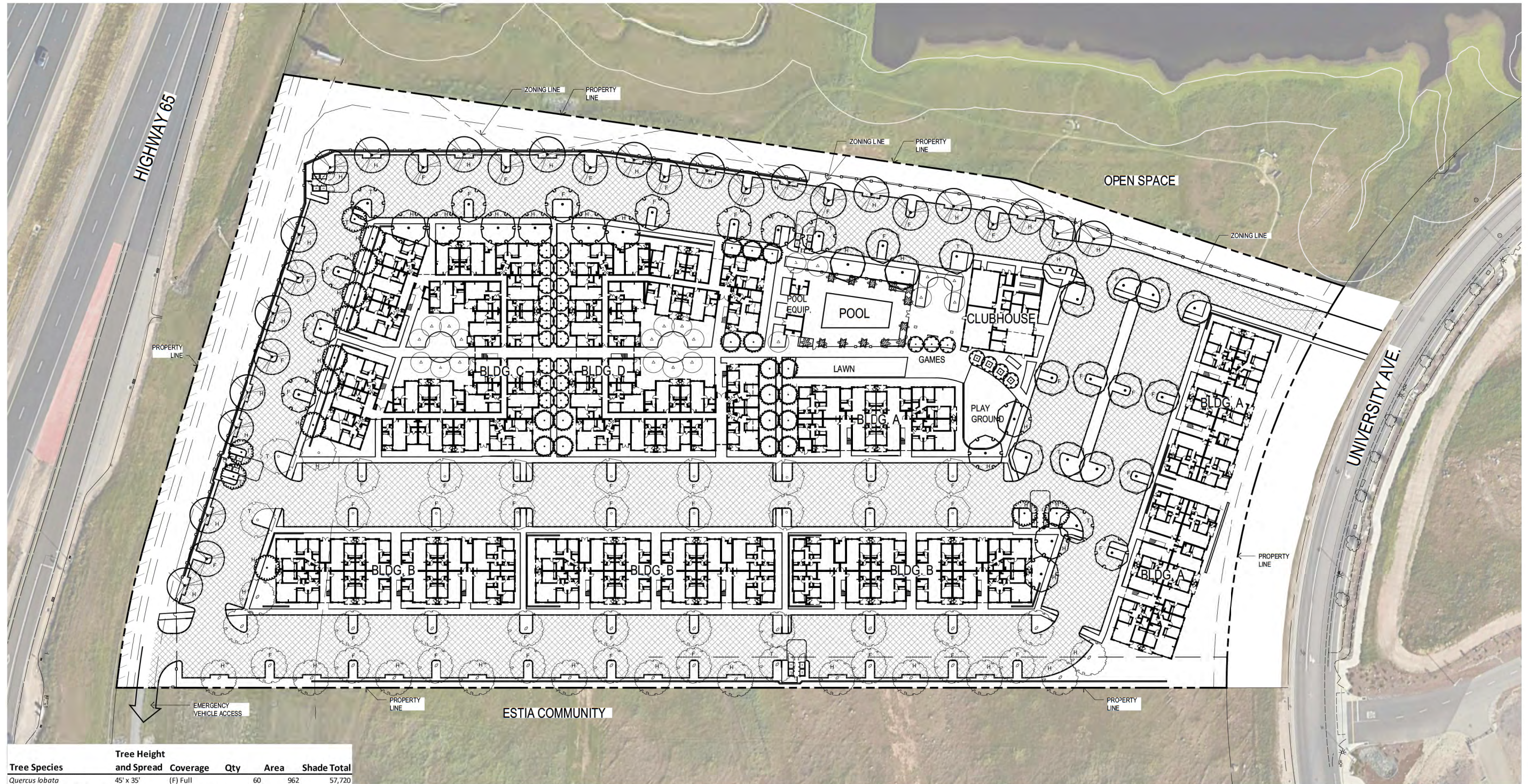
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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME	GROUND COVERS	BOTANICAL / COMMON NAME
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	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache		<i>Euonymus japonicus</i> 'Green Spire' / Green Spire Euonymus		
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			<i>Savia clevelandii</i> 'Allen Chickering' / Allen Chickering Cleveland Sage		





Tree Species	Tree Height and Spread	Coverage	Qty	Area	Shade Total
<i>Quercus lobata</i>	45' x 35'	(F) Full	60	962	57,720
		(T) Three-Qtrs	16	722	11,552
		(H) Half	45	481	21,645
		(Q) Quarter	0	241	0
		Total			90,917
<i>Pistacia chinensis 'Keith Davey'</i>	30' x 25'	(F) Full	0	491	0
		(T) Three-Qtrs	3	368	1,104
		(H) Half	10	246	2,460
		(Q) Quarter	0	123	0
		Total			3,564

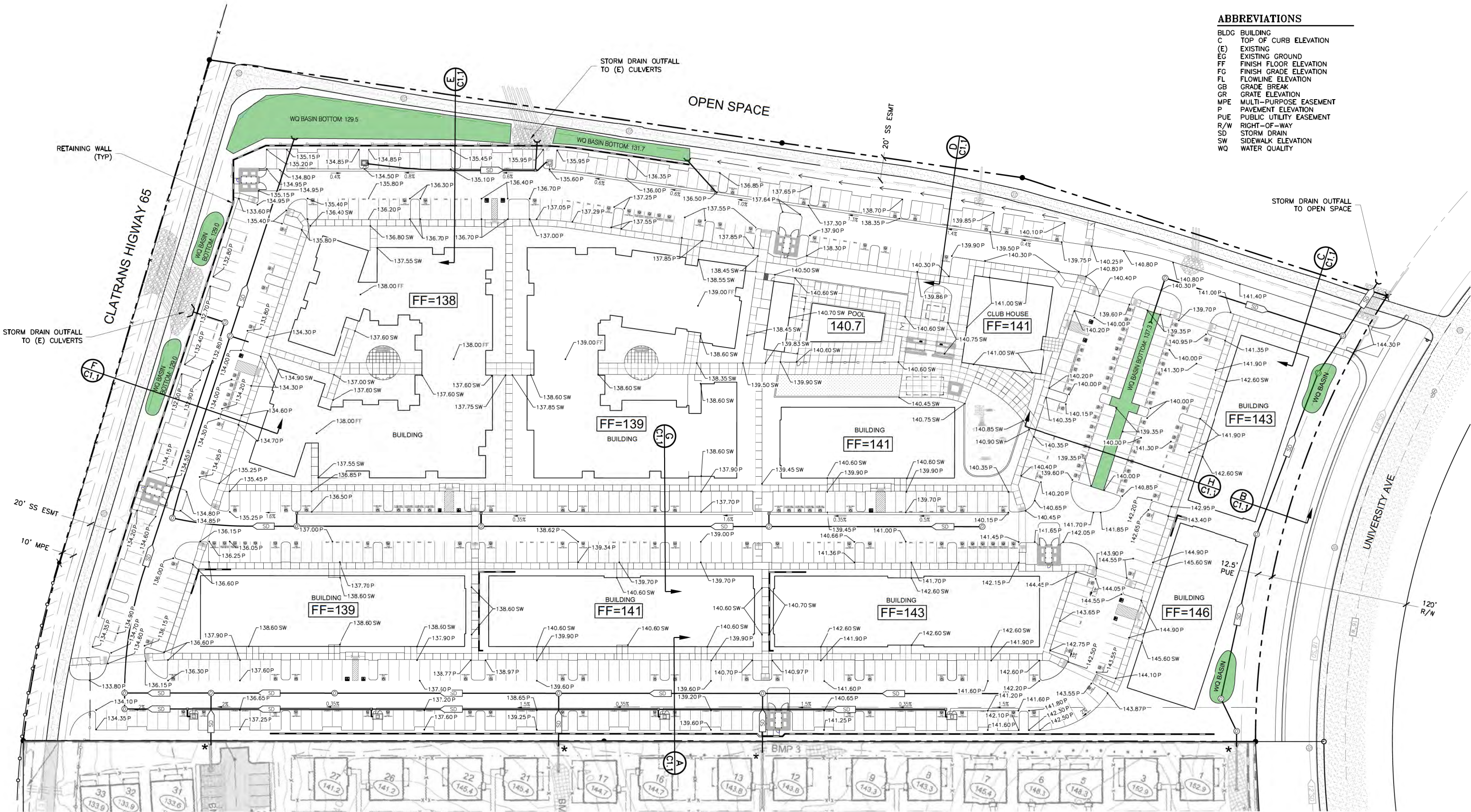
LEGEND
 TOTAL PARKING AREA

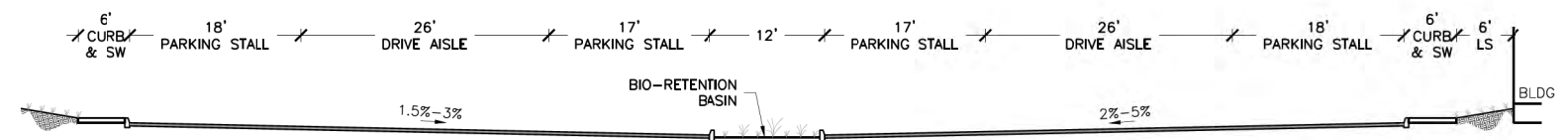
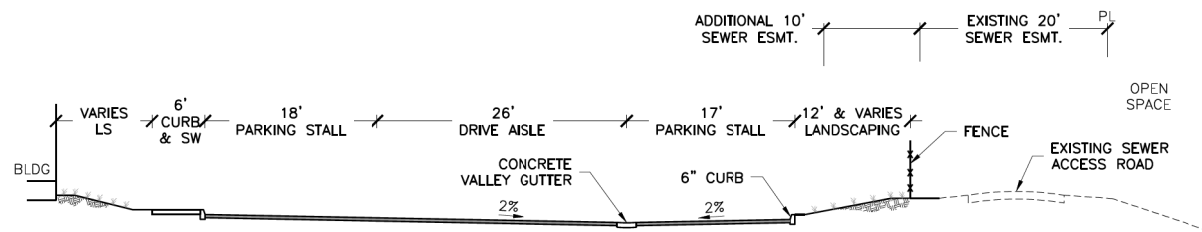
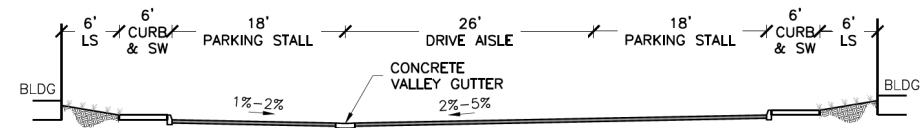
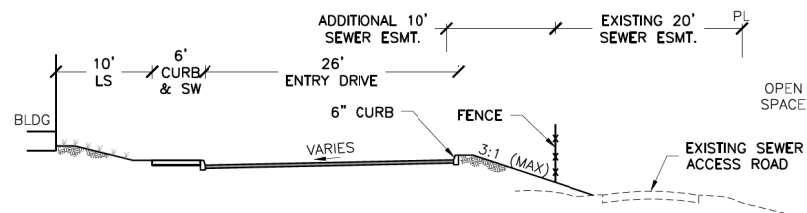
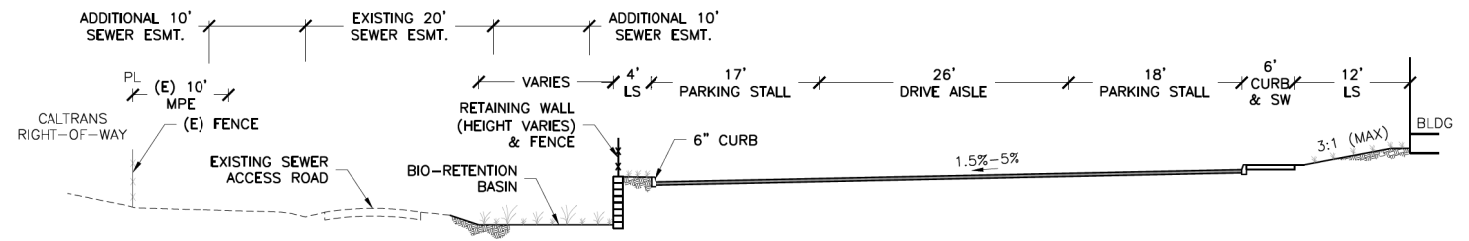
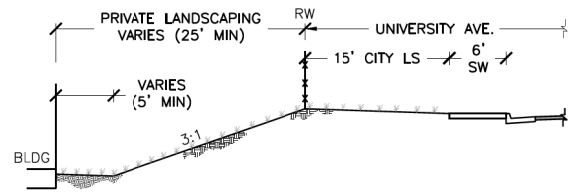
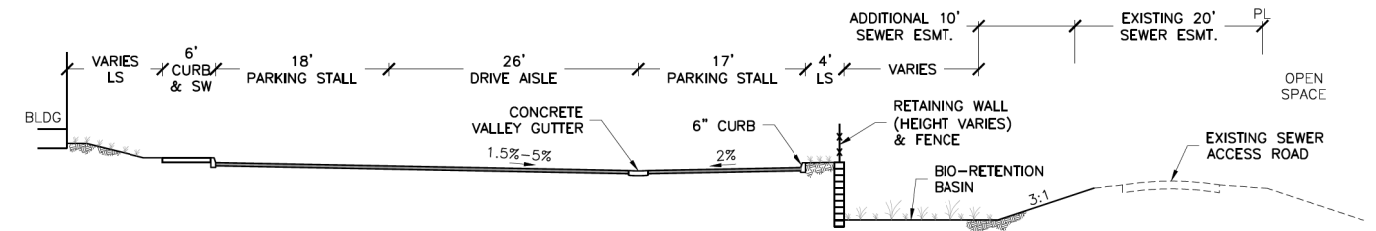
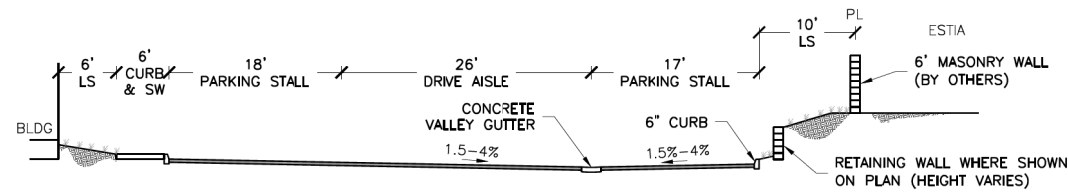
Total Tree Shaded Area Provided 94,481
 Percent of Parking Shaded 50.1%
 Total Parking Area :88,512

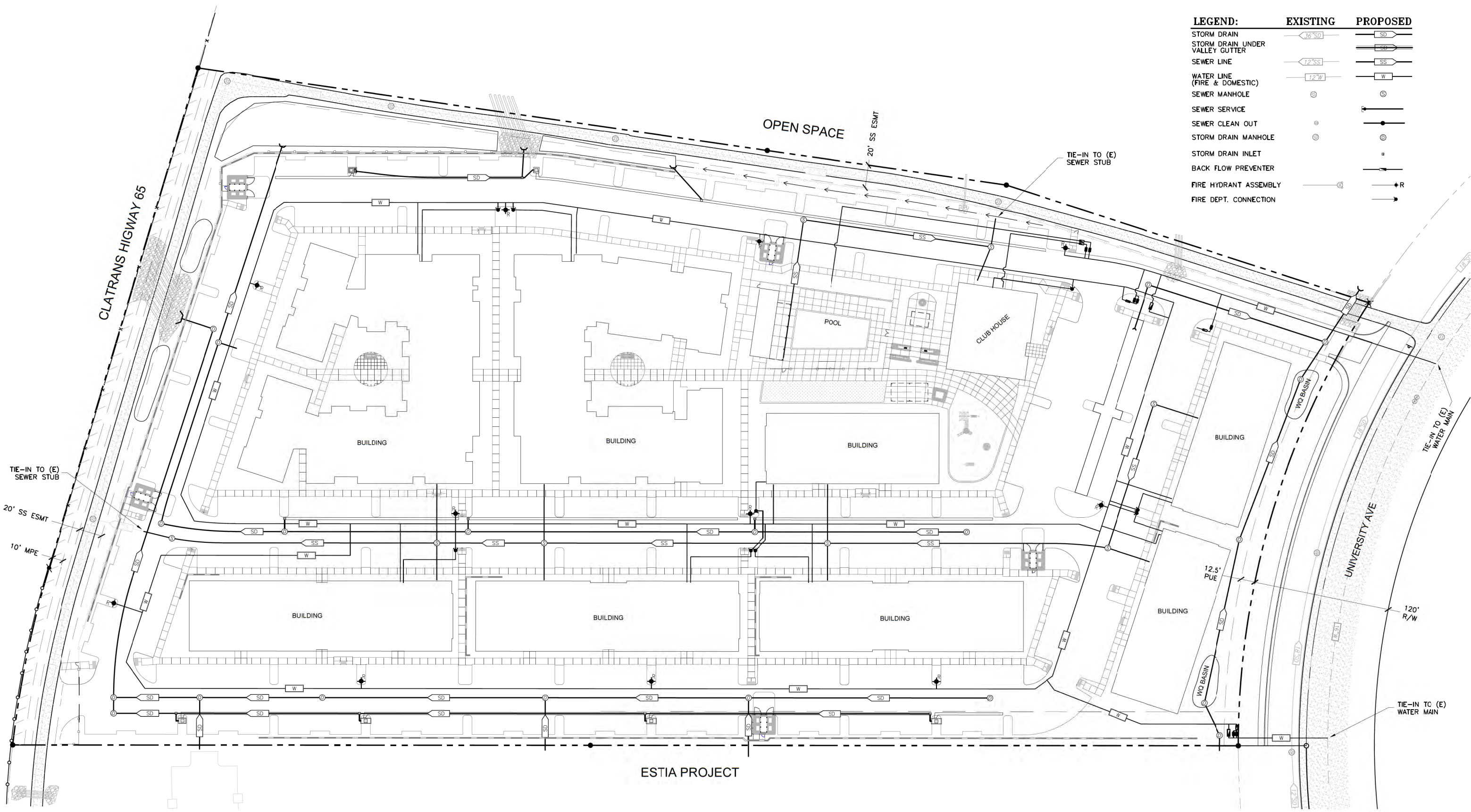


ABBREVIATIONS

- BLDG BUILDING
- C TOP OF CURB ELEVATION
- (E) EXISTING
- EG EXISTING GROUND
- FF FINISH FLOOR ELEVATION
- FG FINISH GRADE ELEVATION
- FL FLOWLINE ELEVATION
- GB GRADE BREAK
- GR GRATE ELEVATION
- MPE MULTI-PURPOSE EASEMENT
- P PAVEMENT ELEVATION
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SW SIDEWALK ELEVATION
- WQ WATER QUALITY







LEGEND:

	EXISTING	PROPOSED
STORM DRAIN		
STORM DRAIN UNDER VALLEY GUTTER		
SEWER LINE		
WATER LINE (FIRE & DOMESTIC)		
SEWER MANHOLE		
SEWER SERVICE		
SEWER CLEAN OUT		
STORM DRAIN MANHOLE		
STORM DRAIN INLET		
BACK FLOW PREVENTER		
FIRE HYDRANT ASSEMBLY		
FIRE DEPT. CONNECTION		