



**AGENDA  
CITY OF ROCKLIN  
COMMUNITY DEVELOPMENT DIRECTOR  
CONDITIONAL USE PERMIT HEARING  
PACIFIC STREET APARTMENTS**

**DATE: February 4, 2025**

**TIME: 9:00 AM**

**PLACE: Rocklin City Council Chambers, 3970  
Rocklin Road, Rocklin, CA**

**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**1. Meeting Called to Order**

**2. Public Hearing – Pacific Street Apartments Conditional Use Permit**

*Pursuant to Chapter 17.59.050 of the Rocklin Municipal Code, the Community Development Director has the authority to approve Conditional Use Permits for projects located within the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone, following a noticed public hearing. The Pacific Street Apartments Project is located within the BARRO Zone, so the Director shall hear and determine the applicant's request for a Conditional Use Permit.*

**A. Project Description:**

The project is a request for a Conditional Use Permit to construct and operate an affordable 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.

**B. Recommended Action:**

The project is a collaborative effort between Community HousingWorks (the developer) and the City of Rocklin to develop a fully affordable housing project, in compliance with the State of California's Regional Housing Needs Allocation (RHNA) mandates. The site, historically underutilized, offers an ideal location for a project of this nature. Staff recommends approval of the Conditional Use Permit.

**3. Adjournment**



# Community Development Director Conditional Use Permit

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Subject: **Pacific Street Apartments BARRO Zone CUP**  
BZ2023-0001; ENV2024-0003

Date: February 4, 2025

Submitted By: Nathan Anderson, Senior Planner

Department: Community Development Department

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## **Recommendation:**

Staff recommends that the Community Development Director of the City of Rocklin approve the following:

A Notice of Exemption of Environmental Impacts (ENV2024-0003)

An Administrative Determination of the Community Development Director of the City of Rocklin Approving a BARRO Zone Entitlement for a Conditional Use Permit (Pacific Street Apartments / BZ2023-0001)

## **Project Description:**

The Pacific Street Apartments project 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 includes the development of a public parking lot on the adjacent City-owned parcel fronting Railroad Avenue. This parking lot would be accessible to both the general public and project residents. It is anticipated that residents will obtain parking permits (details to be finalized) to allow for extended parking. Additionally, an existing public alley running through the site will be abandoned and integrated into the development area.

This project will be 100% affordable, supporting the City's efforts to meet its Regional Housing Needs Assessment (RHNA) obligations mandated by the State of California. The development is a collaborative venture between Community HousingWorks (the

developer) and the City of Rocklin, utilizing land primarily owned by the City. Upon project approval, the City will retain ownership of the land, while the applicant will control the construction and operation of the development.

**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’s Parcel Numbers (APNs) 010-121-001, -002, -004, -005, -006, and 010-040-039.

**Project Location**



**Background:**

On November 8, 2022 the Rocklin City Council approved Resolution No. 2022-229, which approved an affordable housing agreement between the City and Community Housingworks (CHW) under which the City would agree to ground lease the site to CHW for the construction and operation of approximately one hundred ten (110) rental housing units affordable to households of limited income, including not fewer than twenty three (23) households having incomes of not greater than thirty percent (30%) of area median income (“Extremely Low Income Households”) subject to CHW successfully obtaining all required land use approvals and financing commitments for the development of the project.

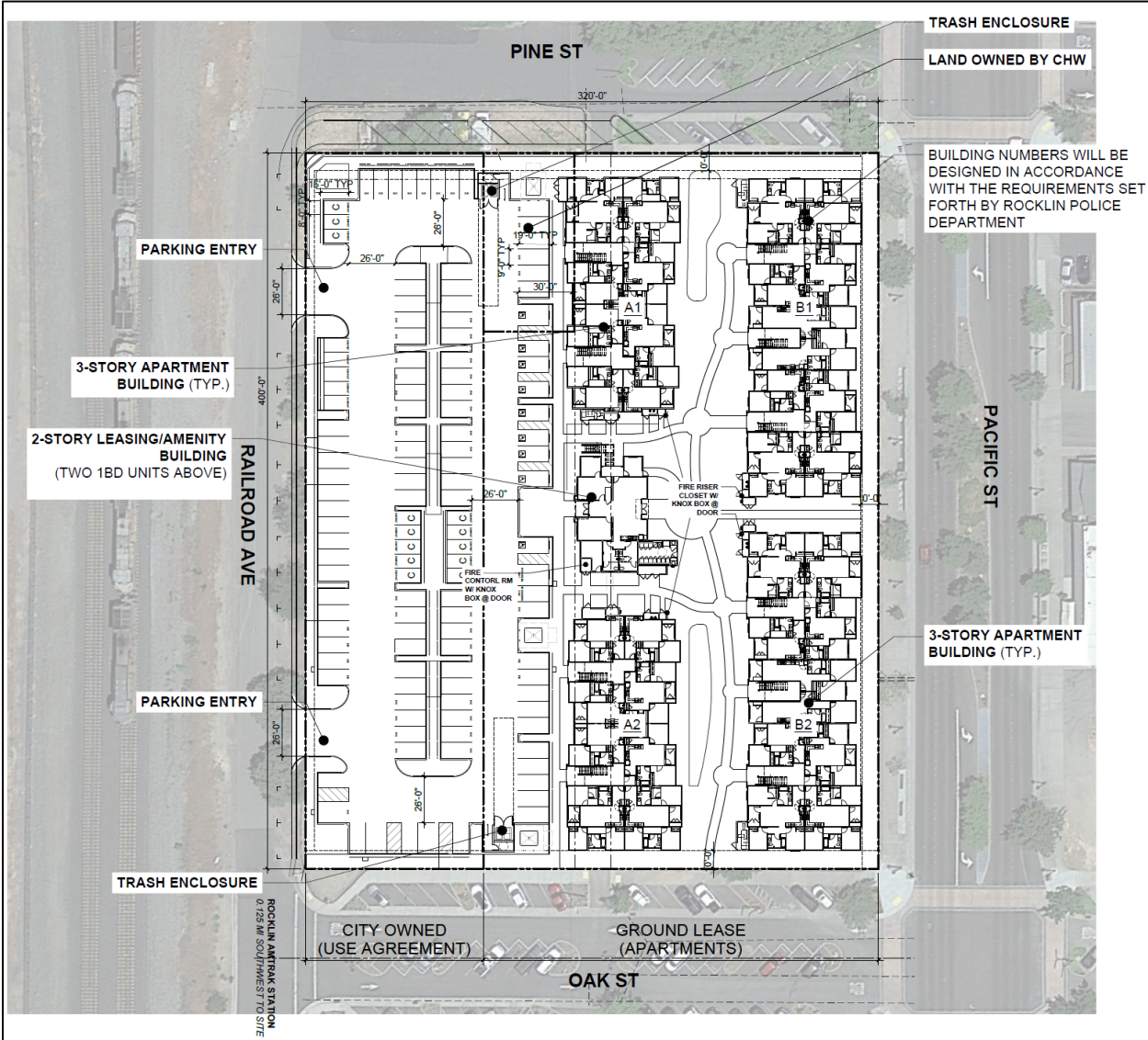
The project is located within the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone. According to Rocklin Municipal Code (RMC) Section 17.59.080, residential structures and uses are permitted in the BARRO Zone District to foster an

active street life, enhance business vitality, and reduce vehicle traffic. Additionally, the RMC requires a Conditional Use Permit (CUP) for projects where operational conditions of approval are needed to ensure compatibility with surrounding uses.

For this project, a CUP is necessary to address several conditions, including resident parking on public streets and lots, the inclusion of a non-City-owned parcel in the project, and the placement of private facilities such as trash enclosures on public property.

Per RMC Section 17.59.050, the Community Development Director serves as the approving authority for CUPs within the BARRO Zone following a noticed public hearing.

### Project Site Plan



**Analysis:**

The proposed use at this location aligns with the goals, policies, and land use designations outlined in the General Plan, as well as all applicable zoning standards, regulations, and restrictions, subject to the approval of Conditional Use Permit (CUP) and Design Review (DR) entitlements. The General Plan designates the site as Mixed Use (MU). According to Table 4-2 of the City of Rocklin General Plan Land Use Element, the MU designation is intended to support land use patterns and mixed-use developments that integrate residential and non-residential uses, enabling residents to walk or bike easily to shopping, services, employment, and leisure activities. Residential densities in this designation range from 10 to 40 dwelling units per acre, with the proposed project achieving a density of approximately 38 dwelling units per acre.

The site is located within the BARRO Zone, which, under RMC Section 17.59.080, permits residential structures and uses to promote active street life, enhance business vitality, and reduce vehicular traffic.

The project's circulation and parking design is compatible with surrounding developments and public street patterns. Residential buildings will front Pacific Street on the eastern side of the site, while an approximately 129-space surface public parking lot will occupy the western portion of the site, fronting Railroad Avenue. The parking lot design includes at least two access points off Railroad Avenue, consistent with the City of Rocklin Design Review standards. Additionally, the project exceeds State parking requirements for affordable housing.

Before a building permit is issued, a parking permit program (or another City-approved instrument) will be established to ensure parking spaces are available on a non-exclusive basis for project residents. This program will also allow tenants to park overnight in City-owned lots and on-street spaces near the project site.

**Staff Recommendation:**

The project is a collaborative effort between CHW and the City of Rocklin to develop a fully affordable housing project, in compliance with the State of California's mandates. The site, historically underutilized, offers an ideal location for a project of this nature. Staff recommends approval of the CUP.

## NOTICE OF EXEMPTION

**TO:** County Clerk, County of Placer  
2954 Richardson Blvd.  
Auburn, CA 95604-5228

**FROM:** City of Rocklin, Planning Division  
3970 Rocklin Road  
Rocklin, CA 95677

**Project Title:** Pacific Street Apartments (BZ2023-0001, ENV2024-0003)

**Project Location - Specific:** The subject property is located on six (6) parcels totaling approximately 2.9 acres on 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).

**Project Location - City:** Rocklin, CA; County: Placer

**Description of Nature, Purpose and Beneficiaries of Project:** An application to approve construction and operation of a fully affordable 110-unit multifamily residential community. The project would be fully affordable, pursuant to the affordability components required by the project conditions of approval. The project includes 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. 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 (or equivalent). The site is located within the City's Business Attraction Retention and Revitalization Overlay (BARRO) zone.

**Name of Public Agency Approving Project:** City of Rocklin

**Name of Person or Agency Carrying Out Project:** The applicant is Community HousingWorks (CHW), Attn: Anna Slaby, 3111 Camino del Rio N Suite 800, San Diego, CA, 92108, (619) 858-9031.

**Exempt Status (Check one):**

X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15332 – Infill Development Projects

**Reasons why the project is exempt:**

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.

The property is designed in the General Plan as Mixed Use, which allows for residential development at a density of 10-40 dwellings per acre. The project is approximately 38 dwellings per acre. Because of the BARRO Zone, the project site (a) is zoned and designated for a combination of commercial and residential uses and the proposed multifamily residential project is consistent with the zoning and general plan designation and regulations; and (b) is located within the city limits on a property that totals approximately 2.9 gross acre in size and is substantially surrounded by urban uses; and (c) the site has been previously developed but is now vacant, and is not considered to be environmentally sensitive, or have value as habitat for endangered, rare or threatened species; and (d) approval of the project allowing the development and operations of a multifamily residential community would not result in any significant impacts relating to traffic, noise, air quality, or water quality beyond what has been contemplated in the General Plan; and (e) the site and can be adequately served by all required utilities and public services.

**Contact Person:** David Mohlenbrok, Director of Community Development

**Date received for Filing:** \_\_\_\_\_

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**Signature:** David Mohlenbrok, Director of Community Development

ADMINISTRATIVE DETERMINATION  
AD-2025-0001

ADMINISTRATIVE DETERMINATION  
OF THE COMMUNITY DEVELOPMENT DIRECTOR  
OF THE CITY OF ROCKLIN APPROVING A BARRO ZONE ENTITLEMENT  
FOR A CONDITIONAL USE PERMIT  
(Pacific Street Apartments / BZ2023-0001)

The Community Development Director of the City of Rocklin does resolve as follows:

Section 1. The Community Development Director of the City of Rocklin finds and determines that:

A. This Conditional Use Permit allows for construction and operation of a fully affordable 110-unit multifamily residential community, pending approval of a Design Review. The project is located on six (6) parcels totaling approximately 2.9 acres on Assessor's 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). All parcels, with the exception of APN 010-121-006, are currently owned by the City of Rocklin. Prior to construction of the project, APN 010-121-006 will be required to be transferred to the City in order to allow for it to be merged with one or more parcels owned by the City to reconfigure site lotting such that structures do not cross property lines.

B. On November 8, 2022 the Rocklin City Council approved Resolution No. 2022-229, which approved an affordable housing agreement between the City and Community Housingworks (CHW) under which the City would agree to ground lease the Site to CHW for the construction and operation of approximately one hundred ten (110) rental housing units affordable to households of limited income, including not fewer than twenty three (23) households having incomes of not greater than thirty percent (30%) of area median income ("Extremely Low Income Households") subject to CHW successfully obtaining all required land use approvals and financing commitments for the development of the project.

C. Consistent with the affordable housing agreement, the project includes 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. The project will also develop a public parking lot on the parcel adjacent to Railroad Avenue (APN 010-040-039) that residents of the project would be able to also utilize via a parking permit. An existing public alley through the site is to be abandoned and incorporated into the development area.

D. Section 17.59.050 (A) of the Rocklin Municipal Code (RMC) authorizes the Community Development Director of the City of Rocklin to approve applications for entitlements within the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone.



E. RMC Section 17.59.080 states that, to promote an active street life, enhance the vitality of businesses, and reduce vehicular traffic, residential structures and uses are permitted in the BARRO Zone District. Further, the section states that, in those cases where operational conditions of approval are necessary to make the proposed use compatible with surrounding uses, a conditional use permit (CUP) shall be required. The subject project requires operational conditions of approval to address a number of issues, including but not limited to resident parking on public streets and parking lots, incorporation of non-City owned parcels into the project, and location of private facilities (such as trash enclosures) on public property; therefore, a CUP is required for this use.

F. A Notice of Exemption has been approved for this project by the Community Development Director of the City of Rocklin (ENV2024-0003).

G. The operation of the use will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City. The project would allow for the construction and operation of a multifamily residential community, pending approval of a Design Review.

H. The circulation and parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns. The residential buildings would front Pacific Street on the eastern side of the project site. An approximately 129-space surface public parking lot would occupy the western side of the project site fronting Railroad Avenue. The parking lot would include a minimum of two points of access designed and located consistent with City of Rocklin Design standards.

I. The construction and operation of the use in this location is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property subject to the approval of CUP and Design Review (DR) entitlements. The General Plan Land Use designation is Mixed Use (MU). Pursuant to Table 4-2 of the City of Rocklin General Plan Land Use Element, the purpose of the MU designation is to provide for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities. Residential uses are allowed at a density of 10 to 40 dwelling units per acre. The project density is approximately 38 dwelling units per acre.

Section 2. The BARRO Zone Conditional Use Permit Entitlement for the Pacific Street Apartments / BZ2023-0001 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below.

The approved Exhibit A shall govern the design of the project, pending approval of the subsequent project Design Review. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition throughout occupancy of the structure.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Construction / Operation

- a. Prior to issuance of any improvement plans or building permits for the project, a Design Review shall be approved. The site design and architecture shall be substantially consistent with Exhibit A, to the satisfaction of the Community Development Director. (PLANNING, ENGINEERING)
- b. Prior to occupancy, the project shall record an affordability regulatory agreement, or equivalent, to the satisfaction of the City Attorney. Such agreement shall be consistent with the affordability requirements specified in the approved affordable housing agreement (PLANNING, CITY ATTORNEY)
- c. Prior to issuance of a building permit, a parking permit program (or other instrument acceptable to the City) shall be in place in order to ensure that parking spaces are available only on a non-exclusive basis to residents of the project. The parking permit program shall allow project tenants to maintain the ability to park overnight in City owned parking lots and on street parking spaces in the vicinity of the project. (PLANNING, CITY ATTORNEY)
- d. Prior to issuance of any improvement plans or building permits, the property owner shall transfer ownership of APN 010-121-006 (which shall include the portion of the property that was previously encumbered by an easement for an alleyway) to the City of Rocklin. (PLANNING, ENGINEERING)

2. Indemnification and Duty to Defend

As a condition for project approval, Owner or an agent of Owner acceptable to City shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding, against the City or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the City and its agents, officers, and employees, or other City advisory agency, appeal board, or legislative body concerning this project approval. City shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding. (CITY ATTORNEY)

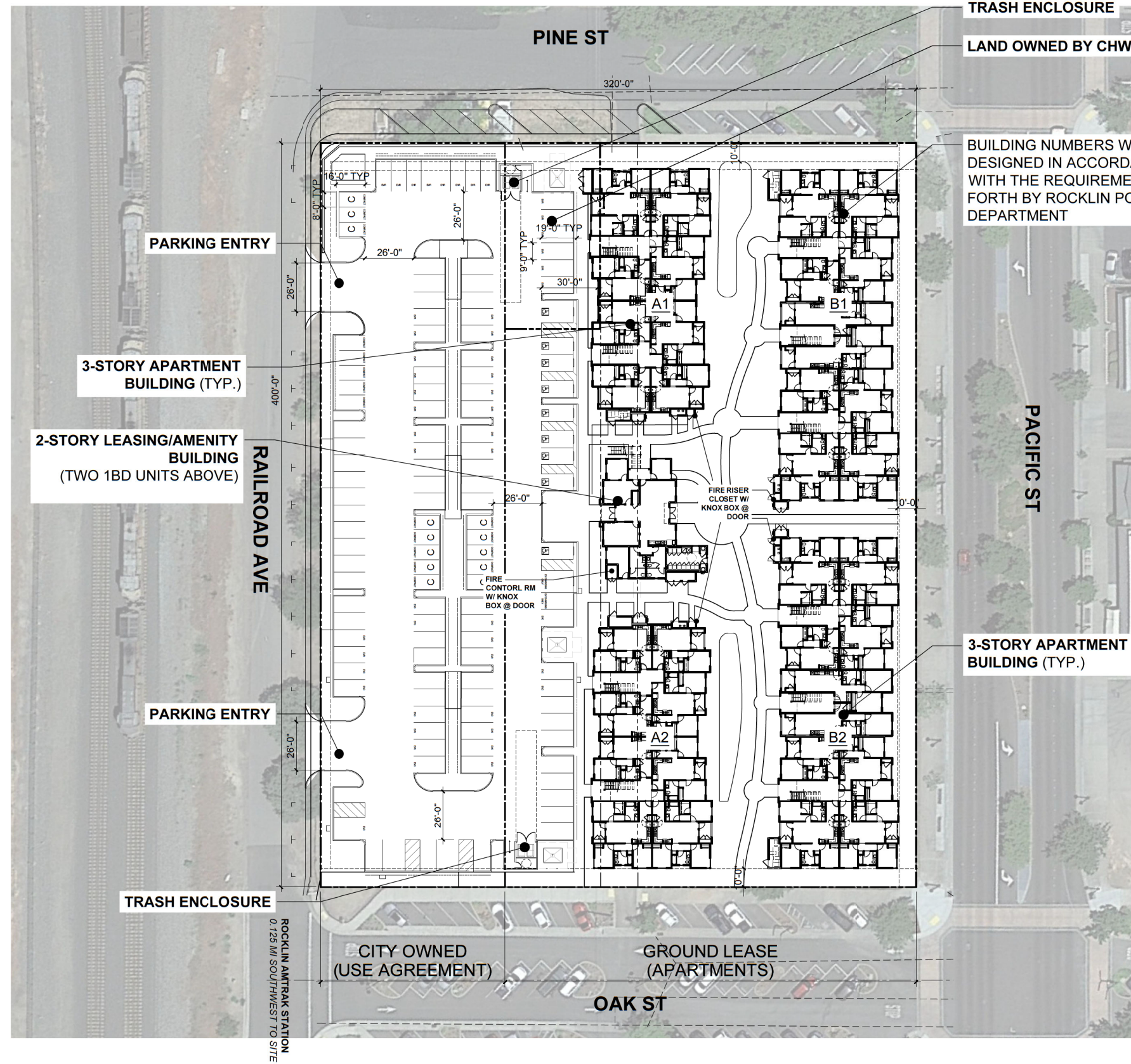
3. Validity

- a. Consistent with the requirements of Section 17.70.070, this Conditional Use Permit shall expire two years after the effective date of this approval, unless the rights conferred by this permit have been exercised within that period. (PLANNING)

PASSED AND ADOPTED this 4<sup>th</sup> day of February, 2025, by the Community Development Director of the City of Rocklin, as authorized by Rocklin Municipal Code Section 17.59.

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David Mohlenbrok  
Community Development Director



### Site Summary

Accessor Parcel Number	010-121-001-000, 010-121-002-000, 010-121-004-000, 010-121-005-000, 010-121-006-000, 010-040-039-000,		
Site Area	2.93 AC (Gross)	Dwelling Units	110 DU
	2.02 AC (Net)	Gross Density	±37.54 DU / AC
<b>4% Area</b>	0.42 AC (18,330 SF)	General Plan	Mixed Use
<b>9% Area</b>	2.51 AC (109,301 SF)	Zoning	C-2, C-4, BARRO

### Residential Development Standards

Required per Rocklin Municipal Code	Proposed
Max DU per Gross Acre	Gross Density 37.54 Units/Acre
Min Lot Area	Lot Area 2.93 Acres
Min Lot Width	Lot Width 400'
Min Setbacks:	
Front Yard	5'
Site, Interior	10'
Rear	10'
Max Lct Coverage	Lot Coverage 35%
Max Building Height	Building Height ±40'-0"

### Project Summary:

Building Summary:  
 (4) 3-Story Apartment Buildings  
 (1) 2-Story Leasing/Amenity/Laundry Building  
 (2) Trash Enclosures

Apartment Unit Summary	1Bd/1Bath	2Bd/1Bath	3Bd/2Bath	
<b>4%</b>				
Building A1	12	07	05	
Building A2	12	07	05	
Amenity Bldg	02	00	00	
<b>4% Total</b>	<b>26</b>	<b>14</b>	<b>10</b>	<b>50</b>
<b>9%</b>				
Building B1	12	08	10	
Building B2	12	08	10	
<b>9% Total</b>	<b>24</b>	<b>16</b>	<b>20</b>	
<b>Total</b>	<b>50</b>	<b>30</b>	<b>30</b>	<b>60</b>
	45%	27%	27%	

### Unit Mix and Requirements per CTCAC Regulations

Unit Mix	Min SF.	Net Area	Gross Area	Total	Mix Percentage
Plan 1-1	450 SF	570 SF	614 SF	38	34.5%
Plan 1-2	450 SF	638 SF	696 SF	08	7.3%
Plan 1-3	450 SF	616 SF	665 SF	02	1.8%
Plan 1-4	450 SF	578 SF	639 SF	02	1.8%
Plan 2-1	700 SF	795 SF	848 SF	24	21.8%
Plan 2-2	700 SF	821 SF	883 SF	04	3.6%
Plan 2-3	700 SF	867 SF	935 SF	02	1.8%
Plan 3-1	900 SF	1002 SF	1075 SF	18	16.4%
Plan 3-2	900SF	1035 SF	1111 SF	12	10.9%
				110	100%

### Parking Summary

Proposed (Ground Lease + City Owned Parcels)	
Standard Open Parking	055 Spaces
Compact Open Parking	027 Spaces
Open Accessible Parking	002 Spaces
Van Accessible Parking	002 Spaces
US Postal Service Parking	001 Space
Electric Vehicle Charging Station (EVCS)	008 Spaces
Electric Vehicle Charging Capable (EVC)	028 Spaces
Electric Vehicle Charging Ready (EVR)	006 Spaces
	±129 Spaces Across whole site

### Building Square Footage

Residential  
 BLDG A = 22,916 SF  
 BLDG A1 = 22,984 SF  
 BLDG B1 = 30,787 SF  
 BLDG B2 = 30,787 SF

TOTAL = 107,474 SF  
 LEASING/AMENITY BLDG = 4,122 SF  
 TOTAL = 111,596 SF

### Building Occupancies

R-2 (Residential)  
 A-3 (Leasing/Amenity)

### Construction Type

Residential = V-B  
 Leasing/Amenity = V-B

### Fire Sprinkler System

NFPA 13



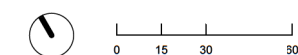
Architecture + Planning  
 888.456.5849  
 ktgy.com



Community HousingWorks  
 3111 Camino Del Rio N, Suite 800  
 San Diego, CA 92103

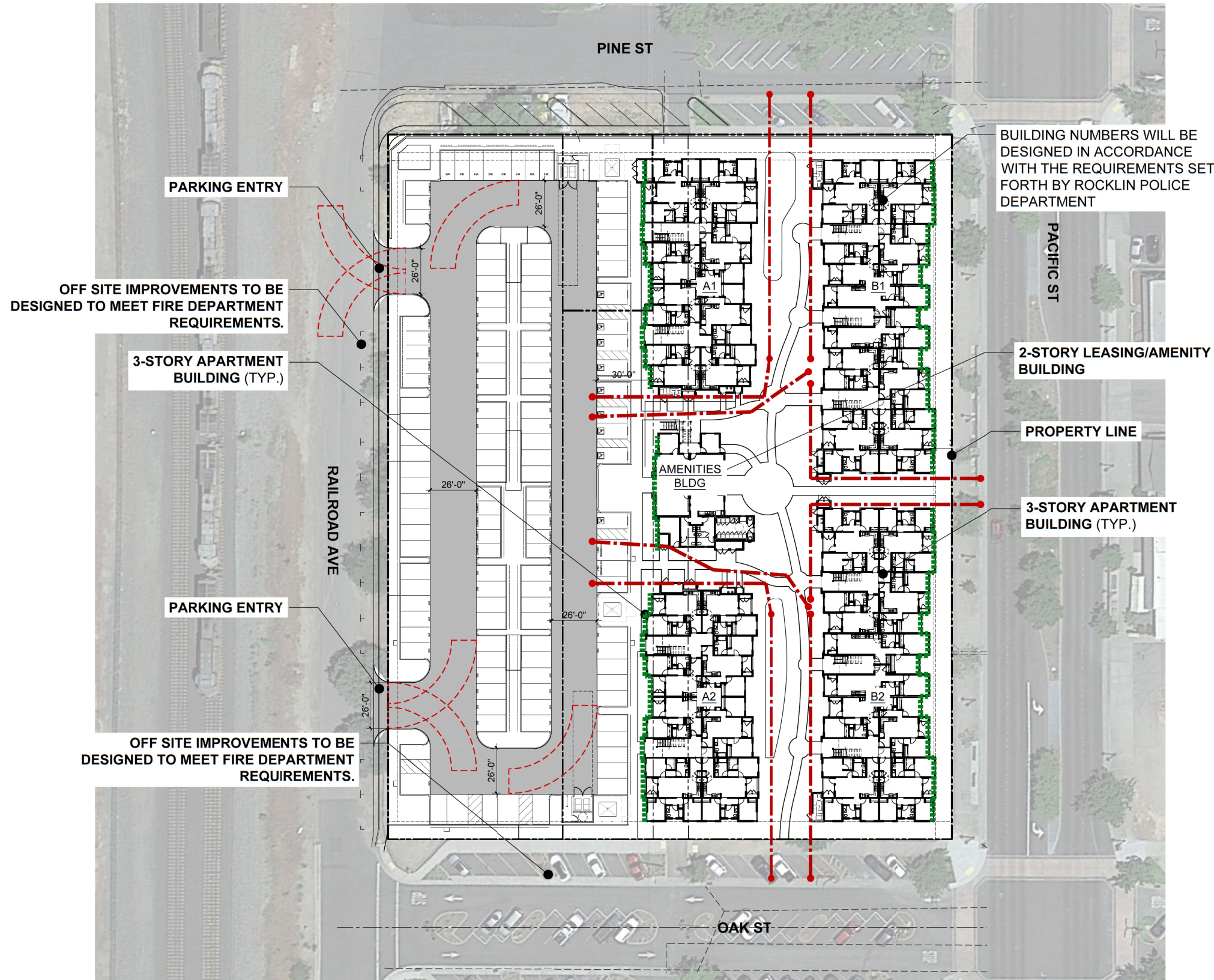
**PACIFIC STREET APARTMENTS NINE**  
 ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN  
 JUNE 18, 2024



SITE PLAN

A1.0a



BUILDING NUMBERS WILL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY ROCKLIN POLICE DEPARTMENT

2-STORY LEASING/AMENITY BUILDING

PROPERTY LINE

3-STORY APARTMENT BUILDING (TYP.)

PARKING ENTRY

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

3-STORY APARTMENT BUILDING (TYP.)

RAILROAD AVE

PARKING ENTRY

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

OAK ST

- An Emergency Responder Radio Coverage System (ERRCS) is required under the Rocklin Fire Department "Emergency Responder Radio Coverage Systems" guideline when the total building area for each type exceeds 30,000 SF. If an approved ERRCS third party contractor can provide test data which determines that an ERRCS installation is not required, then the requirement may be waived by the Fire Chief. However, all buildings exceeding the SF requirements, are required to install the conduit necessary to support an ERRCS installation, should one be required once testing can be completed. **The conduit must be shown on the architectural plans**, reviewed and approved, and inspected during construction. Testing of the communication coverage within the buildings is required to be conducted by an approved third party contractor as soon as the building envelope is completed and walls are in place. Should testing determine that a full ERRCS installation is required, a separate permit for the ERRCS system is required to be reviewed and approved prior to installation.

**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
- Fire Truck Turning Radius  
1" : 30'-0" Scale



Architecture + Planning  
888.456.5849  
ktgy.com



Community HousingWorks  
3111 Camino Del Rio N, Suite 800  
San Diego, CA 92103

**PACIFIC STREET APARTMENTS NINE**  
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN  
JUNE 18, 2024



FIRE ACCESS PLAN

A1.1

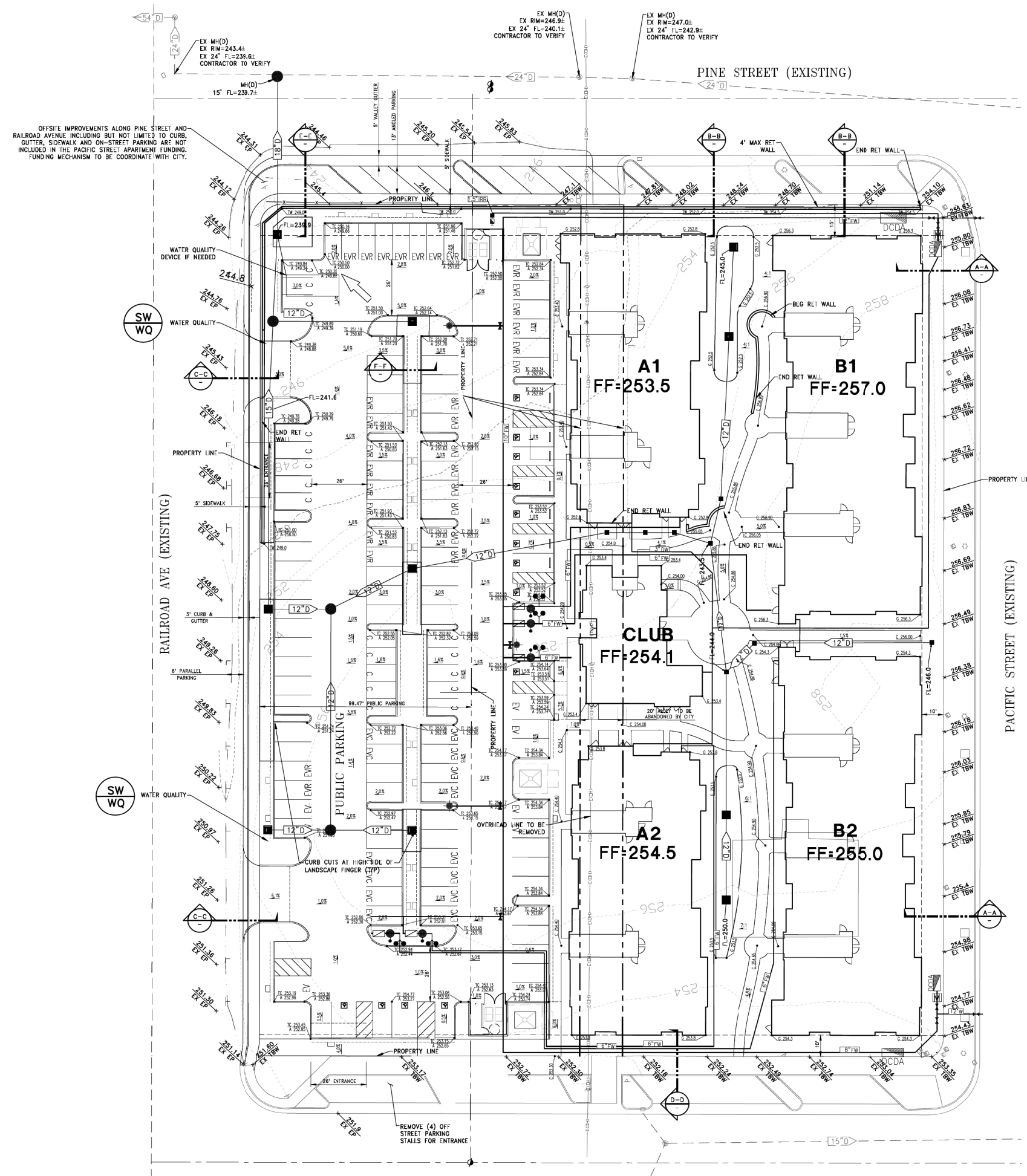
# GRADING AND DRAINAGE STUDY

## PACIFIC STREET APARTMENTS

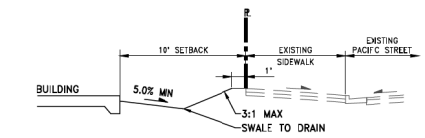
ROCKLIN

CALIFORNIA

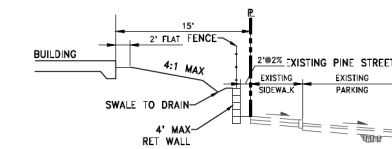
DECEMBER 2024



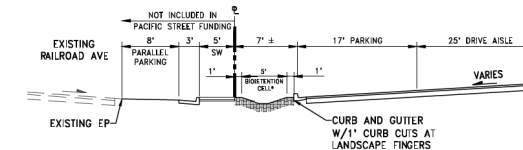
OFFSITE IMPROVEMENTS ALONG PINE STREET AND RAILROAD AVENUE INCLUDING BUT NOT LIMITED TO CURB, GUTTER, SIDEWALK AND ON-STREET PARKING ARE NOT INCLUDED IN THE PACIFIC STREET APARTMENT FUNDING. FUNDING MECHANISM TO BE COORDINATE WITH CITY.



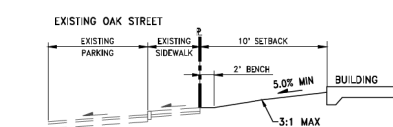
SECTION A-A  
NTS



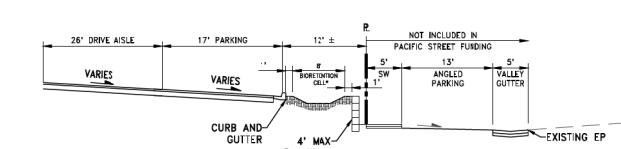
SECTION B-B  
NTS



SECTION C-C  
NTS

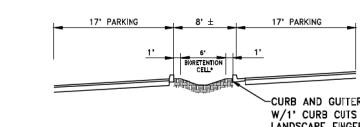


SECTION D-D  
NTS



SECTION E-E  
NTS

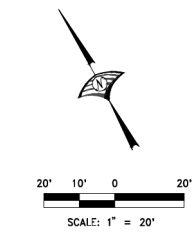
\*NOTE: BIORETENTION CELL SHALL HAVE A MINIMUM OF 6" OF PONDING DEPTH WITH 18" OF AMENDED SOIL ON 12" OF GRAVEL PER THE CITY OF ROCKLIN POST CONSTRUCTION MANUAL.



SECTION F-F  
NTS

LEGEND	
---	PROJECT / UNIT BOUNDARY
FF= 20.0	PROPOSED FINISHED FLOOR ELEVATION
▶▶▶▶▶	PROPOSED GRADING SLOPE
251.9	PROPOSED GRADING ELEVATION (AC UNLESS OTHERWISE NOTED)
●	STORM DRAIN MH
24" D	STORM DRAIN PIPE SIZE, AND DIRECTION
■	STORM DRAIN INLET
FL=XX.X	PIPE FLOWLINE ELEV
←	OVERLAND RELEASE DIRECTION
◁	TURNING MOVEMENT
—	PROPOSED RETAINING WALL
---	LIMITS OF CONSTRUCTION
SW WQ	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.



# PACIFIC STREET APARTMENTS

ROCKLIN

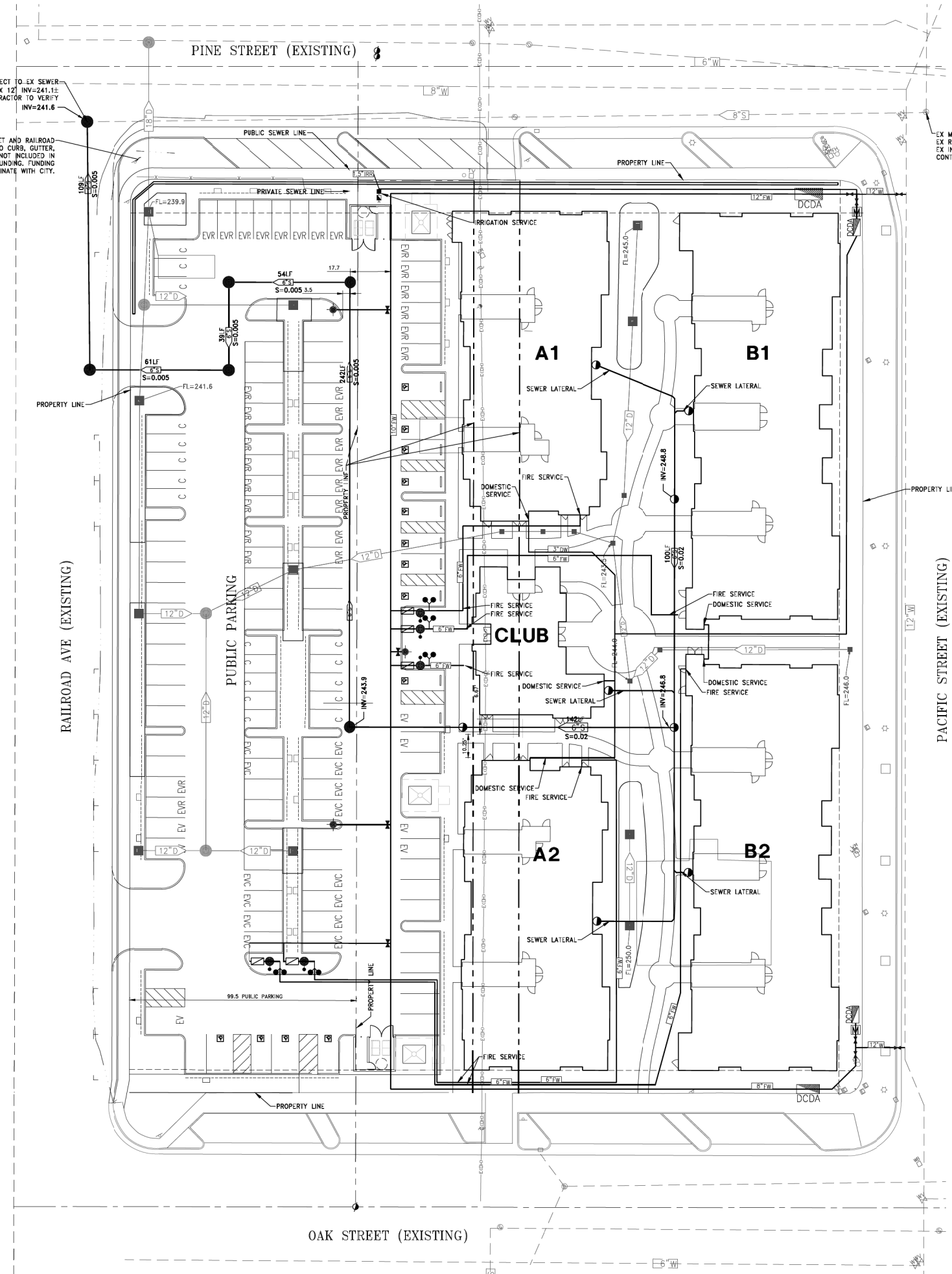
CALIFORNIA

DECEMBER 2024

CONNECT TO EX SEWER  
EX 12' INV=241.1±  
CONTRACTOR TO VERIFY  
INV=241.6

OFFSITE IMPROVEMENTS ALONG PINE STREET AND RAILROAD AVENUE INCLUDING BUT NOT LIMITED TO CURB, OUTER SIDEWALK AND ON-STREET PARKING ARE NOT INCLUDED IN THE PACIFIC STREET APARTMENT FUNDING. FUNDING MECHANISM TO BE COORDINATE WITH CITY.

EX MH(S)  
EX RIM=253.9±  
EX INV=246.5±  
CONTRACTOR TO VERIFY

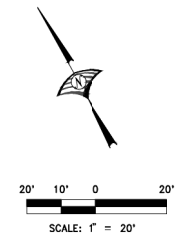


**FIRE DEPARTMENT NOTE:**  
ADDRESS NUMBERS MUST COMPLY WITH CRC R319.2 AND ROCKLIN FIRE DEPARTMENT PREMISES IDENTIFICATION STANDARDS.

**NOTE:**  
PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE.

### LEGEND

- 8" S → PROPOSED SEWER PIPE (INCHES)
- INV=292.0 → PROPOSED INVERT AT SEWER STRUCTURE
- → PROPOSED SEWER MAN-HOLE
- 8" FW → PROPOSED WATER PIPE (INCHES)
- → PROPOSED HYDRANT ASSEMBLY
- → PROPOSED WATER SERVICE ASSEMBLY



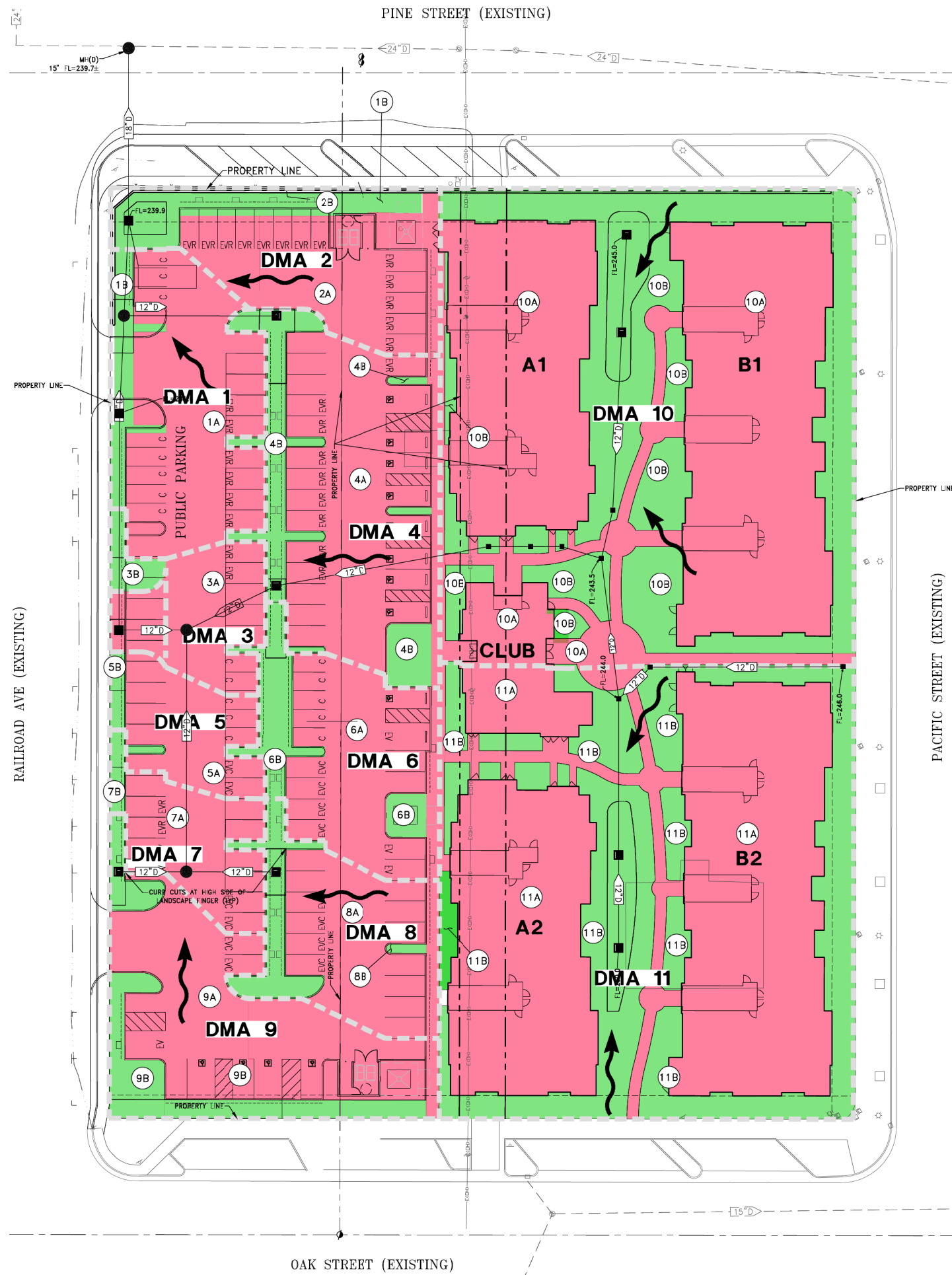
# DRAINAGE MANAGEMENT AREAS

## PACIFIC STREET APARTMENTS

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**DMA 1**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 1		
1A	5,483	IMPERVIOUS	1.0	5,483	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
1B	879	PERVIOUS	0.1	87.9			
TOTAL				5,570.9	0.04	223	230

**DMA 2**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 2		
2A	4,822	IMPERVIOUS	1.0	4,822	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
2B	1,902	PERVIOUS	0.1	190			
TOTAL				5,012	0.04	201	240

**DMA 3**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 3		
3A	3,614	IMPERVIOUS	1.0	3,614	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
3B	471	PERVIOUS	0.1	47.1			
TOTAL				3,661.1	0.04	147	147

**DMA 4**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 4		
4A	8,298	IMPERVIOUS	1.0	8,298	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
4B	2,404	PERVIOUS	0.1	240.4			
TOTAL				8,538.4	0.04	342	342

**DMA 5**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 5		
5A	2,642	IMPERVIOUS	1.0	2,642	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
5B	411	PERVIOUS	0.1	41.1			
TOTAL				2,683.1	0.04	108	112

**DMA 6**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 6		
6A	4,991	IMPERVIOUS	1.0	4,991	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
6B	1,506	PERVIOUS	0.1	150.6			
TOTAL				5,141.6	0.04	206	210

**DMA 7**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 7		
7A	2,690	IMPERVIOUS	1.0	2,690	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
7B	348	PERVIOUS	0.1	34.8			
TOTAL				2,724.8	0.04	109	112

**DMA 8**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 8		
8A	4,227	IMPERVIOUS	1.0	4,227	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
8B	1,350	PERVIOUS	0.1	135			
TOTAL				4,362	0.04	175	175

**DMA 9**

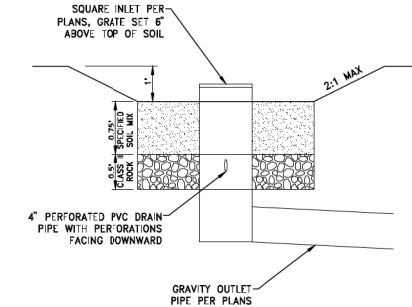
DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 9		
9A	6,508	IMPERVIOUS	1.0	6,508	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
9B	2,413	PERVIOUS	0.1	241.3			
TOTAL				6,749.3	0.04	270	276

**DMA 10**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 10		
10A	23,077	IMPERVIOUS	1.0	23,077	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
10B	13,079	PERVIOUS	0.1	1,307.9			
TOTAL				24,384.9	0.04	976	985

**DMA 11**

DMA NAME	AREA (SF)	POST-PROJECT SURFACE TYPE	RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION FACILITY 11		
11A	22,197	IMPERVIOUS	1.0	22,197	SIZING FACTOR	MINIMUM FACILITY SIZE (SF)	PROPOSED FACILITY SIZE*
11B	12,555	PERVIOUS	0.1	1,255.5			
TOTAL				23,452.5	0.04	939	940



**BIORETENTION SECTION DETAIL**  
N15

**LEGEND**

- PROJECT / UNIT BOUNDARY
- DIRECTION OF FLOW
- STORM DRAIN MH
- STORM DRAIN PIPE SIZE, AND DIRECTION
- STORM DRAIN INLET
- PIPE FLOWLINE ELEV
- DRAINAGE MANAGEMENT AREA BOUNDARY
- WATER QUALITY FEATURE
- IMPERVIOUS AREA (2.1± AC)
- PERVIOUS AREA (0.9± AC)
- AREA OF BIORETENTION CELL (0.09± AC)

