



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

**UNIVERSAL
 APPLICATION
 FORM**

NAME OF PROJECT: Pacific Street Apartments

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

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

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

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

RECEIPT NO.: R56916

Pre-Application Meeting Requirements:

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

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


DATE OF PRE-APPLICATION MEETING: waived

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

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

Environmental Requirements: (STAFF)	<input checked="" type="checkbox"/> Exempt - In Fill - \$442.00 <input type="checkbox"/> Negative Declaration -	<input type="checkbox"/> Mitigated Negative Declaration - <input type="checkbox"/> EIR - See Fee Schedule
-----------------------------------------------	--------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

UNIVERSAL APPLICATION FORM (CONT.)

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

PROJECT REQUEST:

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

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

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

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

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

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

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

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

ADDRESS: 3111 Camino del Rio N Suite 800

CITY: San Diego STATE: CA ZIP: 92108

PHONE NUMBER: 6198589031

EMAIL ADDRESS: aslaby@chworks.org

FAX NUMBER: N/A

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

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

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

CONTACT: Anna Slaby

ADDRESS: 3111 Camino del Rio N Suite 800

CITY: San Diego STATE: CA ZIP: 92108

PHONE NUMBER: (619) 858-9031

EMAIL ADDRESS: aslaby@chworks.org

FAX NUMBER: N/A

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

AGENT AUTHORIZATION FORM

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

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

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

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

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

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

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

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

NOTIFICATION OF OWNERS OF MINERAL RIGHTS

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

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

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

Section 65091(a)(2)

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

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

Anna Slaby

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

Signature

_____ Date

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

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

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

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

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

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

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

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

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

Anna Slaby

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

Signature

Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

Regulatory identification number: _____ Date of list: _____

Type of problem:

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

Dated: 12/18/2023

Applicant: Anna Slaby

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

MITIGATION FOR AIR QUALITY IMPACTS

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

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

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

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

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

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

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

Anna Slaby

Applicant's Name (printed)

Anna Slaby

Applicant's Signature

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

12/18/2023

Date



City of Rocklin

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

ENVIRONMENTAL
INFORMATION SHEET
(To be completed by applicant)

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

CITY: Rocklin STATE: CA ZIP: 95677

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

NAME OF PROJECT: Pacific Street Apartments

CONTACT/APPLICANT NAME: Anna Slaby

ADDRESS: 3111 Camino Del Rio N Suite 800

CITY: San Diego STATE: CA ZIP: 92108

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

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

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

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

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

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

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

OTHER REQUIRED PERMITS OR APPROVALS:

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

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

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

SITE CHARACTERISTICS

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

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

2. What are the surrounding land uses?

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

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

4. Are there any existing erosion problems? None

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exterior building materials: Stucco/Stone

Exterior building colors: See A2, Building Elevations

Wall and/or fencing material: Tube Steel

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

Total number of bicycle parking spaces: 8

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

Location and screening method:

see elevations

26. RESIDENTIAL PROJECTS

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

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

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

Type of use(s): Affordable Residential Housing

Oriented to: Regional _____ City _____ Neighborhood _____

Hours of operation: _____

Total occupancy/Building capacity: _____

Gross floor area: _____ Number of fixed seats: _____

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

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

Other occupants (specify): _____

ALL PROJECTS

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