



New Project Information

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

Application Received: May 14, 2025

Project Name and Requested Approvals:

Sierra Wilds Apartments

Design Review (DR2025-0005)
Environmental (ENV2025-0008)

Staff Description of Project:

The project is a request for a 120-unit multifamily apartment project on 4.67 acres. The complex would consist of four apartment buildings and a community center, as well as associated parking and landscaping. The project would be 100 percent affordable.

Location:

1800 Wildcat Boulevard; Assessor's Parcel Number (APN) 378-020-006

Land Use Designation(s)/Zoning:

The property is currently designated Business Professional/Commercial/Light Industrial (BP/C/LI) in the Rocklin General Plan and zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/Comm/LI) under the Stanford Ranch General Development Plan. As part of a concurrent project, the site is also included in the Residential Minimum Density Overlay District Alternative Sites, which supports the City's compliance with State-mandated Regional Housing Needs Allocation (RHNA) requirements.

If the RHNA Alternative Sites project is approved, the General Plan designation for the site would change to Mixed Use (MU), and the zoning would be updated to Residential Minimum Density Overlay Mixed Use – 24 Dwellings Per Acre Minimum (RMDO-MU24+). Assuming approval, this project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site. If the RHNA project is not approved, the project may require revisions to comply with land use and zoning regulations.

Compliance with the California Environmental Quality Act:

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

Applicant & Property Owner:

The applicant is Pacific West Communities, Inc.; the owner is The Rector, Wardens and Vestry of St. Augustine of Canterbury Episcopal Parish in Rocklin

Attached Information:

For additional detail, please visit the following link: <https://www.rocklin.ca.us/post/>



City of Rocklin

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

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Sierra Wilds Apartments

LOCATION: 1800 Wildcat Blvd., Rocklin, CA 95765

ASSESSOR'S PARCEL NUMBERS: 378-020-006

DATE OF APPLICATION (STAFF): 5/14/25

RECEIVED BY (STAFF INITIALS): NRA

FILE NUMBERS (STAFF): DR2025-0005; ENV2025-0008

FEES: \$10,672

RECEIPT No.: R62311

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

_____ File Number

Environmental Requirements: (STAFF)

- ☐ Exempt -
☐ Negative Declaration –

- ☐ Mitigated Negative Declaration –
☐ EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION: Existing: <u>Medium Density Residential</u> Proposed: _____ Zoning: Existing: <u>MU-24</u> Proposed: _____	PROPERTY DATA: Acres: <u>4.67</u> Square Feet: <u>203,772</u> Dimensions: <u>see plans</u> No. of Units: <u>120</u> Building Size: <u>see plans</u> Proposed Parking: <u>180</u> Required Parking: <u>213</u> Access: <u>Wildcat Blvd.</u>	UTILITIES: <table border="0"> <thead> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> Pub. Sewer</td> <td>_____ Pub. Sewer</td> </tr> <tr> <td>_____ Septic Sewer</td> <td>_____ Septic Sewer</td> </tr> <tr> <td><input checked="" type="checkbox"/> Pub. Water</td> <td>_____ Pub. Water</td> </tr> <tr> <td>_____ Well Water</td> <td>_____ Well Water</td> </tr> <tr> <td><input checked="" type="checkbox"/> Electricity</td> <td>_____ Electricity</td> </tr> <tr> <td><input checked="" type="checkbox"/> Gas</td> <td>_____ Gas</td> </tr> <tr> <td>_____ Cable</td> <td>_____ Cable</td> </tr> </tbody> </table>	EXISTING	PROPOSED	<input checked="" type="checkbox"/> Pub. Sewer	_____ Pub. Sewer	_____ Septic Sewer	_____ Septic Sewer	<input checked="" type="checkbox"/> Pub. Water	_____ Pub. Water	_____ Well Water	_____ Well Water	<input checked="" type="checkbox"/> Electricity	_____ Electricity	<input checked="" type="checkbox"/> Gas	_____ Gas	_____ Cable	_____ Cable
EXISTING	PROPOSED																	
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<input checked="" type="checkbox"/> Pub. Water	_____ Pub. Water																	
_____ Well Water	_____ Well Water																	
<input checked="" type="checkbox"/> Electricity	_____ Electricity																	
<input checked="" type="checkbox"/> Gas	_____ Gas																	
_____ Cable	_____ Cable																	

PROJECT REQUEST: The proposed project is four new multi-family apartment buildings on a 4.67 acre lot with an independent community center. The complex will provide 120 affordable housing units for households earning between 30-80% of the median income. Construction would include four 3-story buildings, 180 paved parking spaces, and a community center to complement the residential units. The proposed development would result in a total building floor area of 50,154 square feet and a lot coverage percentage of 25% on the 203,772 square foot lot. These residential units would range from one to three bedrooms (54 one-bedroom units, 33 two-bedroom units, and 33 three-bedroom units), with square footage of 607 sq ft, 855-867 sq ft, and 1166 sq ft respectively.

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

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

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: The Rector, Wardens and Vestry of St. Augustine of Canterbury Episcopal Parish in Rocklin

ADDRESS: 1800 Wildcat Blvd.

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: 323-424-4067

EMAIL ADDRESS: pastoranny@staugustineepiscopal.com

FAX NUMBER: _____

Signed by:

SIGNATURE OF OWNER _____

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

NAME OF APPLICANT
 (If different than owner): Pacific West Communities, Inc.

CONTACT: Caleb Roope

ADDRESS 430 E. State St. Suite 100

CITY: Eagle STATE: ID ZIP: 83616

PHONE NUMBER: 208-462-0022


EMAIL ADDRESS: calebr@tpchousing.com

FAX NUMBER: _____

SIGNATURE OF APPLICANT  _____

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:	Sierra Wilds Apartments
Location:	1800 Wildcat Blvd., Rocklin, CA 95765
Assessors Parcel Number(s):	378-020-006
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	Design Review
Name of person and / or firm authorized to represent property owner (Please print):	Pacific West Communities, Inc., Caleb Roope (contact: Lauren Alexander)
	Lauren@theharmonyco.com, 650-465-8782
Address (Including City, State, and Zip Code):	430 E. State St. Suite 100, Eagle, ID 83616
Phone Number:	208-461-0022
Fax Number:	
Email Address:	calebr@tpchousing.com
The above named person or firm is authorized as:	Agent () Buyer (<input checked="" type="checkbox"/>) Lessee ()
The above named person or firm is authorized to (check all that are applicable):	(<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application
	(<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.
	() Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be:	() Unrestricted () Valid until:
Owners Authorization Signature & Date:	Signed by:  5/2/2025
Owners Name (Please Print):	Anny Genato
Owners Address (Including City, State, and Zip Code):	1800 Wildcat Blvd., Rocklin, CA 95765
Phone Number:	323-424-4067
Email Address:	pastoranny@staugustineepiscopal.com

NOTIFICATION OF OWNERS OF MINERAL RIGHTS

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

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

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

Section 65091(a)(2)

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

There **are** / **are not** (circle one) owner(s) of record of preserved mineral rights on the subject

property and I, _____, the applicant or applicant's representative, **have** /

have not (circle one) provided the name and mailing address of record for any and all owners of

mineral rights pursuant to Section 883.230 of the Civil Code.



Signature

5/1/2025

Date

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

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

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

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

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

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

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

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

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



Signature

5/1/2025

Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

Regulatory identification number: _____ Date of list: _____

Type of problem: _____

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

Dated: 5/1/2025

Applicant: 

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.

Caleb Roope

Applicant's Name (printed)



Applicant's Signature

5/1/2025

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) 1800 Wildcat Blvd., Rocklin, Ca 95765

ASSESSORS PARCEL # 378-020-006

NAME OF PROJECT Sierra Wilds Apartments

CONTACT/APPLICANT Pacific West Communities, Inc., Caleb Roope (contact: Lauren Alexander)

ADDRESS 430 E. State St. Suite 100, Eagle, ID 83616

PHONE 208-461-0022 (*650-465-8782)

EMAIL calebr@tpchousing.com (lauren@theharmonyco.com)

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

The proposed project is four new multi-family apartment buildings on a 4.67 acre lot with an independent community center. The complex will provide 120 affordable housing units for households earning between 30-80% of the median income. Construction on the project would include four 3 story buildings, 180 paved parking spaces, and a community center to compliment the units. The proposed development would result in a total building floor area of 50,154 sq ft and a lot coverage percentage of 25% on the 203,772 sq ft lot. These residential units range from one to three bedrooms (54 one-bedroom, 33 two-bedroom, and 33 three-bedroom units), with square footage of 607 sq ft, 855-867 sq ft, and 1166 sq ft respectively.

Property size:	203,772	4.67
	Square Feet	Acres
Land Use:	Medium Density Residential	no change proposed
	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. This proposed project is not part of larger project. The St. Augustine Episcopal Church was the last proposed project on the site. No plan number.

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: St. Augustine purchased the site from Stanford Ranch. Applicant is not in possession of previous EIR reports.

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
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PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: St. Augustine Church has been the only land use. The balance of the site proposed for development has been vacant for the last 10 years, except for the charter school's garden which occupies the western corner of the site.

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
The site consists of annual grassland without trees or rock outcroppings. The site has been previously graded.

2. What are the surrounding land uses?
East Single-family homes West Charter school North Single-family homes South Park
3. Is the project proposed on land which contains fill or a slope of 10% or more? No
4. Are there any existing erosion problems? No. Existing soils are stabilized.
5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? _____
If so, describe in detail, or refer to attached soils report.
Expansive soils - low to non-expansive soils per project soils report.
Liquefaction - potential low per project soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site 9,100 CY
 - b. Deposited on the site 4,300 CY
 - c. Removed from the site 0 CYDisposal site _____
7. Are there any streams or permanent water courses on the site? _____
Describe There are no streams or permanent water courses on the parcel.

8. Will the proposed project change drainage patterns or the quality of groundwater?
If so explain. If not, why not. 0 CY
0 CY
0 CY
9. Will the project affect any drainage channel, creek, pond or any other water body?
Describe below: Although impacts to the feature are not anticipated, there is an ephemeral drainage within a city-owned open space parcel to the north.

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

11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? We will retain a biological consulting firm to review the site for wetlands. The site was previously graded.
12. Are there any trees or shrubs on the project site? No
What types? _____
Are any to be removed or transplanted? _____
State the location of transplant site: _____
State the number & species to be removed: _____
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
We will retain a biological consulting firm to review the site for special-status species habitat.
We anticipate as the site was previously graded that habitat for special status species may have been previously mitigated.
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? New residents in a residential area.
15. What type of equipment will be associated with the project during construction?
Excavators/ Scrappers, Dirt Trucks, flatbeds for material deliveries, cranes for truss delivery/ install, scaffolding, scissor lifts, JLGs, concrete truck and pump trucks, temp power pole trucks, forklifts.
During permanent operation? _____
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.
During construction: Particulate Matter (PM₁₀ and PM_{2.5}), Volatile organic compounds (VOCs), Nitrogen Oxides (NO_x), Sulfur Dioxide SO₂, Carbon Monoxide (CO). After construction: VOCs, CO, NO_x
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: Not outside of construction.
18. Will the project create any new light source, other than street lighting? If yes, describe below:
On site lighting proposed per City code for multifamily uses.
19. Is this property covered by a Williamson Act contract? No
20. Has this property ever been used for agricultural purposes? No If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials?
No
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? No
23. How close is the nearest school? Adjacent parcel to the west.

PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: 103,314 sf gross floor area of all buildings

Building height measured from ground to highest point in feet: 40 feet max

Number of floors/stories: 3 stories max

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: N/A

Project site coverage: Building 50,154 sq.ft. 25 %

Landscaping_____sq.ft._____%

Paving 80,643 sq.ft. %

Exterior building materials: Board & Batton Siding, Lap Siding (cementious)

Exterior building colors: Neutral - off-white, tan, dark grey, brown

Wall and/or fencing material: Wood good neighbor fence (6 ft tall)

Total number of off-street parking spaces required: _____ Provided: 180

Total number of bicycle parking spaces: 10 bicycle parking spaces provided.

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

Location and screening method	Rooftop mechanical systems. Screened by roof pitches - see roof plan.
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RESIDENTIAL PROJECTS

Total lots¹ _____ Total dwelling units¹²⁰ _____

Density/acre 25.71 Total acreage 4.67

	Single Family		Two Family		Multi-Family (More than 2 units)
Number of Units					120
Size of lot/unit					4.67
Studio					0
1 Bedroom					54
2 Bedroom					33
3 Bedroom					33
4+ Bedroom					

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): N/A

Oriented to: Regional City _____ Neighborhood _____

Hours of operation:

Total occupancy/Building capacity: _____

Gross floor area: _____ Number of fixed seats: _____

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

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

Other occupants (specify): _____

PROJECTS

Approximately how many tons of solid waste will the project produce each year? Unknown

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
If the project involves any hazardous material, explain: _____

30. How many new residents is the project estimated to generate? 320 (approximate)
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? Unknown at this time - traffic study will be available at a later date
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? No
If yes, explain _____
34. How close is the project to the nearest public park or recreation area? 0.3 miles
35. What school districts will be affected by this project? Rocklin Unified School District
36. Describe energy-efficient features included in the project. Low flow toilets and showers,
energy efficient microwave and refrigerator.

37. Describe how the following services or utilities will be provided:
Power and Natural Gas City provided
Telephone City provided
Water City provided
Sewer City provided
Storm Drainage City provided
Solid Waste Recology Auburn Placer
38. Will the project block any vista or view currently enjoyed by the public? Yes
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? _____



May 8, 2025

Nathan Anderson | Senior Planner
Community Development Department
City of Rocklin
3970 Rocklin Rd
Rocklin, CA 95677

Subject: 1800 Wildcat Blvd. – Design Review Application

Dear Mr. Anderson,

I am writing to formally submit our application for a Design Review permit for the proposed project at 1800 Wildcat Blvd on behalf of Pacific West Communities, Inc. (PWC). This is being submitted in accordance with the requirements of California Senate Bill 330 (SB 330), the Housing Crisis Act of 2019, as amended, and the State Density Bonus Law (Government Code Section 65915).

The project site is an approximately 4.67-acre parcel surrounded by existing urban uses. The parcel is currently owned by St. Augustine of Canterbury Episcopal Church which intends to maintain its existing developed church site. The Church has applied and secured approvals for a Tentative Map separating its development from the undeveloped land on which this housing project is proposed. PWC is under contract to purchase the undeveloped parcel from the Church.

The site is bordered by single-family homes to the northwest and east/northeast separated by City-owned open space and Wildcat Blvd. respectively. To the southwest the site neighbors Maria Montessori Charter Academy. To the south/southeast is a City park.

In an email received on April 1, 2025, the City communicated to the applicant that it is pursuing a General Plan Amendment and Rezone that includes this project site. This amendment would update the site's General Plan designation from Business Professional/Commercial/Light Industrial (BP/C/LI) to Mixed Use (MU) which allows 10-40 dwelling units per acre with no commercial requirement. In addition, the site would be given an overlay of Mixed Use 24 Units Per Acre Minimum (MU-24+). The City has proposed that the applicant pursue approvals of the project concurrent with the City's process utilizing the development standards of the new General Plan designation and zoning overlay enabling the City to count the site toward its State-mandated RHNA obligations. The applicant accepts and submitting this application assuming the new General Plan designation and zoning overlay as the applicable development standards and guidelines.

Project Description:

The proposed project is for 100% affordable multi-family apartments on a 4.67-acre lot with an independent community center. The complex will provide 120 affordable housing units for households earning between 30-80% of the area median income (AMI). Construction on the project would include four 3-story buildings, 180 surface parking spaces, and a community center serving residents. The proposed development would result in a total building floor area of 50,154 square feet and a lot coverage percentage of 25% on the 203,772 square foot lot. These residential units would range from one to three bedrooms (54 one-bedroom units, 33 two-bedroom units, and 33 three-bedroom units), with square footages of 607 sq ft, 855-867 sq ft, and 1166 sq ft respectively.

Compliance with SB 330:

This project complies with the provisions of SB 330 as follows:

1. **Preliminary Application Submission:** A Preliminary Application was submitted on November 25, 2024 to establish the project's vesting rights under SB 330. The City formally acknowledged receipt on December 2, 2024. This application included all the required information outlined in Government Code Section 65941.1.
2. **Zoning Consistency:** The proposed development adheres to the existing zoning and General Plan designations, including height, density, and setback requirements.
3. **Design Standards:** The project complies with all objective design standards applicable to the site as defined under Government Code Section 65913.4.
4. **Affordable Housing Commitment:** The project includes 120 units of which 119 would be available to households earning between 30-80% of Area Median Income and 1 unit would be a manager's unit.
5. **Housing Accountability Act (HAA) Protections:** Per SB 330 and the HAA, the project is entitled to streamlined review, including limits on the number of hearings and processing timelines, as outlined in Government Code Sections 65905.5 and 65950.
6. **No Net Loss Law Compliance:** The project maintains compliance with the No Net Loss law (Government Code Section 65863), ensuring that housing unit capacity is preserved.

Application Pursuant to State Density Bonus Law:

In addition to SB 330, the proposed project seeks approval under California's State Density Bonus Law (Government Code Section 65915). Specifically:

1. **Density Bonus:** The project is not requesting a density bonus currently.

2. **Incentives/Concessions:** The project is entitled to five incentives/concessions to facilitate the development, which the applicant reserves the right to request as the entitlement process unfolds.
3. **Waivers of Development Standards:** The project is also entitled to waivers of certain development standards that would otherwise physically preclude the construction of the proposed density bonus units, which the applicant reserves the right to request as the entitlement process unfolds.
4. **Parking Reductions:** Pursuant to State Density Bonus Law, the project is also entitled to a parking reduction.

We respectfully request that the City of Rocklin review this application in accordance with the streamlined processes and timelines mandated by SB 330 and State Density Bonus Law. This includes limiting public hearings to no more than five, adhering to the statutory review timeline of 90 days for qualifying projects, and granting the requested density bonus, incentives, and waivers as required under the law.

We appreciate the City's commitment to addressing the housing crisis and supporting the development of much-needed affordable housing. We are happy to provide any additional information or documentation needed to facilitate this process.

Thank you and we look forward to collaborating with the Planning Department to advance this project.

Sincerely,

A handwritten signature in blue ink that reads "Lauren Alexander".

Lauren Alexander

Project Manager

Pacific West Communities, Inc.

TPC WILDCAT | ROCKLIN, CA

PLANNING SUBMITTAL | MAY 5, 2025



AERIAL SITE MAP

346.041 TPC Wildcat
Rocklin, CA
May 05, 2025

SHEET INDEX

ARCHITECTURAL

TS	TITLE SHEET
G1	ARCHITECTURAL SITE PLAN
G2	EXISTING SITE PHOTOS
G3	PROJECT DATA
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A2	UNIT 2A
A3	UNIT 2B
A4	UNIT 3
A5	18 UNIT BUILDING - FIRST FLOOR PLAN
A6	18 UNIT BUILDING - SECOND & THIRD FLOOR PLAN
A7	18 UNIT BUILDING - FRONT & RIGHT ELEVATIONS
A8	18 UNIT BUILDING - REAR & LEFT ELEVATIONS
A9	18 UNIT BUILDING - ROOF PLAN & SECTION
A10	30 UNIT BUILDING - FIRST FLOOR PLAN
A11	30 UNIT BUILDING - SECOND & THIRD FLOOR PLAN
A12	30 UNIT BUILDING - FRONT & RIGHT ELEVATIONS
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A14	30 UNIT BUILDING - ROOF PLAN & SECTION
A15	36 UNIT BUILDING - FIRST FLOOR PLAN
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A17	36 UNIT BUILDING - FRONT & RIGHT ELEVATIONS
A18	36 UNIT BUILDING - REAR & LEFT ELEVATIONS
A19	36 UNIT BUILDING - FRONT & RIGHT ELEVATIONS
A20	36 UNIT BUILDING - REAR & LEFT ELEVATIONS
A21	36 UNIT BUILDING - ROOF PLAN & SECTION
A22	CLUBHOUSE - FLOOR PLAN
A23	CLUBHOUSE - ELEVATIONS
A24	CLUBHOUSE - ROOF PLAN & SECTION
A25	COLOR & MATERIALS

CIVIL

- 1 of 4 PRELIMINARY GRADING AND DRAINAGE PLAN
- 2 of 4 PRELIMINARY UTILITY PLAN
- 3 of 4 PRELIMINARY GRADING SECTION
- 4 of 4 STORMWATER CONTROL PLAN

LANDSCAPE

- L1 LANDSCAPE PLAN

PHOTOMETRIC

- 1 of 1 LIGHTING PLAN - PHOTOMETRIC ANALYSIS

PROJECT DIRECTORY

CLIENT

PACIFIC WEST COMMUNITIES, INC.
430 EAST STATE ST., SUITE 100
EAGLE, IDAHO 83616

DON SLATTERY
PH: (208) 461-0022
LAUREN ALEXANDER
PH: (650) 465-8782

ARCHITECTURE

SDG ARCHITECTS, INC.
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513

LANCE CRANNELL, AIA
PH: (925) 634-7000

CIVIL

ATLAS CIVIL DESIGN
871 HIGUERA ST.
SAN LUIS OBISPO, CA 93401

A.J. WHITAKER, PE, PLS
PH: (760) 718-8010

LANDSCAPE

IDLA, INC.
P.O. BOX 170129
BOISE, ID 83717

THOMAS H. PHELPS
PH: (208) 906-1300

PROJECT DATA SUMMARY

ADDRESS: 1800 WILDCAT BLVD, ON THE WEST SIDE
OF WILDCAT BLVD BETWEEN REDMOND DR. AND
MARGARET AZEVEDO PARK

APN: 378-020-006-000

ZONING: MU-24 (MMC 12.53.060)

PROPOSED DEVELOPMENT

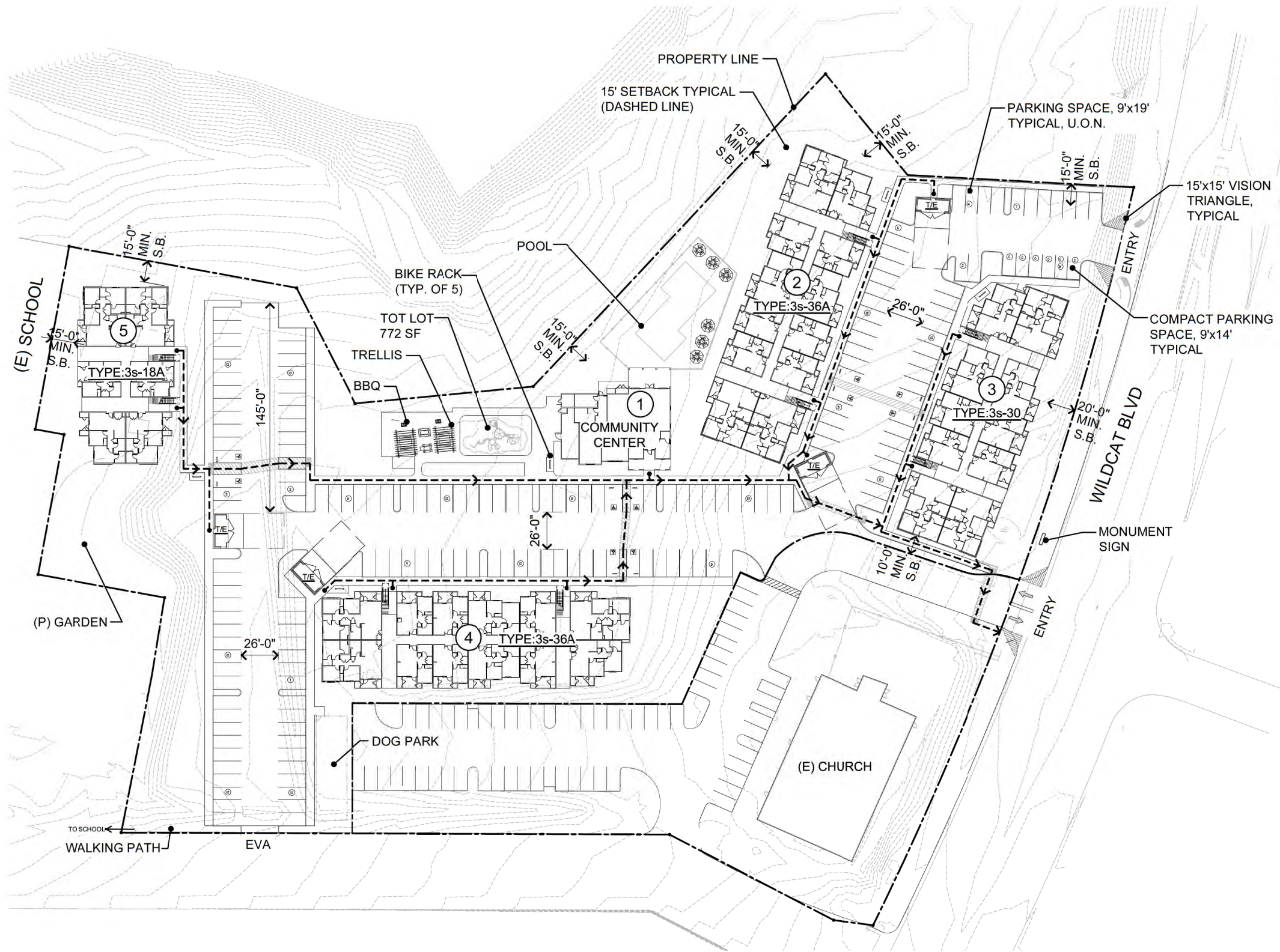
TYPE OF CONSTRUCTION :	TYPE VB
OCCUPANCY CLASSIFICATION:	R-2
PROPOSED USE:	RESIDENTIAL
PARKING SUMMARY :	SEE SITE PLAN
BUILDING HEIGHT :	SEE ELEVATIONS
SPRINKLERS :	YES

SERVICE PROVIDERS

GAS	PG&E
ELECTRIC	PG&E
SEWER	SPMUD
WATER	PLACER COUNTY WATER AGENCY
GARBAGE	RECOLOGY AUBURN PLACER

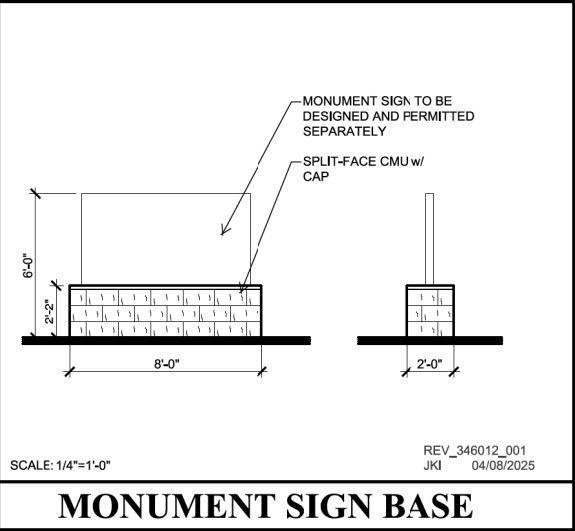
TITLE SHEET
TS

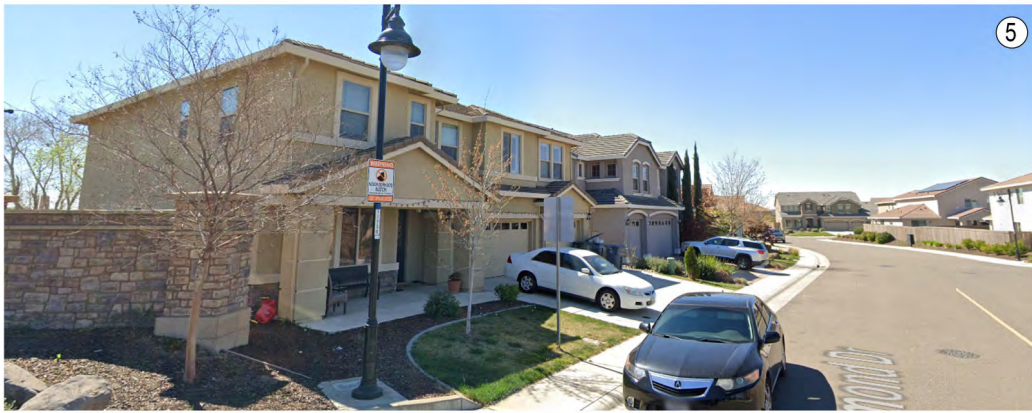
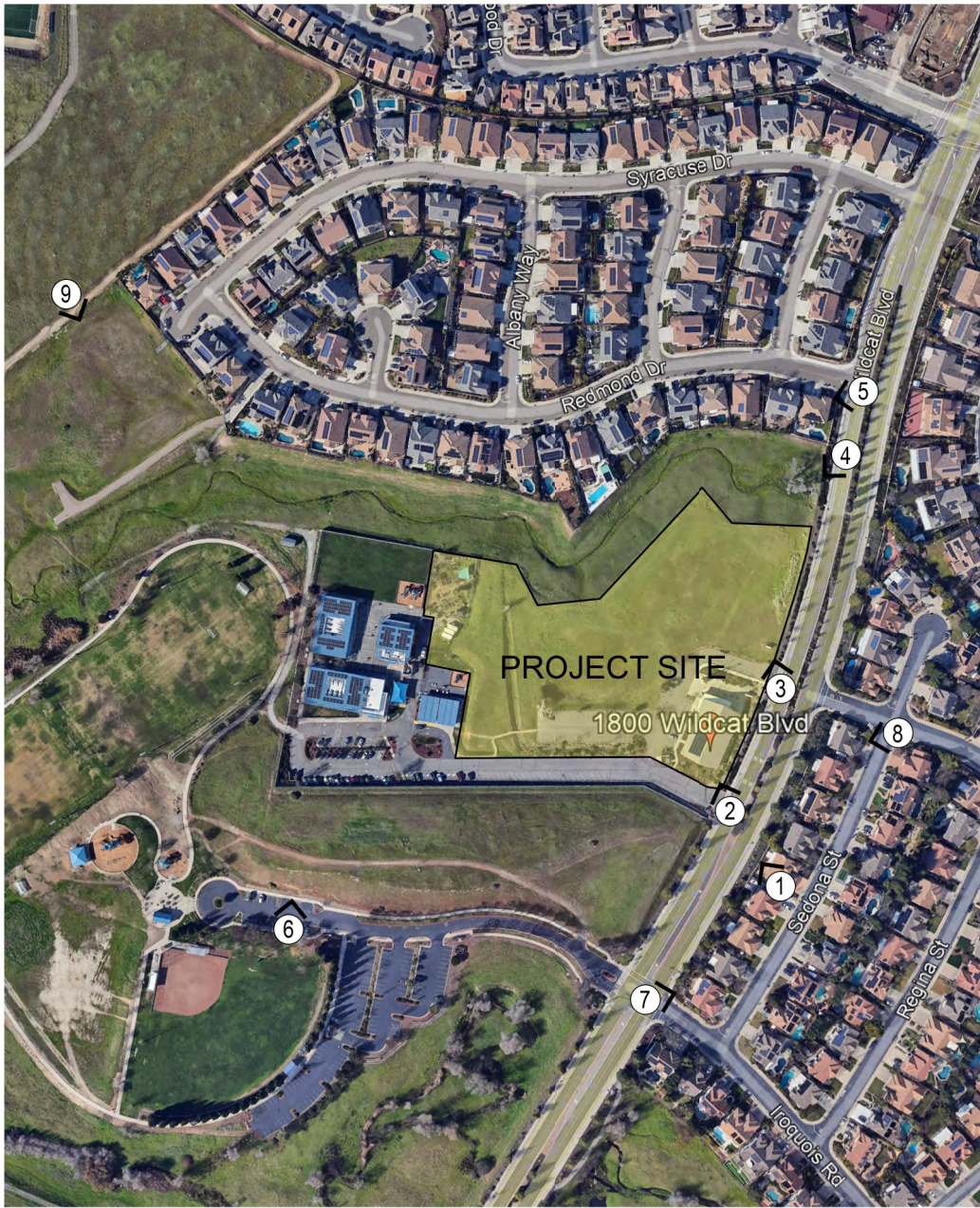
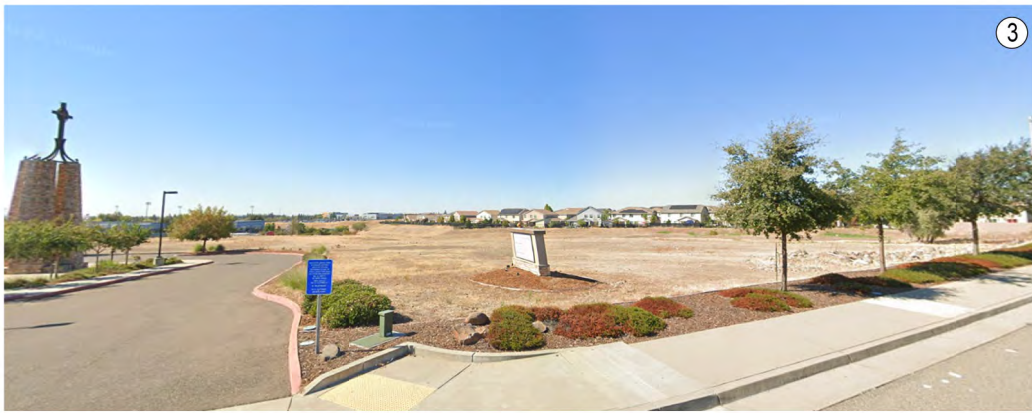




PROJECT DATA			
Jurisdiction	Rocklin, CA		
General Plan Designation	Medium Density Residential		
Existing Zoning	PD-BP/C/LI		
Gross Land Area	203,772 S.F.	4.67 ACRES	
Net Land Area (Site Area within Setbacks)	203,772 S.F.	4.67 ACRES	
Total Units Proposed	120		
Density Proposed per Gross Acre (DU/AC.)	25.71		
Density Proposed per Net Acre (DU/AC.)	25.71		
PARKING SUMMARY			
Standard Stalls			163
Compact Stalls			7
Accessible Stalls			10
Total Proposed			180

← - - - - - ACCESSIBLE ROUTE OF TRAVEL
— LOOP BICYCLE RACK (2 BIKE CAPACITY)
10 BICYCLE PARKING SPACES PROVIDED





PROJECT SUMMARY				
1 BED	U1	607 S.F.	54	45.00%
2 BED	U2A	855 S.F.	18	27.50%
	U2B	867 S.F.	15	
3 BED	U3	1,166 S.F.	33	27.50%
COMMUNITY CENTER	CC	3,663 S.F.	1	0.00%
TOTALS UNITS			120	100%

RENTABLE UNIT TOTAL				
1 BED	U1	607 S.F.	54	45.76%
2 BED	U2A	855 S.F.	18	27.97%
	U2B	867 S.F.	15	
3 BED	U3	1,166 S.F.	31	26.27%
TOTALS RENTAL UNITS			118	100%

MANAGERS UNIT				
3 BED	U3	1,166	1	1%
TOTALS MANAGER UNITS			2	2%

BEDROOM PER NET ACRES				
UNITS	RENTABLE BEDS PLUS MANAGER		RENTABLE BEDS	UNIT PERCENT
1 BED		54	54	24.66%
2 BED		66	66	30.14%
3 BED		99	93	45.21%
TOTAL		219	213	100.00%
RENTABLE BED PER NET ACRE			46.91	
RENTABLE BEDS PLUS MANAGERS PER NET ACRE			45.63	

BUILDING TYPE SUMMARY							
BUILDING TYPE	UNIT TYPE	UNIT	UNITS PER FLOOR	UNIT COUNT	BUILDING TOTALS	SITE UNIT TOTALS	UNIT %
SMALL CC	CC	CC	1	1	1	1	
	TOTALS		1	1		1	0%

BUILDING TYPE SUMMARY				
BUILDING TYPE	UNIT TYPE	UNIT	UNIT COUNTS	UNIT %
3s-18A 18 UNITS	1 BED	U1	6	33%
	2 BED	U2A	0	0%
	0	U2B	6	33%
	3 BED	U3	6	33%
	0	0	0	0%
BUILDING TYPE SUMMARY				
BUILDING TYPE	UNIT TYPE	UNIT	UNIT COUNTS	UNIT %
3s-30B 30 UNITS	1 BED	U1	12	40%
	2 BED	U2A	6	20%
	2 BED	U2B	3	10%
	3 BED	U3	9	30%
	3 BED	0	0	0%
BUILDING TYPE SUMMARY				
BUILDING TYPE	UNIT TYPE	UNIT	UNIT COUNTS	UNIT %
3s-36A 36 UNITS	1 BED	U1	18	50%
	2 BED	U2A	6	17%
	2 BED	U2B	3	8%
	3 BED	U3	9	25%
	3 BED	0	0	0%

FLOOR AREA PROPOSED				
	SMALL CC			Total
Level 1	3,663			
Building Floor Area	3,663			
Total Floor Area (sf)	3,663			3,663
Total Gross Floor Area Proposed				3,663 S.F.

LOT COVERAGE					
BUILDING FOOTPRINT PROPOSED					
	3s-18A 18 UNITS	3s-30B 30 UNITS	3s-36A 36 UNITS	SMALL CC	Total
Footprint (sf)	7,640	11,843	13,504	3,663	
Count	1	1	2	1	5
Total	7,640	11,843	27,008	3,663	50,154
Lot Area					203,772 S.F.
Lot Coverage Proposed (With Easements)					25%

FLOOR AREA PROPOSED					
(Private Balcony area & Garages Excluded)					
	3s-18A 18 UNITS	3s-30B 30 UNITS	3s-36A 36 UNITS	SMALL CC	Total
Level 1	5,280	8,503	9,717	3,663	
Level 2	5,280	8,503	9,717		
Level 3	5,280	8,503	9,717		
Building Floor Area	15,840	25,509	29,151	3,663	
Total Floor Area (sf)	15,840	25,509	58,302	3,663	
Total Gross Floor Area Proposed					103,314
Floor Area Ratio Proposed (With Easements)					0.49

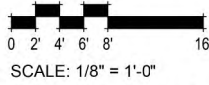
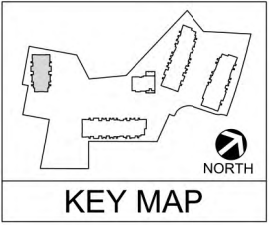
SETBACKS AND HEIGHTS	
Zoning Setbacks	SEE PD
FRONT	SEE PD
SIDE	SEE PD
REAR	SEE PD
INTERIOR	SEE PD
Building Height Limit	SEE PD



RIGHT ELEVATION (NORTH WEST)



FRONT ELEVATION (NORTH EAST)



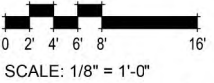
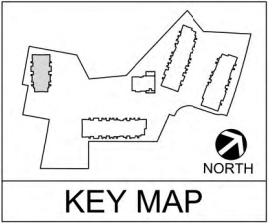
18 UNIT BUILDING - FRONT & RIGHT ELEVATIONS
A7



LEFT ELEVATION (SOUTH EAST)



REAR ELEVATION (SOUTH WEST)



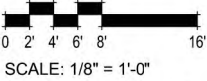
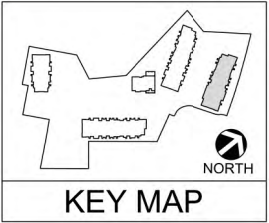
18 UNIT BUILDING - REAR & LEFT ELEVATIONS
A8



RIGHT ELEVATION (SOUTH EAST)



FRONT ELEVATION (SOUTH WEST)



346.041 TPC Wildcat
Rocklin, CA
April 16, 2025

30 UNIT BUILDING - FRONT & RIGHT ELEVATIONS
A12

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

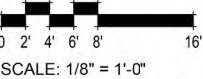
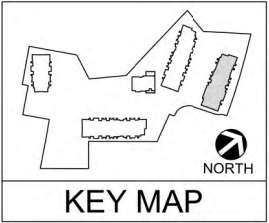




LEFT ELEVATION (NORTH WEST)

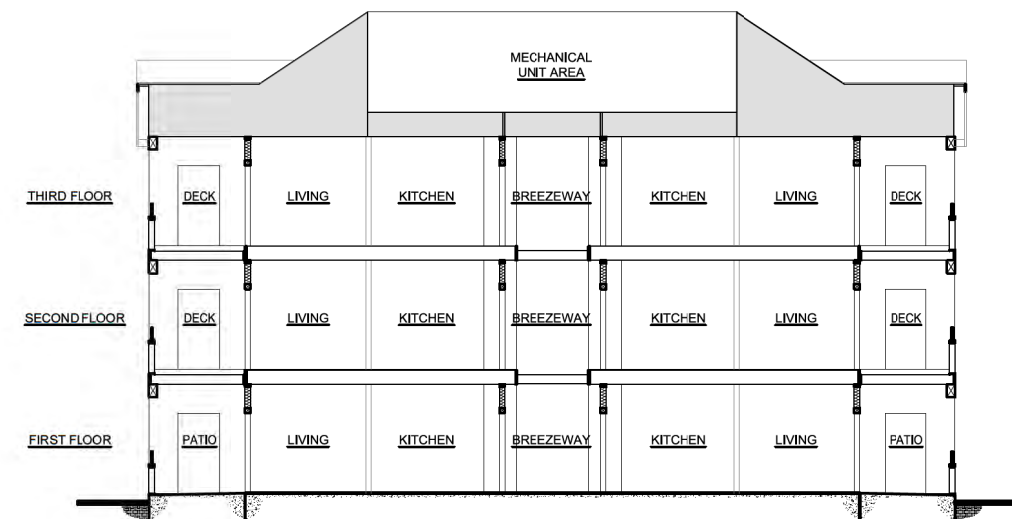


REAR ELEVATION (NORTH EAST)

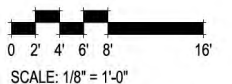
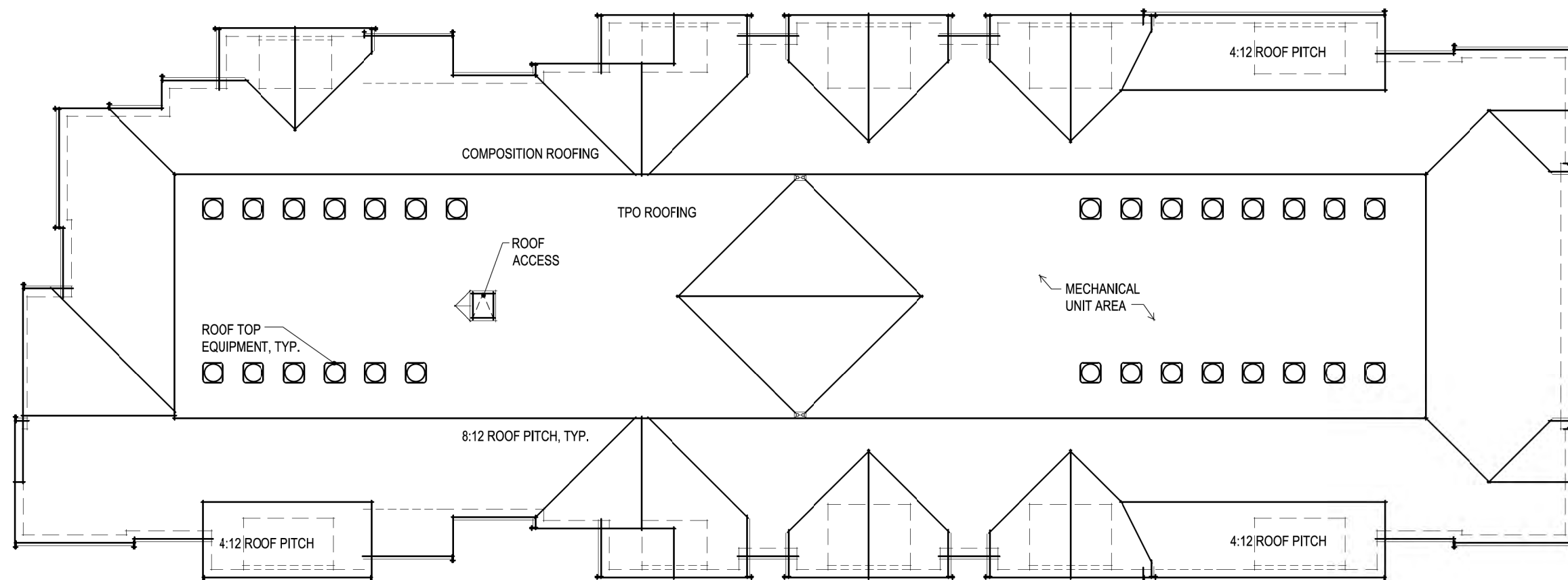


30 UNIT BUILDING - REAR & LEFT ELEVATIONS
A13





TYPICAL SECTION



30 UNIT BUILDING - ROOF PLAN & SECTION
A14

- +40'-0" MAX. BLDG. HT.
+39'-11 1/2" BLDG. HT.
- +29'-4 1/2"
T.O. PL
- +20'-3 1/2"
THIRD FLOOR
- +10'-1 3/4"
SECOND FLOOR
- +0'-0"
FIRST FLOOR

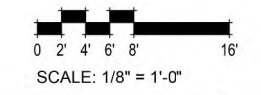
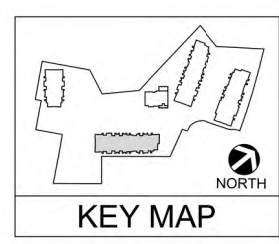


RIGHT ELEVATION (SOUTH WEST)



LAP SIDING

FRONT ELEVATION (NORTH WEST)



346.041 TPC Wildcat
Rocklin, CA
April 16, 2025

36 UNIT BUILDING - FRONT & RIGHT ELEVATIONS
A17

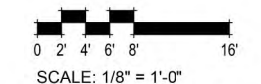
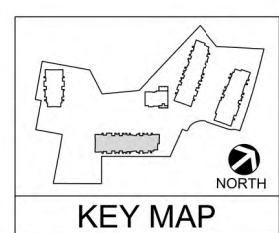
- +40'-0" MAX. BLDG. HT.
- +39'-11 1/2" BLDG. HT.
- +29'-4 1/2" T.O. PL
- +20'-3 1/2" THIRD FLOOR
- +10'-1 3/4" SECOND FLOOR
- +0'-0" FIRST FLOOR



LEFT ELEVATION (NORTH EAST)



REAR ELEVATION (SOUTH EAST)



SCALE: 1/8" = 1'-0"

346.041 TPC Wildcat
Rocklin, CA
April 16, 2025

36 UNIT BUILDING - REAR & LEFT ELEVATIONS
A18

+40'-0" MAX. BLDG. HT.
 +39'-11 1/2" BLDG. HT.
 +29'-4 1/2"
 T.O. PL
 +20'-3 1/2"
 THIRD FLOOR
 +10'-1 3/4"
 SECOND FLOOR
 +0'-0"
 FIRST FLOOR

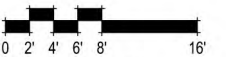
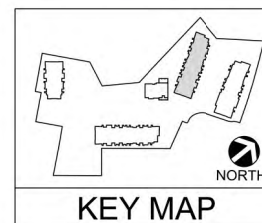


RIGHT ELEVATION (NORTH WEST)



LAP SIDING

FRONT ELEVATION (NORTH EAST)



SCALE: 1/8" = 1'-0"

- +40'-0" MAX. BLDG. HT.
+39'-11" BLDG. HT.
- +29'-4 1/2"
T.O. PL
- +20'-3 1/2"
THIRD FLOOR
- +10'-1 3/4"
SECOND FLOOR
- +0'-0"
FIRST FLOOR

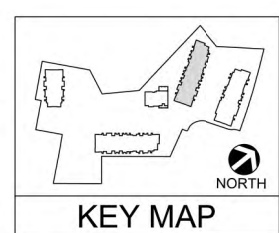


LEFT ELEVATION (SOUTH EAST)

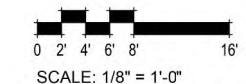


- EXTERIOR PRIVATE DECKS
w/ METAL RAILINGS
- BOARD & BATT
SIDING
- COMPOSITION
SHINGLES
- LAP SIDING

REAR ELEVATION (SOUTH WEST)

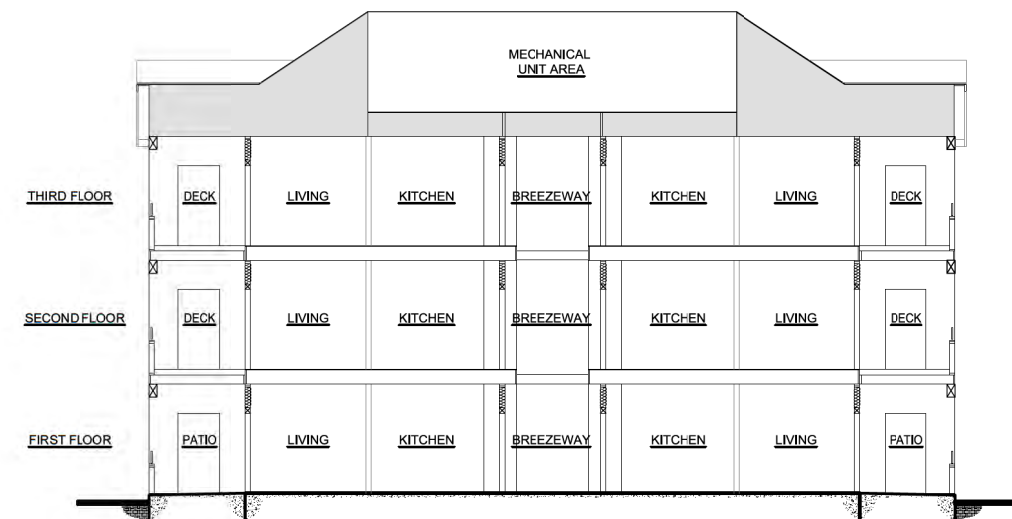


KEY MAP

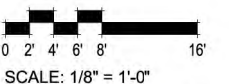
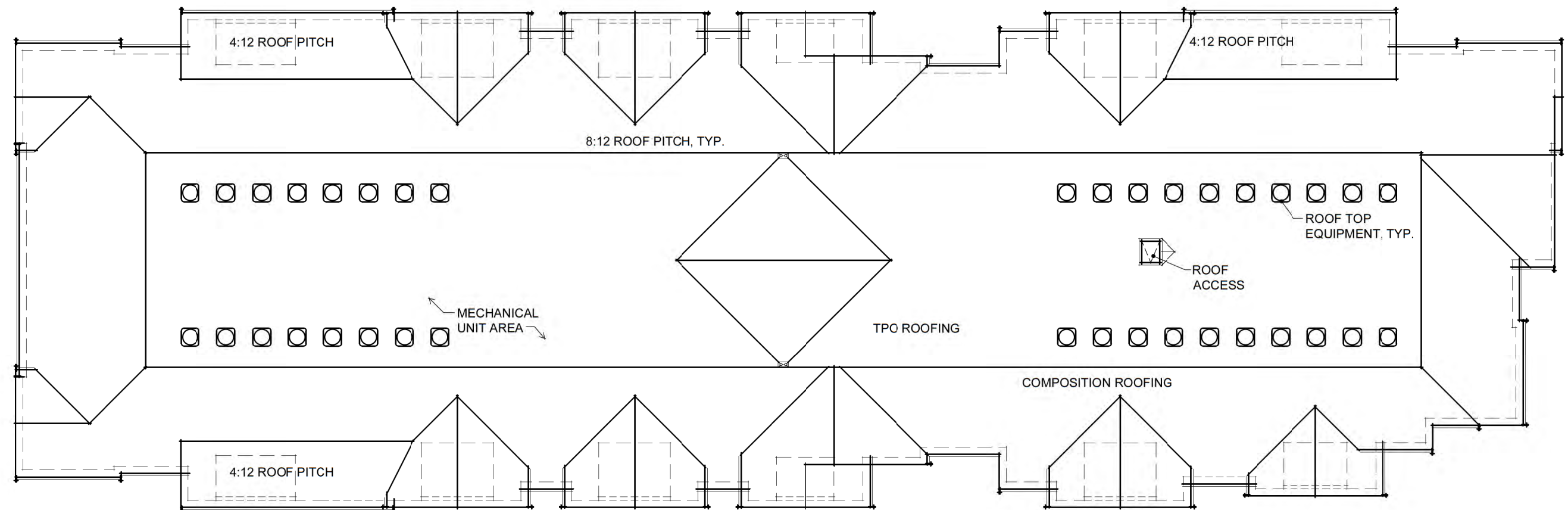


SCALE: 1/8" = 1'-0"

36 UNIT BUILDING - REAR & LEFT ELEVATIONS
A20



TYPICAL SECTION





RIGHT ELEVATION (NORTH EAST)



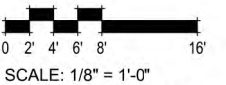
REAR ELEVATION (NORTH WEST)



LEFT ELEVATION (SOUTH WEST)



FRONT ELEVATION (SOUTH EAST)



CLUBHOUSE - ELEVATIONS
A23

COLOR SCHEME 1



CertainTeed Roofing
Weathered Wood



Body 1 / Fascia
SW 7757 High Reflective White
256-C1



Body 2
SW 7542 Naturel
286-C3



Steel Railings
SW 7069 Iron Ore
251-C7



Entry Door / Accent
SW 6153 Protégé Bronze
207-C7

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

COLOR SCHEME 2



CertainTeed Roofing
Weathered Wood



Body 1 / Fascia
SW 7757 High Reflective White
256-C1



Body 2
SW 7542 Naturel
286-C3



Body 3
SW 6150 Universal Khaki
207-C3



Steel Railings
SW 7069 Iron Ore
251-C7



Entry Door / Accent
SW 6153 Protégé Bronze
207-C7

COLOR SCHEME 3



CertainTeed Roofing
Weathered Wood



Body 1 / Fascia
SW 9166 Drift of Mist
238-C2



Body 2 / Accent Panels
SW 6171 Chatroom
211-C3



Body 3
SW 6150 Universal Khaki
207-C3



Steel Railings
SW 7069 Iron Ore
251-C7



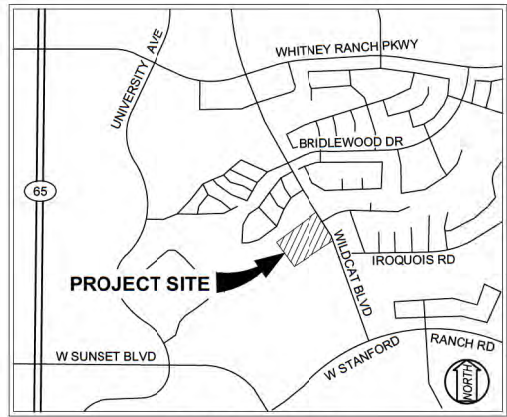
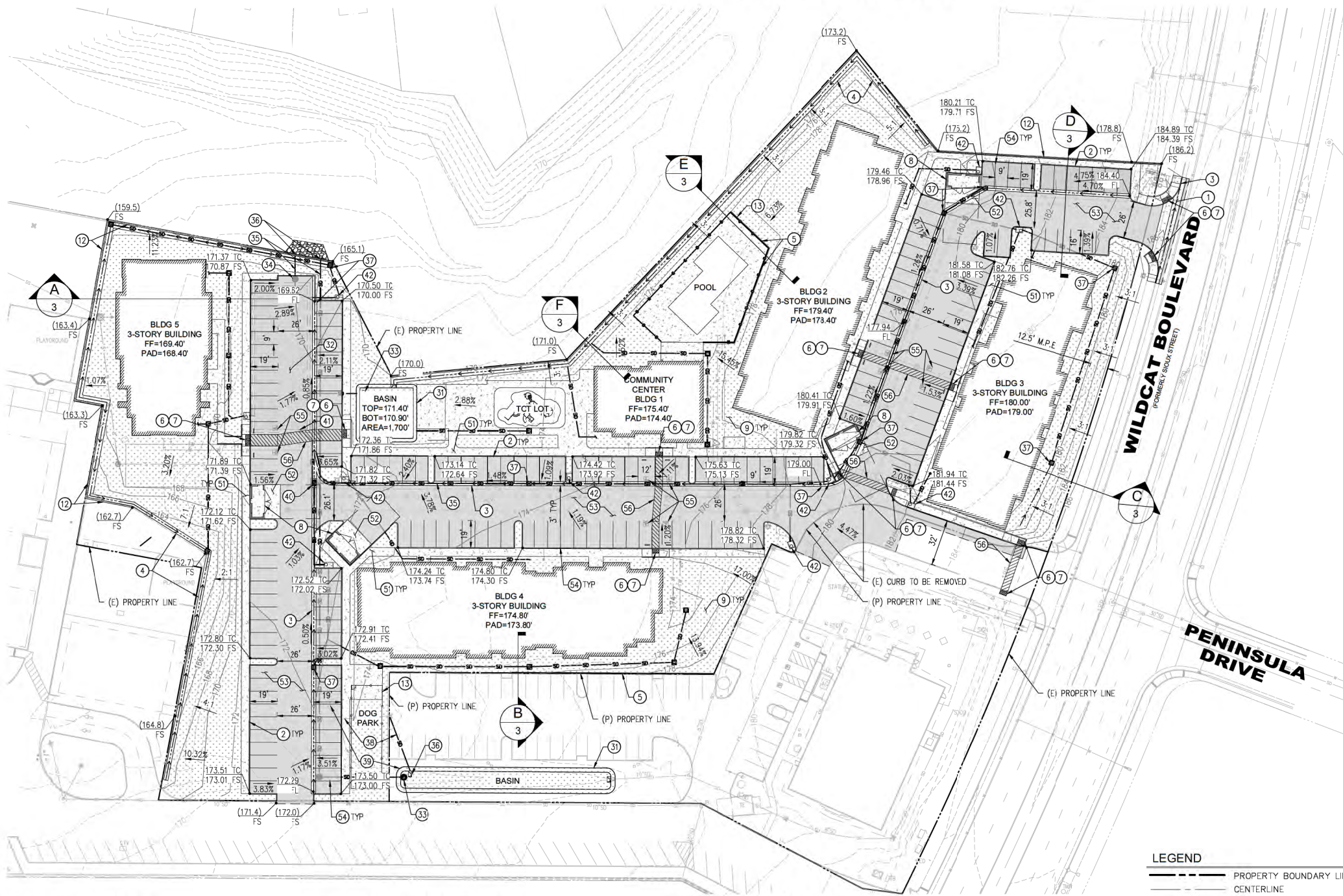
Entry Door / Accent
SW 6153 Protégé Bronze
207-C7

PRELIMINARY GRADING & DRAINAGE PLAN

1800 WILDCAT BOULEVARD

CITY OF ROCKLIN, COUNTY OF PLACER

STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

EARTHWORK QUANTITIES

FILL: 9,100 CY
OUT: 4,800 CY
NET: 4,300 CY (FILL)

NOTE: EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING COVERING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

BASIS OF BEARINGS

THE BEARING OF NORTH 19°35'13" WEST TAKEN ON THE CENTERLINE OF WILDCAT BOULEVARD (FORMERLY SIOUX STREET) AS SHOWN ON THAT CERTAIN MAP ENTITLED "STANFORD RANCH PHASE IV UNIT 3" FILED FOR RECORD ON JULY 12, 1996 IN BOOK "T" OF MAPS AT PAGE 51, PLACER COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

BASIS OF ELEVATION

CITY OF ROCKLIN BENCHMARK "R 10-6" FOUND BRASS DISK MONUMENT STAMPED "RCE 21478" LOCATED ON THE INTERSECTION OF WILDCAT BOULEVARD AND IROQUOIS ROAD.
ELEVATION: 173.70 FEET (GPS OBSERVED) (DATUM) NAVD 1988

FLOOD DESIGNATION

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060242 0933 H, DATED NOVEMBER 02, 2018, AS BEING LOCATED IN FLOOD ZONE "X".

AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 15, 2024.

LEGAL DESCRIPTION FROM TITLE REPORT

SUBJECT PARCEL: APN: 378-020-006-000

REAL PROPERTY IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 67, STANFORD RANCH IV, UNIT 3 AS SHOWN ON THAT MAP RECORDED IN BOOK "T" OF MAPS AT PAGE 51, PLACER COUNTY RECORDS, BEING MORE PRECISELY DESCRIBED AS FOLLOWS:

RESULTANT PARCEL #1 LA-2022 SHALL BE DEFINED AS ALL THAT PORTION OF SAID PARCEL 67 THAT LIES NORTH AND EAST OF THE COMMON LINE DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH-WESTERLY LINE OF SAID PARCEL 67 FROM WHICH THE MOST WESTERLY CORNER OF SAID PARCEL 67 BEARS SOUTH 49°30'00" WEST 225.54 FEET. SAID POB IS THE MOST NORTHERLY COMMON CORNER OF RESULTANT PARCEL #1-2022 AND RESULTANT PARCEL #2-2022.

THENCE FROM THE POB ALONG SAID COMMON LINE THE FOLLOWING EIGHT COURSES:

SOUTH 40°30'00"EAST 129.04 FEET; NORTH 49°30'00"EAST 20.01 FEET; SOUTH 40°30'00"EAST 98.66 FEET; NORTH 49°30'00"EAST 89.00 FEET; SOUTH 40°30'00"EAST 165.81 FEET; NORTH 32°20'00"EAST 380.13 FEET; NORTH 66°45'30"EAST 128.01 FEET; NORTH 46°24'40"EAST 28.07 FEET, TO THE POINT OF TERMINUS OF SAID COMMON LINE.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. LA2022-0003, RECORDED MARCH 10, 2023, AS INSTRUMENT NO. 2023-0011720 AND RE-RECORDED APRIL 5, 2023, AS INSTRUMENT NO. 2023-0017739, BOTH OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS Lying BELOW A DEPTH OF FIVE HUNDRED (500) FEET FROM SURFACE OF SAID PROPERTY, WHETHER NOW KNOWN TO EXIST OR HEREINAFTER DISCOVERED, INCLUDING BUT NOT LIMITED TO THE RIGHTS TO EXPLORE FOR, DEVELOP AND REMOVE SUCH OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS, WITHOUT, HOWEVER, ANY RIGHT TO USE, DISTURB OR ACCESS THE SURFACE OF SAID PROPERTY, OR ANY OTHER PORTION THEREOF ABOVE A DEPTH OF FIVE HUNDRED (500) FEET FROM THE SURFACE THEREOF, FOR ANY PURPOSE WHATSOEVER.

PROJECT INFORMATION

OWNER/DEVELOPER

PACIFIC WEST COMMUNITIES, INC.
430 E. STATE ST., SUITE 100
LIVERMORE, CA 94551
CONTACT: DON SLATTERY
DIRECT: (208) 461-0022

ARCHITECT

SDG ARCHITECTS, INC.
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513
CONTACT: LANCE CRANNELL
(925) 634-7000

ENGINEER

ATLAS CIVIL DESIGN, INC.
872 HIGUERA STREET SAN
LUIS OBISPO, CA 93401
CONTACT: TYLER JOHNSON
TEL: (213) 810-8470

SURVEYOR

BARBER SURVEYING, INC.
261 BOEING COURT
LIVERMORE, CA 94551
CONTACT: SHANE BARBER
TEL: (925) 344-6461

PARCEL INFORMATION

APN: 378-020-006-000
SQ. FT. = 267,251 / 6.135 ACRES
ZONING: PD-BP/C/LI (PLANNED
DEVELOPMENT BUSINESS
PROFESSIONAL/COMMERCIAL/LIGHT
INDUSTRIAL)

CONSTRUCTION NOTES

- CONSTRUCT DRIVEWAY TYPE A-7 PER CITY OF ROCKLIN STANDARDS.
- CONSTRUCT 6" CURB.
- CONSTRUCT 6" CURB AND GUTTER.
- CONSTRUCT 36" WIDE RIBBON GUTTER.
- CONSTRUCT 2' RETAINING CURB.
- CONSTRUCT CURB RAMP.
- INSTALL TRUNCATED DOMES.
- CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN.
- INSTALL LANDSCAPING PER LANDSCAPE PLAN.
- CONSTRUCT BIKE RACKS PER ARCHITECTURAL PLAN.
- CONSTRUCT 2' - 8' VARIABLE HEIGHT RETAINING WALL.
- PROPOSED FENCING. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ALL FENCING AND GATE REQUIREMENTS.

DRAINAGE CONSTRUCTION NOTES

- CONSTRUCT BIORETENTION BASIN.
- INSTALL AQUIVALE SD SUBSURFACE STORAGE SYSTEM OR APPROVED EQUAL.
- INSTALL 48" PRECAST STORM DRAIN MANHOLE WITH BEEHIVE GRATE FOR OVERFLOW.
- INSTALL 48" PRECAST STORM DRAIN MANHOLE W/ SOLID LOCKING LID.
- INSTALL 18" PVC STORM DRAIN PIPE.
- INSTALL SD OUTFALL PIPE WITH ACCESS CONTROL RACK AT FACE OF WALL WITH RIPRAP PAD.
- CONSTRUCT 36"x36" PRECAST CATCH BASIN.
- DEMO AND RE-ROUTE EXISTING STORM DRAIN LINE TO PROPOSED BIORETENTION BASIN.
- REMOVE EXISTING DRAINAGE SWALE AND RE-ROUTE STORMWATER TO PROPOSED BIORETENTION BASIN.
- INSTALL CONTECH CDS HYDRODYNAMIC SEPARATOR OR APPROVED EQUAL.
- CONNECT STORM DRAIN TO PROPOSED AQUIVALE SYSTEM.
- INSTALL FILTERRA SW BIOFILTRATION SYSTEM OR APPROVED EQUAL.

HORIZONTAL CONTROL & PAVING NOTES

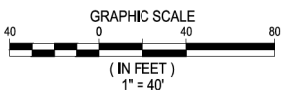
- CONSTRUCT 4" PEDESTRIAN P.C.C. PAVEMENT WITH #3 BARS AT 18" O.C. E.W. OVER NATIVE. SCARIFY AND RECOMPACT BASE 12" MIN. PER SOILS REPORT.
- CONSTRUCT 6" VEHICULAR P.C.C. PAVEMENT WITH #3 BARS AT 18" O.C. E.W. OVER 5" CLASS II A.B. SCARIFY AND RECOMPACT SUBBASE 12" MIN. PER SOILS REPORT.
- CONSTRUCT 3.5" VEHICULAR A.C. PAVEMENT OVER 5.5" CLASS II A.B. SCARIFY AND RECOMPACT SUBBASE 12" MIN. PER SOILS REPORT.
- STRIPE STANDARD PARKING STALL PER ARCHITECTURAL PLAN. DIMENSIONS SHOWN HEREIN FOR REFERENCE ONLY.
- STRIPE A.D.A. ACCESSIBLE STALL.
- STRIPE ACCESSIBLE PATH OF TRAVEL CROSSHATCH.

PRELIMINARY IMPROVEMENT PLAN NOTES

- THE PROPERTY IS BEING SUBDIVIDED. THE EXISTING BOUNDARY AND PROPOSED BOUNDARY LINES ARE SHOWN.
- THE PRIVATE SEWER AND STORM ROUTING FROM THE CHURCH THROUGH THE SITE WOULD BE IN PROPOSED EASEMENTS.

LEGEND

- PROPERTY BOUNDARY LINE
- CENTERLINE
- LINE EASEMENT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SANITARY SEWER
- STORM DRAIN
- WATER MAIN
- FIRE WATER MAIN
- RETAINING WALL
- PROPOSED CONCRETE
- AC PAVEMENT
- PROPOSED LANDSCAPE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER VALVE
- STORM DRAIN MANHOLE
- SEWER CLEANOUT



SHEET INDEX

SHEET 1	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2	PRELIMINARY UTILITY PLAN
SHEET 3	PRELIMINARY GRADING SECTIONS
SHEET 4	PRELIMINARY STORMWATER CONTROL PLAN

ROCKLIN WILDCAT MULTI-FAMILY

1800 WILDCAT BLVD

CITY OF ROCKLIN, CA

PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 24-060
PREPARED ON:
REVISED ON: 5/1/25
PREPARED BY: PNC
CHECKED BY: THJ

SHEET
1 OF 4

Civil Engineering • Site Optimization

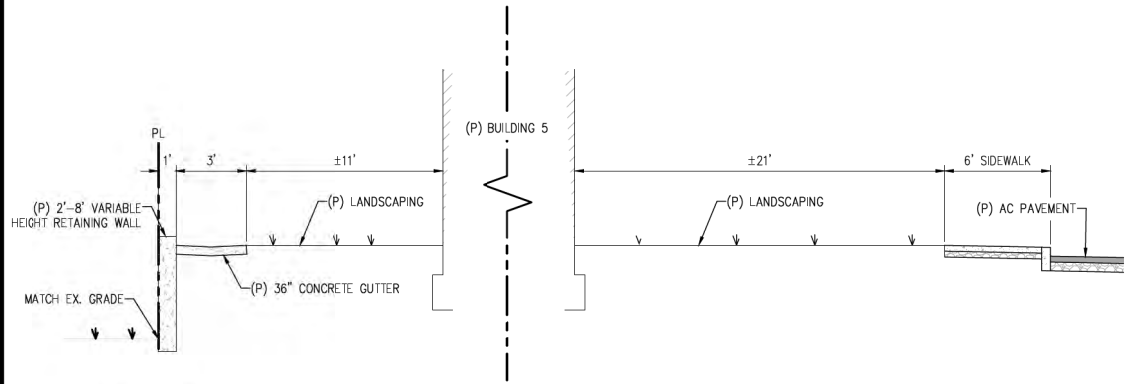
www.AtlasCivilDesign.com
Tel: 1-760-718-8010



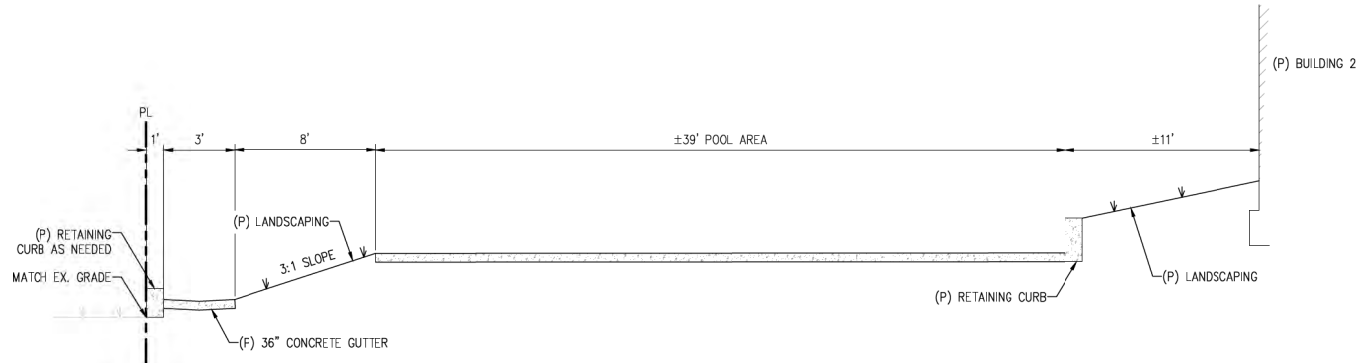
San Diego • Orange County • Los Angeles • San Luis Obispo • Monterey



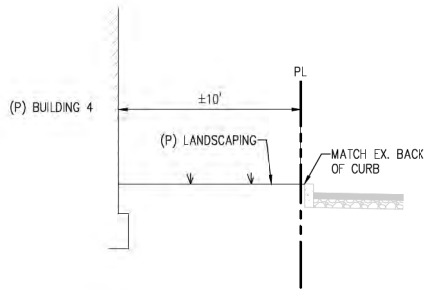
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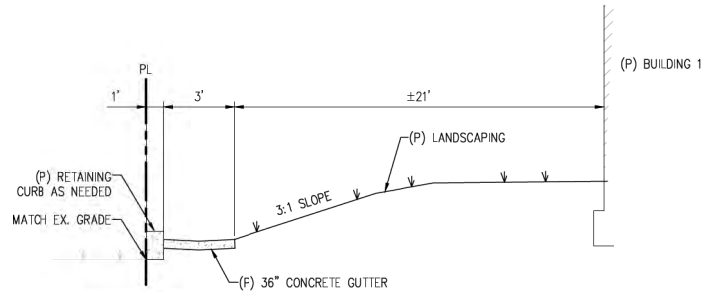
A SITE SECTION
NOT TO SCALE



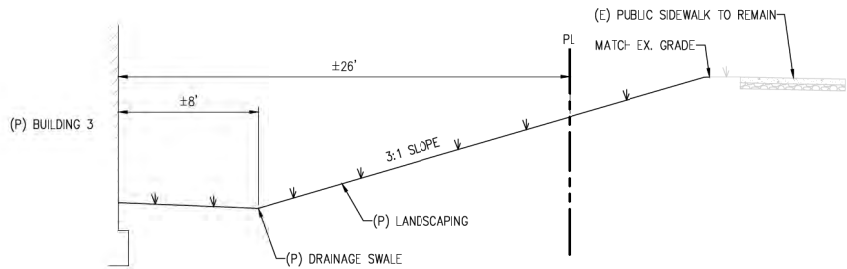
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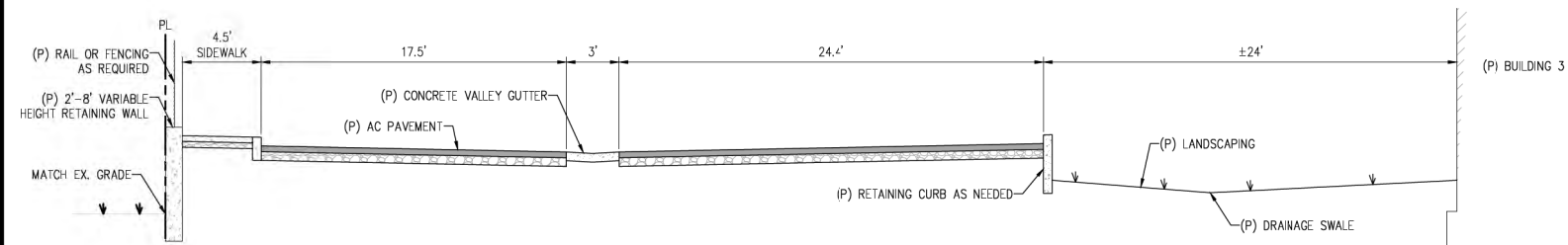
B SITE SECTION
NOT TO SCALE



F SITE SECTION
NOT TO SCALE



C SITE SECTION
NOT TO SCALE



D SITE SECTION
NOT TO SCALE



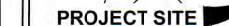
NOT FOR CONSTRUCTION

DATE	REVISIONS	BY

ROCKLIN WILDCAT MULTI-FAMILY
1800 WILDCAT BLVD
CITY OF ROCKLIN, CA
PRELIMINARY GRADING SECTIONS

PROJECT NUMBER: 24-060
PREPARED ON:
REVISED ON: 5/1/25
PREPARED BY: PNC
CHECKED BY: THJ

1800 WILDCAT BOULEVARD
CITY OF ROCKLIN, COUNTY OF PLACER
STATE OF CALIFORNIA

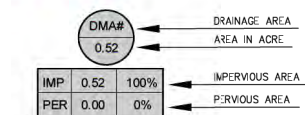
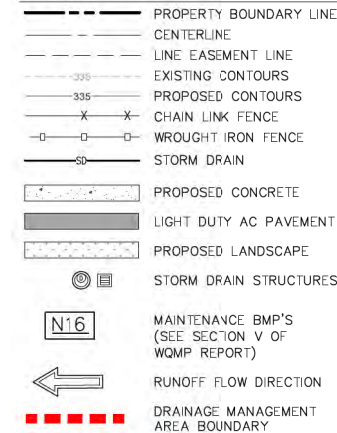


VICINITY MAP
NOT TO SCALE

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060242 0933 H, DATED NOVEMBER
02, 2018, AS BEING LOCATED IN FLOOD ZONE "X";

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INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 15, 2024.



SOURCE CONTROL

SITE DESIGN

- A** SITE DESIGN AND LANDSCAPING PLANNING (SD-10)
- B** ROOF RUNOFF CONTROLS (SD-11)
- C** EFFICIENT IRRIGATION (SD-12)
- D** STORM DRAIN STENCILING (SD-13)

N1, N2, N12 - EDUCATION FOR OWN

- N1, N2, N12 – EDUCATION FOR OWNERS
- N3 – COMMON AREA LANDSCAPE MANAGEMENT
- N4 – BMP MAINTENANCE
- N11 – COMMON AREA LITTER CONTROL
- N14 – COMMON AREA CATCH BASIN INSPECTION
- N15 – STREET SWEEPING PRIVATE STREET AND PARKING LOTS
- S1 – ACCIDENTAL SPILLS AND LEAKS
- S3 – PARKING AND STORAGE AREAS AND MAINTENANCE
- S5 – LANDSCAPE AND OUTDOOR PESTICIDE USE
- S6 – POOLS, SPAS, PONDS, FOUNTAINS, AND OTHER WATER FEATURES
- S8 – REFUSE AREAS
- S15 – FIRE SPRINKLER TEST WATER
- S16 – DRAIN OR WASH WATER
- S17 – UNAUTHORIZED NON-STORMWATER DISCHARGES
- S18 – BUILDING AND GROUNDS MAINTENANCE

PROPOSED STORMWATER FLOWS							
DMA	Q2	Q10	Q25	Q100	SF	AC	BMP
B1	0.47	0.71	0.87	1.15	40,969.97	0.94	BIOINFILTRATION BASIN
B2	0.44	0.65	0.80	1.06	22,470.25	0.52	BIOINFILTRATION TREE
B3	0.94	1.39	1.71	2.27	47,408.04	1.09	BIOINFILTRATION TREE
B4	0.82	1.21	1.49	1.98	24,116.61	0.55	BIOINFILTRATION TREE
B5	0.72	1.07	1.32	1.75	23,282.96	0.53	BIOINFILTRATION TREE
B6	0.58	0.86	1.06	1.40	17,203.66	0.39	BIOINFILTRATION TREE
B7	0.18	0.27	0.33	0.44	5,359.75	0.12	BIOINFILTRATION TREE
B8	0.38	0.56	0.69	0.92	11,749.54	0.27	BIOINFILTRATION TREE
B9	0.37	0.54	0.67	0.89	11,211.92	0.26	BIOINFILTRATION TREE
TOTAL	4.9	7.26	8.94	11.86	203,772.70	4.68	

LEGEND: Q = CFS — CUBIC FEET PER SECOND.

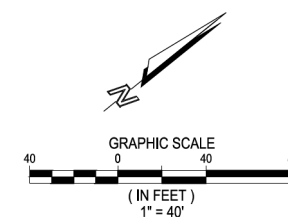
LEGEND: Q = CFS - CUBIC FEET PER SECOND.

EXISTING STORMWATER FLOWS							
DMA	Q2	Q10	Q25	Q100	SF	AC	BMP
B1	0.47	0.71	0.87	1.15	203,772.70	4.68	NONE-DRAINS TO RAVINE

DMA	Q2	Q10	Q25	Q100	
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DMA	Q2	Q10	Q25	Q100		BMP
A1	13,528	25,314	26,534	38,624		BASIN 1
VOLUME CHECK = 40,000 (PROPOSED) > 38,624 CF						STORMWATER TANKS
VOLUME SATISFIED.						

LEGEND: Q = CF — CUBIC FEET

[illegible]

