



## New Project Information

The City of Rocklin has begun 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 notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

**Application Received:** July 17, 2017

**Project Name and Requested Approvals:**

SECRET RAVINE COMMUNITY

DESIGN REVIEW, DR2017-0005

GENERAL PLAN AMENDMENT, GPA2017-0002

GENERAL DEVELOPMENT PLAN, PDG2017-0003

REZONE, Z2017-0004

OAK TREE PRESERVATION PERMIT, TRE2017-0005

**Staff Description of Project:**

This application is a request for approval of multiple entitlements to construct a 25.45-acre mixed use development consisting of a 144-unit apartment complex on 13.04 acres, rough grade and development of access aisles and utility infrastructure for a future 2.15-acre commercial site, and establish a separate 10.26-acre parcel along the Secret Ravine Tributary.

**Location:**

The subject site is located on the west side of Sierra College Boulevard at the SW intersection of Sierra College Boulevard and the future extension of Dominguez Road. 4830 & 4910 Sierra College Boulevard; APNs: 045-052-010, -011, and -026

**Existing Land Use Designations:**

The property is zoned Planned Development Commercial (PD-C) on 17.08 acres and Planned Development Open Space/Conservation (PD-OA) on 8.4 acres.

The General Plan designation is Retail Commercial (RC) on 17.08 acres and Recreation/Conservation (R/C) on 8.4 acres. 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 a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

**Applicant & Property Owner:**

The applicant is Western Care Construction. The property owner is Martine D. Harmon.

**Attached Information:**

For additional detail please see the attached information from the project application form and the submitted application exhibits.



# 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:** Secret Ravine Community

**LOCATION:** 4830/4910 Sierra College Blvd

**ASSESSOR'S PARCEL NUMBERS:** APN 045-052-10, 11 APN 045-052-026

**DATE OF APPLICATION (STAFF):** \_\_\_\_\_ **RECEIVED BY (STAFF INITIALS):** \_\_\_\_\_

**FILE NUMBERS (STAFF):** \_\_\_\_\_ **FEES:** \_\_\_\_\_

**RECEIPT NO.:** \_\_\_\_\_

**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:** \_\_\_\_\_

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

<input checked="" type="checkbox"/> General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add'l 100 Acres)	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee: \$17,715 (1 <sup>st</sup> 50 lots) \$2,188 (each add'l 50 lots) \$10,337 Modification	<input type="checkbox"/> Use Permit (U) <ul style="list-style-type: none"> <li><input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888</li> <li><input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496</li> <li><input type="checkbox"/> Major (CC Approval) Fee: \$13,252</li> </ul>
<input checked="" type="checkbox"/> Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: \$9,888	<input type="checkbox"/> Variance (V) Fee: \$5,036
<input checked="" type="checkbox"/> General Development Plan (PDG) Fee: \$13,475	<input checked="" type="checkbox"/> Design Review (DR) <ul style="list-style-type: none"> <li>Commercial Fee: \$9,888</li> <li>Residential Fee: \$6,097</li> <li>Signs Fee: \$4,233</li> </ul>	<input checked="" type="checkbox"/> Oak Tree Preservation Plan Permit <ul style="list-style-type: none"> <li>Planning Commission Fee: \$ 915</li> <li>City Council Fee: \$1,232</li> </ul>
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$15,845 \$2,142 (each add'l 50 lots or 100 acres)	<input type="checkbox"/> Modification to Approved Projects Fee: \$3,481	

File Number

**Environmental Requirements: (STAFF)**

- Exempt - \$1,277.00
- Negative Declaration – \$5,166.00
- Mitigated Negative Declaration – \$6,311.00
- EIR – See Fee Schedule



**UNIVERSAL APPLICATION FORM (CONT.)**

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>RC/OA</u>	Acres: <u>17.08/8.37</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>RC/MHDR/OA</u>	Acres: <u>3.9/13.04/</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
<b>Zoning:</b>	No. of Units: <u>144 res</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Ex. : <u>PD-C / OA</u>	Building Size: <u>see attached plans</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
<u>Prop.PDC, 3.91 ac.</u>	Proposed Parking: <u>383 + 27 Gar.</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
<u>Prop. R-3,13.04 ac</u>	Required Parking: <u>369</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
<u>Prop. OA, 8.5 ac</u>	Access: <u>Public/Priv. Dr.</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

**PROJECT REQUEST: Approval of entitlements as requested to construct a mixed use development consisting of 144 unit apartment complex on 13.04 acre, grading and development of access aisles and utilities for a future 3.9 acre Commercial site and establishment of a 8.5 acre Open Space area along Secret Ravine Tributary. The existing boundaries of three existing parcels of land will need to be reconfigured to define the new boundaries of the proposed uses. This reconfiguration will be done by a Lot line adjustment processed under a concurrent application. ( See attached plans and exhibits for specific detailed information.**

**The specific entitlements that will need to be approved are as follows.**

**General Plan Amendment, Rezone, General Development Plan, Design Review, Oak Tree Preservation Plan Permit, Resolution approving Environmental Mitigated Negative Declaration, And Approval of a Lot line Adjustment.**

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UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: <sup>MMA 4-20-17</sup> **Martine A. Harmon**

ADDRESS: **4020 Sierra College Blvd. Suite 200**

CITY: **Rocklin** STATE: **Ca.** ZIP: **95677**

PHONE NUMBER: **916-624-6200**

EMAIL ADDRESS:

FAX NUMBER: **916-624-6266**

SIGNATURE OF OWNER *Martine Harmon 4-20-17*

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

NAME OF APPLICANT  
(If different than owner): **Western Care Construction**

CONTACT: **Rob Vanleemput**

ADDRESS **4020 Sierra College Blvd. Suite 200**

CITY: **Rocklin** STATE: **Ca** ZIP: **95677**

PHONE NUMBER: **916-624-6200**

EMAIL ADDRESS: **robv@westerncare.biz**

FAX NUMBER: **916-6266**

SIGNATURE OF APPLICANT *Rob Vanleemput 4-24-17*

**PLEASE PRINT OR TYPE:**

NAME OF PROPERTY OWNER: **Auburn Manor Holding Corporation**

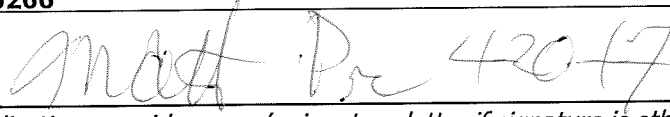
ADDRESS: **4020 Sierra College Blvd. Suite 200**

CITY: **Rocklin** STATE: **Ca.** ZIP: **95677**

PHONE NUMBER: **916-624-6200**

EMAIL ADDRESS:

FAX NUMBER: **916-624-6266**

SIGNATURE OF OWNER  **4-20-17**

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

NAME OF APPLICANT  
(If different than owner): **Western Care Construction**

CONTACT: **Rob Vanleemput**


ADDRESS **4020 Sierra College Blvd. Suite 200**

CITY: **Rocklin** STATE: **Ca** ZIP: **95677**

PHONE NUMBER: **916-624-6200**

EMAIL ADDRESS: **robv@westerncare.biz**

FAX NUMBER: **916- 624-6266**

SIGNATURE OF APPLICANT  **4-24-17**

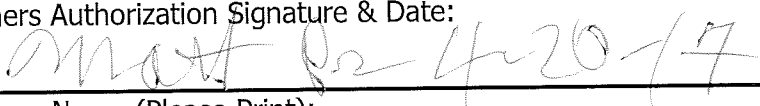
**AGENT AUTHORIZATION FORM**

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: <b>Secret Ravine Community</b>
Location: <b>4830 Sierra College Blvd</b>
Assessors Parcel Number(s): <b>APN 045-052-026</b>
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): <b>General Plan Amendment, Rezone, General Development Plan, Design Review, Oak Tree Preservation Plan Permit.</b>
Name of person and / or firm authorized to represent property owner (Please print): <b>Rob Vanleemput, William E Mitchell, Greg Schell</b>
Address (Including City, State, and Zip Code): <b>4020 Sierra College Blvd. Suite 200 Rocklin Ca 95677</b> 2571 Warren Drive, Rocklin Ca 95677
Phone Number: <b>916-624-6200/ 916-6241629</b>
Fax Number: <b>916-624 6266/ 916-624-7962</b>
Email Address: <b>robv@westerncare.biz/ldseng@pacbell.net</b>
The above named person or firm is authorized as: Agent (xxx___) Buyer (_____) Lessee (_____) <input type="checkbox"/>
The above named person or firm is authorized to (check all that are applicable): (xxx___) File any and all papers in conjunction with the aforementioned request, including signing the application <input type="checkbox"/> (xxx___) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. <input type="checkbox"/> (xxx___) Sign any and all papers in my stead, with the exception of the application form. <input type="checkbox"/>
The duration and validity of this authorization shall be: (xxx) Unrestricted (_____) Valid until:
Owners Authorization Signature & Date: x <i>Martine Harmon</i> 4-20-17
Owners Name (Please Print): <b>MARTINE A. HARMON</b>
Owners Address (Including City, State, and Zip Code): Western Care Construction <b>4020 Sierra College Blvd. Suite 200, ROCKLIN CA, 95677</b>
Phone Number: <b>916-624-6200</b>
Email Address: <b>martineh@westerncare.biz</b>

**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 up on the authorized person

Project Name: <b>Secret Ravine Community</b>
Location: <b>4910 Sierra College Blvd</b>
Assessors Parcel Number(s): <b>APN 045-052-010 and 011</b>
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): <b>General Plan Amendment, Rezone, General Development Plan, Design Review, Oak Tree Preservation Plan Permit.</b>
Name of person and / or firm authorized to represent property owner (Please print): <b>Rob Vanleemput, William E Mitchell, Greg Schell</b>
Address (Including City, State, and Zip Code): <b>4020 Sierra College Blvd. Suite 200 Rocklin Ca 95677</b> 2571 Warren Drive, Rocklin Ca 95677
Phone Number: <b>916-624-6200/ 916-6241629</b>
Fax Number: <b>916-624 6266/ 916-624-7962</b>
Email Address: <b>robv@westerncare.biz/ldseng@pacbell.net</b>
The above named person or firm is authorized as: Agent (xxx___) Buyer (____) Lessee (____)
The above named person or firm is authorized to (check all that are applicable): (xxx___ File any and all papers in conjunction with the aforementioned request, including signing the application (xxx___ Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (xxx___ Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (xxx) Unrestricted (____) Valid until:
Owners Authorization Signature & Date: X 
Owners Name (Please Print): <b>AUBURN MANOR HOLDING CORPORATION</b>
Owners Address (Including City, State, and Zip Code): Western Care Construction <b>4020 Sierra College Blvd. Suite 200, ROCKLIN CA, 95677</b>
Phone Number: <b>916-624-6200</b>
Email Address: <b>maharmon@westerncare.biz</b>

**NOTIFICATION OF OWNERS OF MINERAL RIGHT**

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."

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There **are not any owner(s) of record of preserved mineral rights on the subject property** and I, **Rob Vanleemput**, the applicant or applicant's representative, **have not 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**

**Rob Vanleemput**

X   
Signature \_\_\_\_\_ Date 4-24-17

**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, 2017, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,216.25 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,078.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,266.25 and \$3,128.25 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.

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**Rob Vanleemput**, the applicant or applicant's representative, have read the information above and understand its meaning.

X  \_\_\_\_\_ 4-24-17  
Signature Date

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

**The project, including any alternatives is not 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: N/A \_\_\_\_\_ Date of list: N/A \_\_\_\_\_

Type of problem: NONE \_\_\_\_\_

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

**Rob Vanleemput**

Dated: April 13, 2017

Applicant:  4-24-17

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.

**Rob Vanleemput**

Applicant's Name (printed)

X  4-24-17

Applicant's Signature

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)** 4830/4910 Sierra College Blvd

**ASSESSORS PARCEL #** APN 045-052-10, 11 APN 045-052-026

**NAME OF PROJECT** Secret Ravine Community

**CONTACT/APPLICANT** Western Care Construction, Rob Vanleemput

**ADDRESS** 4020 Sierra College Blvd. Suite 200

**PHONE** 916-624-6200 **EMAIL** robv@westerncare.biz

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

**Approval of entitlements as requested to construct a mixed use development consisting of 144 unit apartment complex on 13.04 acre, grading and development of access aisles and utilities for a future 3.9 acre Commercial site and establishment of a 8.5 acre Open Space area along Secret Ravine Tributary. The existing boundaries of three existing parcels of land will need to be reconfigured to define the new boundaries of the proposed uses. This reconfiguration will be done by a Lot line adjustment processed under a concurrent application. ( See attached plans and exhibits for specific detailed information.**

**The specific entitlements that will need to be approved are as follows.**

**General Plan Amendment, Rezone, General Development Plan, Design Review, Oak Tree Preservation Plan Permit, Resolution approving Environmental Mitigated Negative Declaration,**

**Property size:** 25.45 Acres

**Land Use:** RC / OA PDC / R-3 / OA  
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 .N/A

**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: N/A

**OTHER REQUIRED PERMITS OR APPROVALS:**

Permit or Approval      Agency      Address      Contact Person/Phone

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

## SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?  
**The site is the typical Rural undeveloped oak and other native trees and shrubs with open areas of native grass**  
**There are minor rock outcroppings throughout the site. There is a onsite wet area irrigation pond. Secret Ravine Tributary flows through the site, about 8.5 acres is affected either the Q-100 FEMA Flood plain and or Riparian Area. (see attached Topographic site plan for these areas.) attached to this application is an arborists report,**  
**And biological report that fully describes and delineates those areas of sensitive nature.**
  
2. What are the surrounding land uses?  
East **Commercial**    West **Sierra College Land**    South **1 residential and Sierra College Campus**  
North **Commercial**
  
3. Is the project proposed on land which contains fill or a slope of 10% or more? **Yes**
  
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? **NO**  
If so, describe in detail, or refer to attached soils report.
  
6. Grading, excavating or filling activities - Quantity of cubic yards to be:
  - a. Moved within the site **36,132 cy**
  - b. Deposited on the site **36,132 cy**
  - c. Removed from the site **NONE**Disposal site **NONE**
  
7. Are there any streams or permanent water courses on the site? **YES**  
Describe **Secret Ravine Tributary flows through the site, about 8.5 acres is affected either the by Q-100 FEMA Flood plain and or Riparian Area. (see attached Topographic site plan for these areas.)**
  
8. Will the proposed project change drainage patterns or the quality of groundwater?  
If so explain. If not, why not. **Minor re-routing of surface run-off drainage patterns will occur there will be no impact or action that will affect the quality of the ground water quality. Existing septic leach and septic tanks will be abandoned under permit and the project will be on domestic sewer.**
  
9. Will the project affect any drainage channel, creek, pond or any other water body?  
Describe below: **NO The drainage channel and the stream will be avoided set backs are established to protect these areas from development**

10. Is any portion of the property located in a flood plain? **YES**  
 If so describe **Secret Ravine Tributary flows through the site, about 8.5 acres is affected either by the Q-100 FEMA Flood plain and or Riparian Area. (see attached Topographic site plan for these areas.) attached to this application is an Biological Resource Report that describes the areas of the project that are impacted.**
- 
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 Wet land areas on site. The areas will be avoided or mitigated for as specified by the US Army Corp of Engineers. A Nationwide Permit is in Progress. The proposed project plans are in accordance with the anticipated findings and recommendations of that permit.**
- 
12. Are there any trees or shrubs on the project site? **YES**  
 What types? **Oaks, pine, other native and non-native species (See Arborist Report Attached)**  
 Are any to be removed **YES** or transplanted? **NONE**  
 State then location of transplant site: **NONE N/A**  
 State the number & species to be removed: **Total of 874 trees, 861 Oaks, 13 other. 704 total tree to be removed, 693 Oaks, 11 Other.(See Oak Tree Preservation Plan Attached.)**
- 
13. Will the project affect the habitat of any endangered, threatened, or other special status species? **None were identified in the Biological Report. (Attached)**
- 
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? **The projects Buildings will be designed to mitigate the sound effects of I-80 Traffic Noise to a level less than significant. A sound study has been prepared and is attached to this application.**
- 
15. What type of equipment will be associated with the project during construction?  
**The Project will be Graded and Buildings Constructed Therefor Earth Moving, Trenching, Concrete Trucks**  
**Paving Machines and other light backhoe Equipment will be active on the site during Construction.**  
 During permanent operation? **Automobiles, delivery and light trucks, Landscape Maintenance eqiptnent.**
- 
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. **Minor dust particulates will be generated during grading operations A dust control plan is incorporated in this application and will be attached to all construction plans This plan when implemented will reduce those impacts to a level less than significant.**
- 
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: **No new sources are associated with this project.**
- 
18. Will the project create any new light source, other than street lighting? If yes, describe below: **Auto lights and Building lights associated with the new residents.**
-

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? **Sierra College is Adjacent to Site To the South and to the West.**

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)  
 Size of new structure(s) or addition in gross square feet: 95,444 sf  
 Building height measured from ground to highest point in feet: 20 to 32 feet  
 Number of floors/stories: Apartments are 2 story, Club house is 1 story, Garages are 1 Story. Height  
 of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from  
 ground: As allowed in zoning Ordances Proposed buildings range from 20 to 32 feet.  
 Project site coverage: Building 95,444 sf sq.ft. 16.8 %  
 Landscaping 263,164 sq.ft. 46.3 %  
 Paving and Sidewalks 209,414 sq.ft. 36.9 %  
 Exterior building material STUCCO with Molded stucco Trim  
 Exterior building colors: White/Grey/tan with Black accent.  
 Wall and/or fencing material: Masonry, Rockery/pilasters with tubular steel.  
 Total number of off-street parking spaces required: 360 Provided: 383  
 Total number of bicycle parking spaces: Yes as required.

25. Is there any exposed mechanical equipment associated with the project? \_\_\_\_\_  
 Location and screening method All Roof mounted shall be Screened with Parapet walls all ground mounted shall be screened with landscaped elements.

26. RESIDENTIAL PROJECTS  
 Total lots 1 Total dwelling units 144  
 Density/acre 11.04 Total acreage 13.04

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units	0	0	144
Size of lot/unit	N/A	N/A	
Studio	0	0	0
1 Bedroom	0	0	16
2 Bedroom	0	0	128
3 Bedroom	0	0	0
4+ Bedroom	0	0	0

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT  
 Type of use(s): NOT KNOWN AT THIS TIME TO BE DETERMINED AT DESIGN REVIEW  
 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? 155 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 Sierra College**  
 If the project involves any hazardous material, explain: **NONE**
30. How many new residents is the project estimated to generate? **144 units @ 2.25 persons Max Estimated to be 324 max at full occupancy.**
31. Will the project generate a demand for additional housing? **NO.**
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? **Current trips in ADT is about 10 Trips per day, after the apartments an additional ADT 953 trips are expected at buildout of any proposed commercial areas the ADT is expected to be about 1489 ADT. About half of those may arrive at the site per day. (See Attached Traffic Impacts Study)**
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? **NO, The site is designed for safe access and egress with proper Traffic elements.(See Attached Traffic Impacts Study)**
34. How close is the project to the nearest public park or recreation area? **Sierra College Campus**
35. What school districts will be affected by this project? **Rocklin Unified School District.**
36. Describe energy-efficient features included in the project. **Project Is based Green building Codes**  
**Low energy using appliances and air conditioning systems, buildings will be Insulated to required R-values.**
37. Describe how the following services or utilities will be provided:  
 Power **PG&E** and Natural Gas **PG&E**  
 Telephone ATT, WAVE, Land lines and all Mobile Phone Serving this Area  
 Water **PCWA**  
 Sewer **SPMUD**  
 Storm Drainage **PRIVATE and City of Rocklin**  
 Solid Waste **Recology**
38. Will the project block any vista or view currently enjoyed by the public? **NO**
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? **NO.**
40. Are there any archaeological features on the site? **NO** If so, will the project result in any impact to these features? **No significant sites were identified by Archaeological Study.**  
**( See Archaeological Study Attached )**



**Project Description:**

Western Care Construction, at the request of Rob Vanleemput, is proposing the ‘Secret Ravine Community’ as a phased project.

Approval of entitlements as requested to construct a 25.45 acre mixed use development consisting of a 144 unit apartment complex on 13.04 acres, rough grade and development of access aisles and utility infrastructure for a future 2.15 acre commercial site, and establish a separate 10.26 acre parcel along the Secret Ravine Tributary.

The project boundary consists of three existing parcels of land that will need to be reconfigured to define the new boundaries of the proposed uses. This reconfiguration will be done by a Lot Line Adjustment, processed under a separate concurrent application. See the attached plans and exhibits for specific information as to the new parcel configurations, proposed buildings, grading, utilities, and site appurtenances.

The specific entitlements that will need to be approved for this project are:

- General Plan Amendment
- Rezone
- General Development Plan
- Design Review
- Oak Tree Preservation Plan Permit
- Resolution approving Environmental Mitigation Negative Declaration

The apartment project consists of 144 units and is divided into 3-phases.

Phase 1 consists of 8 apartment buildings which include a mix of 5 different model types (76 residential units) along with a clubhouse / pool, and one 12-car garage structure. The first phase is configured to define the demising line between the proposed development and the Secret Ravine corridor. A rockery wall of varying height is planned along that property line with the Ravine as a further deterrent of the general use of the ravine corridor. This common property line has been established to provide a minimum of 100-foot from the Secret Ravine ordinary high water mark and a minimum of a 50-foot setback from the delineated riparian limits. Consideration was also given to the FEMA flood plain line. The property line was established outside the FEMA flood elevation as projected on the aerial topo topography and the flood lines shown on the FEMA Firm map superimposed on the project (except for a small area along Sierra College at the driveway for the existing residence which is to become the project’s most southerly access – the new improvements are outside the FEMA flood plain based on elevation). The phase 1 interior improvements have been designed to have a 50-foot setback and avoid the existing delineated wetlands on the project.

Phase 2 consists of an additional 5 apartment building which include one each of the 5 building models (52 residential units) along with a 12-car and 8-car garage structure. A portion of the interior wetlands are intended to be impacted with this phase and mitigated for with a C.O.E. Nationwide permit.

Phase 3 proposed placing two additional units (16 residential units) if the City of Rocklin determines that Dominguez Road will not be extended over Interstate 80 to Granite Drive.

Phase 4 is a 2.15 acre commercial site. The application proposes rough grading the site and placing the common improvements with the Phase 1 apartment development. A strip of land along the southerly side of Dominguez Road adjoining the commercial site is being kept as landscaping in order to facilitate an additional lane if Dominguez Road is extended over Interstate 80. Grading of the commercial site is needed to generate to soil required to balance the grading of the apartment developments. To date, there are users interested in the commercial site, they will need to process individual entitlements for their use as necessary.

# SECRET RAVINE COMMUNITY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B.M. BEING A PORTION OF THE LOTS 27 & 28, AS SHOWN AND DELINEATED ON THE MAP ENTITLED "HIMES TRACT" FILED JULY 12, 1897 IN BOOK 'A' OF MAPS AT PAGE 30, PLACER COUNTY RECORDS

City of Rocklin, County of Placer, California

## OWNER

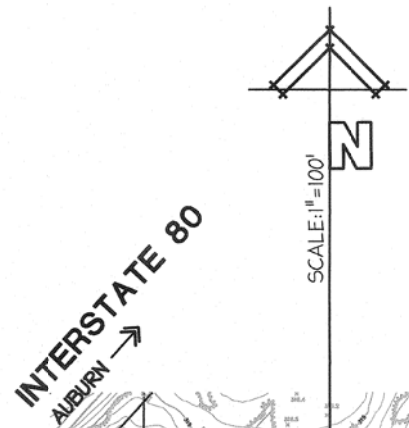
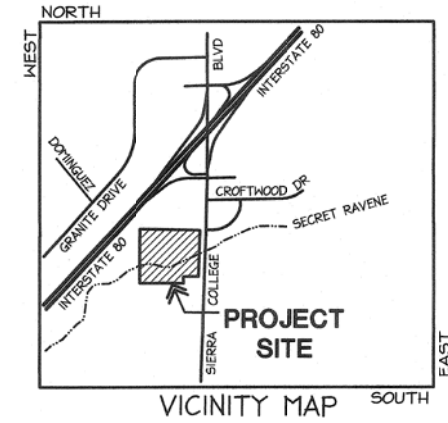
MARTINE HARMON  
 (APN: 045-052-026)  
 AUBURN MANOR HOLDING CORPORATION  
 (APN: 045-052-010 and 011)  
 contact: ROB VANLEEMPUT (robv@westerncare.biz)  
 4020 SIERRA COLLEGE BOULEVARD, SUITE 200  
 ROCKLIN, CA 95677  
 Phone: 916-624-6200 ext.223  
 Fax: 916-624-6266

## DEVELOPER

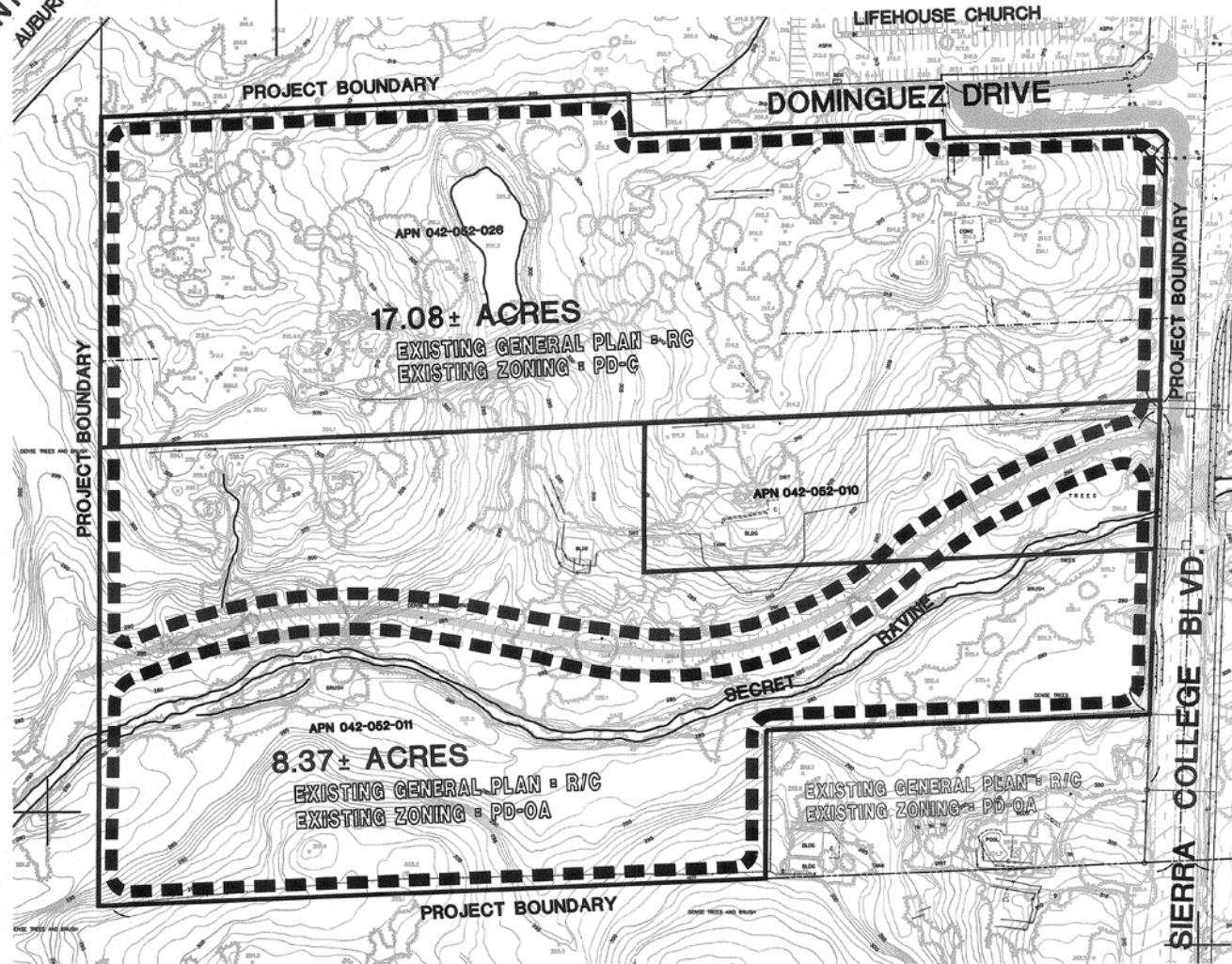
WESTERN CARE CONSTRUCTION  
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## ENGINEER

LAND DEVELOPMENT SERVICES  
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 (ldseng@pacbell.net)  
 2571 WARREN DRIVE  
 ROCKLIN, CALIFORNIA 95677  
 Phone: (916) 624-1629  
 Fax: (916) 624-7962



INTERSTATE 80  
 AUBURN →



17.08± ACRES  
 EXISTING GENERAL PLAN = RC  
 EXISTING ZONING = PD-C

8.37± ACRES  
 EXISTING GENERAL PLAN = R/C  
 EXISTING ZONING = PD-OA

EXISTING

### SUMMARY:

**TOTAL ACREAGE**  
 25.45 Acres

### GENERAL PLAN DESIGNATION

Existing = RETAIL COMMERCIAL (RC) = 17.08± ACRES  
 RECREATION/CONSERVATION (R/C) = 8.37± ACRES

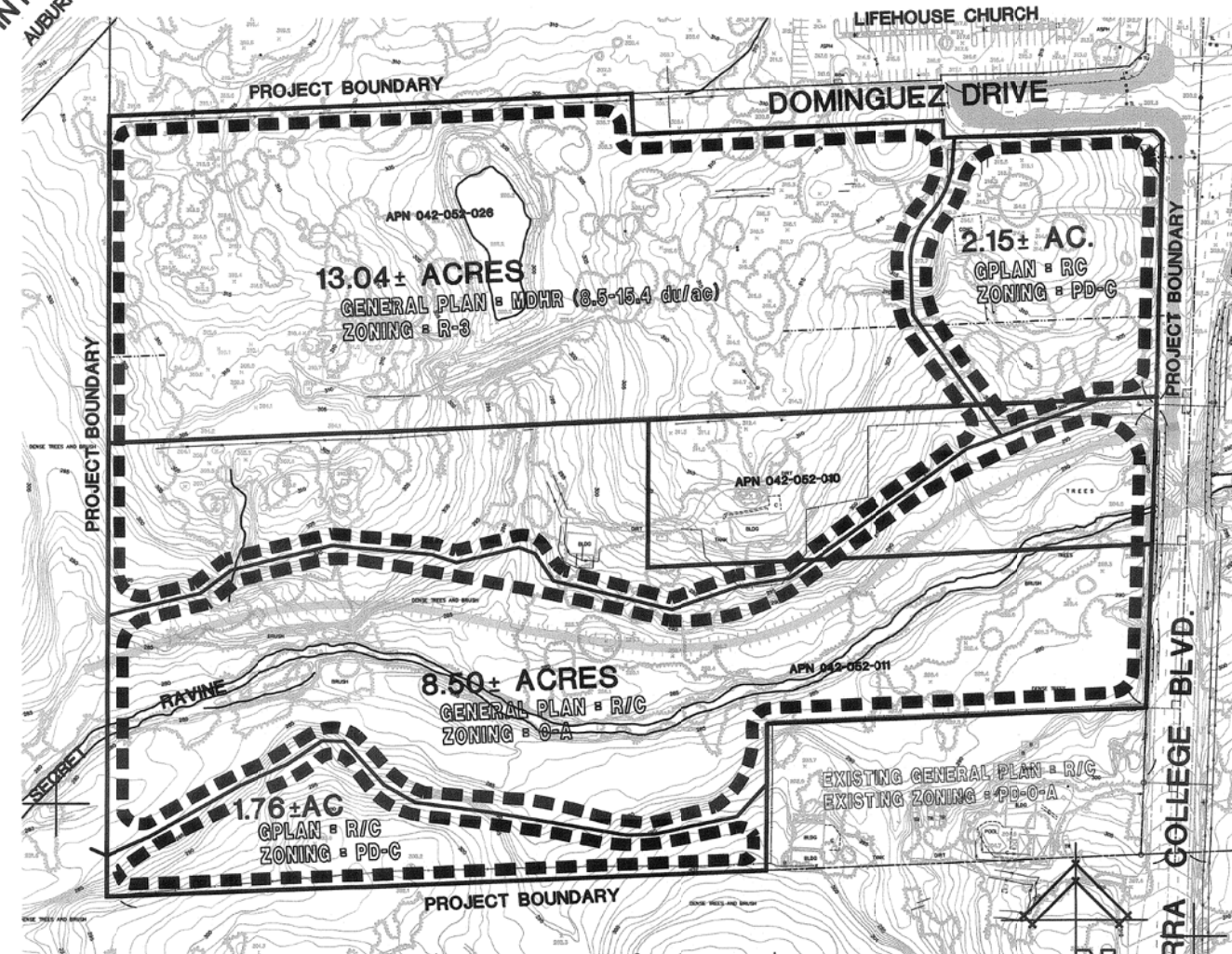
Proposed = RETAIL COMMERCIAL (RC) = 3.91± ACRES  
 MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) - 0.5-15.4 du/ac = 13.04± ACRES  
 RECREATION / CONSERVATION (R/C) = 8.50± ACRES

### ZONING DESIGNATION

Existing = PD-COMMERCIAL (PD-C) = 17.08± ACRES  
 PD-OPEN SPACE/CONSERVATION (PD-OA) = 8.37± ACRES

Proposed = PD-COMMERCIAL (PD-C) = 3.91± ACRES  
 MULTI-FAMILY RESIDENTIAL (R-3) = 13.04± ACRES  
 OPEN SPACE-RECREATION (O-A) = 8.50± ACRES

INTERSTATE 80  
 AUBURN →



13.04± ACRES  
 GENERAL PLAN = MHDR (0.5-15.4 du/ac)  
 ZONING = R-3

8.50± ACRES  
 GENERAL PLAN = R/C  
 ZONING = O-A

1.76± AC  
 GPLAN = R/C  
 ZONING = PD-C

2.15± AC.  
 GPLAN = RC  
 ZONING = PD-C

PROPOSED



SECRET RAVINE COMMUNITY  
 APNs 042-052-010 and 011, 046-052-026  
**ZONE CHANGE and GENERAL DEVELOPMENT PLAN**  
 City of Rocklin, California

scale: H. 1"=100'  
 date: APRIL 2017



designed: WGS  
 drawn: WGS  
 checked:  
 approved:  
 RCE 23429  
 datum:



# DESIGN REVIEW / GENERAL DEVELOPMENT PLAN SECRET RAVINE COMMUNITY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B.M. BEING A PORTION OF THE LOTS 27 & 28, AS SHOWN AND DELINEATED ON THE MAP ENTITLED "HIMES TRACT" FILED JULY 12, 1897 IN BOOK 'A' OF MAPS AT PAGE 30, PLACER COUNTY RECORDS

City of Rocklin, County of Placer, California

DR2017-0005 / PDG2017-0003 / TRE2017-0005

dwg. no.  
J-1345

PRELIMINARY SITE PLAN

SECRET RAVINE COMMUNITY  
4830 / 4810 SIERRA COLLEGE APARTMENTS  
APNs 045-052-010 and 011, 045-052-026  
City of Rocklin, California

## SHEET INDEX

- C1) PRELIMINARY SITE PLAN
- C2) PROJECT SUMMARY and BOUNDARY
- C3-5) PHASE 1 APARTMENTS - PRELIMINARY GRADING and UTILITY PLAN
- C6) PHASE 4 COMMERCIAL - PRELIMINARY GRADING and UTILITY PLAN
- C7-9) PHASE 2 APARTMENTS - PRELIMINARY GRADING and UTILITY PLAN
- C10) PHASE 3 APARTMENTS - PRELIMINARY GRADING and UTILITY PLAN
- C11) PRELIMINARY UTILITY COMPOSITE
- C12) DOMINGUEZ FLYOVER / SIERRA COLLEGE LANE and R/W EXHIBIT

## BASS PRO DRIVE

- C13) PRELIMINARY DOMINGUEZ FLYOVER PROFILE
- C14) TREE REMOVAL PLAN
- C15-18) TREE REMOVAL LIST
- L-1.1) PRELIMINARY PLANTING PLAN 'A'
- L-1.2) PRELIMINARY PLANTING PLAN 'B'
- L-1.3) PRELIMINARY PLANTING PLAN 'C'
- L-1.4) PRELIMINARY PLANTING PLAN 'D'
- A1) ARCHITECTURAL PROJECT COVER
- A2) MASTER CONTENTS
- SA1 thru SA17) 16-FLEX MODEL 'E'
- SB1 thru SB14) 12-FLEX MODEL 'D'
- SC1 thru SC10) 8-FLEX MODEL 'A', 'B', 'C'
- SD1 thru SD7) CLUBHOUSE
- SE1 thru SE17) GARAGE #1 (12 CAR)
- SF1 thru SF14) GARAGE #2 (12 CAR)
- SG1 thru SG6) GARAGE #3 (6 CAR)
- SH1 thru SH4) ARCHITECTURAL SITE COMPONENTS
- EE001 thru EE602) ELECTRICAL PLANS (17 sheets)

132 TOTAL SHEETS

## TOTAL ACREAGE

25.45± Acres

- PARCEL 1 = 13.04± ACRES - PHASE 1 thru 3
- PARCEL 2 = 2.15± ACRES - PHASE 4
- PARCEL 3 = 10.26± ACRES (not a part)

## GENERAL PLAN

PARCEL 1 - PHASE 1 thru 3

Existing = RETAIL COMMERCIAL (RC)  
Proposed = MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)

PARCEL 2 - PHASE 4

Existing = RETAIL COMMERCIAL (RC)  
Proposed = RETAIL COMMERCIAL (RC)-no change

PARCEL 3 (not a part)

## ZONING

PARCEL 1 - PHASE 1 thru 3

Existing = PD COMMERCIAL (PD-C)  
Proposed = MULTI-FAMILY RESIDENTIAL (PD-12)

PARCEL 2 - PHASE 4

Existing = PD COMMERCIAL (PD-C)  
Proposed = PD COMMERCIAL (PD-C)-no change

PARCEL 3 (not a part)

## COMMUNITY SERVICES

- |                     |                              |
|---------------------|------------------------------|
| SEWER =             | S. Placer Mun. Utility Dist. |
| WATER =             | Placer County Water Agency   |
| STORM DRAIN =       | City of Rocklin              |
| ELECTRIC =          | Pacific Gas and Electric     |
| TELEPHONE =         | Pacific Bell                 |
| CABLE TV =          | Wave Communication           |
| NATURAL GAS =       | Pacific Gas and Electricity  |
| FIRE PROTECTION =   | City of Rocklin              |
| SOLID WASTE =       | Auburn-Placer Disposal       |
| HIGH SCHOOL =       | Rocklin Unifies School Dist. |
| ELEMENTARY SCHOOL = | Rocklin Unified School Dist. |

scale  
H: 1"=60'

date  
JULY 2017



designed  
WGS

drawn  
WGS

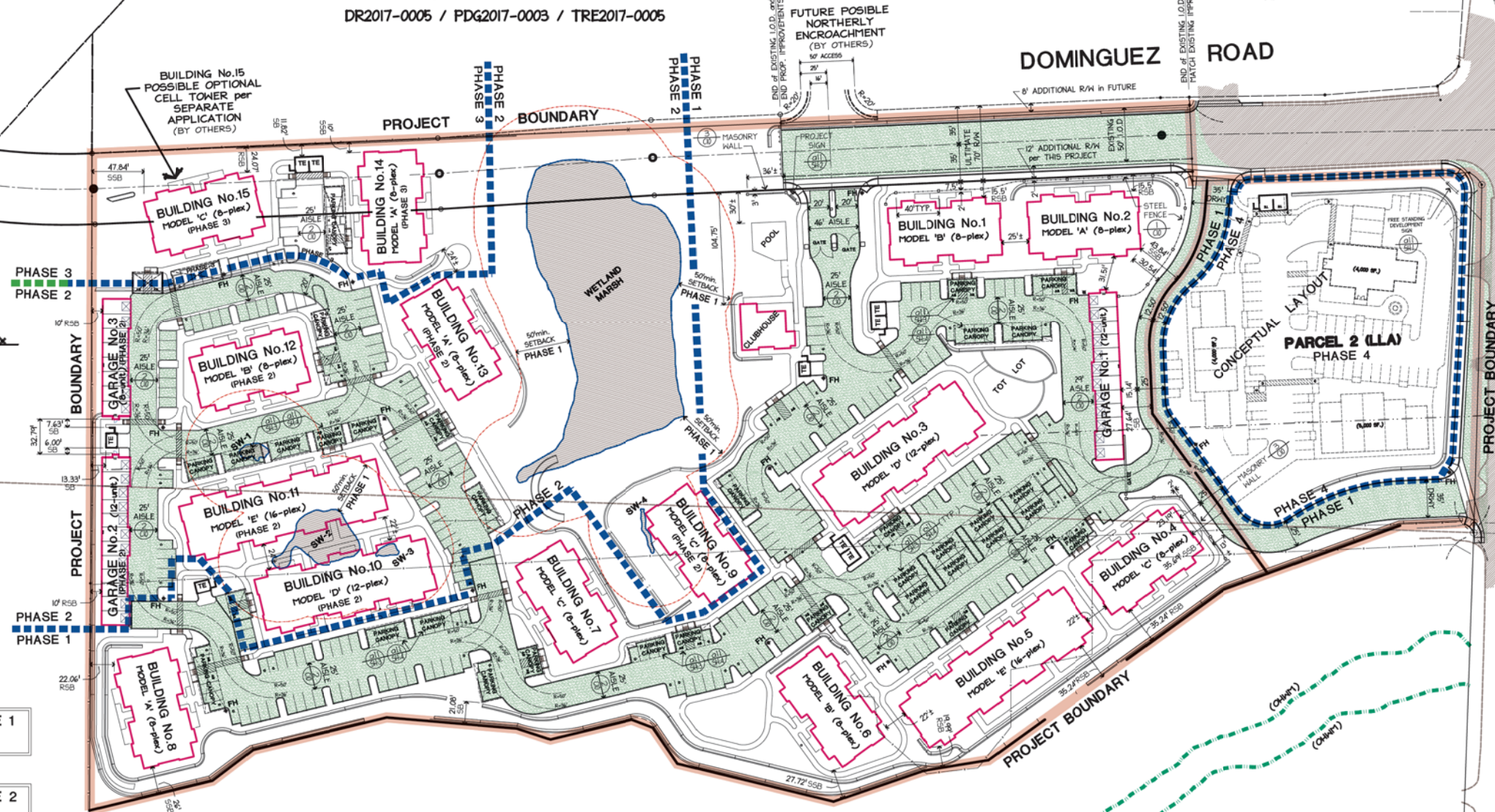
checked

approved  
RCE 23429

datum

c1

of  
132



<b>EARTHWORK-PHASE 1</b>
CUT = 26,543 CY
FILL = 26,396 CY
WITH 1% SHRINKAGE, PHASE 1 IS SHORT 3,034 CY OF SOIL
<b>EARTHWORK-PHASE 2</b>
CUT = 7,993 CY
FILL = 5,353 CY
WITH 1% SHRINKAGE, PHASE 2 IS EXCESS 2,640 CY OF SOIL
<b>EARTHWORK-PHASE 3</b>
CUT = 1,596 CY
FILL = 483 CY
WITH 1% SHRINKAGE, PHASE 3 IS EXCESS 873 CY OF SOIL

LEGEND	
TE	TRASH ENCLOSURE
C	COMPACT STALL
AS	ACCESSIBLE STALL
SB	SETBACK
RSB	REAR SETBACK
SSB	SIDE SETBACK
TREE LOCATION DESIGNATION FOR REMOVAL	
STEEL FENCE	
MASONRY WALL	

**REQUESTED PD-12 SETBACKS** - SIMILAR TO THE R-3 MULTIFAMILY ZONE WITH THE FOLLOWING CHANGES

FRONT = 20' (not applicable)  
 REAR = 15' PRINCIPAL STRUCTURE; APARTMENTS and CLUBHOUSE (no change)  
 10' SECONDARY STRUCTURE; GARAGES and TRASH ENCLOSURES  
 INTERIOR SIDE = 10' to an IMAGINARY PROPERTY LINE; 20' BETWEEN STRUCTURES (no change)  
 STREET SIDE = 15' (no change)  
 5' SEPARATION BETWEEN TRASH ENCLOSURES and GARAGES

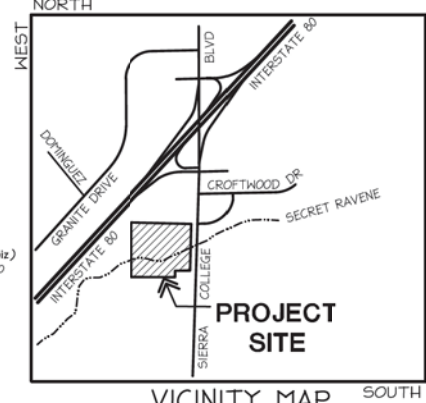
## PROJECT MAP

- 1) SEE PROJECT BOUNDARY, SHEET 2, FOR BOUNDARY DIMENSIONS
- 2) PER FIELD SURVEY AND CONFIRMATION WITH CITY STAFF, THE SECRET RAVINE 'TOP OF BANK' IS CLOSER TO THE CREEK THAN THE ORDINARY HIGH WATER MARK (OHWM). 50' FROM THE OHWM WAS USED AS THE DEVELOPMENT SETBACK.

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**BUILDING MODEL**

<b>MODEL 'A' (8-plex)</b> 2 BEDROOM - 1 BATH UNITS = 4 EACH 2 BEDROOM - 2 BATH UNITS = 4 EACH	REQUIRED PARKING (2 STALLS per 2 BEDROOM) = 16 STALLS w/ 8 COVER STALLS REQUIRED VISITOR PARKING (25%) = 4 STALLS	<b>20 STALLS per UNIT</b>
<b>MODEL 'B' (8-plex)</b> 2 BEDROOM - 1 BATH UNITS = 8 EACH	REQUIRED PARKING (2 STALLS per 2 BEDROOM) = 16 STALLS w/ 8 COVER STALLS REQUIRED VISITOR PARKING (25%) = 4 STALLS	<b>20 STALLS per UNIT</b>
<b>MODEL 'C' (8-plex)</b> 2 BEDROOM - 2 BATH UNITS = 8 EACH	REQUIRED PARKING (2 STALLS per 2 BEDROOM) = 16 STALLS w/ 8 COVER STALLS REQUIRED VISITOR PARKING (25%) = 4 STALLS	<b>20 STALLS per UNIT</b>
<b>MODEL 'D' (12-plex)</b> 2 BEDROOM - 2 BATH UNITS = 12 EACH	REQUIRED PARKING (2 STALLS per BEDROOM) = 24 STALLS w/ 12 COVER STALLS REQUIRED VISITOR PARKING (25%) = 6 STALLS	<b>30 STALLS per UNIT</b>
<b>MODEL 'E' (16-plex)</b> 1 BEDROOM - 1 BATH UNITS = 8 EACH 2 BEDROOM - 1 BATH UNITS = 8 EACH	REQUIRED PARKING (1.5 STALLS per 1 BEDROOM) = 12 STALLS w/ 6 COVER STALLS REQUIRED PARKING (2 STALLS per 2BEDROOM) = 16 STALLS w/ 8 COVER STALLS REQUIRED VISITOR PARKING (25%) = 7 STALLS	<b>35 STALLS per UNIT</b>

**PROJECT PARKING SUMMARY**

16 BUILDINGS - 144 RESIDENTIAL UNITS (PHASES 1-3)

<b>MODEL 'A' (8-plex)</b> 4 UNITS at 20 STALLS per UNIT	= 80 STALLS w/ 32 COVERED STALLS
<b>MODEL 'B' (8-plex)</b> 3 UNITS at 20 STALLS per UNIT	= 60 STALLS w/ 24 COVERED STALLS
<b>MODEL 'C' (8-plex)</b> 4 UNITS at 20 STALLS per UNIT	= 80 STALLS w/ 32 COVERED STALLS
<b>MODEL 'D' (12-plex)</b> 2 UNITS at 30 STALLS per UNIT	= 60 STALLS w/ 24 COVERED STALLS
<b>MODEL 'E' (16-plex)</b> 2 UNITS at 35 STALLS per UNIT	= 70 STALLS w/ 32 COVERED STALLS
<b>CLUBHOUSE</b> 1,953 SF (1 STALL per 200 SF)	= 10 STALLS

REQUIRED PROJECT PARKING = 360 STALLS w/ 144 COVER STALLS  
PROVIDED PROJECT PARKING = 383 STALLS w/ 144 COVER STALLS and 32 GARAGES

**PARCEL #1 - PHASE 1**

9 BUILDINGS - 76 RESIDENTIAL UNITS

<b>MODEL 'A' (8-plex)</b> 2 UNITS at 20 STALLS per UNIT	= 40 STALLS w/ 16 COVERED STALLS
<b>MODEL 'B' (8-plex)</b> 2 UNITS at 20 STALLS per UNIT	= 40 STALLS w/ 16 COVERED STALLS
<b>MODEL 'C' (8-plex)</b> 2 UNITS at 20 STALLS per UNIT	= 40 STALLS w/ 16 COVERED STALLS
<b>MODEL 'D' (12-plex)</b> 1 UNITS at 30 STALLS per UNIT	= 30 STALLS w/ 12 COVERED STALLS
<b>MODEL 'E' (16-plex)</b> 1 UNITS at 35 STALLS per UNIT	= 35 STALLS w/ 16 COVERED STALLS
<b>CLUBHOUSE</b> 1,953 SF (1 STALL per 200 SF)	= 10 STALLS

REQUIRED PROJECT PARKING = 195 STALLS w/ 76 COVER STALLS  
PROVIDED PROJECT PARKING = 251 STALLS w/ 76 COVER STALLS and 12 GARAGES  
(56 STALLS OVER IN PHASE 1)

**PARCEL #1 - PHASE 2**

5 BUILDINGS - 52 RESIDENTIAL UNITS

<b>MODEL 'A' (8-plex)</b> 1 UNITS at 20 STALLS per UNIT	= 20 STALLS w/ 8 COVERED STALLS
<b>MODEL 'B' (8-plex)</b> 1 UNITS at 20 STALLS per UNIT	= 20 STALLS w/ 8 COVERED STALLS
<b>MODEL 'C' (8-plex)</b> 1 UNITS at 20 STALLS per UNIT	= 20 STALLS w/ 8 COVERED STALLS
<b>MODEL 'D' (12-plex)</b> 1 UNITS at 30 STALLS per UNIT	= 30 STALLS w/ 12 COVERED STALLS
<b>MODEL 'E' (16-plex)</b> 1 UNITS at 35 STALLS per UNIT	= 35 STALLS w/ 16 COVERED STALLS

REQUIRED PROJECT PARKING = 125 STALLS w/ 52 COVER STALLS  
PROVIDED PROJECT PARKING = 99 STALLS w/ 52 COVER STALLS and 20 GARAGES  
(56 STALLS OVER FROM PHASE 1)  
155 TOTAL STALLS (30 STALLS OVER IN PHASE 1 and 2)

**PARCEL #1 - PHASE 3**

2 BUILDINGS - 16 RESIDENTIAL UNITS

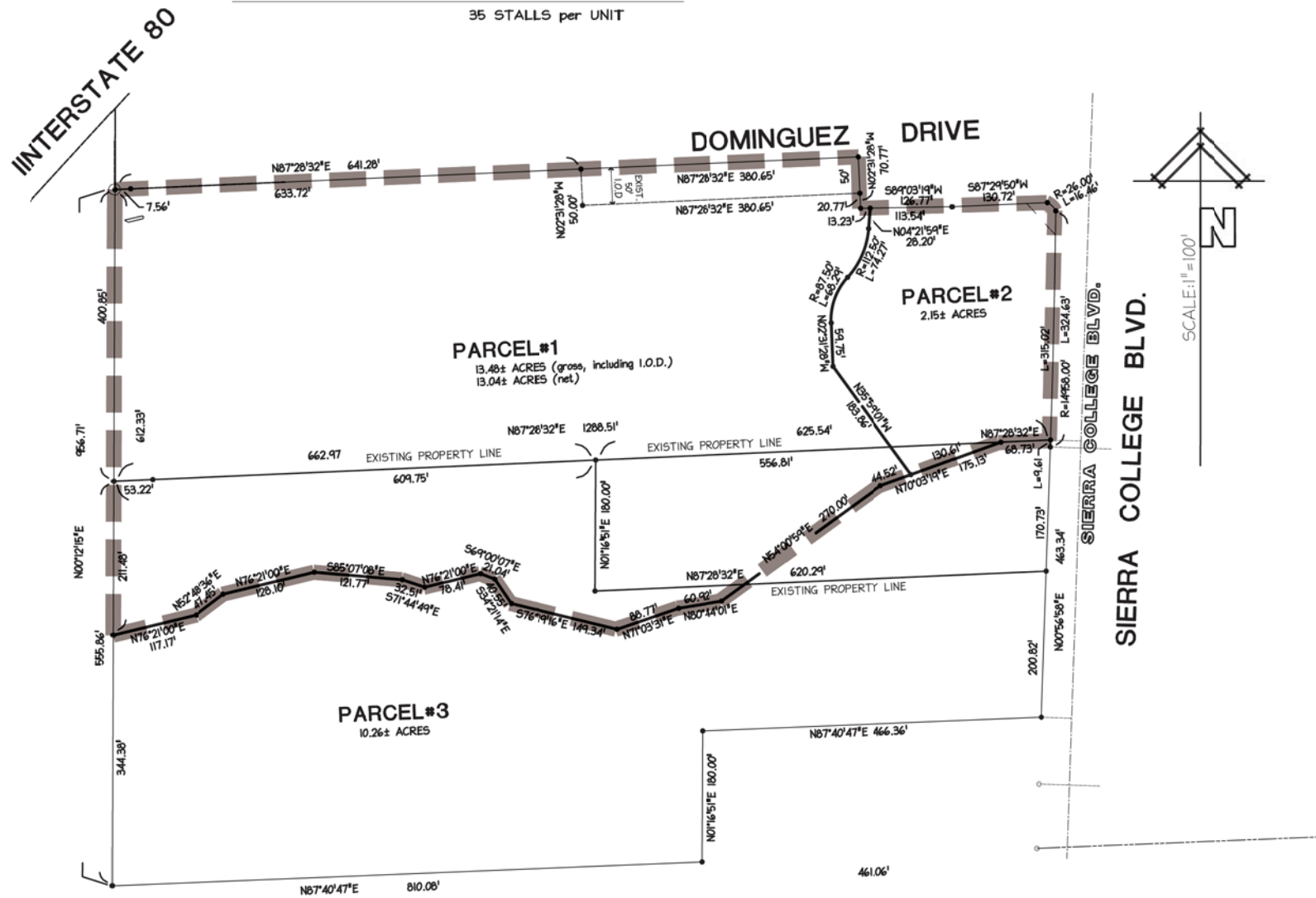
<b>MODEL 'A' (8-plex)</b> 1 UNITS at 20 STALLS per UNIT	= 20 STALLS w/ 8 COVERED STALLS
<b>MODEL 'C' (8-plex)</b> 1 UNITS at 20 STALLS per UNIT	= 20 STALLS w/ 8 COVERED STALLS

REQUIRED PROJECT PARKING = 40 STALLS w/ 16 COVER STALLS  
PROVIDED PROJECT PARKING = 33 STALLS w/ 16 COVER STALLS  
30 STALLS OVER FROM PHASE 2

**PARCEL #2 - ROUGH GRADING 2.15 ACRE COMMERCIAL PARCEL**

<b>BUILDING 'A' (shown as BANK)</b> = 4,000 SF. 1 STALL per 200 SF. = 20 STALLS
<b>BUILDING 'B' (shown as RETAIL)</b> = 5,000 SF. 1 STALL per 200 SF. = 25 STALLS
<b>BUILDING 'C' (shown as RETAIL)</b> = 4,000 SF. 1 STALL per 200 SF. = 20 STALLS

REQUIRED PROJECT PARKING = 65 STALLS (as shown)  
PROVIDED PROJECT PARKING = 66 STALLS (as shown)



**PROJECT BOUNDARY**

**PROJECT SUMMARY - 25.45± TOTAL ACRES**

LOT LINE ADJUSTMENT.

PARCEL #1 (APARTMENT-PHASE 1/2/3)	= 13.04± Acres	SECRET RAVINE COMMUNITY
PARCEL #2 (COMMERCIAL)	= 2.15± Acres	
PARCEL #3 (OPEN SPACE/COMMERCIAL)	= 10.26± Acres	



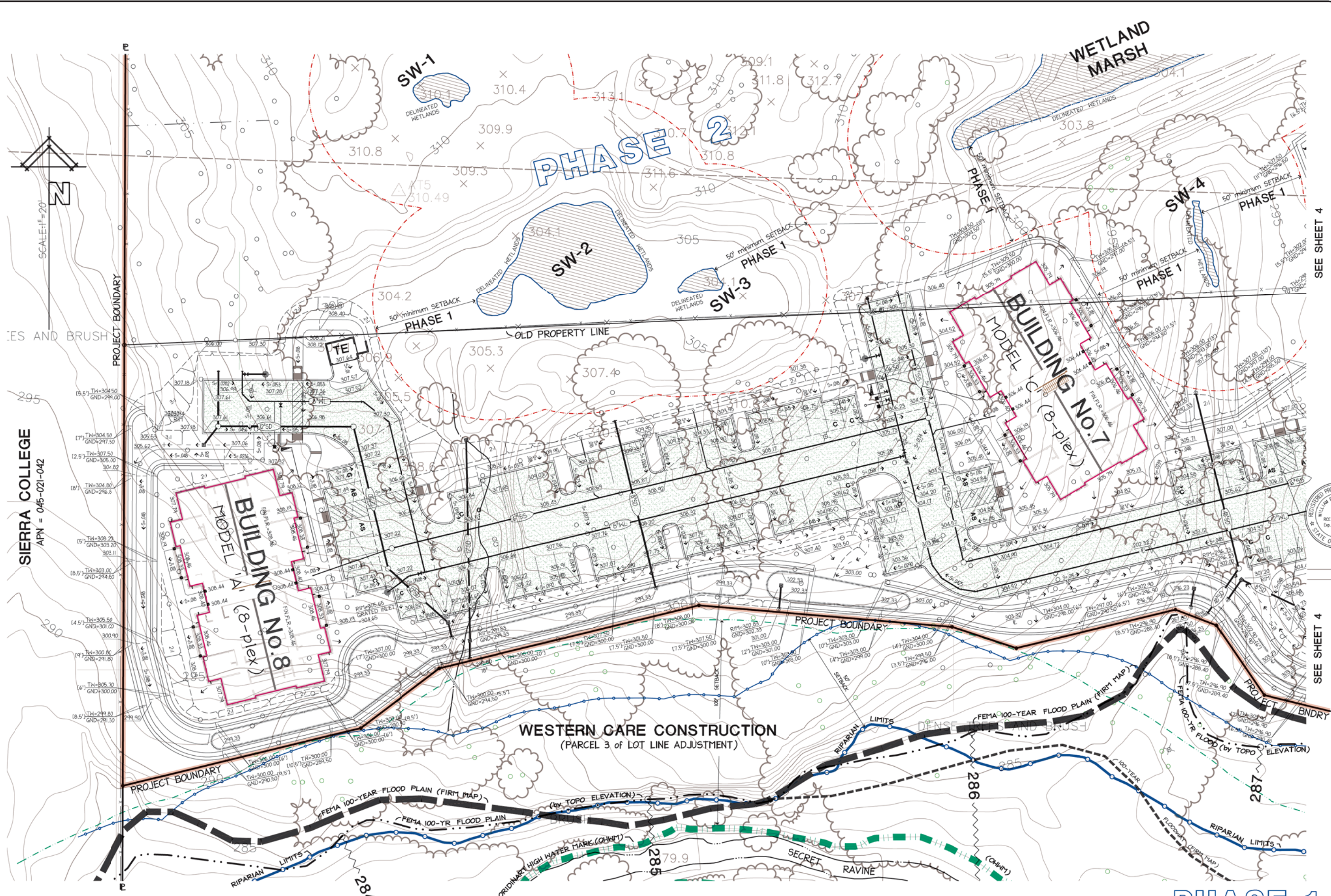
SEE SHEET 4

SEE SHEET 4

datum

designed: HGS  
drawn: HGS  
checked:  
approved: RCE 23429

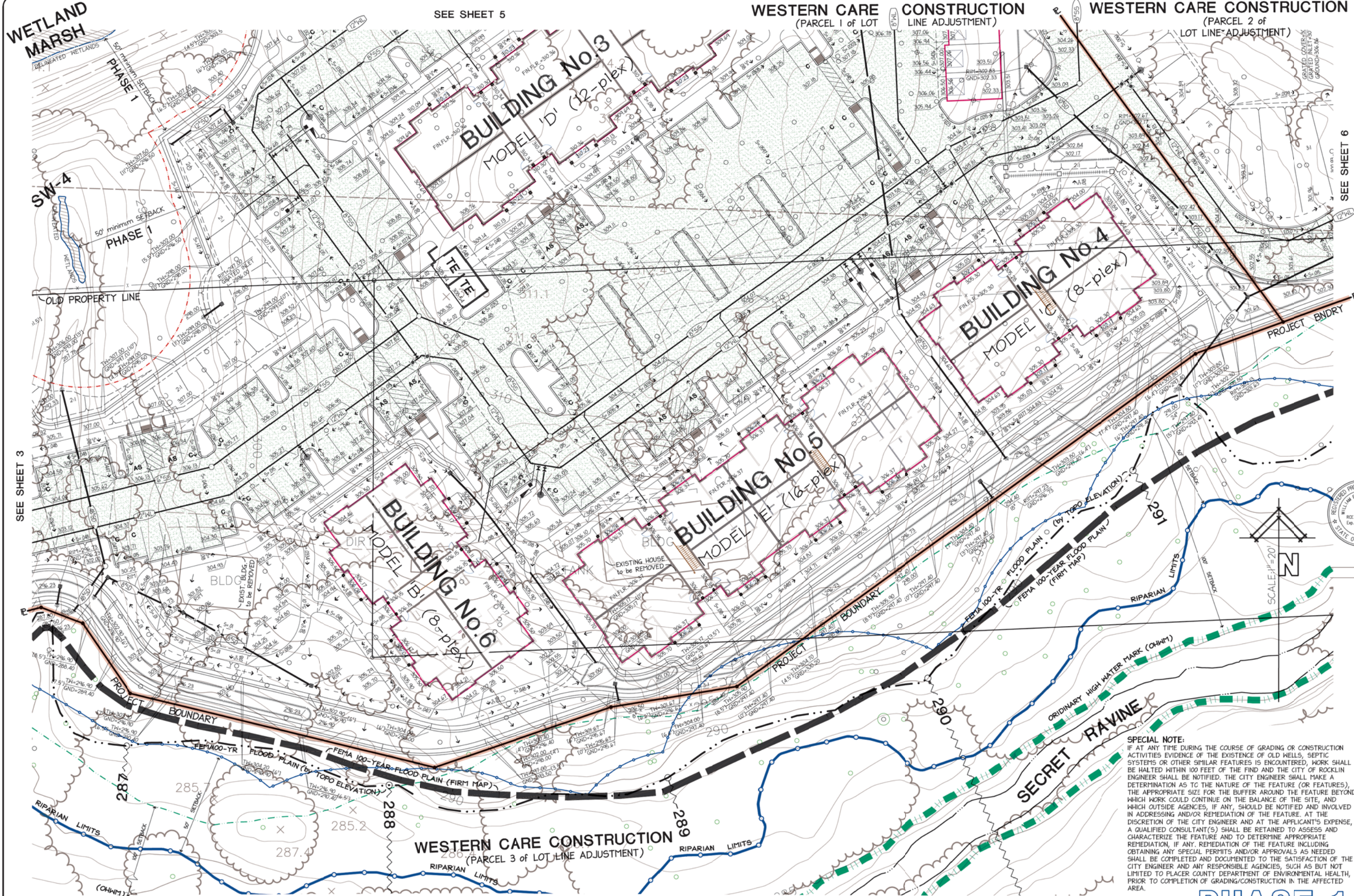
c3  
of  
132



SIERRA COLLEGE  
APN = 045-021-042

PHASE 1





SEE SHEET 5

WESTERN CARE CONSTRUCTION  
(PARCEL 1 of LOT LINE ADJUSTMENT)

WESTERN CARE CONSTRUCTION  
(PARCEL 2 of LOT LINE ADJUSTMENT)

dwg. no.  
J-1345

PHASE 1  
PRELIMINARY GRADING and  
UTILITY PLAN

SECRET RAVINE COMMUNITY  
4830 / 4910 SIERRA COLLEGE APARTMENTS  
APNs 046-052-010 and 011, 046-052-026  
City of Rocklin, California

scale  
1"=20'  
date  
JULY 2017



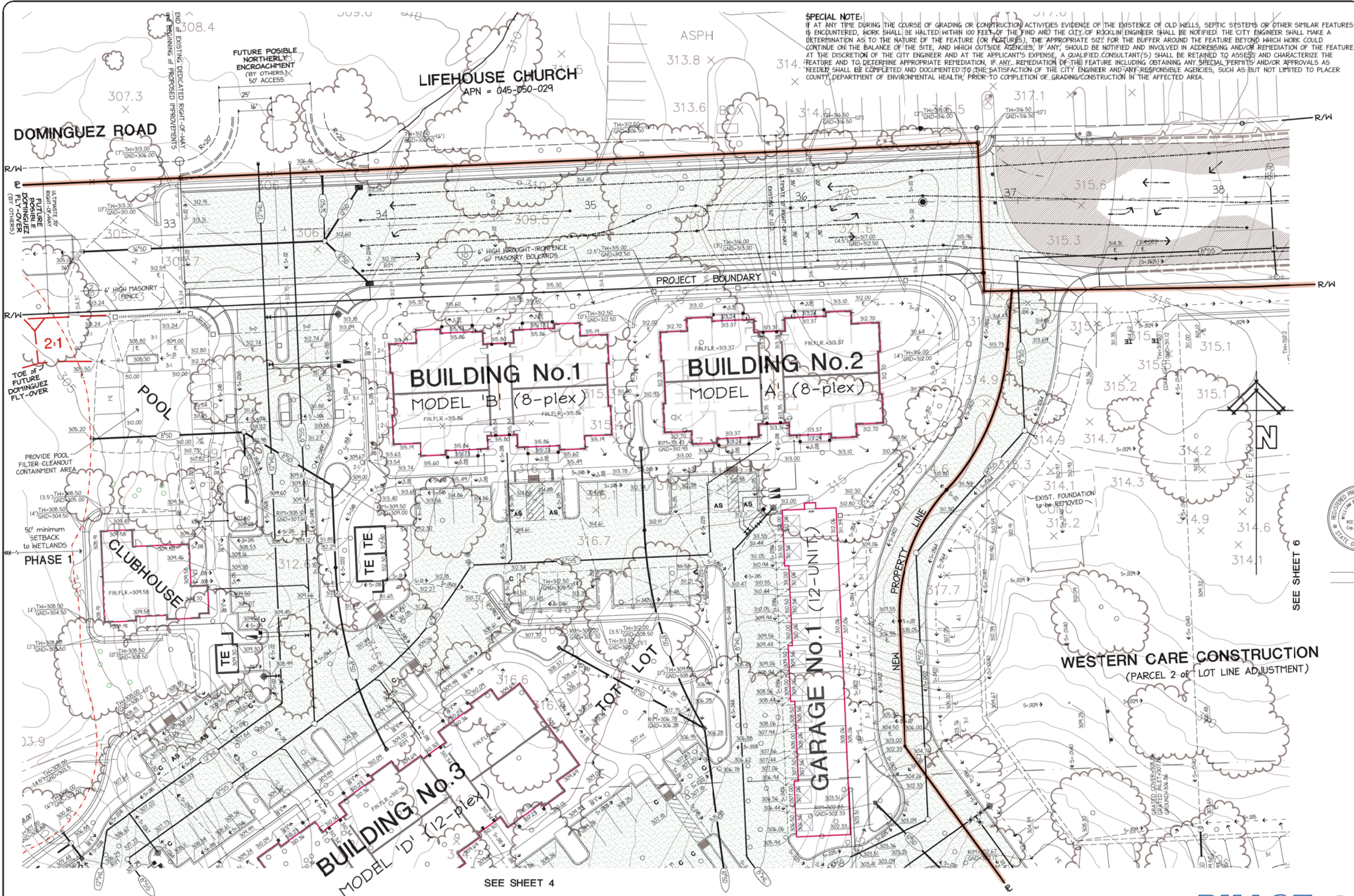
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drawn: WGS  
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approved:  
RCE 23429  
datum:

**SPECIAL NOTE:**  
IF AT ANY TIME DURING THE COURSE OF GRADING OR CONSTRUCTION ACTIVITIES EVIDENCE OF THE EXISTENCE OF OLD WELLS, SEPTIC SYSTEMS OR OTHER SIMILAR FEATURES IS ENCOUNTERED, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE CITY OF ROCKLIN ENGINEER SHALL BE NOTIFIED. THE CITY ENGINEER SHALL MAKE A DETERMINATION AS TO THE NATURE OF THE FEATURE (OR FEATURES), THE APPROPRIATE SIZE FOR THE BUFFER AROUND THE FEATURE (OR FEATURES), WHICH WORK COULD CONTINUE ON THE BALANCE OF THE SITE, AND WHICH OUTSIDE AGENCIES, IF ANY, SHOULD BE NOTIFIED AND INVOLVED IN ADDRESSING AND/OR REMEDIATION OF THE FEATURE. AT THE DISCRETION OF THE CITY ENGINEER AND AT THE APPLICANT'S EXPENSE, A QUALIFIED CONSULTANT(S) SHALL BE RETAINED TO ASSESS AND CHARACTERIZE THE FEATURE AND TO DETERMINE APPROPRIATE REMEDIATION, IF ANY. REMEDIATION OF THE FEATURE INCLUDING OBTAINING ANY SPECIAL PERMITS AND/OR APPROVALS AS NEEDED SHALL BE COMPLETED AND DOCUMENTED TO THE SATISFACTION OF THE CITY ENGINEER AND ANY RESPONSIBLE AGENCIES, SUCH AS BUT NOT LIMITED TO PLACER COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH, PRIOR TO COMPLETION OF GRADING/CONSTRUCTION IN THE AFFECTED AREA.

**PHASE 1**

c4  
of  
132





**SPECIAL NOTE:**  
 IF AT ANY TIME DURING THE COURSE OF GRADING OR CONSTRUCTION ACTIVITIES EVIDENCE OF THE EXISTENCE OF OLD WELLS, SEPTIC SYSTEMS OR OTHER SIMILAR FEATURES IS ENCOUNTERED, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE CITY OF ROCKLIN ENGINEER SHALL BE NOTIFIED. THE CITY ENGINEER SHALL MAKE A DETERMINATION AS TO THE NATURE OF THE FEATURE (OR FEATURES), THE APPROPRIATE SIZE FOR THE BUFFER AROUND THE FEATURE BEYOND WHICH WORK COULD CONTINUE ON THE BALANCE OF THE SITE, AND WHICH OUTSIDE AGENCIES, IF ANY, SHOULD BE NOTIFIED AND INVOLVED IN ADDRESSING AND/OR REMEDIATION OF THE FEATURE. AT THE DISCRETION OF THE CITY ENGINEER AND AT THE APPLICANT'S EXPENSE, A QUALIFIED CONSULTANT(S) SHALL BE RETAINED TO ASSESS AND CHARACTERIZE THE FEATURE AND TO DETERMINE APPROPRIATE REMEDIATION, IF ANY. REMEDIATION OF THE FEATURE INCLUDING OBTAINING ANY SPECIAL PERMITS AND/OR APPROVALS AS NEEDED SHALL BE COMPLETED AND DOCUMENTED TO THE SATISFACTION OF THE CITY ENGINEER AND ANY RESPONSIBLE AGENCIES, SUCH AS BUT NOT LIMITED TO PLACER COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH, PRIOR TO COMPLETION OF GRADING/CONSTRUCTION IN THE AFFECTED AREA.

dwg. no.  
 J-1345

PHASE 1  
**PRELIMINARY GRADING and UTILITY PLAN**

SECRET RAVINE COMMUNITY  
 4830 / 4810 SIERRA COLLEGE APARTMENTS  
 APN's 045-052-010 and 011, 045-052-026  
 City of Rocklin, California

scale  
 1"=20'  
 date  
 JULY 2017



designed \_\_\_\_\_ WGS  
 drawn \_\_\_\_\_ WGS  
 checked \_\_\_\_\_  
 approved \_\_\_\_\_ RCE 23429  
 datum \_\_\_\_\_

c5  
 of  
 132

DOMINGUEZ ROAD

LIFEHOUSE CHURCH  
 APN = 045-050-029

BUILDING No.1  
 MODEL 'B' (8-plex)

BUILDING No.2  
 MODEL 'A' (8-plex)

BUILDING No.3  
 MODEL 'D' (12-plex)

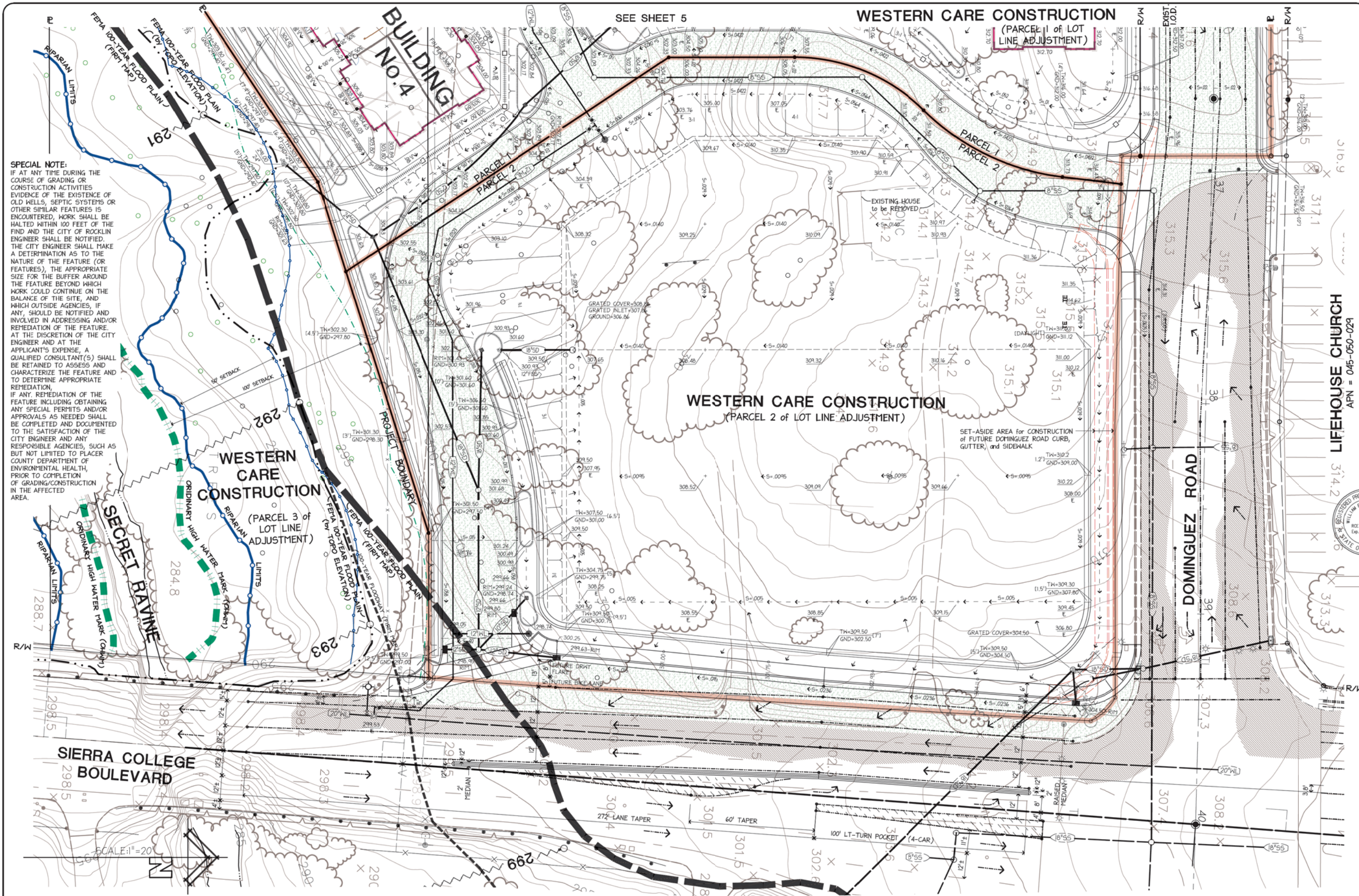
GARAGE NO.1 (12-UNIT)

WESTERN CARE CONSTRUCTION  
 (PARCEL 2 OF LOT LINE ADJUSTMENT)

SEE SHEET 4

SEE SHEET 6





**SPECIAL NOTE:**  
 IF AT ANY TIME DURING THE COURSE OF GRADING OR CONSTRUCTION ACTIVITIES EVIDENCE OF THE EXISTENCE OF OLD WELLS, SEPTIC SYSTEMS OR OTHER SIMILAR FEATURES IS ENCOUNTERED, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE CITY OF ROCKLIN ENGINEER SHALL BE NOTIFIED. THE CITY ENGINEER SHALL MAKE A DETERMINATION AS TO THE NATURE OF THE FEATURE (OR FEATURES), THE APPROPRIATE SIZE FOR THE BUFFER AROUND THE FEATURE BEYOND WHICH WORK COULD CONTINUE ON THE BALANCE OF THE SITE, AND WHICH OUTSIDE AGENCIES, IF ANY, SHOULD BE NOTIFIED AND INVOLVED IN ADDRESSING AND/OR REMEDIATION OF THE FEATURE. AT THE DISCRETION OF THE CITY ENGINEER AND AT THE APPLICANT'S EXPENSE, A QUALIFIED CONSULTANT(S) SHALL BE RETAINED TO ASSESS AND CHARACTERIZE THE FEATURE AND TO DETERMINE APPROPRIATE REMEDIATION. IF ANY REMEDIATION OF THE FEATURE INCLUDING OBTAINING ANY SPECIAL PERMITS AND/OR APPROVALS AS NEEDED SHALL BE COMPLETED AND DOCUMENTED TO THE SATISFACTION OF THE CITY ENGINEER AND ANY RESPONSIBLE AGENCIES, SUCH AS BUT NOT LIMITED TO PLACER COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH, PRIOR TO COMPLETION OF GRADING/CONSTRUCTION IN THE AFFECTED AREA.

SEE SHEET 5

**WESTERN CARE CONSTRUCTION**  
 (PARCEL 1 of LOT LINE ADJUSTMENT)

**WESTERN CARE CONSTRUCTION**  
 (PARCEL 2 of LOT LINE ADJUSTMENT)

**WESTERN CARE CONSTRUCTION**  
 (PARCEL 3 of LOT LINE ADJUSTMENT)

**LIFEHOUSE CHURCH**  
 APN = 045-050-029

dwg. no.  
 J-1345

PHASE 4  
**PRELIMINARY GRADING and UTILITY PLAN**

SECRET RAVINE COMMUNITY  
 4830 / 4910 SIERRA COLLEGE APARTMENTS  
 APN's 045-052-010 and 011, 045-052-026  
 City of Rocklin, California

scale  
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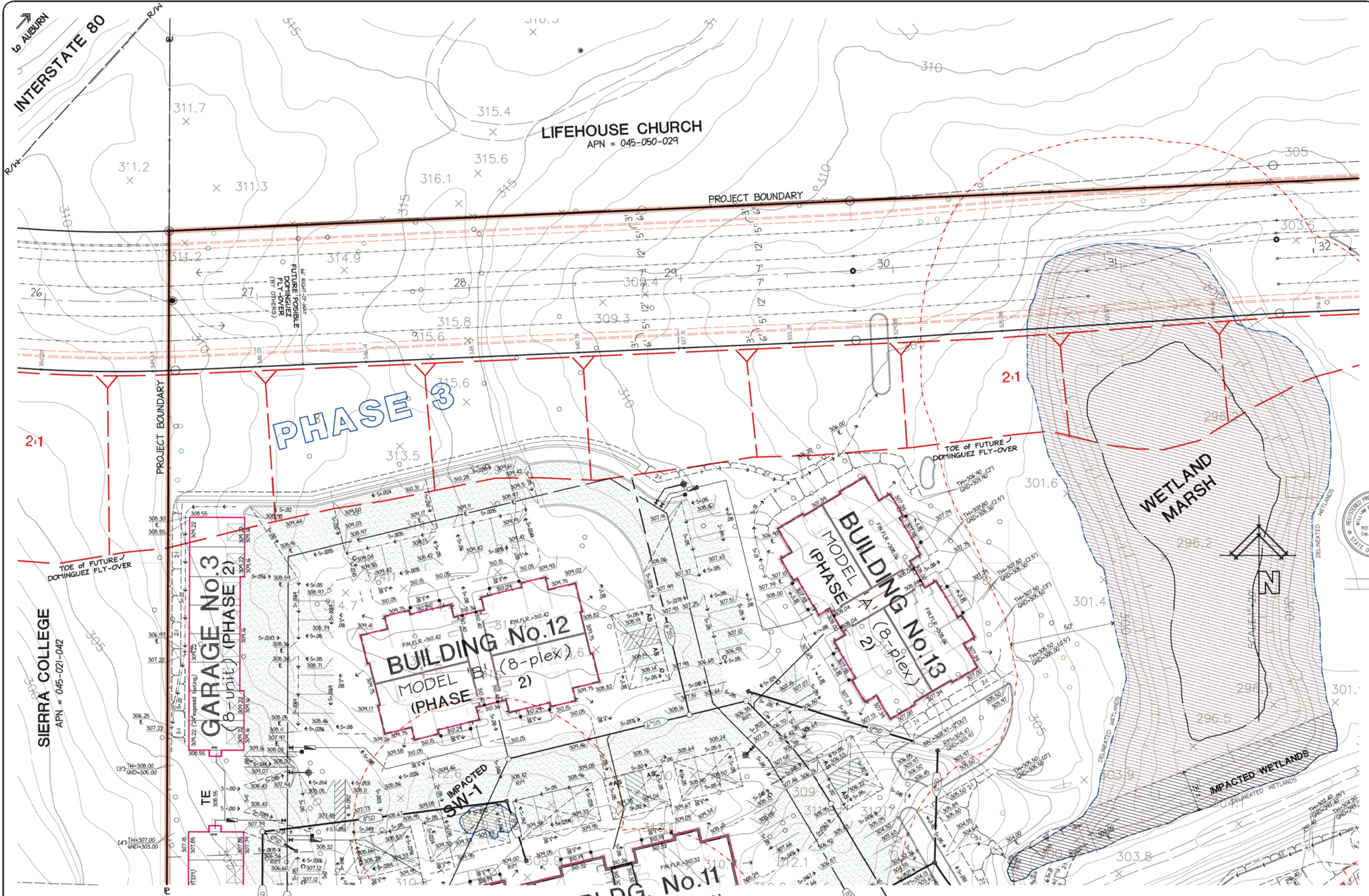
date  
 JULY 2017



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 checked:  
 approved: RCE 23429  
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 of  
 132





to AUBURN  
**INTERSTATE 80**

**LIFEHOUSE CHURCH**  
 APN = 045-050-029

**PHASE 3**

**GARAGE NO. 3**  
 (8-unit) (PHASE 2)

**BUILDING NO. 12**  
 (8-plex) (PHASE 2)

**BUILDING NO. 13**  
 (8-plex) (PHASE 2)

**BLDG. NO. 11**  
 (PHASE 2)

**WETLAND MARSH**

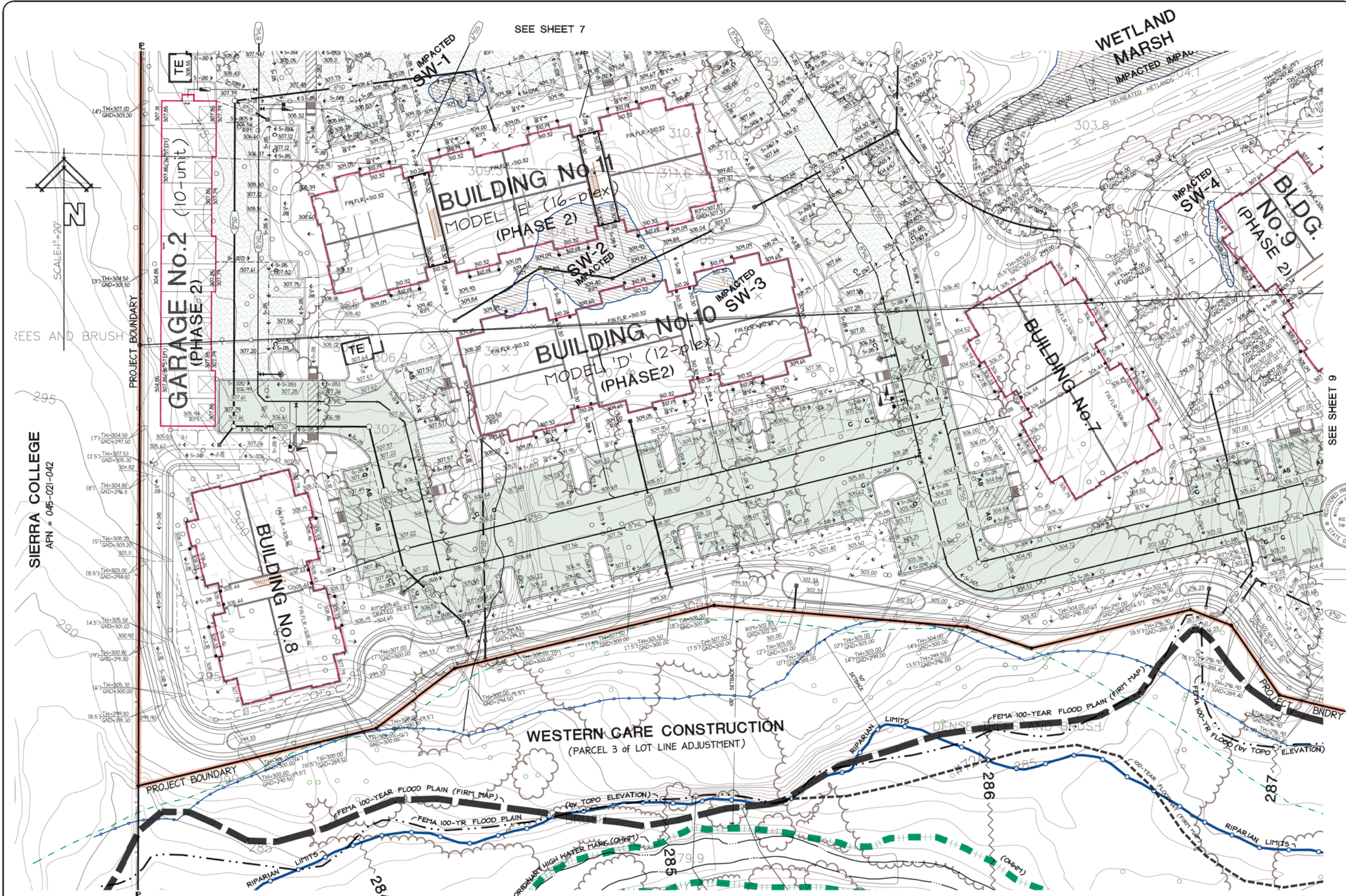
**IMPACTED WETLANDS**





SEE SHEET 7

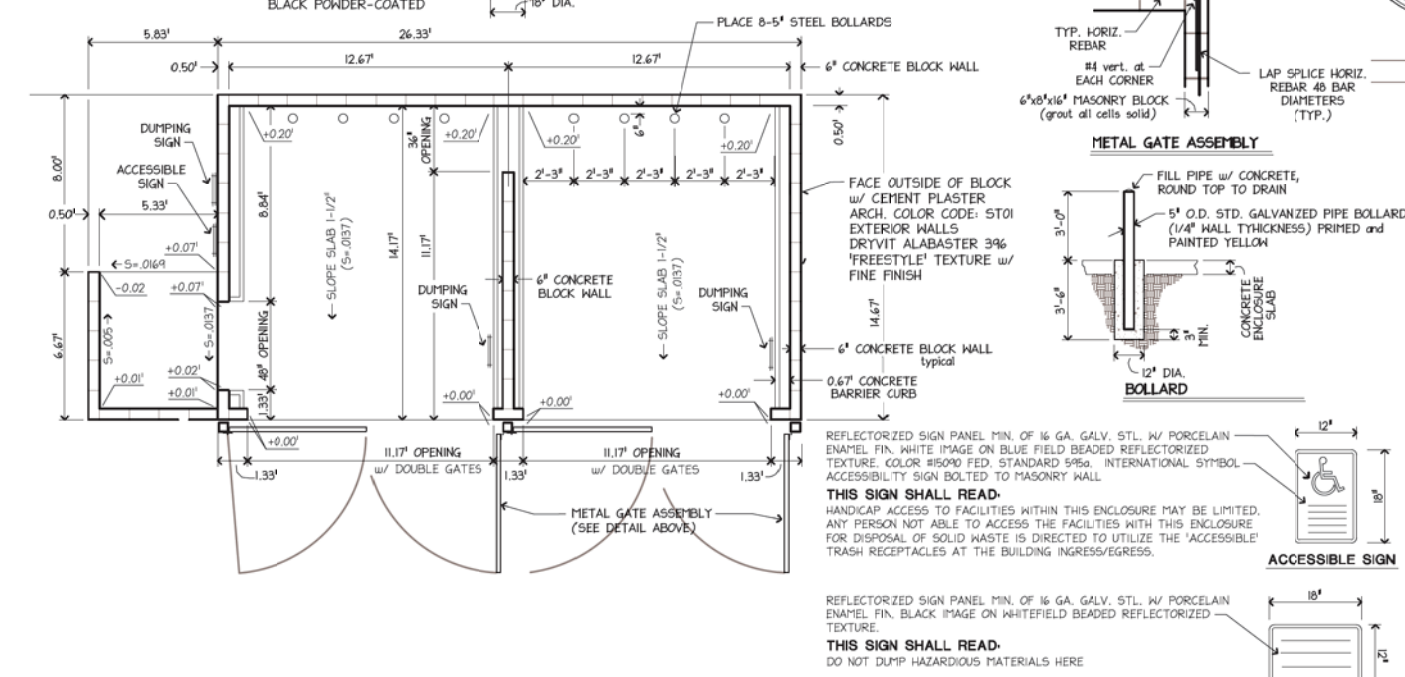
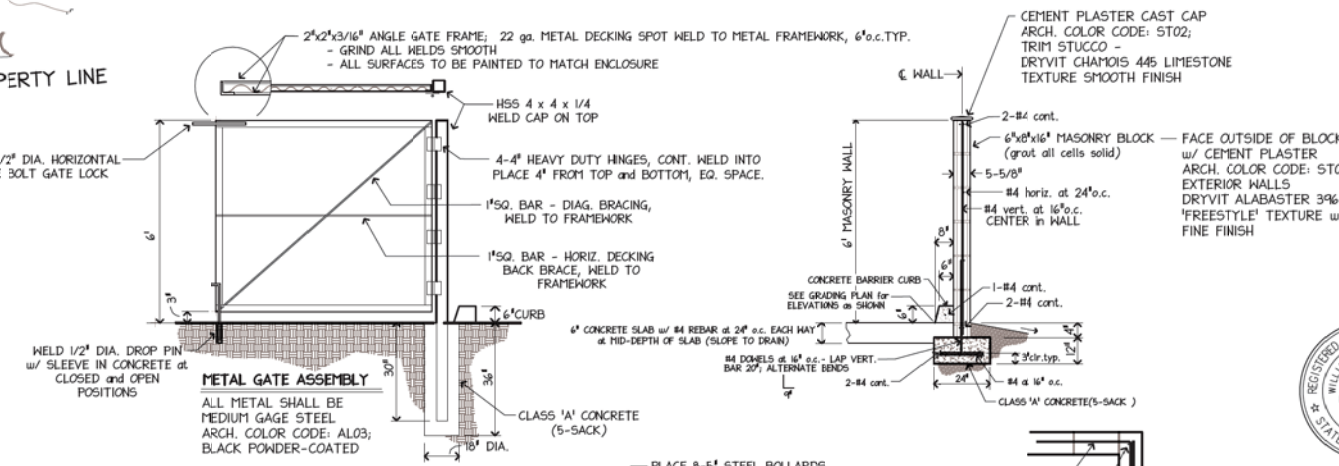
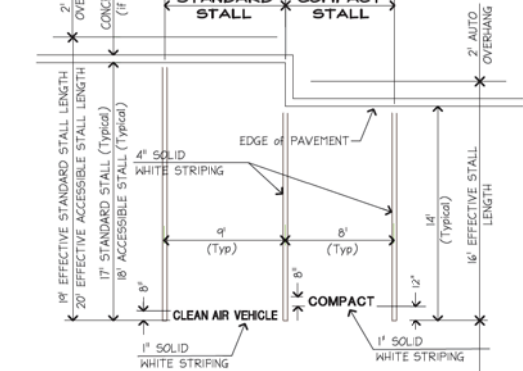
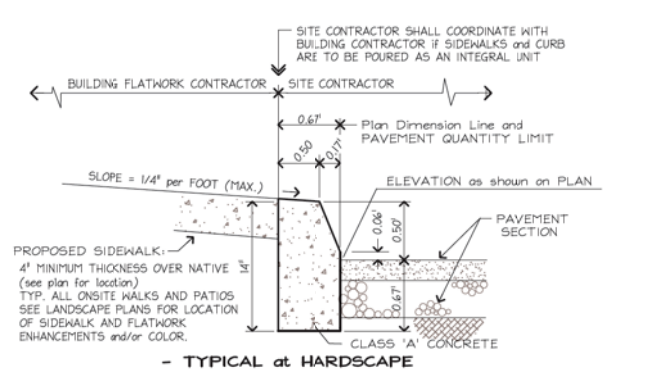
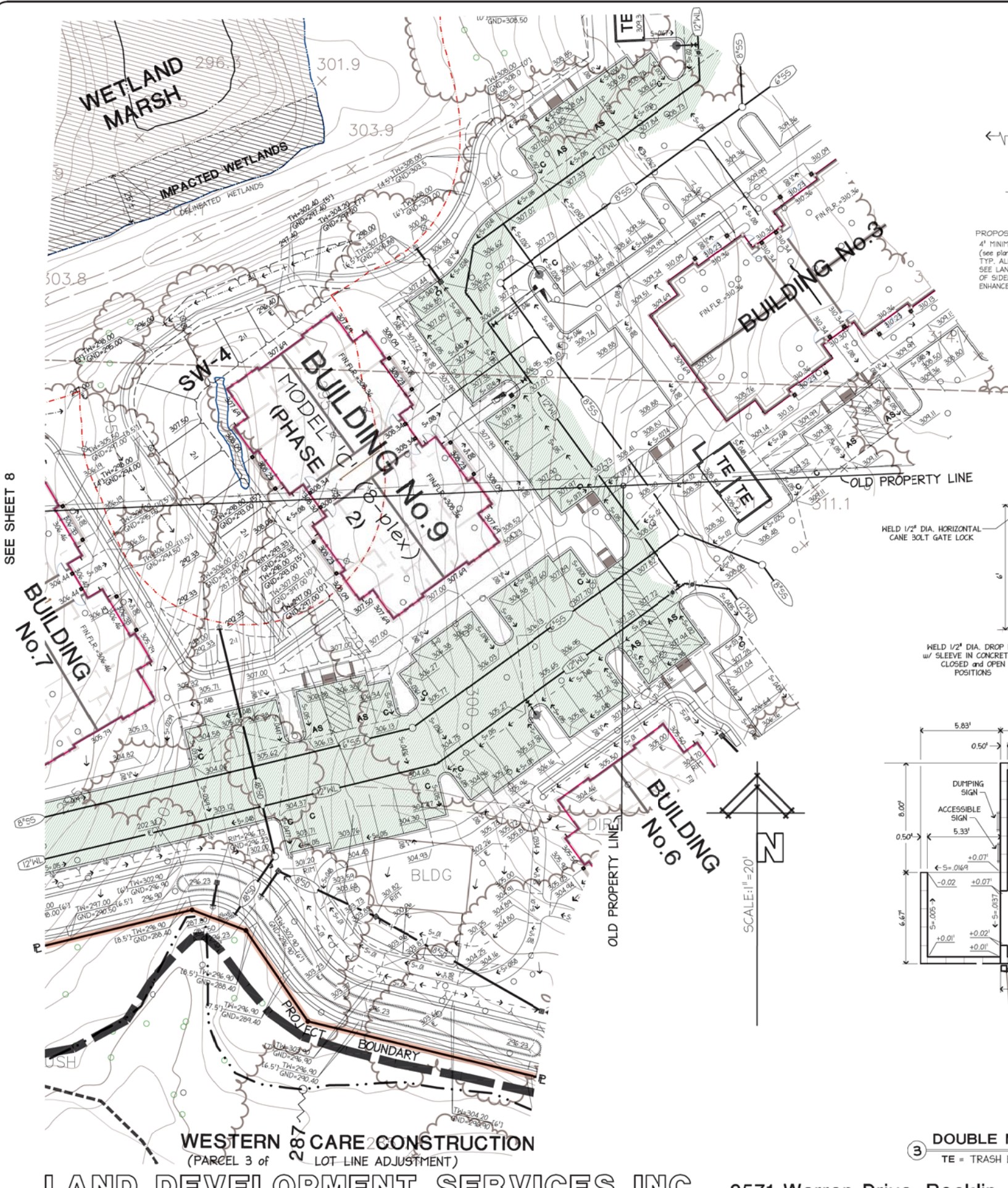
SEE SHEET 9



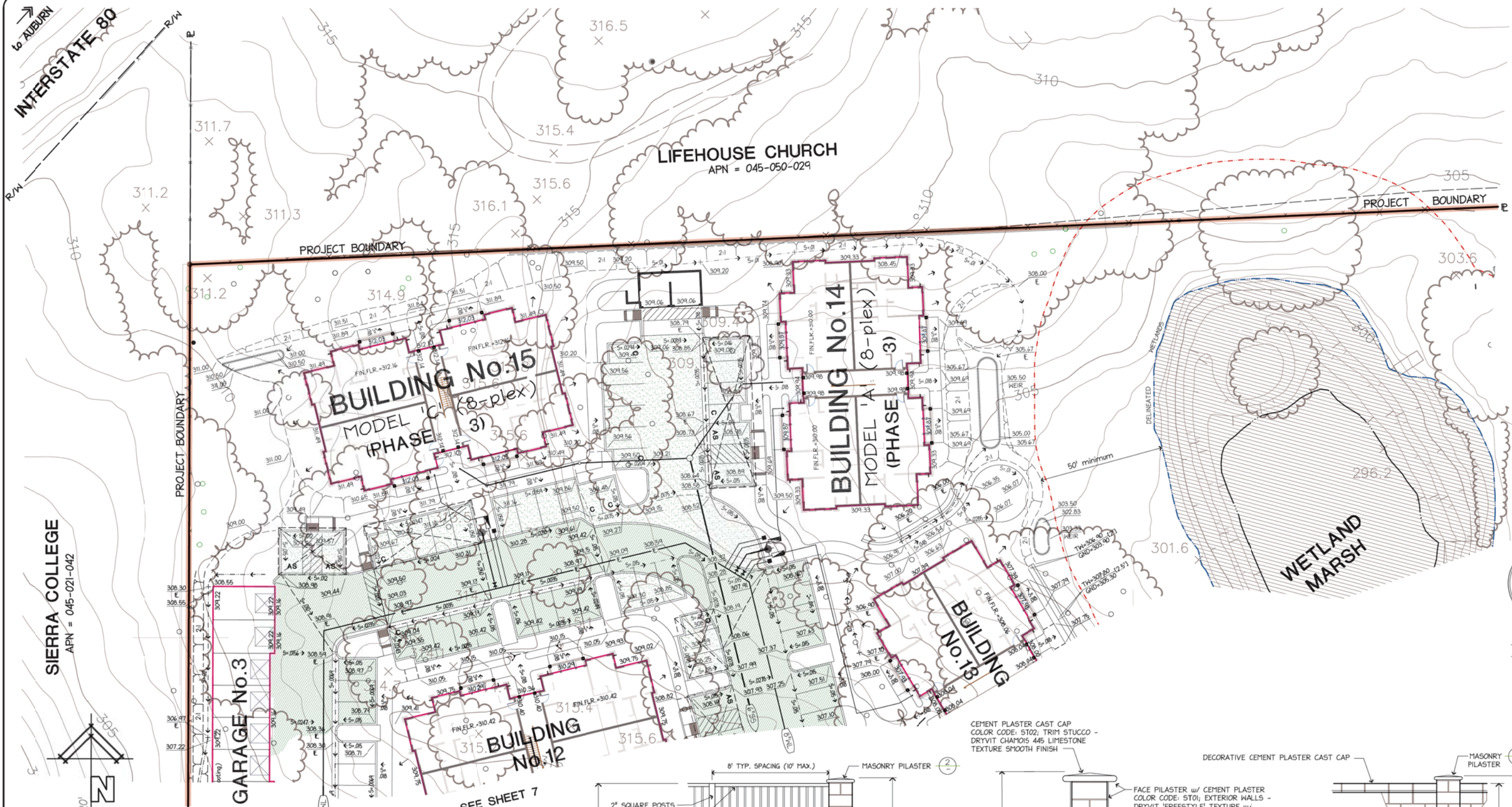
SIERRA COLLEGE APN = 045-021-042

WESTERN CARE CONSTRUCTION (PARCEL 3 of LOT LINE ADJUSTMENT)









to AUBURN  
**INTERSTATE 80**  
 R/W

**SIERRA COLLEGE**  
 APN = 045-021-042

**LIFEHOUSE CHURCH**  
 APN = 045-050-029

dwg. no.  
 J-1345

PHASE 3  
**PRELIMINARY GRADING and UTILITY PLAN**

**SECRET RAVINE COMMUNITY**  
 4830 / 4910 SIERRA COLLEGE APARTMENTS  
 APN's 045-052-010 and 011, 045-052-028

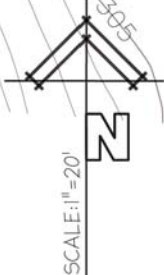
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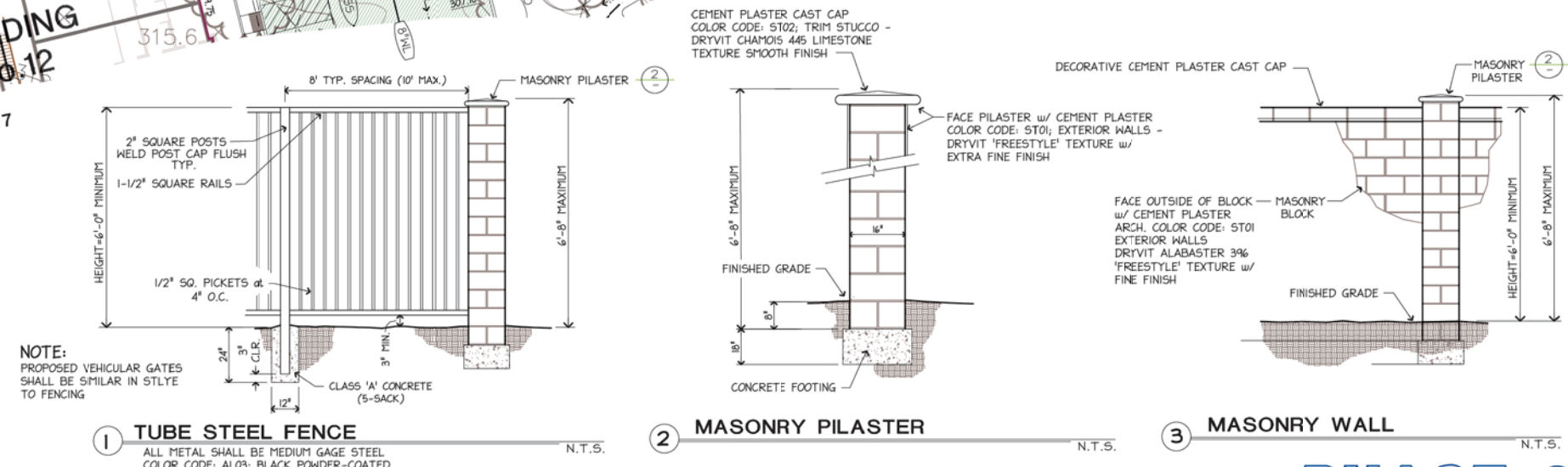
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 approved \_\_\_\_\_  
 RCE 23429

datum \_\_\_\_\_

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SEE SHEET 7





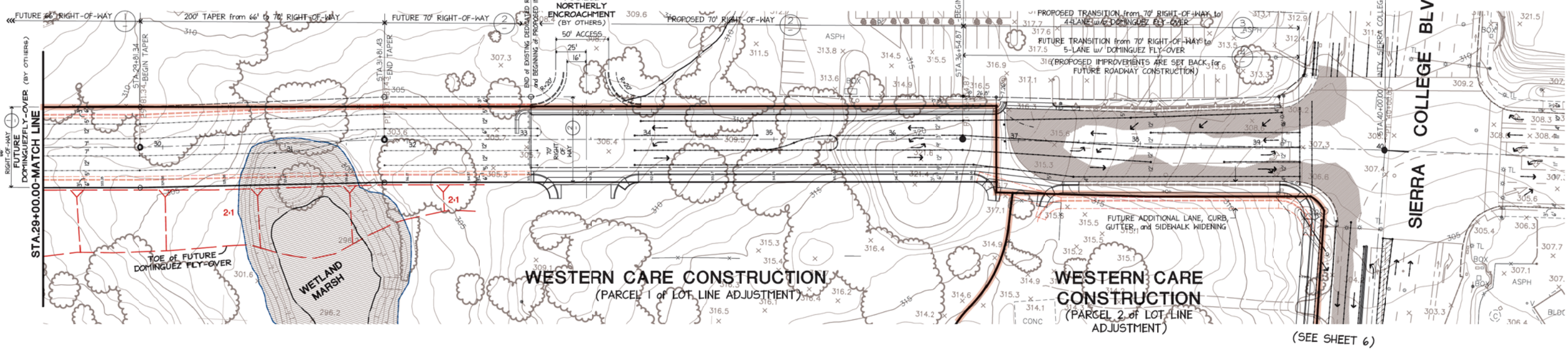
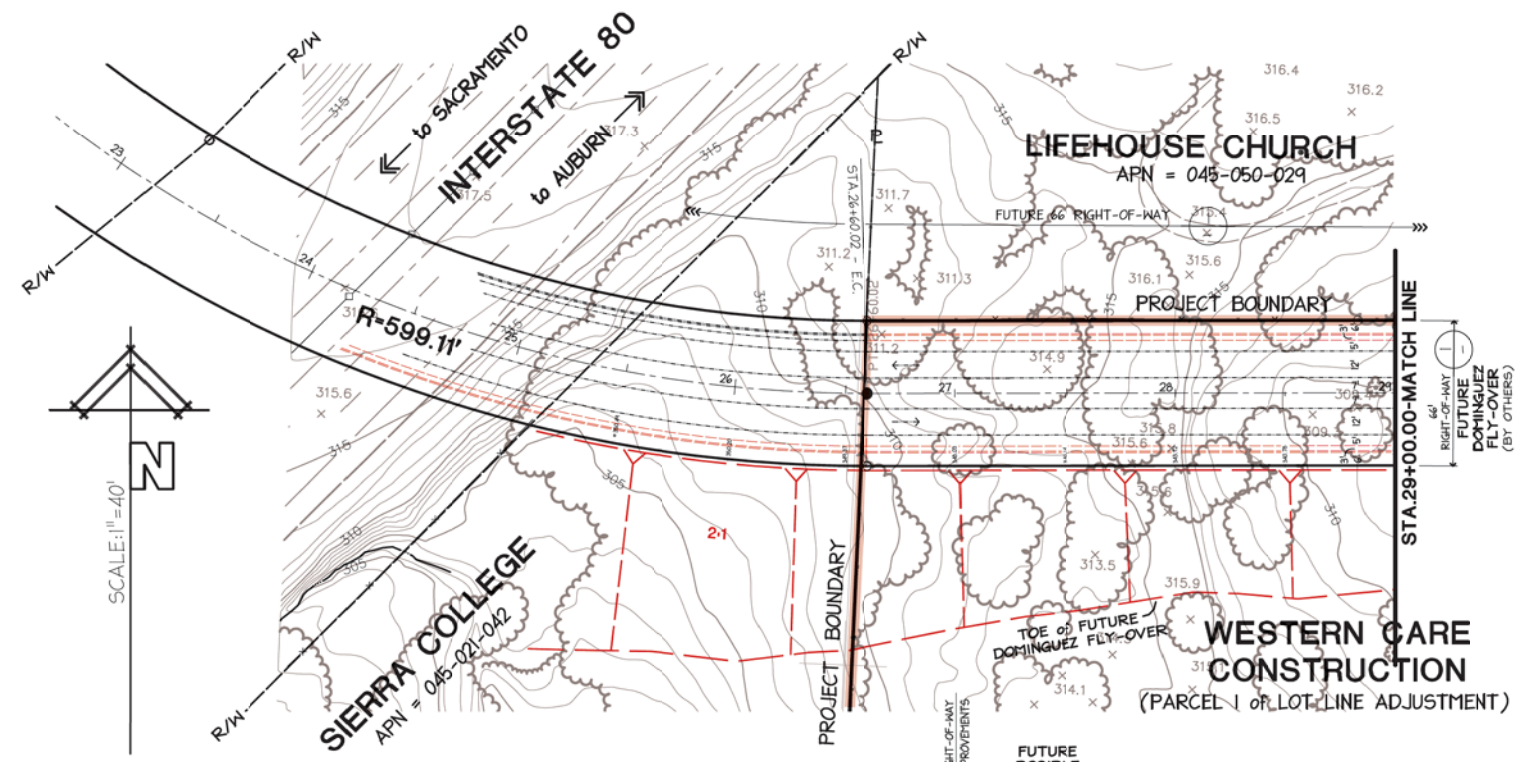
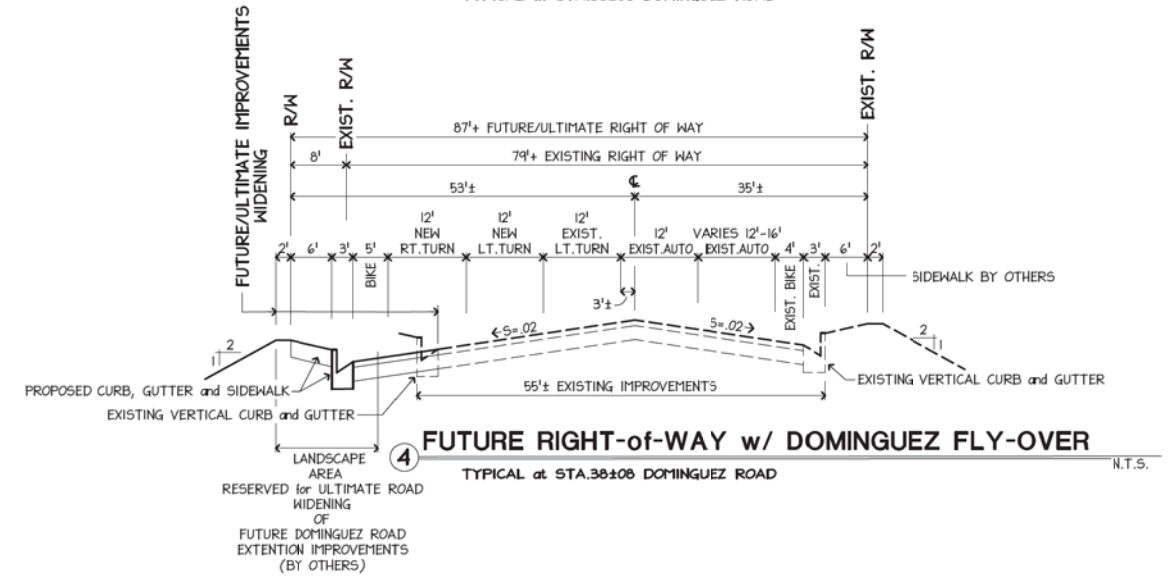
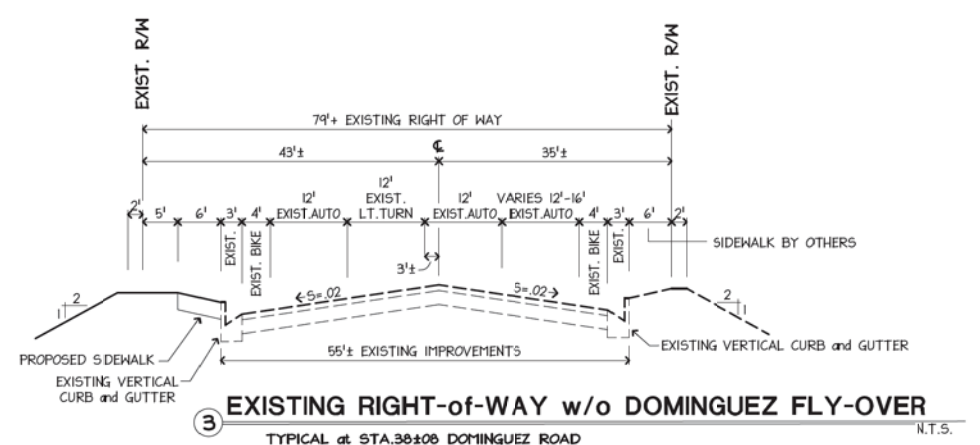
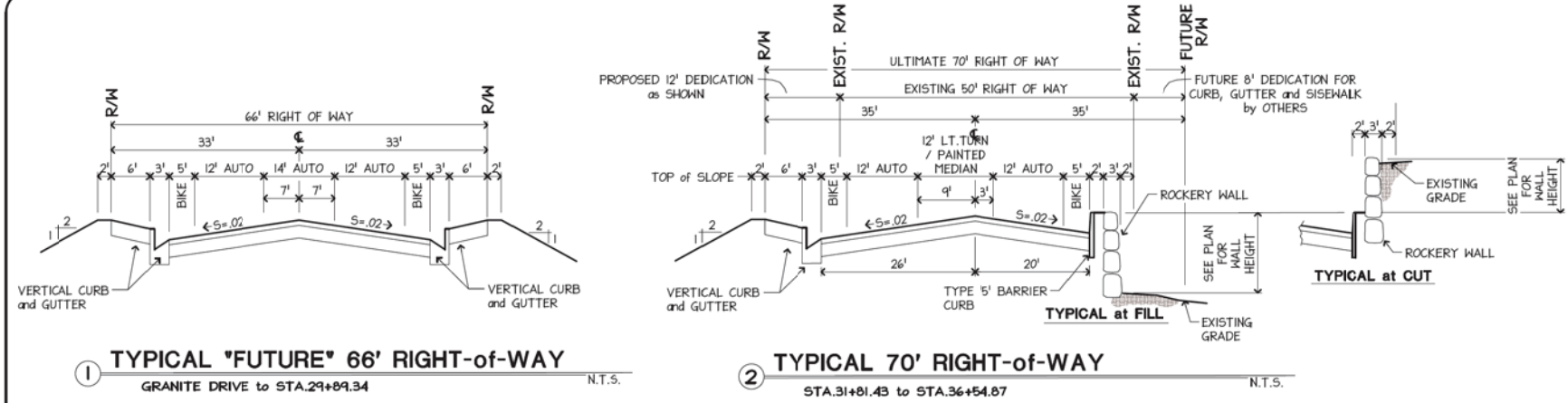


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approved RCE 23429

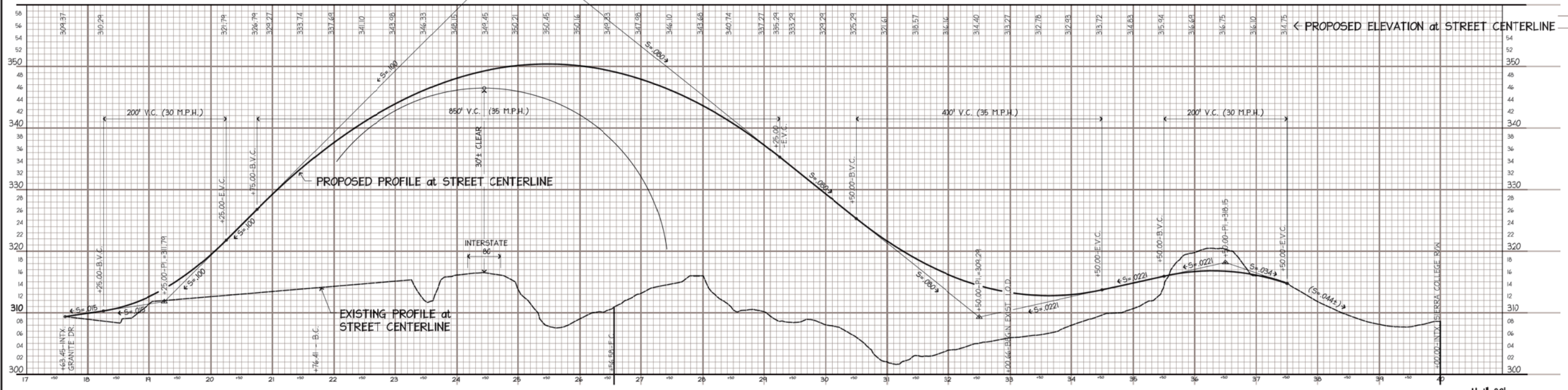
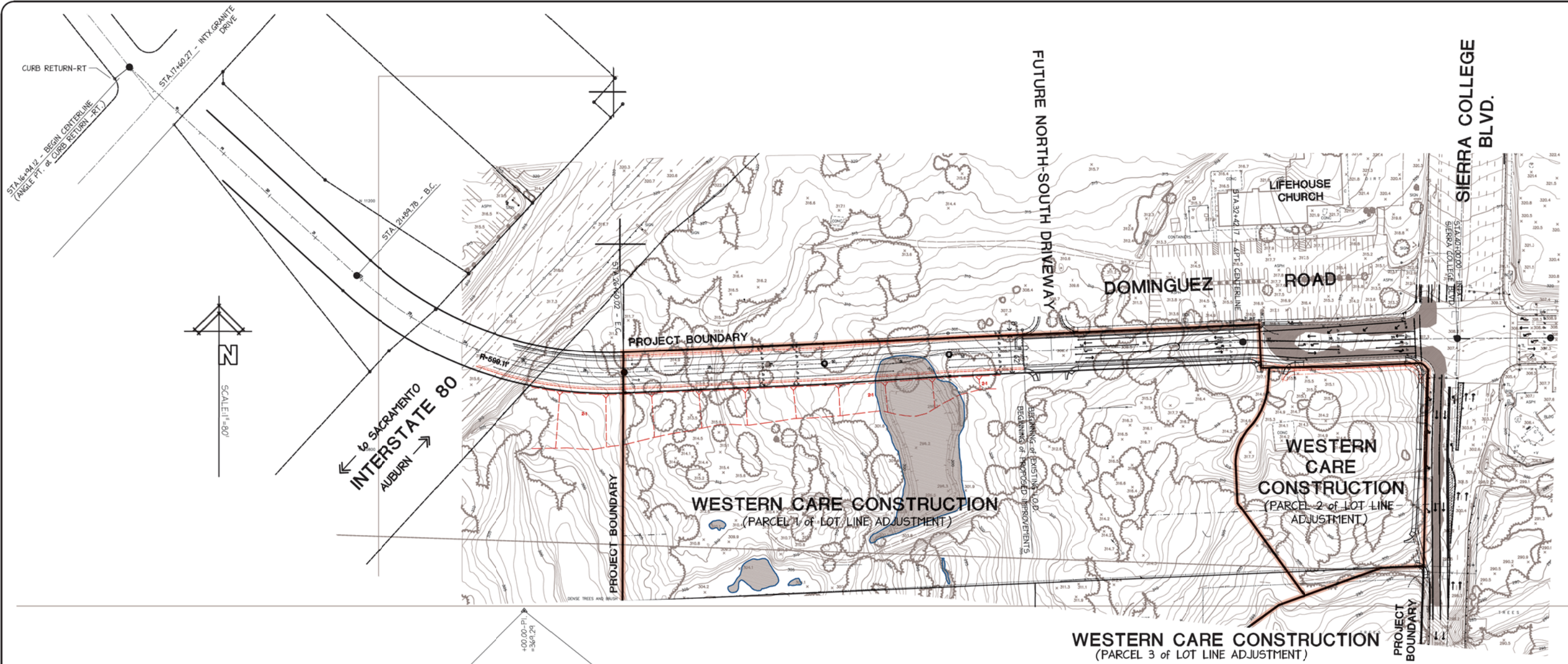
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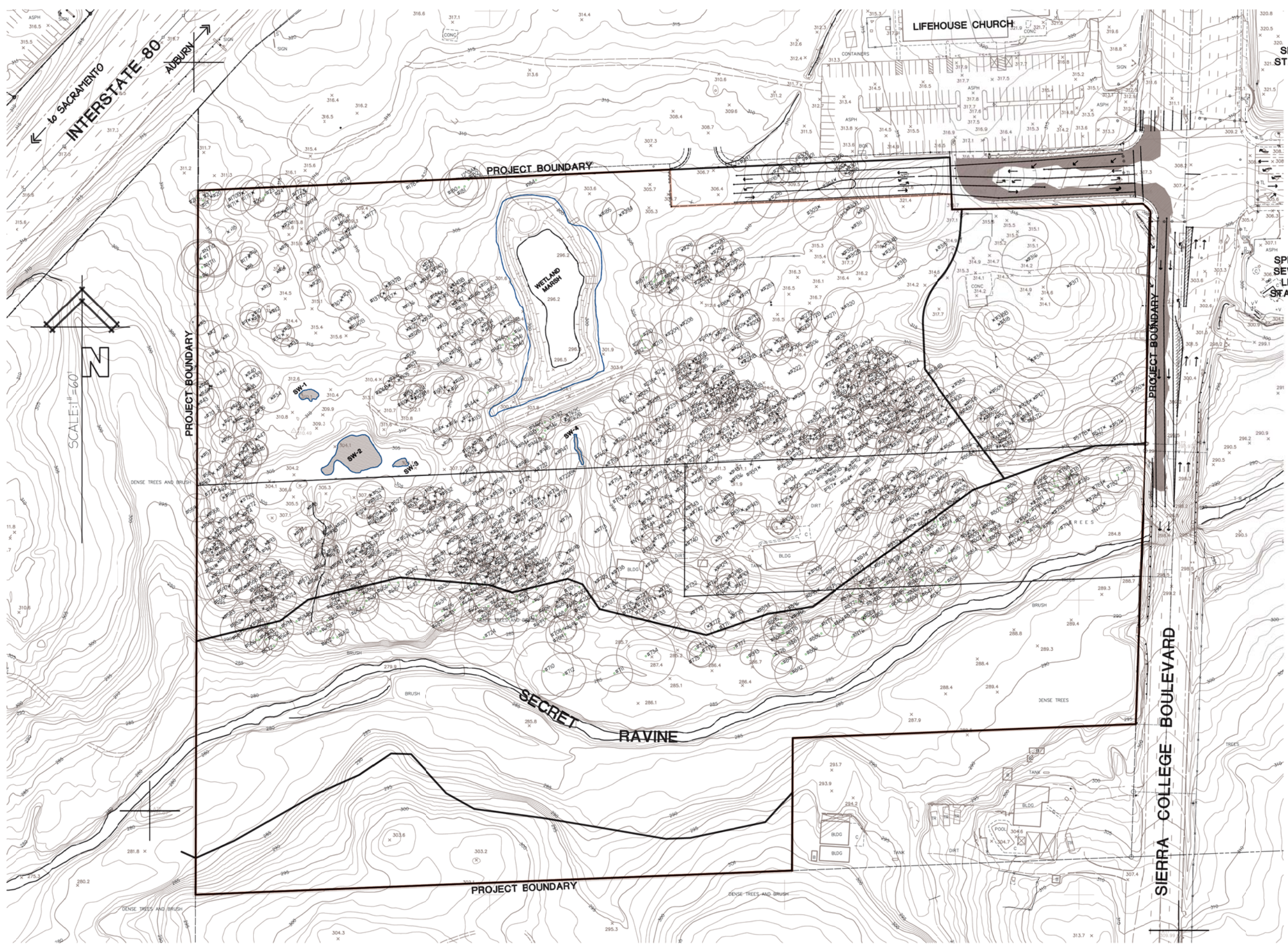


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approved RCE 23429

datum \_\_\_\_\_

H: 1"=80'  
V: 1"=8'





dwg. no.  
J-1345

**TREE REMOVAL PLAN**

SECRET RAVINE COMMUNITY  
4830 / 4810 SIERRA COLLEGE APARTMENTS  
APNs 045-052-010 and 011, 045-052-026  
City of Rocklin, California

scale  
H: 1"=50'  
date  
JULY 2017



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drawn WGS  
checked \_\_\_\_\_  
approved \_\_\_\_\_  
RCE 23429

datum \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



INVENTORY OF TREES

× = TREE to be REMOVED ✕ = TREE to be REMOVED per ARBORIST

CONSULTING ARBORIST REPORT PREPARED BY: ABACUS CONSULTING ARBORISTS MARCH 21, 2017

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54", TDBH. Rows 1-39.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54", TDBH. Rows 40-74.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54", TDBH. Rows 75-113.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54", TDBH. Rows 114-148.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54", TDBH. Rows 149-185.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54", TDBH. Rows 187-220.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54", TDBH. Rows 221-254.

dwg. no. J-1345

4830 / 4910 SIERRA COLLEGE APARTMENTS APN's 045-052-010 and 011, 045-052-026 TREE REMOVAL LIST

scale A5 NOTED date JULY 2017



designed by WGS drawn by WGS checked approved RCE 23429 datum

⊗ = TREE to be REMOVED    ⊗ = TREE to be REMOVED per ARBORIST

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54', and TDBH. Contains 255 rows of tree data.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54', and TDBH. Contains 255 rows of tree data.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54', and TDBH. Contains 255 rows of tree data.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54', and TDBH. Contains 255 rows of tree data.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54', and TDBH. Contains 255 rows of tree data.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54', and TDBH. Contains 255 rows of tree data.

Table with 5 columns: Tree #, Species Common Name, Species Botanical Name, Diameter at 54', and TDBH. Contains 255 rows of tree data.

4830 / 4910 SIERRA COLLEGE APARTMENTS  
APNs 045-052-010 and 011, 045-052-026  
City of Rocklin, California

scale AS NOTED  
date JULY 2017



designed WGS  
drawn WGS  
checked  
approved RCE 23429

datum

c16 of 132





✗ = TREE to be REMOVED ✗ = TREE to be REMOVED per ARBORIST

Tree #	Species Common Name	Species Botanical Name	Diameter at 54"	TDBH
843	Interior Live Oak	Quercus wislizenii	15	15
844	Blue Oak	Quercus douglasii	11	11
845	Interior Live Oak	Quercus wislizenii	7	7
846	Interior Live Oak	Quercus wislizenii	17, 8	17
847	Interior Live Oak	Quercus wislizenii	9	9
848	Interior Live Oak	Quercus wislizenii	17, 10	17
849	Interior Live Oak	Quercus wislizenii	8, 6, 4	8
850	Interior Live Oak	Quercus wislizenii	15, 13, 11	15
851	Interior Live Oak	Quercus wislizenii	13	13
852	Interior Live Oak	Quercus wislizenii	11	11
853	Interior Live Oak	Quercus wislizenii	5, 8	0
854	Interior Live Oak	Quercus wislizenii	13, 14	0
855	Interior Live Oak	Quercus wislizenii	10	10
856	Interior Live Oak	Quercus wislizenii	6, 6, 7, 7, 8, 4	8
857	Interior Live Oak	Quercus wislizenii	10	10
857B	Interior Live Oak	Quercus wislizenii	10, 10, 8	10
857C	Blue Oak	Quercus douglasii	21	21
857D	Interior Live Oak	Quercus wislizenii	7	7
858	Interior Live Oak	Quercus wislizenii	15	15
859	Interior Live Oak	Quercus wislizenii	11, 13, 8	13
860	Interior Live Oak	Quercus wislizenii	11, 10, 8, 10	11
861	Interior Live Oak	Quercus wislizenii	6, 4	6
862	Interior Live Oak	Quercus wislizenii	9, 4	9
863	Interior Live Oak	Quercus wislizenii	10, 9	10
864	Interior Live Oak	Quercus wislizenii	12	12
865	Interior Live Oak	Quercus wislizenii	11, 7, 3	11
866	Interior Live Oak	Quercus wislizenii	8	8
867	Interior Live Oak	Quercus wislizenii	10, 10	10
868	Interior Live Oak	Quercus wislizenii	11, 7	11
869	Interior Live Oak	Quercus wislizenii	8	8
870	Interior Live Oak	Quercus wislizenii	10	10
871	Interior Live Oak	Quercus wislizenii	7	7
872	Blue Oak	Quercus douglasii	8	8
873	Interior Live Oak	Quercus wislizenii	14, 10, 7, 7	14
874	Valley Oak	Quercus lobata	24	24
875	Interior Live Oak	Quercus wislizenii	8	8
876	Interior Live Oak	Quercus wislizenii	17	17

Tree #	Species Common Name	Species Botanical Name	Diameter at 54"	TDBH
877	Interior Live Oak	Quercus wislizenii	10	10
878	Interior Live Oak	Quercus wislizenii	8	8
878B	Interior Live Oak	Quercus wislizenii	8	8
879	Interior Live Oak	Quercus wislizenii	11	11
880	Interior Live Oak	Quercus wislizenii	17, 12, 11, 11, 9	17
881	Interior Live Oak	Quercus wislizenii	7	7
882	Interior Live Oak	Quercus wislizenii	17	17
883	Interior Live Oak	Quercus wislizenii	13	13
884	Interior Live Oak	Quercus wislizenii	18, 10	18
885	Interior Live Oak	Quercus wislizenii	12, 11, 11, 11	12
886	Interior Live Oak	Quercus wislizenii	24	24
887	Interior Live Oak	Quercus wislizenii	9	9
888	Valley Oak	Quercus lobata	23	23
889	Interior Live Oak	Quercus wislizenii	8	8
890	Valley Oak	Quercus lobata	44	44
891	Interior Live Oak	Quercus wislizenii	16	16
892	Valley Oak	Quercus lobata	32	32
893	Interior Live Oak	Quercus wislizenii	20	20
894	Interior Live Oak	Quercus wislizenii	15, 15	15
895	Valley Oak	Quercus lobata	11	11
896	Interior Live Oak	Quercus wislizenii	20	20
897	Blue Oak	Quercus douglasii	±20	0
898	Blue Oak	Quercus douglasii	±20	20
899	Interior Live Oak	Quercus wislizenii	11, 11	11
900	Interior Live Oak	Quercus wislizenii	17	17
901	Interior Live Oak	Quercus wislizenii	18	18
902	Interior Live Oak	Quercus wislizenii	16	16
903	Interior Live Oak	Quercus wislizenii	19	19
904	Interior Live Oak	Quercus wislizenii	15	15
905	Interior Live Oak	Quercus wislizenii	13, 13	13
906	Interior Live Oak	Quercus wislizenii	14, 9	14
906	Interior Live Oak	Quercus wislizenii	18, 13, 9	18
907	Interior Live Oak	Quercus wislizenii	13	13
908	Interior Live Oak	Quercus wislizenii	13, 12	13
909	Interior Live Oak	Quercus wislizenii	9, 7	9
910	Blue Oak	Quercus douglasii	8, 8	15
911	Interior Live Oak	Quercus wislizenii	7, 29	29
912	Interior Live Oak	Quercus wislizenii	6, 6, 6, 5	6
913	Interior Live Oak	Quercus wislizenii	7, 8, 8	8
914	Interior Live Oak	Quercus wislizenii	6	6

Tree #	Species Common Name	Species Botanical Name	Diameter at 54"	TDBH
915	Interior Live Oak	Quercus wislizenii	9	9
915B	Interior Live Oak	Quercus wislizenii	10, 7	10
916	Interior Live Oak	Quercus wislizenii	6	6
917	Interior Live Oak	Quercus wislizenii	8, 9	9
918	Interior Live Oak	Quercus wislizenii	7	15
919	Interior Live Oak	Quercus wislizenii	8, 9	9
920	Interior Live Oak	Quercus wislizenii	7	15
921	Blue Oak	Quercus douglasii	14, 12	14
922	Interior Live Oak	Quercus wislizenii	10	10
922B	Interior Live Oak	Quercus wislizenii	13	13
923	Interior Live Oak	Quercus wislizenii	13, 12	13
924	Blue Oak	Quercus douglasii	16, 14	16
925	Blue Oak	Quercus douglasii	13	13
926	Interior Live Oak	Quercus wislizenii	12	12
927	Interior Live Oak	Quercus wislizenii	14, 17	17
928	Interior Live Oak	Quercus wislizenii	13	13
929	Blue Oak	Quercus douglasii	26	26
930	Interior Live Oak	Quercus wislizenii	9, 7, 7, 6	9
931	Interior Live Oak	Quercus wislizenii	12, 6	12
932	Interior Live Oak	Quercus wislizenii	9, 8, 2	9
933	Interior Live Oak	Quercus wislizenii	9, 6, 5	9
934	Blue Oak	Quercus douglasii	11	11
935	Interior Live Oak	Quercus wislizenii	12	12
936	Interior Live Oak	Quercus wislizenii	8, 7, 7, 8	8
937	Blue Oak	Quercus douglasii	11	11
938	Interior Live Oak	Quercus wislizenii	(9, 8) @ 2'	9
939	Interior Live Oak	Quercus wislizenii	8	8
940	Blue Oak	Quercus douglasii	10	10
941	Blue Oak	Quercus douglasii	9	9
942	Blue Oak	Quercus douglasii	11	11
943	Interior Live Oak	Quercus wislizenii	12	12
944	Interior Live Oak	Quercus wislizenii	13, 7	13
945	Interior Live Oak	Quercus wislizenii	10, 12	12
946	Valley Oak	Quercus lobata	10	10
946B	Interior Live Oak	Quercus wislizenii	4	0
946C	Valley Oak	Quercus lobata	7	7
946D	Valley Oak	Quercus lobata	4	0
947	Blue Oak	Quercus douglasii	6	6
948	Interior Live Oak	Quercus wislizenii	5, 5, 6	6
No Tag 1	Interior Live Oak	Quercus wislizenii	16	16
No Tag 2	Interior Live Oak	Quercus wislizenii	11	11
No Tag 3	Willow sp.	Salix sp.	24	24

Tree #	Species Common Name	Species Botanical Name	Diameter at 54"	TDBH
No Tag 4	Blue Oak	Quercus douglasii	9, 9, 6	9
No Tag 5	Interior Live Oak	Quercus wislizenii	15	15
No Tag 6	Valley Oak	Quercus lobata	41	41
No Tag 7	Interior Live Oak	Quercus wislizenii	10	10
No Tag 8	Interior Live Oak	Quercus wislizenii	14, 11	14
No Tag 9	Interior Live Oak	Quercus wislizenii	7	7
No Tag 10	Interior Live Oak	Quercus wislizenii	11, 9, 6	11
No Tag 11	Blue Oak	Quercus douglasii	30 @ 1'	30

dwg. no. J-1345

4830 / 4910 SIERRA COLLEGE APARTMENTS  
APNs 046-052-010 and 011, 046-052-026  
TREE REMOVAL LIST

City of Rocklin, California

scale AS NOTED  
date JULY 2017



designed HGS  
drawn HGS  
checked  
approved RCE 23429

datum

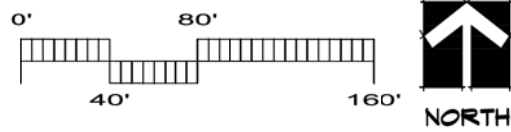
c18 of 132





SEE SHEET L1.2 FOR THE PLANT SCHEDULE

Note:  
Install a 3" minimum layer of medium deco bark  
in all landscape shrub and ground cover areas.



**YAMASAKI**  
LANDSCAPE ARCHITECTURE

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www.yamasaki-la.com

**SECRET RAVINE APARTMENTS  
LANDSCAPE DEVELOPMENT PLANS  
SIERRA COLLEGE BLVD. & DOMINGUEZ RD.  
ROCKLIN, CALIFORNIA**

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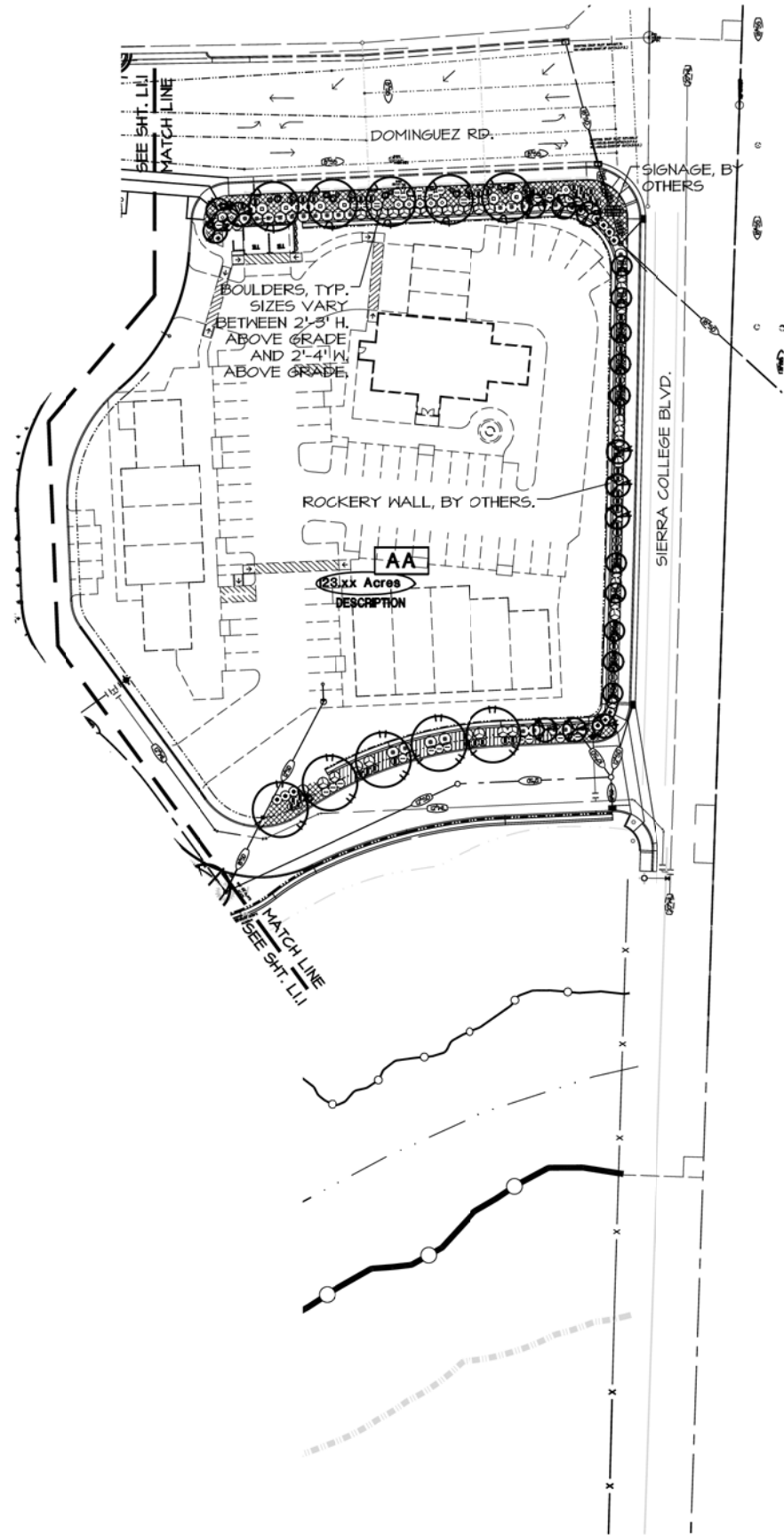
Sheet Title  
**PRELIMINARY  
PLANTING PLAN A**



No.	Date	Revision
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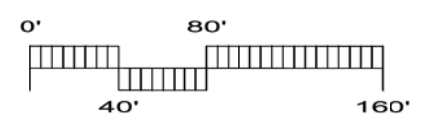
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 Drawn By: SPG **L-1.1**  
 Scale: 1"=40'  
 Date: OCT. 2016  
 File Name: SRA-DD of 4 sheets





PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
ACE SGA	ACE SGA	Acer rubrum 'Scarlet Sentinel' / Scarlet Sentinel Maple	15 gal	
ARB STD	ARB STD	Arbutus x 'Marina' / Arbutus Standard	15 gal	
CED DEO	CED DEO	Cedrus deodara / Deodar Cedar	15 gal	
GER CHI	GER CHI	Cercis chinensis / Chinese Redbud	15 gal	
CHI BUR	CHI BUR	Chilopsis linearis 'Burgundy' / Desert Willow	15 gal	
LAS CAT	LAS CAT	Lagerstroemia indica 'Catawba' / Catawba Grape Myrtle	15 gal	
LAU NOB	LAU NOB	Laurus nobilis / Sweet Bay (standard)	15 gal	
PIB KEI	PIB KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	
PLA COL	PLA COL	Platanus x acerifolia 'Columbia' / London Plane Tree	15 gal	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
ARC MOH	ARC MOH	Arctostaphylos densiflora 'Howard McHone' / Howard McHone Manzanita	5 gal	
CAL DHA	CAL DHA	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	
GIS HYB	GIS HYB	Gistus x hybridus / Hite Rockrose	5 gal	
EUO PRI	EUO PRI	Euonymus japonicus 'Silver Princess' TM / Silver Princess Euonymus	1 gal	
GRE NOE	GRE NOE	Grevillea x 'Noel' / Grevillea	5 gal	
LOR FRI	LOR FRI	Loropetalum chinense rubrum 'Razzleberry' / Razzleberry Fringe Flower	5 gal	
MAH AGU	MAH AGU	Mahonia aquifolium / Oregon Grape	5 gal	
MAH SOP	MAH SOP	Mahonia auribracteata 'Soft Canes' / Soft Canes Mahonia	5 gal	
MTR AFR	MTR AFR	Myrsine africana / African Boxwood	5 gal	
MTR COM	MTR COM	Myrtus communis 'Compacta' / Dwarf Myrtle	5 gal	
NAN COM	NAN COM	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal	
NAN GUL	NAN GUL	Nandina domestica 'Sulf Stream' / Heavenly Bamboo	1 gal	
NAN MOO	NAN MOO	Nandina domestica 'Moon Bay' / Heavenly Bamboo	1 gal	
PER ATR	PER ATR	Pieris aristata 'Folia' / Russian Sage	5 gal	
PHO MAO	PHO MAO	Phormium tenax 'Maori Queen' / New Zealand Flax	1 gal	
PRU BRI	PRU BRI	Prunus caroliniana 'Bright N' Tight' / Bright N' Tight Carolina Laurel	5 gal	
RHA BAL	RHA BAL	Rhaphtolepis indica 'Ballena' / Ballena Indian Hawthorn	1 gal	
ROS GOL	ROS GOL	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	5 gal	
RES FRI	RES FRI	Respingia fruticosa 'Blue Gem' / Coast Rosemary	5 gal	
XYL COM	XYL COM	Xylostenia congestum 'Compacta' / Compact Xylostenia	5 gal	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
CAL KAR	CAL KAR	Calamagrostis x acutiflora 'Yari Foerster' / Feather Reed Grass	1 gal	
MH RIG	MH RIG	Muhlenbergia rigens / Deer Grass	1 gal	
VINE SPALLER	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
FIG PUM	FIG PUM	Ficus pumila / Creeping Fig	5 gal	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
ACA LGH	ACA LGH	Acacia redolens 'Lacey' / Bark Catclaw	1 gal	60" oc.
ARC EHE	ARC EHE	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" oc.
BAR ML	BAR ML	Bark Mulch / Medium Deco Bark		3" Min. Layer
ROS PRO	ROS PRO	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	36" oc.
VIN MN	VIN MN	Vinca minor / Common Periwinkle	1 gal	24" oc.
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
TUR DCL	TUR DCL	Turf Sod Bolero Fescue / Bolero Fescue - Avella Delta Bluegrass	sod	
TUR NAT	TUR NAT	Turf Sod Native Meadow Fescue / Avell. from Delta Bluegrass	sod	



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PRELIMINARY  
PLANTING PLAN B



No.	Date	Revision

Project Mgr.: JMA Sheet No.:  
 Drawn By: SPG L-1.2  
 Scale: 1"=40'  
 Date: OCT. 2016  
 File Name: SRA-DD of 4 sheets



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SIERRA COLLEGE BLVD. & DOMINGUEZ RD.  
ROCKLIN, CALIFORNIA**

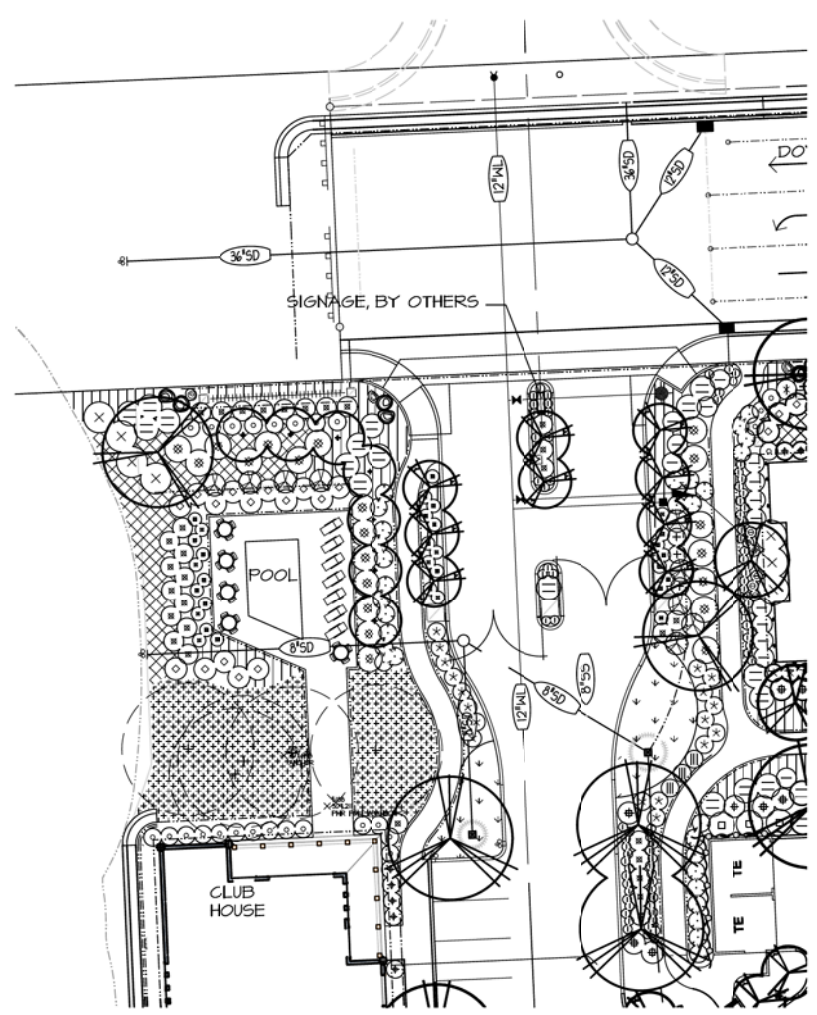
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Sheet Title  
**PRELIMINARY  
PLANTING PLAN C**

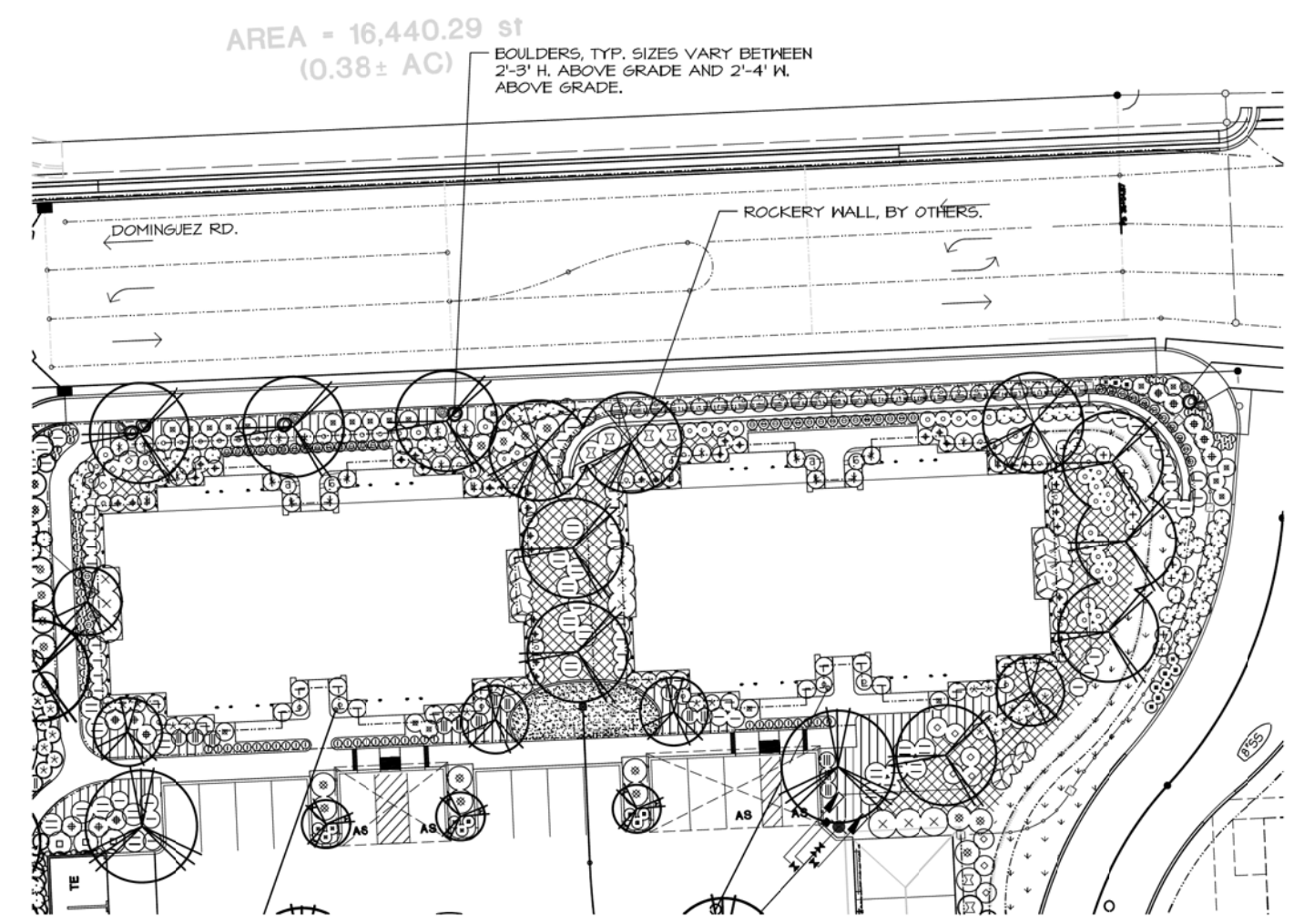


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Drawn By:	SPG		
Scale:	1"=20'		<b>L-1.3</b>
Date:	OCT. 2016		
File Name:	SRA-DD	of	4 sheets



APARTMENT ENTRY PLANTING



APARTMENT BUILDING PLANTING, TYPICAL

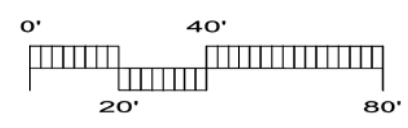
**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE
⊗	ACE SGA	Acer rubrum 'Scarlet Sentinel' / Scarlet Sentinel Maple	15 gal
⊗	ARB STD	Arbutus x 'Marlot' / Arbutus Standard	15 gal
⊗	GED DEO	Cedrus deodara / Deodar Cedar	15 gal
⊗	CER GNE	Cercis chinensis / Chinese Redbud	15 gal
⊗	GNE BUR	Gilgopsis linearis 'Burgundy' / Desert Willow	15 gal
⊗	LAS CAT	Lagerstroemia indica 'Catawba' / Catawba Grape Myrtle	15 gal
⊗	LAU ROB	Laurus nobilis / Sweet Bay (standard)	15 gal
⊗	PI5 KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal
⊗	PLA COL	Pistacia x acerifolia 'Columbia' / London Plane Tree	15 gal
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE
⊙	ARG NOW	Arctostaphylos densiflora 'Howard McMillin' / Howard McMillin Manzanita	5 gal
⊙	CAL BNA	Callistemon verticillatus 'Little Jewel' / Dwarf Weeping Bottlebrush	5 gal
⊙	CIS HYB	Cistus x hybridus / White Rockrose	5 gal
⊙	BUD PRI	Euonymus japonicus 'Silver Princess' TM / Silver Princess Euonymus	1 gal
⊙	GRE NOE	Grevillea x 'Noelle' / Grevillea	5 gal
⊙	LOR PRI	Loropetalum chinense rubrum 'Razzleberry' / Razzleberry Fringe Flower	5 gal
⊙	MAH AGU	Malvastrum aquilegifolium / Oregon Grape	5 gal
⊙	MAH SOP	Malvastrum angusticaule 'Soft Carrose' / Soft Carrose Malvastrum	5 gal
⊙	MYR AFR	Myrsine africana / African Boxwood	5 gal
⊙	MYR COM	Myrica communis 'Compacta' / Dwarf Myrtle	5 gal

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
⊙	NAN COM	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal	
⊙	NAN GIL	Nandina domestica 'Soft Stream' / Heavenly Bamboo	1 gal	
⊙	NAN MOO	Nandina domestica 'Moon Bay' / Heavenly Bamboo	1 gal	
⊙	PER ATR	Perovskia atriplicifolia / Russian Sage	5 gal	
⊙	PHO MAD	Phormium tenax 'Maori Queen' / New Zealand Flax	1 gal	
⊙	PRU BRI	Prunus caroliniana 'Bright N' Night' / Bright N' Night Carolina Laurel	5 gal	
⊙	RHA BAL	Rhaphtolepis indica 'Ballena' / Ballena Indian Hawthorn	1 gal	
⊙	ROS COL	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	5 gal	
⊙	HES FRU	Hesperaloe parviflora 'Blue Gem' / Coast Rosemary	5 gal	
⊙	XYL COM	Xylocarpus congestus 'Compacta' / Compact Xylocarpus	5 gal	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
⊙	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	
⊙	MH RIO	Muhlenbergia rigens / Deer Grass	1 gal	
VINES/SEALERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	
⊙	FIG PUM	Ficus pumila / Creeping Fig	5 gal	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	ACA LOM	Acacia redolens 'Lombay' / Bank Goldeneye	1 gal	60" o.c.
⊙	ARG EME	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
⊙	BAR MIL	Bark Mulch / Medium Deco Bark		3" Min. Layer

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	ROS PRO	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	36" o.c.
⊙	VIN MIN	Vitca minor / Common Periwinkle	1 gal	24" o.c.
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	TUR BOL	Turf Sod Bolero Plus / Bolero Fescue - Avilla Delta Bluegrass	sod	
⊙	TUR NAT	Turf Sod Native Meadow Fescue / Avilla from Delta Bluegrass	sod	

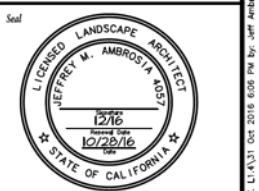
Note:  
Install a 3" minimum layer of medium deco bark in all landscape shrub and ground cover areas.



**SECRET RAVINE APARTMENTS  
LANDSCAPE DEVELOPMENT PLANS  
SIERRA COLLEGE BLVD. & DOMINGUEZ RD.  
ROCKLIN, CALIFORNIA**

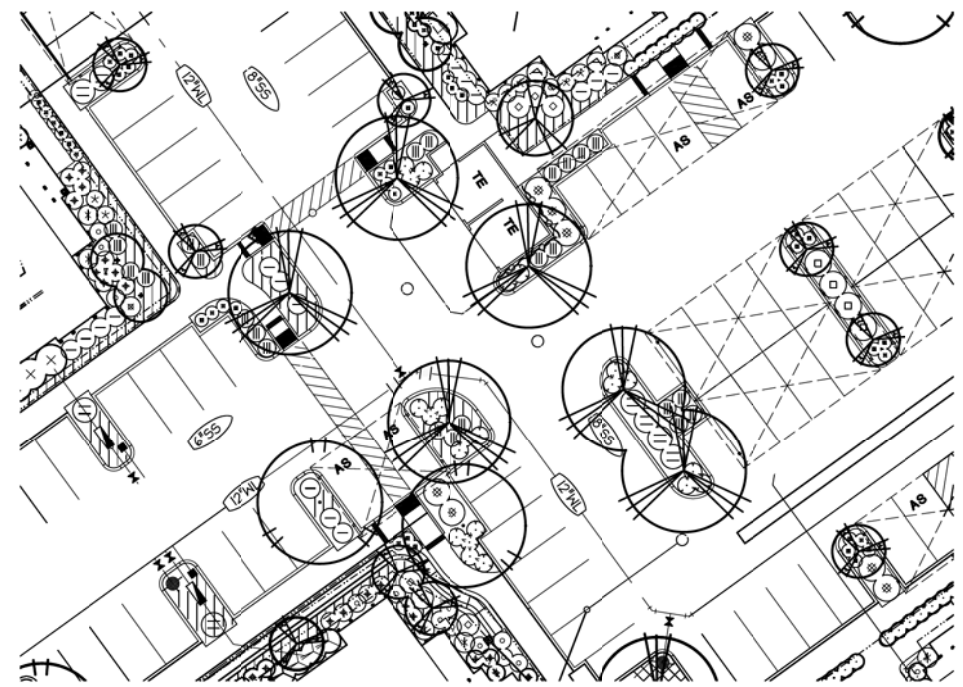
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Sheet Title  
**PRELIMINARY  
PLANTING PLAN D**

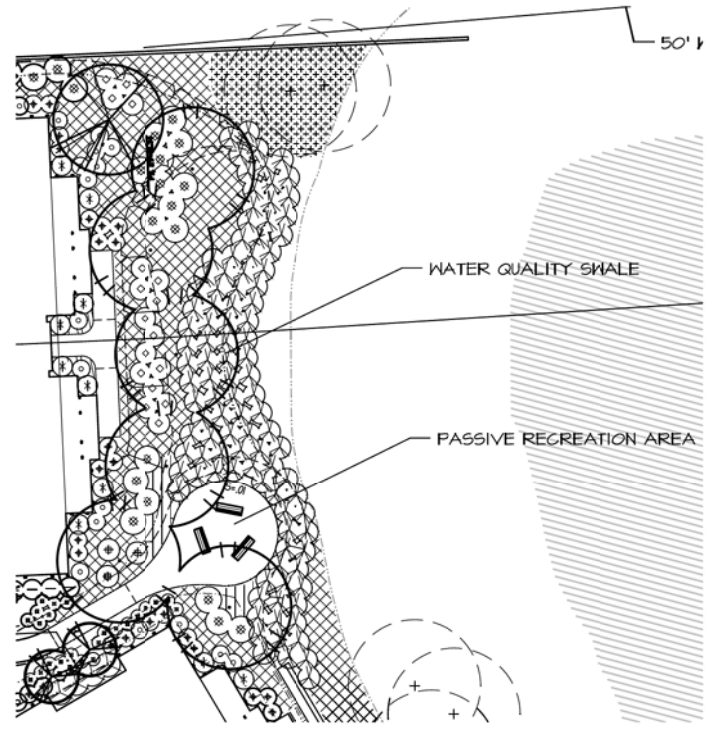


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Project Mgr.: JMA	Sheet No.:
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Scale: 1"=20'	Date: OCT. 2016
Date: OCT. 2016	File Name: SRA-DD of 4 sheets






















**PARKING LOT & TRASH ENCLOSURE PLANTING, TYPICAL**







**WATER QUALITY SWALE PLANTING, TYPICAL**


**PLANT SCHEDULE**




TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	ACE SCA	Acer rubrum 'Scarlet Sentinel' / Scarlet Sentinel Maple	15 gal
	ARB STD	Arbutus x Marina' / Arbutus Standard	15 gal
	CEC DEO	cedrus deodara / Deodar Cedar	15 gal
	CER CH	Cercis chinensis / Chinese Redbud	15 gal
	CHI BUR	Chilopsis linearis 'Burgundy' / Desert Willow	15 gal
	LAG CAT	Lagerstroemia indica 'Catalpa' / Catalpa Grape Myrtle	15 gal
	LAI NOB	Laurus nobilis / Sweet Bay (standard)	15 gal
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal
	PLA COL	Platanus x acerifolia 'Columbia' / London Plane Tree	15 gal

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	NAN COM	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal
	NAN GUL	Nandina domestica 'Vill Stream' / Heavenly Bamboo	1 gal
	NAN MOO	Nandina domestica 'Moon Bay' / Heavenly Bamboo	1 gal
	PER ATR	Perovskia atriplicifolia / Russian Sage	5 gal
	PHO MAO	Phormium tenax 'Maori Queen' / New Zealand Flax	1 gal
	PRU ERI	Prunus caroliniana 'Bright 'N' Tight' / Bright 'N' Tight Carolina Laurel	5 gal
	RHA BAL	Rhapidolepis indica 'Ballerina' / Ballerina Indian Hawthorn	1 gal
	ROS COL	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	5 gal
	RES FRU	Rhystriola fruticosa 'Blue Gem' / Coast Rosemary	5 gal
	XYL COM	Xylocopa congestum 'Compacta' / Compact Xylocopa	5 gal

SEEDS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SEASONS
	ROS PRO	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	36" o.c.
	VIN MN	Vitica minor / Common Periwinkle	1 gal	24" o.c.
	TUR BOL	Turf Sod Bolero Fescue / Bolero Fescue - Avail. Delta Bluegrass	sod	
	TUR NAT	Turf Sod Native Hawthorn Fescue / Avail. from Delta Bluegrass	sod	

GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	MH RS	Muhlenbergia rigens / Deer Grass	1 gal

VINES/PALMS	CODE	BOTANICAL NAME / COMMON NAME	SIZE
	FIG PIM	Ficus pumila / Creeping Fig	5 gal

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	ACA LOH	Acacia redolens 'Lombay' / Bark Catclaw	1 gal	60" o.c.
	ARC EME	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
	BAR MIL	Bark Mulch / Medium Deco Bark	3" Min. Layer	

Note:  
Install a 3" minimum layer of medium deco bark  
in all landscape shrub and ground cover areas.

