



## 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: West Oaks Apartments

LOCATION: 6301-6351 West Oaks Blvd, Rocklin, CA

ASSESSOR'S PARCEL NUMBERS: 365-020-067, 068, 069, 070, 071, 072, (Caltrans Parcel)

DATE OF APPLICATION (STAFF): 1/23/23 RECEIVED BY (STAFF INITIALS): NRA

FILE NUMBERS (STAFF): DR2022-10, SD2023-0001, ENV2022-0002 FEES: \$19,022.00 + \$6,659 (MN)

RECEIPT NO.: R49721 + R52088 = \$ 25,681

### 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: 03-23-2022

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

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input checked="" 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) <input type="checkbox"/> Commercial Fee: <input checked="" type="checkbox"/> Residential Fee: <u>\$8,431.00</u> <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 checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: <u>\$19,022</u>		<input type="checkbox"/> Modification to Approved Projects Fee: File Number: _____
Environmental Requirements: (STAFF)	<input type="checkbox"/> Exempt - <input type="checkbox"/> Negative Declaration –	<input checked="" type="checkbox"/> Mitigated Negative Declaration – <u>\$6,659.00</u> <input type="checkbox"/> EIR – See Fee Schedule

15162 Determination -

## UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>HDR</u>	Acres: <u>+/- 15.87</u>	<b>EXISTING</b>	<b>PROPOSED</b>
Proposed: <u>HDR</u>	Square Feet: <u>+/- 691,297</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
<b>ZONING:</b>	Dimensions: _____	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>PD-24+</u>	No. of Units: <u>365</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>PD-24+</u>	Building Size: _____	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <u>786</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: <u>746.75</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Access: _____	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

**PROJECT REQUEST:**

See attached project description

*(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: Black Iris Properties  
ADDRESS: 4757 King Ranch Place  
CITY: Granite Bay STATE: CA ZIP: 95747  
PHONE NUMBER: 916 793 1777  
EMAIL ADDRESS: laigogne2006@yahoo.com  
FAX NUMBER: None

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): HRGA Young Kim

CONTACT: Young Kim

ADDRESS 2277 Fair Oaks Blvd. Suite 220

CITY: Sacramento STATE: CA ZIP: 95825

PHONE NUMBER: 916-993-4800

EMAIL ADDRESS: ykim@hrgarchitects.com

FAX NUMBER: \_\_\_\_\_


SIGNATURE OF APPLICANT



Digitally signed by  
Young Kim  
Date: 2022.07.26  
09:07:14-07'00'

# 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: <u>West Oaks Apartments</u>		
Location: <u>6301-6351 West Oaks Blvd, Rocklin, CA</u>		
Assessors Parcel Number(s): <u>365-020-067, 068, 069, 070, 071, 072, (Caltrans Parcel)</u>		
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): <u>Design Review</u>		
Name of person and / or firm authorized to represent property owner (Please print): <u>HRGA - Young Kim</u>		
Address: <u>2277 Fair Oaks Blvd. Suite 220</u>		
City: <u>Sacramento</u>	State: <u>CA</u>	Zip: <u>95825</u>
Phone Number: <u>916-993-4800</u>	Fax Number: _____	
Email Address: <u>ykim@hrgarchitects.com</u>		
The above named person or firm is authorized as:		
Agent ( <input checked="" type="checkbox"/> )    Buyer ( <input type="checkbox"/> )    Lessee ( <input type="checkbox"/> )		
The above named person or firm is authorized to (check all that are applicable):		
( <input checked="" type="checkbox"/> ) File any and all papers in conjunction with the aforementioned request, including signing the application		
( <input checked="" type="checkbox"/> ) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.		
( <input checked="" type="checkbox"/> ) Sign any and all papers in my stead, with the exception of the application form.		
The duration and validity of this authorization shall be:		
( <input checked="" type="checkbox"/> ) Unrestricted    ( <input type="checkbox"/> ) Valid until: _____		
Owners Authorization Signature & Date:		
Signature: 		Date: <u>7-21-2022</u>
Owners Name (Please Print): <u>Ibrahim Salama Block Iris Properties</u>		
Owners Address: <u>4647 King Ranch Place</u>		
City: <u>Gravite Bay</u>	State: <u>CA</u>	Zip: <u>95746</u>
Phone Number: <u>916-793 7777</u>		
Email Address: <u>lacigogne2006@yahoo.com</u>		

**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."

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There are \_\_\_\_\_ / are not <sup>X</sup>\_\_\_\_\_ (check one) owner(s) of record of preserved mineral rights on the subject property and I, Young Kim <sup>X</sup>\_\_\_\_\_, the applicant or applicant's representative, have \_\_\_\_\_ / have not <sup>X</sup>\_\_\_\_\_ (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.

  
Signature

 Digitally signed by Young Kim  
Date: 2022.07.26 09:07:43-07'00'

7/26/2022

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.

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

  
\_\_\_\_\_  
Signature

Digitally signed by Young Kim  
Date: 2022.07.26  
09:10:50-07'00'

07/26/2022

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: N/A 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: 07/26/2022

Applicant: Young Kim

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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.

Young Kim

Applicant's Name (printed)



Applicant's Signature

Digitally signed by Young Kim  
Date: 2022.07.26  
09:11:43-07'00'

07/26/2022

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) 6301 - 6351 West Oaks Blvd

CITY: Rocklin STATE: CA ZIP: 95765

ASSESSORS PARCEL #: 365-020-067, 068, 069, 070, 071, 072, (Caltrans Parcel)

NAME OF PROJECT: West Oaks Apartments

CONTACT/APPLICANT NAME: Young Kim

ADDRESS: 2277 Fair Oaks Blvd. Suite 220

CITY: Sacramento STATE: Ca ZIP: 95825

PHONE: 916-993-4800 EMAIL: ykim@hrgarchitects.com

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

The proposed project is located 6301 - 6351 West Oaks Blvd. The overall site area is 15.87 acres but we proposing 0.72 acres as open space on the North/East corner of the site. This is open area that contains the Pleasant Grove Creek and setback from the creek. There is no building or parking proposed within this open space. It is truly open space. The development is comprised of 365 units consisting of studio, one and two-bedroom apartments and two and three-bedroom townhomes for the market-rate rental. There are 15 three-story walk-up buildings, (2) four-story apartment buildings with rooftop patios, and a one-story clubhouse with an outdoor pool proposed on the site. There's a former Caltrans parcel included in this proposal. The site also has a utility easement running through the site. The project proposes 786 parking spaces onsite. 539 spaces are proposed as surface parking, with a portion of those to be covered to meet the zoning code requirement. There are also 247 parking spaces within the buildings. +

Property size:	<u>+/- 691,297</u>	<u>+/- 15.87</u>
	Square Feet	Acres
Land Use:	<u>Vacant</u>	<u>Multi-family Residential</u>
	Existing	Proposed

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

**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:

<u>Permit or Approval 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:

The lot has remained vacant for the last 10 years.

## SITE CHARACTERISTICS

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

The site is clear of trees and vegetation.

2. What are the surrounding land uses?

East Multi-Family Residential West Commercial North Commercial South Multi-Family Residential

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

4. Are there any existing erosion problems? No

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? 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: 16,000 cubic yards  
b. Deposited on the site: \_\_\_\_\_  
c. Removed from the site: \_\_\_\_\_  
d. Disposal site: \_\_\_\_\_

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? Yes  
If so describe: \_\_\_\_\_

100 Year Flood Plain of Pleasant Grove Creek goes over the north-east portion of the site and is being avoided.

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? 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?  
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?  
The project will not result in any new noise source.
15. What type of equipment will be associated with the project during construction?  
Heavy construction equipment will be used.
- During permanent operation?**  
None after completion of project construction.
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.  
See Air Quality and Greenhouse Gas Analysis.
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? No  
If yes, describe below: \_\_\_\_\_
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? Western Sierra Collegiate Academy ( +/- .5 mile) \_\_\_\_\_

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

Size of new structure(s) or addition in gross square feet: 547,081 SF

Building height measured from ground to highest point in feet: 45'-1"

Number of floors/stories: 4 floors

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

Project site coverage: Building 168,763 sq.ft. 24 %  
Landscaping 190,712 sq.ft. 28 %  
Paving 331,822 sq.ft. 48 %

Exterior building materials: Cement plaster, cement board siding, cultured stone veneer

Exterior building colors: light beige, light green, dark green, yellow, dark red, light brown, dark brown and off-white

Wall and/or fencing material: CMU

Total number of off-street parking spaces required: 746.75 Provided: 786

Total number of bicycle parking spaces: 52

25. Is there any exposed mechanical equipment associated with the project? Yes  
Location and screening method:

**On the ground near the buildings in the landscape area**

26. RESIDENTIAL PROJECTS

Total lots 1 Total dwelling units 365  
Density/acre 24.09 Total acreage +15.87

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units	113		252
Size of lot/unit			
Studio			6
1 Bedroom			143
2 Bedroom	59		103
3 Bedroom	54		
4+ Bedroom			

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

Type of use(s): \_\_\_\_\_

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? Yes, Western Sierra Collegiate Academy  
If the project involves any hazardous material, explain: \_\_\_\_\_
30. How many new residents is the project estimated to generate? 635
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: 0 Estimated: See traffic study
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? No, see traffic study  
If yes, explain: \_\_\_\_\_
34. How close is the project to the nearest public park or recreation area? Less than a 1/2 mile
35. What school districts will be affected by this project? The project will create additional students for the surrounding schools
36. Describe energy-efficient features included in the project  
The project will meet all the Cal-Green Requirements
37. Describe how the following services or utilities will be provided:  
Power and Natural Gas: Electrical and Gas - PGE  
Telephone: Pacific Bell  
Water: Placer County Water Agency  
Sewer: South Placer Municipal Utility District  
Storm Drainage: 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? No  
If so, will the project result in any impact to the building? \_\_\_\_\_
40. Are there any archaeological features on the site? See Cultural   
If so, will the project result in any impact to these features? \_\_\_\_\_

## Project Description

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The proposed project is located 6301 - 6351 West Oaks Blvd.

The overall site area is 15.87 acres but we proposing 0.72 acres as open space on the North/East corner of the site. This is open area that contains the Pleasant Grove Creek and setback from the creek. There is no building or parking proposed within this open space. It is truly open space.

The development is comprised of 365 units consisting of studio, one and two-bedroom apartments and two and three-bedroom townhomes for the market-rate rental. There are 15 three-story walk-up buildings, (2) four-story apartment buildings with rooftop patios, and a one-story clubhouse with an outdoor pool proposed on the site. There's a former Caltrans parcel included in this proposal. The site also has a utility easement running through the site.

The project proposes 786 parking spaces onsite. 539 spaces are proposed as surface parking, with a portion of those to be covered to meet the zoning code requirement. There are also 247 parking spaces within the buildings. These are proposed as private one and two-car garages to the residents.

On-site amenities for the project include a six thousand five hundred (6,500) square foot clubhouse and an outdoor pool as well as an ample outdoor open space adjacent to the clubhouse. The site's overall design will have emphasis at pedestrian circulation through the design of the landscape, pathways, and architecture. The exterior design will be contemporary style utilizing materials of the cement plaster and cementitious siding to comply with the neighboring context as well as a city's design guideline.

A tentative map is also proposed with this project.



# WEST OAKS APTS

6301 - 6351 WEST OAKS BLVD, ROCKLIN CA



## ENTITLEMENT SUBMITTAL 01/13/2023

### DESIGN TEAM

OWNER/DEVELOPER  
**BLACK IRIS PROPERTIES**  
4757 KING RANCH PLACE  
GRANITE BAY, CA 95747  
916-793-7777

SERVICE PROVIDERS  
POWER & GAS: PG&E  
TELEPHONE: PACIFIC BELL  
WATER: PLACER COUNTY WATER AGENCY  
SEWAR: SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
STORM DRAIN: CITY OF ROCKLIN  
SOLID WASTE: RECOLOGY

ARCHITECT  
**HRGA**  
2277 FAIR OAKS BLVD, #220  
SACRAMENTO, CA 95825  
916-993-4800

TOTAL BUILDING AREA  
547,081 SF

CIVIL  
**LAND DEVELOPMENT SERVICES**  
4240 ROCKLIN ROAD  
ROCKLIN, CA 95677  
916-624-1629

LANDSCAPE  
**YAMASAKI**  
1223 HIGH STREET  
AUBURN, CA 95603  
530-885-0040

### SHEET INDEX

ARCHITECTURE 0	COVER	ARCHITECTURE 9.3	ENLARGED UNIT PLANS - TH
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ARCHITECTURE 1.2	PERSPECTIVE	ARCHITECTURE 11	ENLARGED CARPORT
ARCHITECTURE 1.3	PERSPECTIVE	ARCHITECTURE 12	SITE CONTEXT
ARCHITECTURE 2	SITE PLAN	ARCHITECTURE 13	MATERIAL BOARD
ARCHITECTURE 2.1	SITE PLAN - ENLARGED		
ARCHITECTURE 2.2	SITE PLAN - ENLARGED	CIVIL	PRELIMINARY UTILITY PLAN
ARCHITECTURE 2.3	SITE PLAN - MATCH LINE	CIVIL C1	PRELIMINARY UTILITY PLAN
ARCHITECTURE 2.4	SITE PLAN - MATCH LINE	CIVIL C2	PRELIMINARY UTILITY PLAN
ARCHITECTURE 2.5	SITE PLAN - MATCH LINE	CIVIL C3	PRELIMINARY UTILITY PLAN
ARCHITECTURE 2.6	SITE PLAN - PHASING PLAN	CIVIL C4	PRELIMINARY UTILITY PLAN
ARCHITECTURE 3.1	TYPE A - FLOOR PLANS	CIVIL C5	PRELIMINARY UTILITY PLAN
ARCHITECTURE 3.2	TYPE A - ELEVATIONS	CIVIL C6	PRELIMINARY UTILITY PLAN
ARCHITECTURE 3.3	TYPE A - PERSPECTIVE	CIVIL C7	PRELIMINARY GRADING AND DRAINAGE PLAN
ARCHITECTURE 4.1	TYPE B - FLOOR PLANS	CIVIL C8	PRELIMINARY GRADING AND DRAINAGE PLAN
ARCHITECTURE 4.2	TYPE B - ELEVATIONS	CIVIL C9	PRELIMINARY GRADING AND DRAINAGE PLAN
ARCHITECTURE 4.3	TYPE B - PERSPECTIVE	CIVIL C10	PRELIMINARY GRADING AND DRAINAGE PLAN
ARCHITECTURE 5.1	TYPE B.1 - FLOOR PLANS	CIVIL C11	PRELIMINARY GRADING AND DRAINAGE PLAN
ARCHITECTURE 5.2	TYPE B.1 - ELEVATIONS	CIVIL C12	PRELIMINARY GRADING AND DRAINAGE PLAN
ARCHITECTURE 5.3	TYPE B.1 - PERSPECTIVE	CIVIL C13	DETAILS AND SECTIONS
ARCHITECTURE 6.1	TYPE C - FLOOR PLANS		
ARCHITECTURE 6.2	TYPE C - ELEVATIONS	LANDSCAPE	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 6.3	TYPE C - ELEVATIONS OPT 2	LANDSCAPE L1	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 6.4	TYPE C - PERSPECTIVE	LANDSCAPE L2	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 7.1	TH TYPE 2 - FLOOR PLANS	LANDSCAPE L3	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 7.2	TH TYPE 2 - ELEVATIONS	LANDSCAPE L4	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 7.3	TH TYPE 2 - PERSPECTIVE	LANDSCAPE L5	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 8.1	CLUBHOUSE - FLOOR PLAN	LANDSCAPE L6	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 8.2	CLUBHOUSE - ELEVATIONS	LANDSCAPE L7	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURE 8.3	CLUBHOUSE - PERSPECTIVES		
ARCHITECTURE 9	ENLARGED UNIT PLANS - APTS	LIGHTING	PHOTOMETRIC PLAN
ARCHITECTURE 9.1	ENLARGED UNIT PLANS - TH	LIGHTING LT	
ARCHITECTURE 9.2	ENLARGED UNIT PLANS - TH		

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## WEST OAKS APARTMENT

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PERSPECTIVE VIEW OF THE CLUB HOUSE





PERSPECTIVE OF FOUR STORY BUILDING





PERSPECTIVE FROM HIGHWAY 65

# WEST OAKS APARTMENT

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1.2





ENTRY PERSPECTIVE FROM THE BRIDGE

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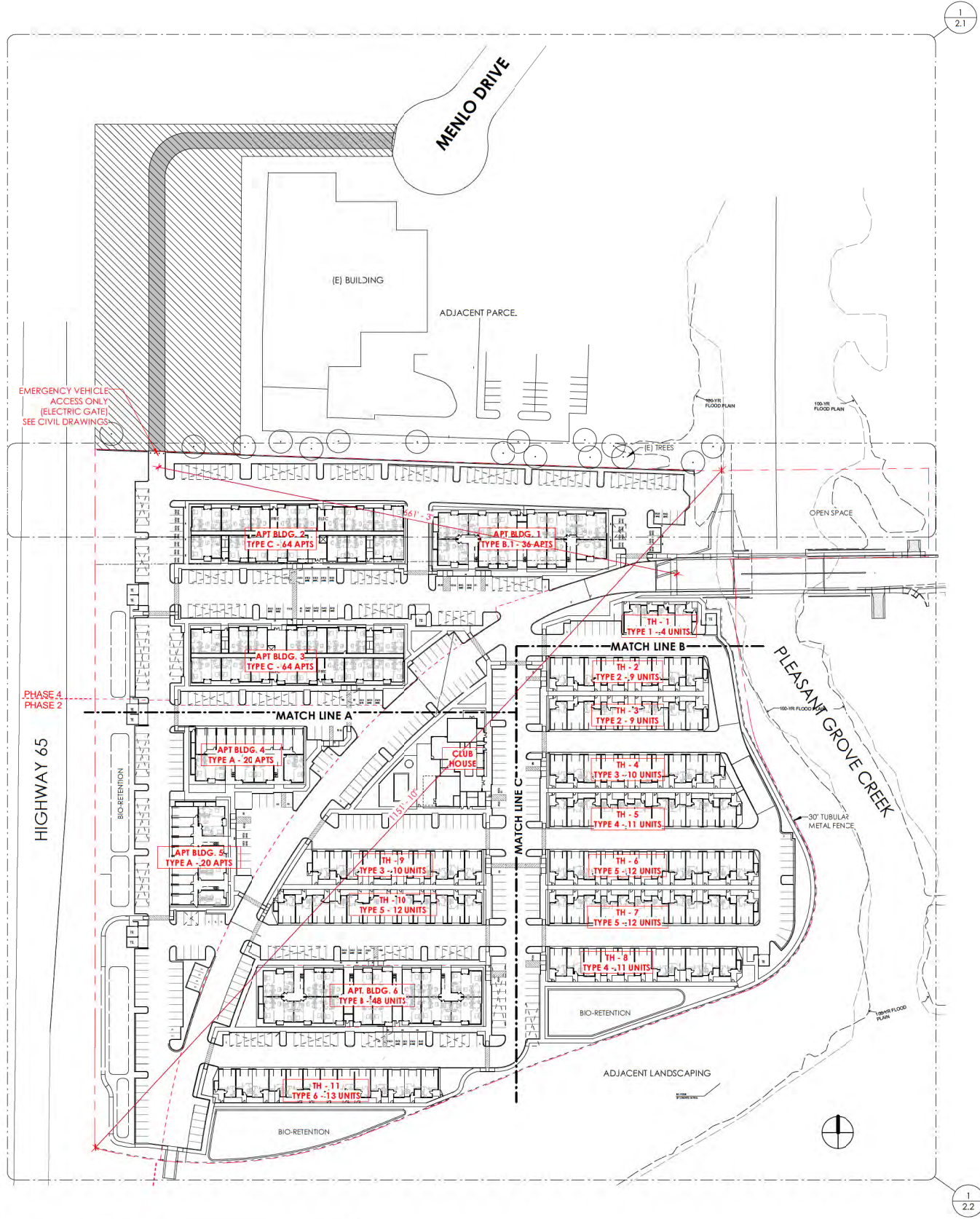
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# WEST OAKS APARTMENT

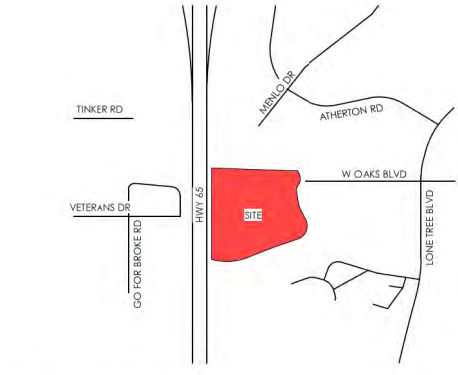
6301-6351 West Oaks Blvd, Rocklin, CA

1.3





SITE PLAN - OVERALL 1" = 80'-0" 1



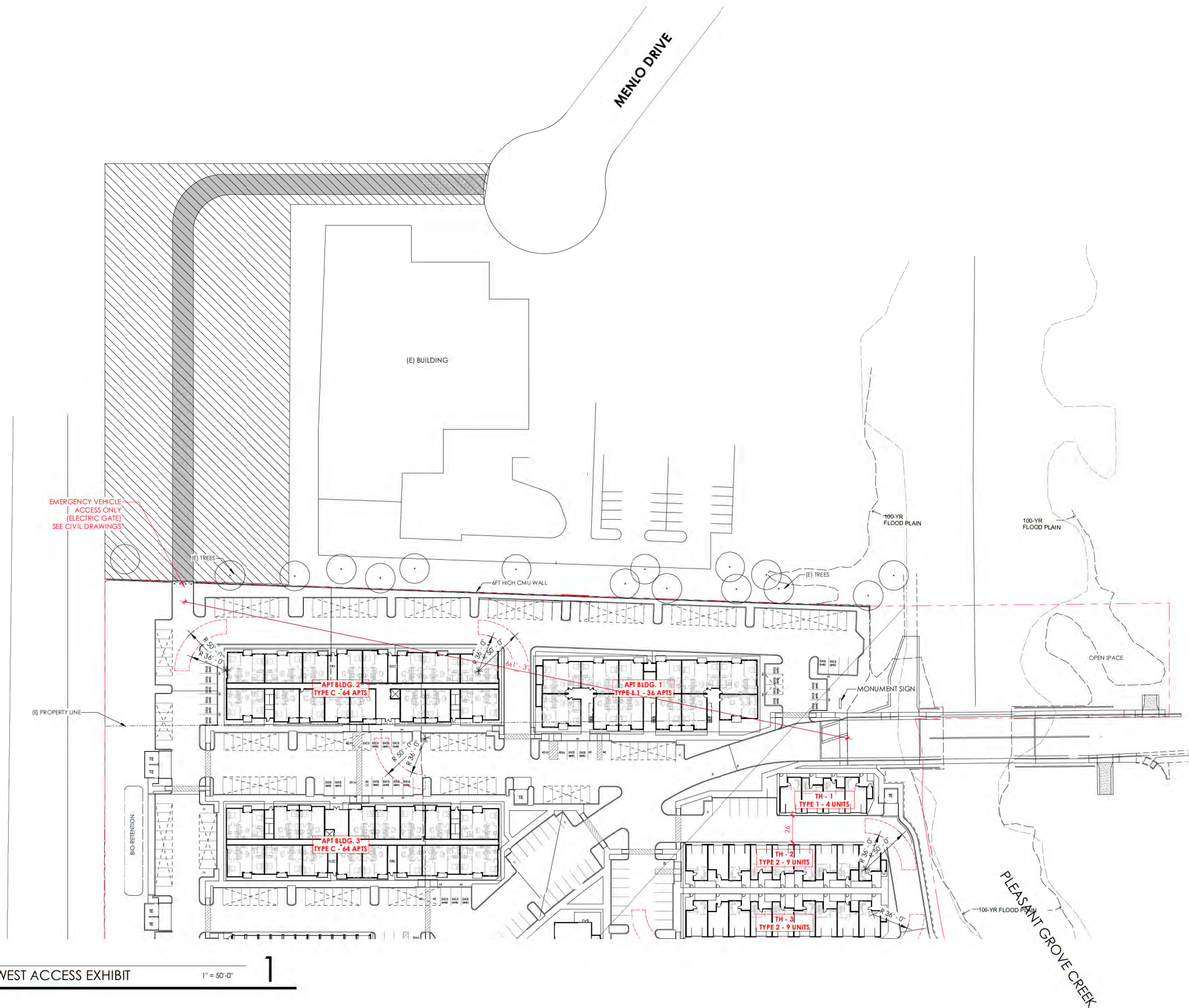
VICINITY MAP

- PROJECT NAME: WEST OAKS APARTMENT
- PROJECT LOCATION: 6301 - 6351 WEST OAKS BLVD, ROCKLIN
- ASSESSORS PARCEL #: 365-020-067, 068, 069, 070, 071, 072, (CALTRANS PARCEL)
- LOT SIZE: +/- 15.87 ACRES
- ZONING: (PD-24+) PLANNED DEVELOPMENT RESIDENTIAL MIN. 24 U/A
- GENERAL PLAN: (HDR) HIGH DENSITY RESIDENTIAL
- DISTRICT: UNIVERSITY ARCHITECTURAL DISTRICT
- OCCUPANCY / USE: RESIDENTIAL
- CONSTRUCTION TYPE: V-A
- FAR: MIN. 24 UNITS PER ACRE
- PARKING REQUIREMENT: 1.5 SPACE PER 1 BEDROOM UNIT  
2 SPACES PER 2 BEDROOM + UNITS  
PLUS 25% VISITOR PARKING SPACE  
AT LEAST 1 PARKING SPACE PER UNIT SHALL BE COVERED
- PARKING DIMENSIONS: 90 DEGREE STANDARD  
Space Width: 9FT  
Space Depth: 19FT
- 90 DEGREE COMPACT\*  
Space Width: TBD  
Space Depth: TBD
- Two-Way Maneuvering Width: 26 FT
- \*Compact car spaces. Up to TBD %.
- BIKE PARKING: RESIDENTIAL:  
LONG TERM: TBD  
SHORT TERM: TBD
- RETAIL/RESTAURANT:  
LONG TERM: TBD  
SHORT TERM: TBD

DEVELOPMENT STANDARDS	REQUIREMENT	PROVIDED
FRONT SETBACK (EAST/BRIDGE)	20 FT	42 FT
SIDE INTERIOR SETBACK (NORTH & SOUTH)	10 FT	NORTH - 57 FT SOUTH - 10FT
SIDE STREET SETBACK	15 FT	DOES NOT APPLY
REAR SETBACK	15 FT	DOES NOT APPLY SINCE THE REAR IS THE HIGHWAY
SPECIFIED STREET SETBACK (HIGHWAY)	50 FT	50 FT
MAX LOT COVERAGE	60 %	170,661/691,297 = 25 %
MAX BUILDING HEIGHT	50 FT	50 FT

ZONING INFORMATION





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## WEST OAKS APARTMENT

6301-6351 West Oaks Blvd, Rocklin, CA

2.1





UNIT TYPE	TOTAL UNITS	PERCENT
APT. STUDIO	12	2%
APT. ONE BED	139	39%
APT. TWO BED	101	28%
TH. TWO BED	59	16%
TH. THREE BED	54	15%
<b>TOTAL</b>	<b>365</b>	<b>100 %</b>

UNIT TYPE	REQ. STALLS	PROVIDED STALLS
1 BED	151 X 1.5 = 226.5	
2+ BED	214 X 2 = 428	
GUEST	365 X .25 = 91.25	
<b>TOTAL</b>	<b>745.75</b>	<b>785</b>

**EV PARKING:**  
4.106.4.1 TOWNHOME W/ GARAGE:  
INSTALL A LISTED RACEWAY TO ACCOMMODATE A  
DEDICATED 208/240-VOLT BRANCH CIRCUIT  
4.106.4.2 NEW MULTIFAMILY DWELLINGS:  
10% OF THE TOTAL NUMBER OF PARKING SPACES SHALL  
BE CAPABLE OF SUPPORTING FUTURE EVSE.  
492 PARKING STALLS DEDICATED FOR APARTMENTS.  
492 X 10% = 49 STALLS  
PROVIDED: 49

UNIT TYPE	UNITS	PERCENTAGE	GROSS AREA (SF)
2 BD	2	50%	
3 BD	2	50%	
<b>TOTAL</b>	<b>4</b>		<b>8,490</b>

UNIT TYPE	UNITS	PERCENTAGE	GROSS AREA (SF)
2 BD	5	55%	
3 BD	4	45%	
<b>TOTAL</b>	<b>9</b>		<b>19,725</b>

UNIT TYPE	UNITS	PERCENTAGE	GROSS AREA (SF)
2 BD	5	50%	
3 BD	5	50%	
<b>TOTAL</b>	<b>10</b>		<b>21,917</b>

UNIT TYPE	UNITS	PERCENTAGE	GROSS AREA (SF)
2 BD	6	55%	
3 BD	5	45%	
<b>TOTAL</b>	<b>11</b>		<b>24,071</b>

UNIT TYPE	UNITS	PERCENTAGE	GROSS AREA (SF)
2 BD	6	50%	
3 BD	6	50%	
<b>TOTAL</b>	<b>12</b>		<b>26,263</b>

UNIT TYPE	UNITS	PERCENTAGE	GROSS AREA (SF)
2 BD	7	55%	
3 BD	6	55%	
<b>TOTAL</b>	<b>13</b>		<b>28,417</b>

LEVEL	GROSS AREA (SF)	UNIT TYPE			TOTAL UNITS
		STUDIO	1 BD	2 BD	
LEVEL 1	8,528	2	1	1	4
LEVEL 2	8,528	2	3	3	8
LEVEL 3	8,528	2	3	3	8
<b>TOTAL</b>	<b>25,584</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>20</b>
<b>PERCENT</b>		30%	35%	35%	

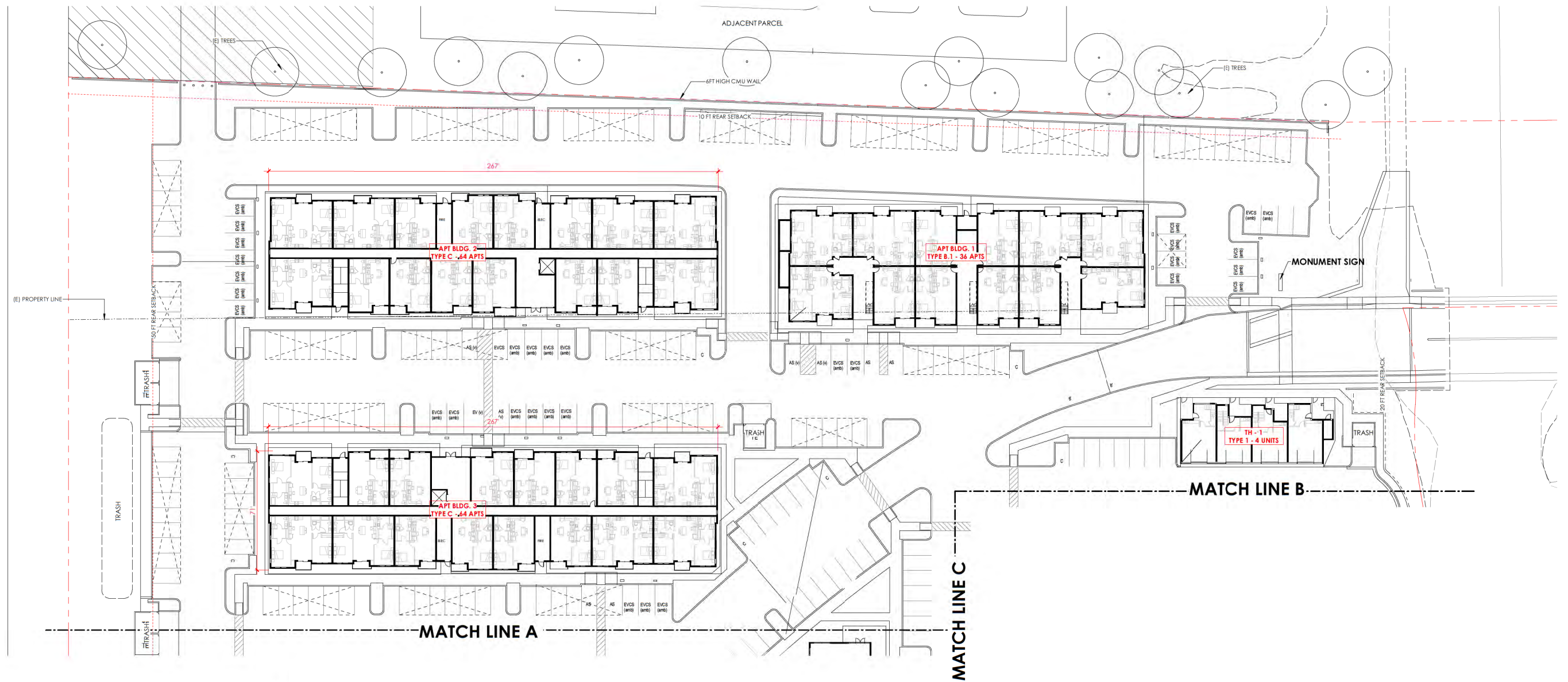
LEVEL	GROSS AREA (SF)	UNIT TYPE		TOTAL UNITS
		1 BD	2 BD	
LEVEL 1	18,066	10	6	16
LEVEL 2	18,066	8	8	16
LEVEL 3	18,066	8	8	16
<b>TOTAL</b>	<b>54,198</b>	<b>26</b>	<b>22</b>	<b>48</b>
<b>PERCENT</b>		54%	46%	

LEVEL	GROSS AREA (SF)	UNIT TYPE		TOTAL UNITS
		1 BD	2 BD	
LEVEL 1	13,579	7	5	12
LEVEL 2	13,579	6	6	12
LEVEL 3	13,579	6	6	12
<b>TOTAL</b>	<b>40,811</b>	<b>19</b>	<b>17</b>	<b>36</b>
<b>PERCENT</b>		53%	47%	

LEVEL	GROSS AREA (SF)	UNIT TYPE		TOTAL UNITS
		1 BD	2 BD	
LEVEL 1	18,066	10	6	16
LEVEL 2	18,066	10	6	16
LEVEL 3	18,066	10	6	16
LEVEL 4	18,066	10	6	16
<b>TOTAL</b>	<b>72,264</b>	<b>40</b>	<b>24</b>	<b>64</b>
<b>PERCENT</b>		62%	38%	

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SITE PLAN - MATCH LINE

1" = 30'-0"

1

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## WEST OAKS APARTMENT

6301-6351 West Oaks Blvd, Rocklin, CA

2.3

HIGHWAY 65



SITE PLAN - MATCH LINE

1" = 30'-0"

1

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# WEST OAKS APARTMENT

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2.4





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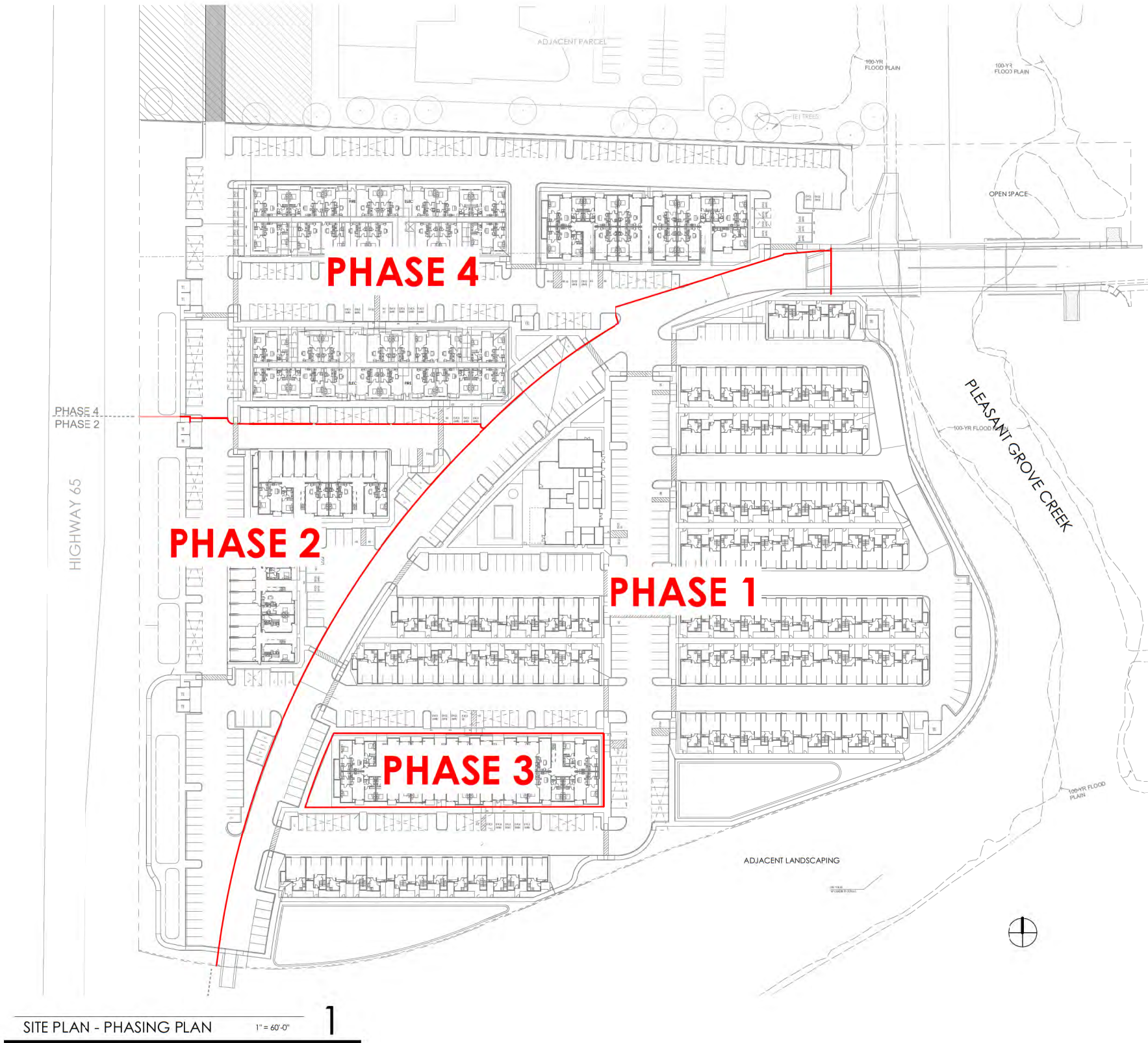
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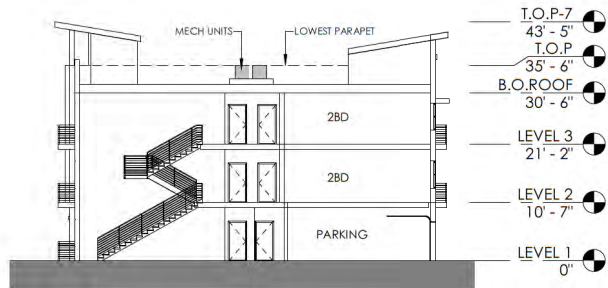
# WEST OAKS APARTMENT

6301-6351 West Oaks Blvd, Rocklin, CA

2.5



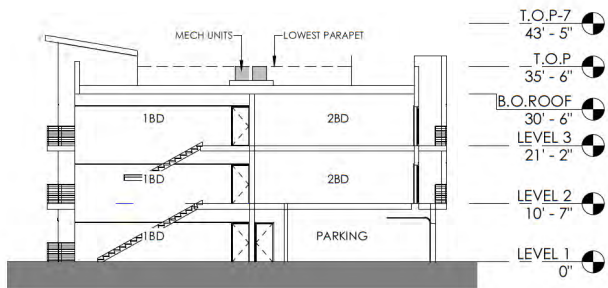




SECTION B

1/16" = 1'-0"

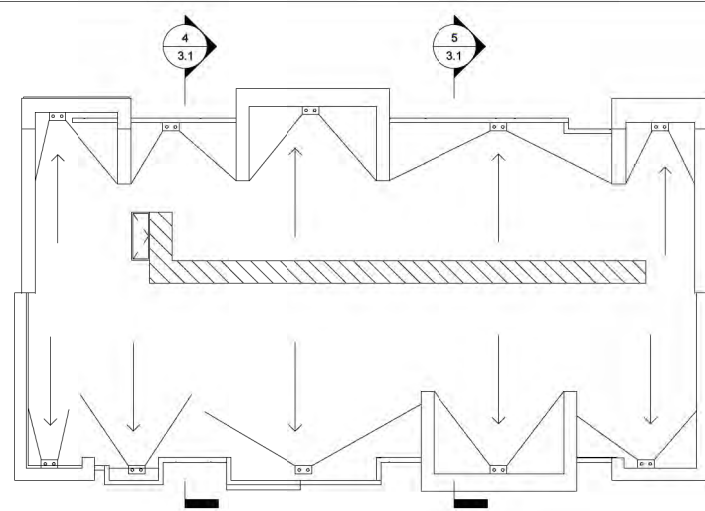
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SECTION A

1/16" = 1'-0"

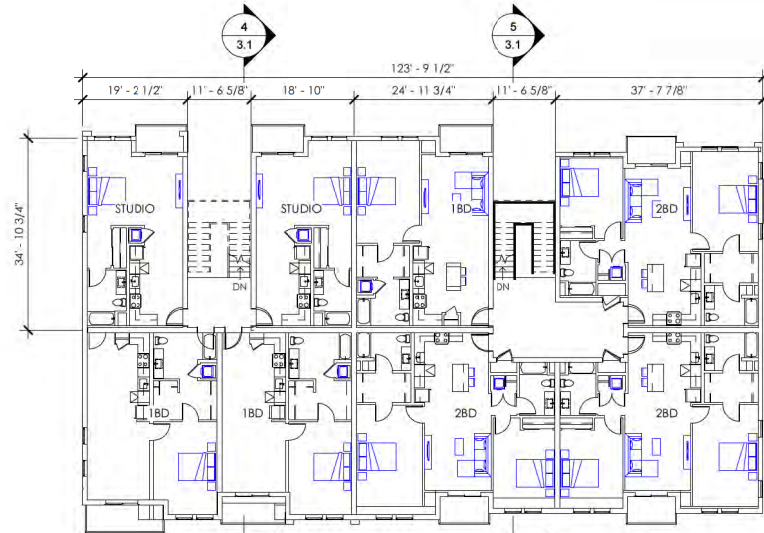
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ROOF

1/16" = 1'-0"

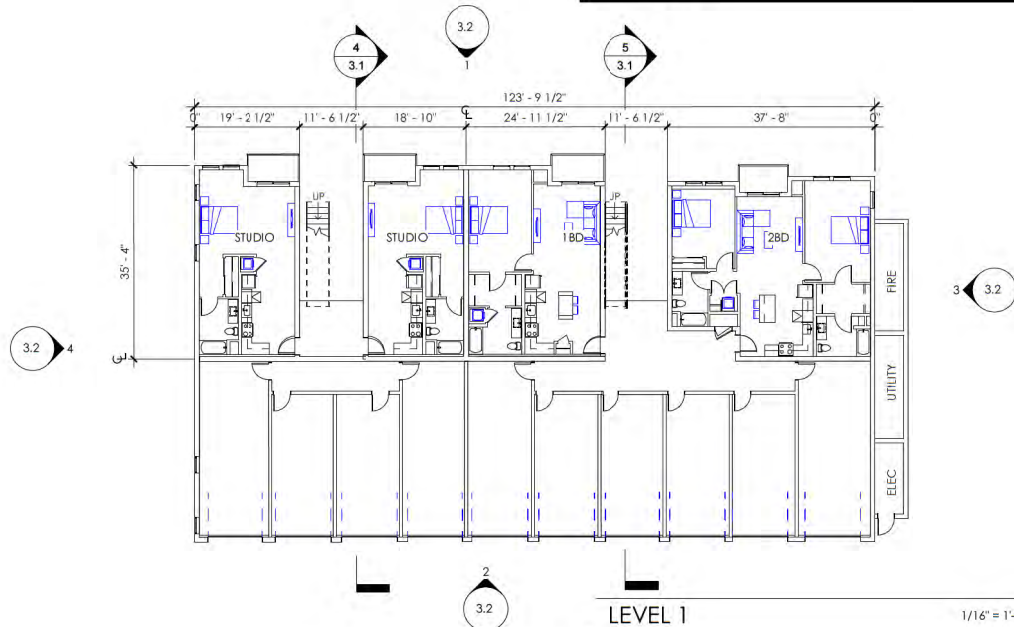
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LEVEL 2-3

1/16" = 1'-0"

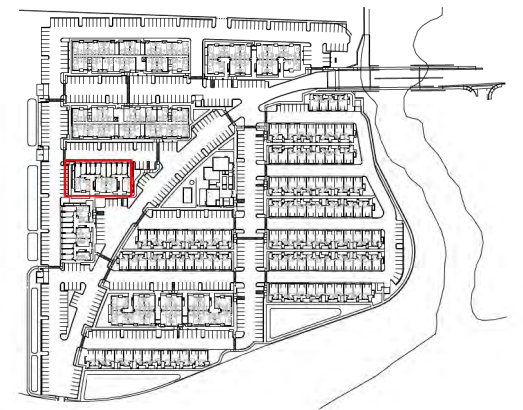
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LEVEL 1

1/16" = 1'-0"

1



SITE LEGEND

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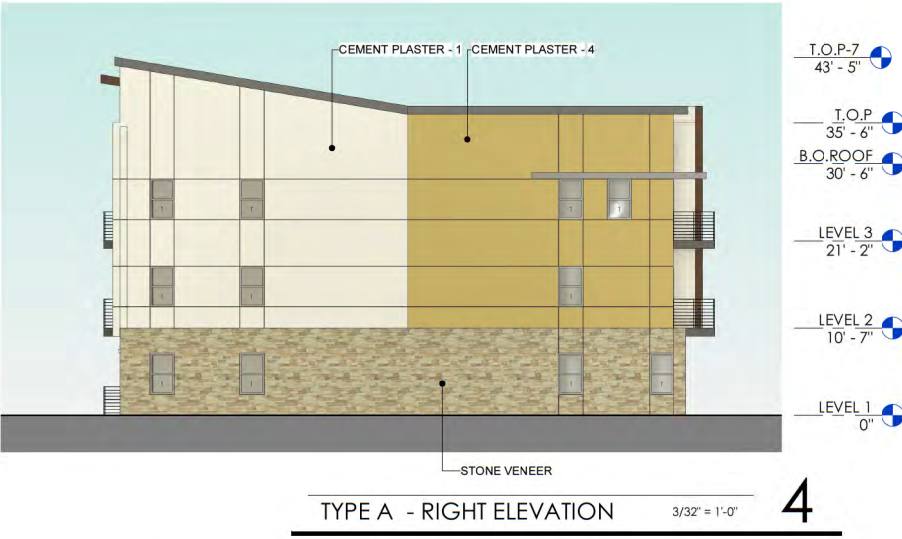
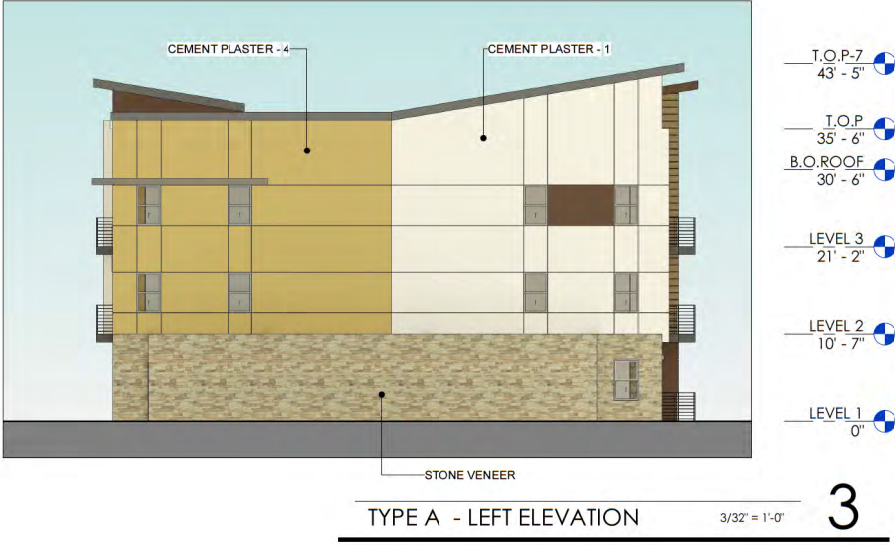
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# WEST OAKS APARTMENT

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**TYPE A -  
20 UNITS**

**3.1**







TYPE A - FRONT VIEW

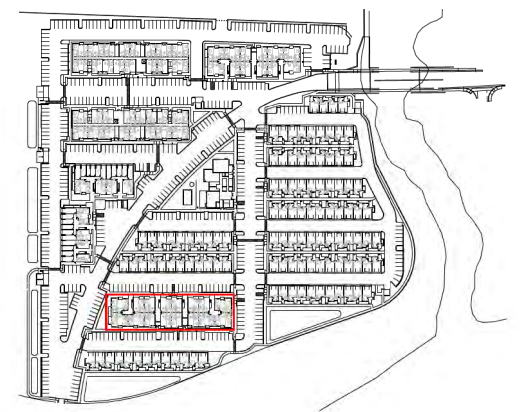
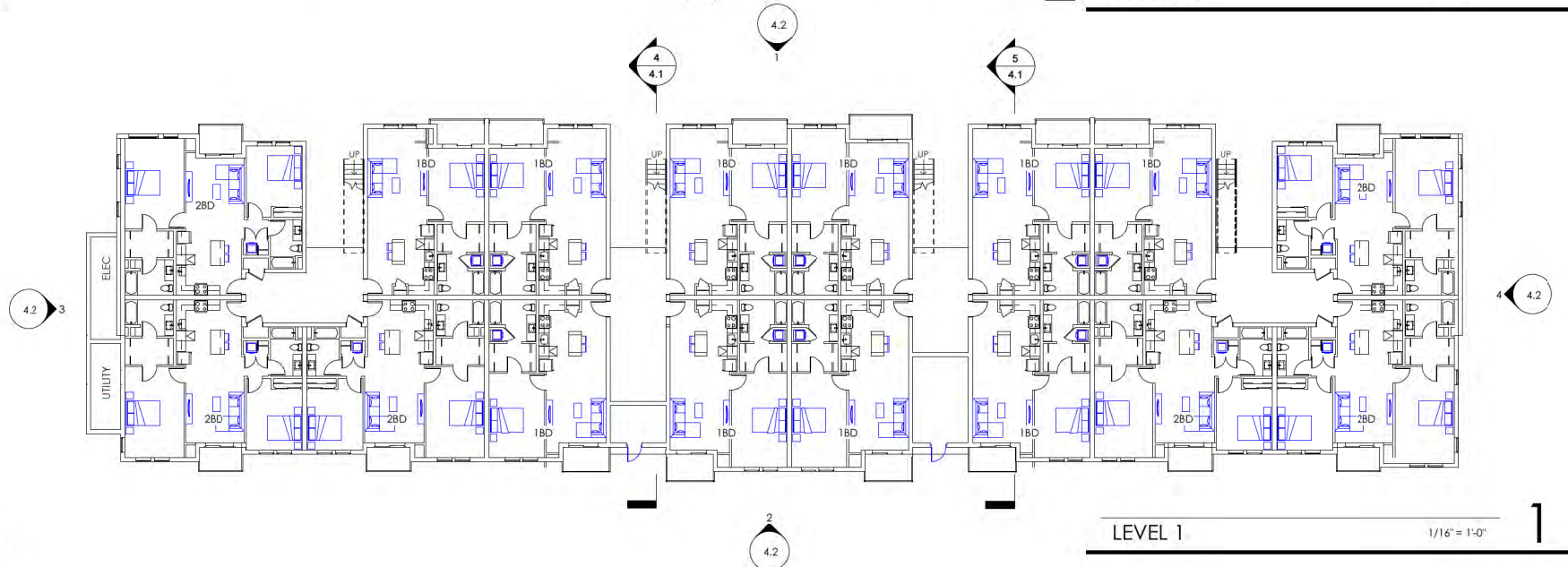
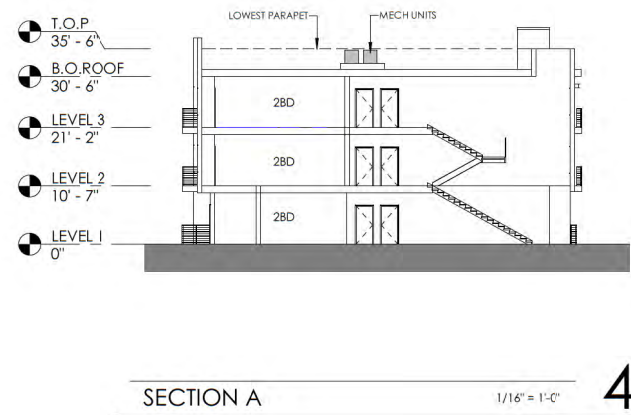
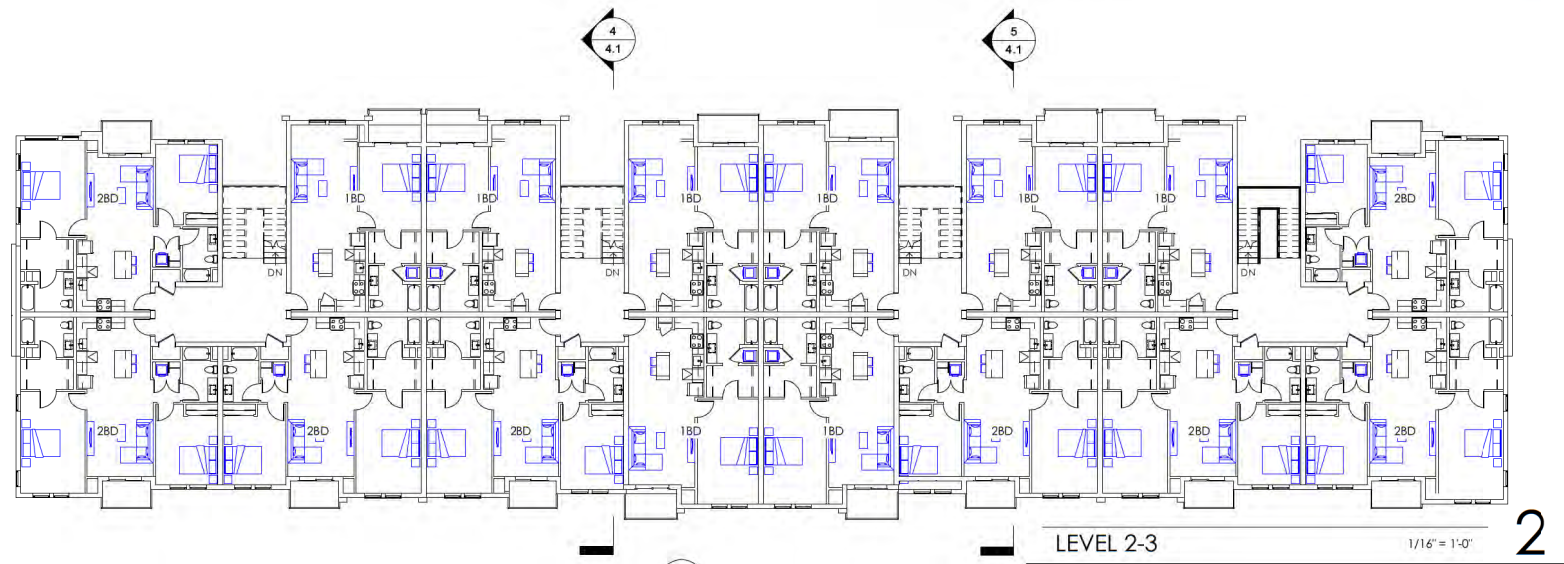
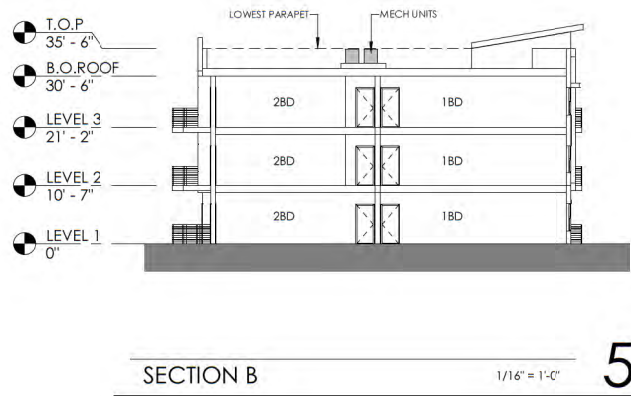
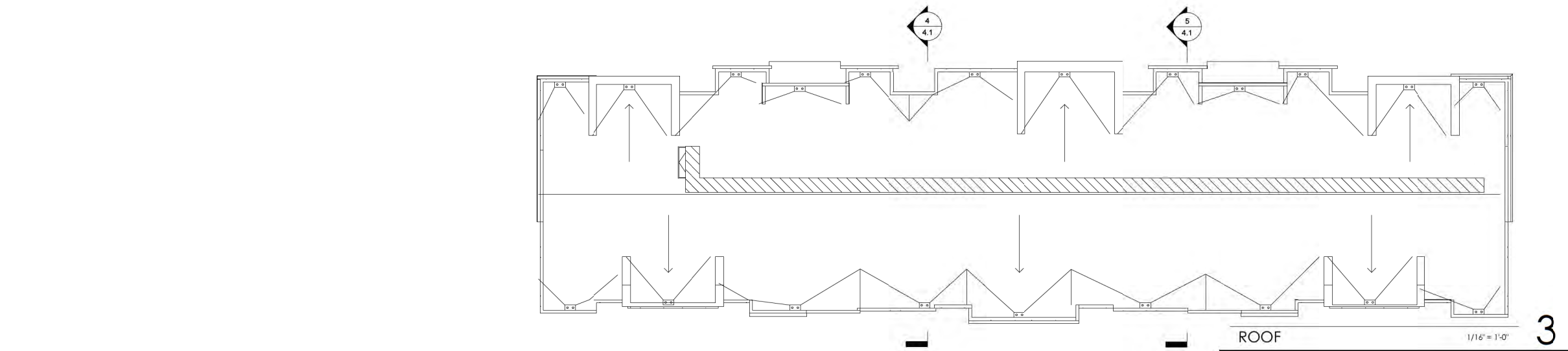
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TYPE A - REAR VIEW

2





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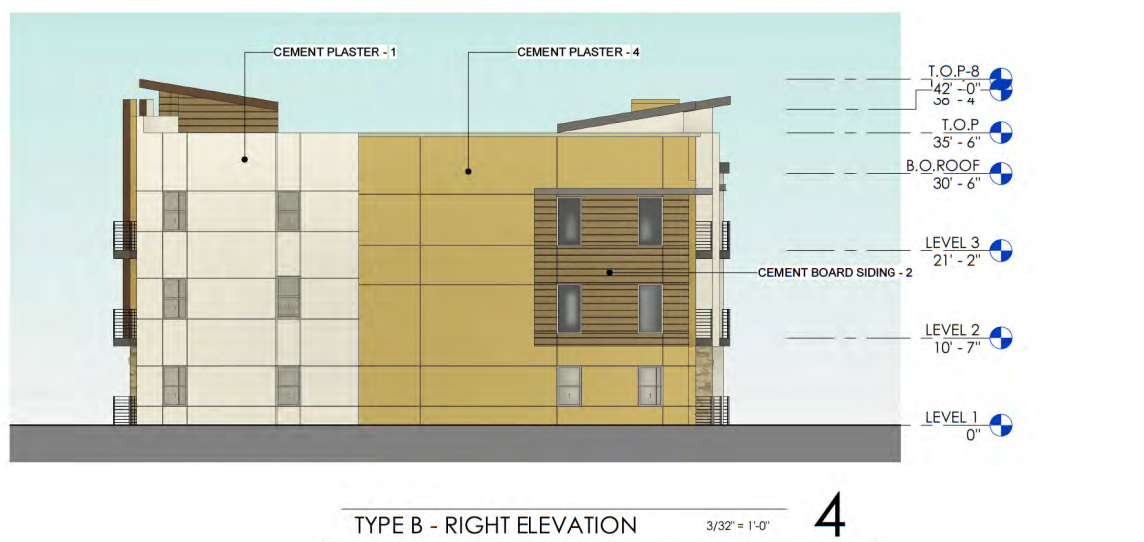
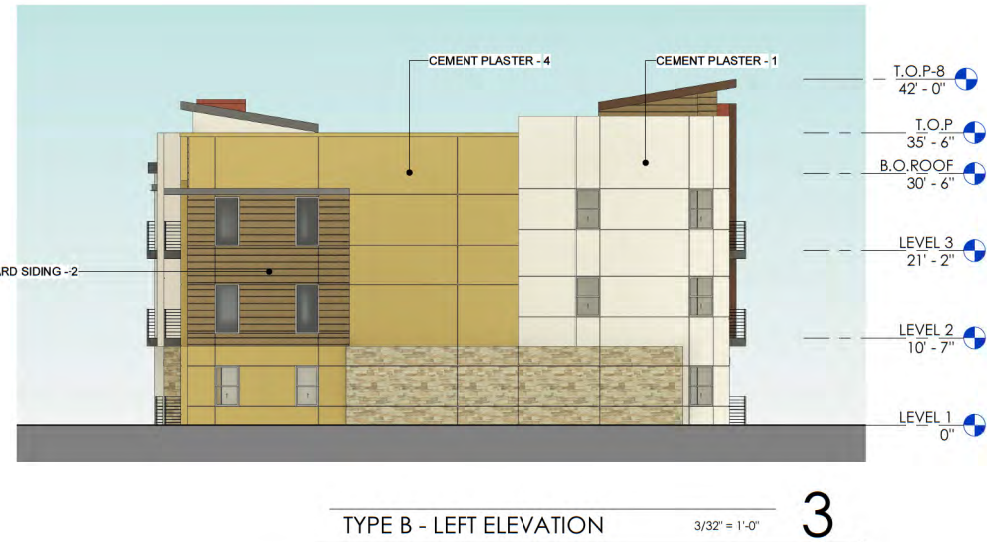
# WEST OAKS APARTMENT

6301-6351 West Oaks Blvd, Rocklin, CA

**TYPE B -  
48 UNITS**

**4.1**









TYPE B - FRONT VIEW

1



TYPE B - REAR VIEW

2

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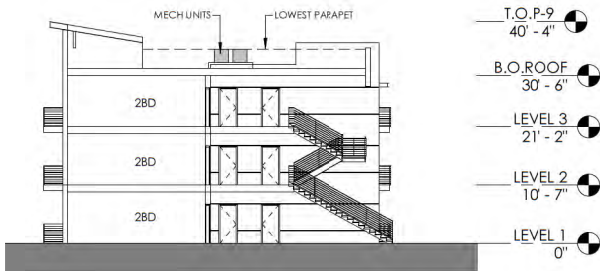
# WEST OAKS APARTMENT

6301-6351 West Oaks Blvd, Rocklin, CA

**TYPE B -  
48 UNITS**

**4.3**

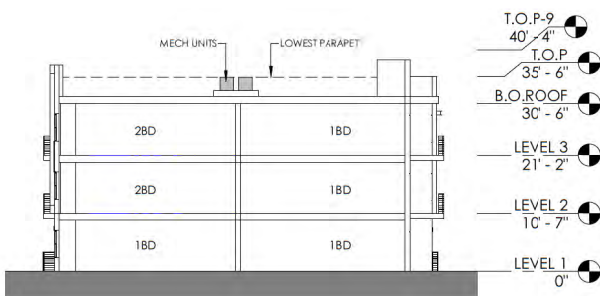




SECTION B

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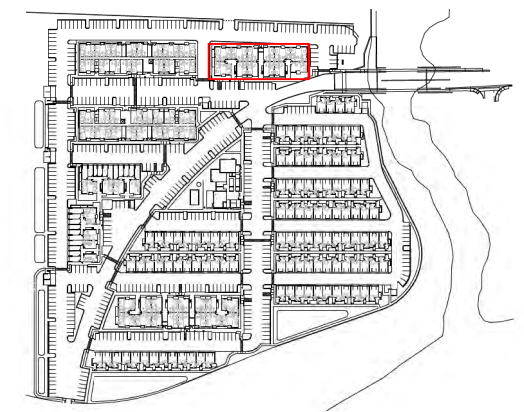
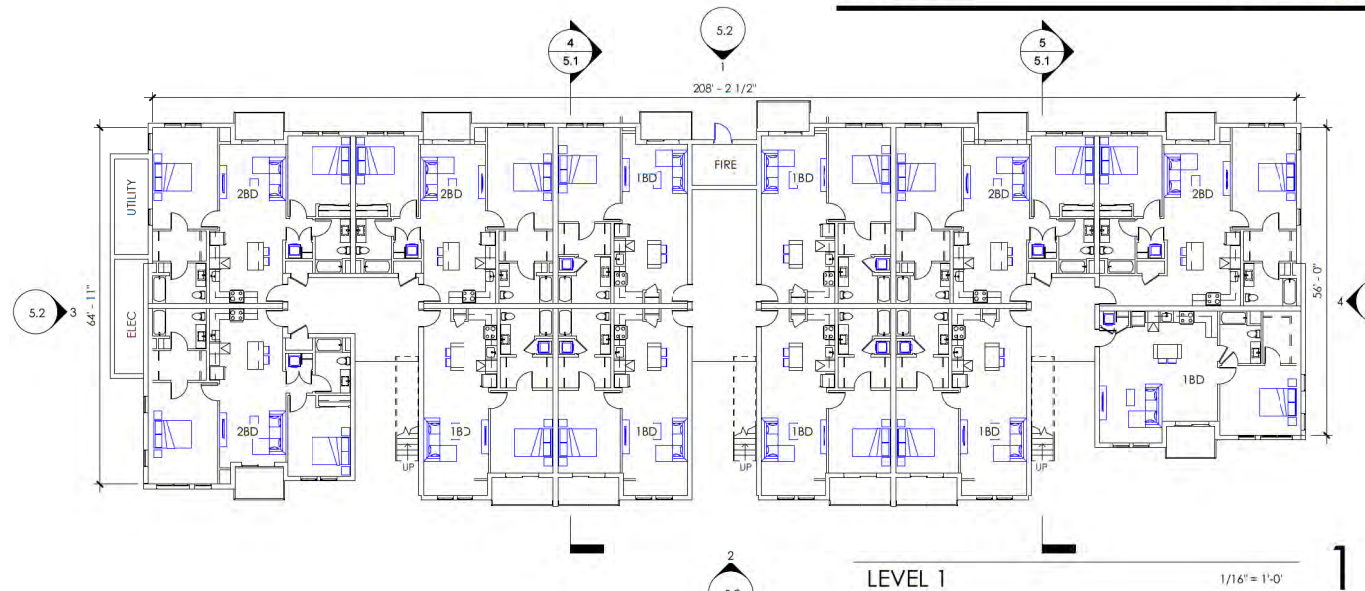
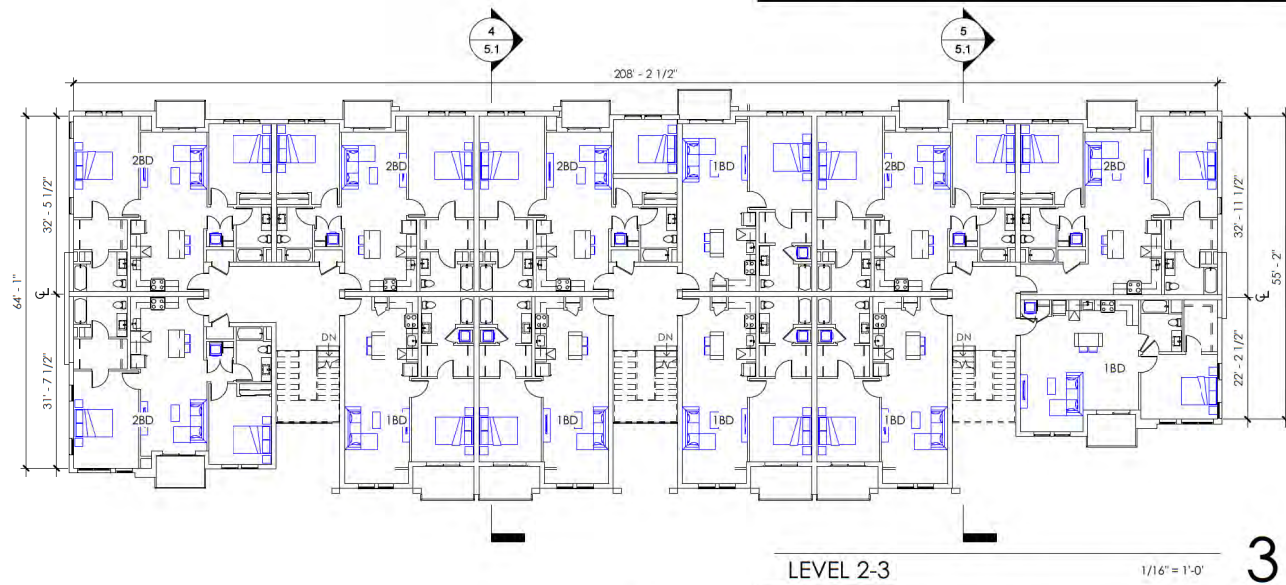
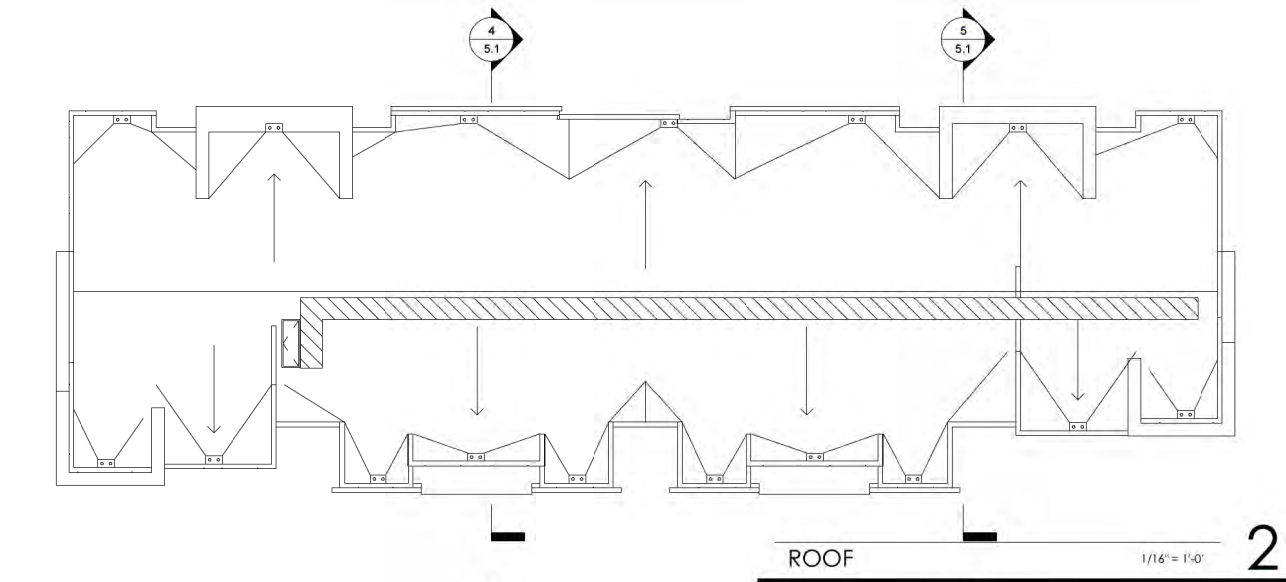
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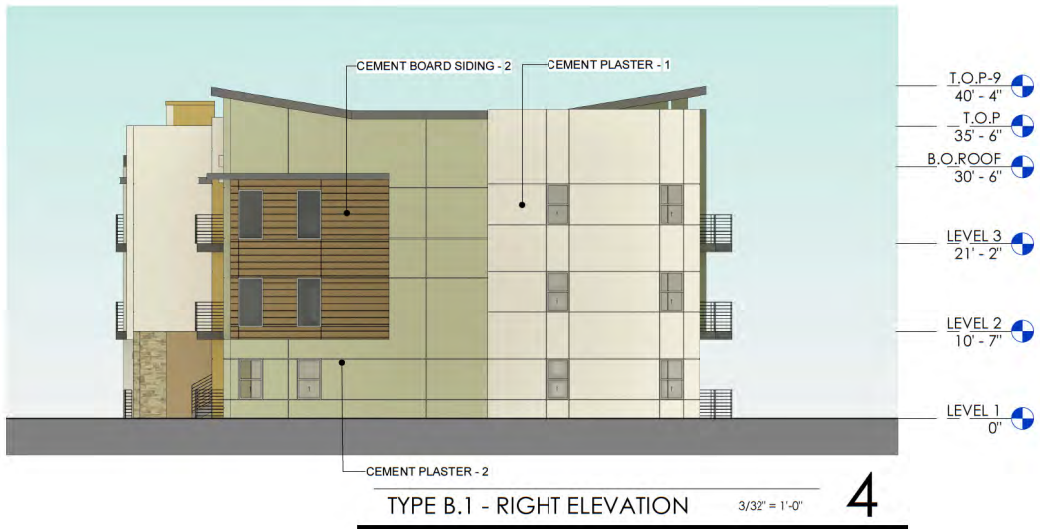
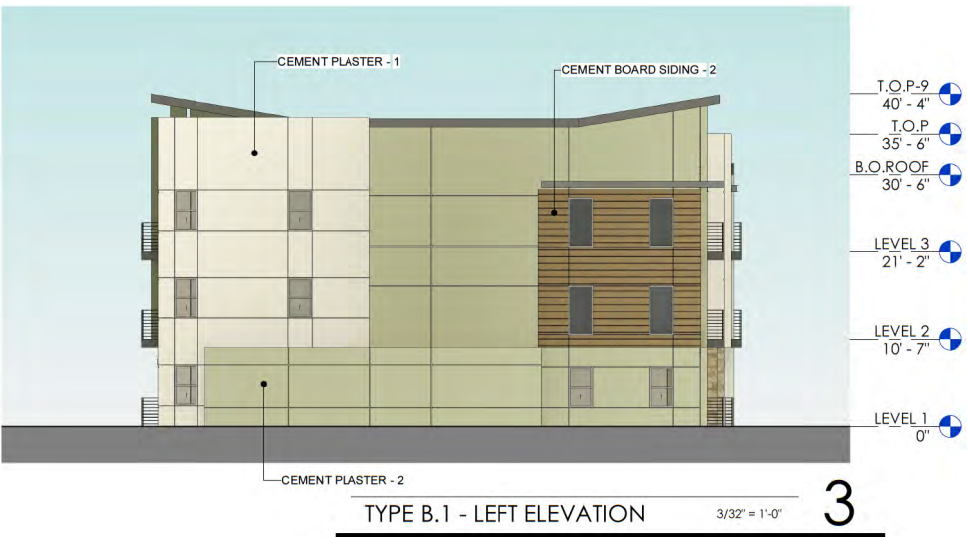
SECTION A

1/16" = 1'-0"

4











TYPE B.1 - FRONT VIEW

1



TYPE B.1 - REAR VIEW

2

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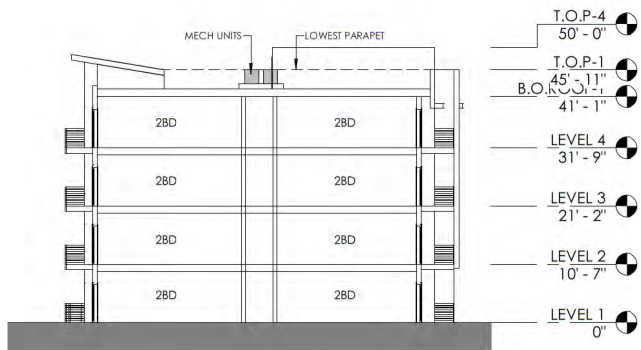
# WEST OAKS APARTMENT

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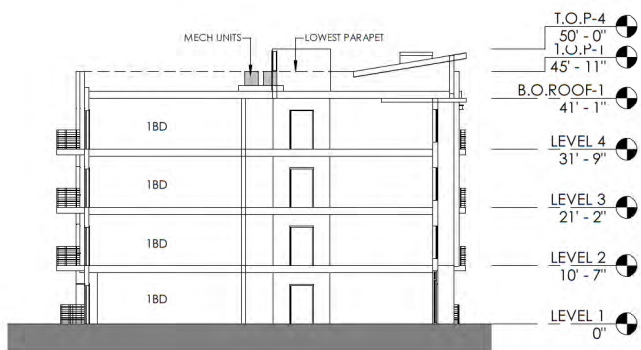
**TYPE B.1 -  
36 UNITS**

**5.3**

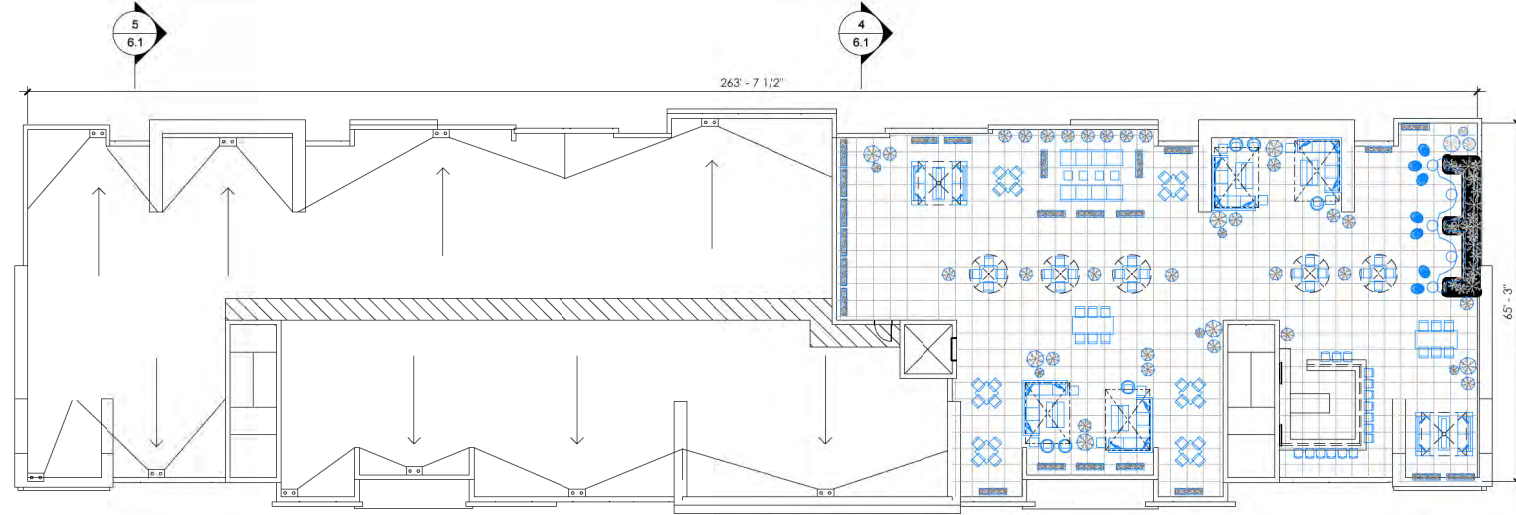




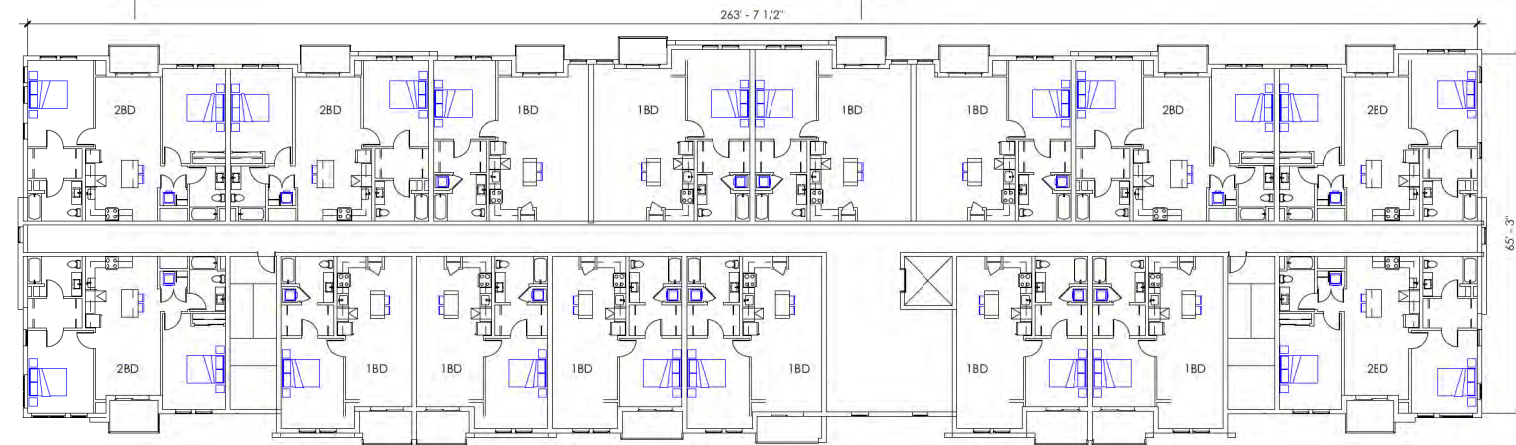
SECTION B  
1/16" = 1'-0"



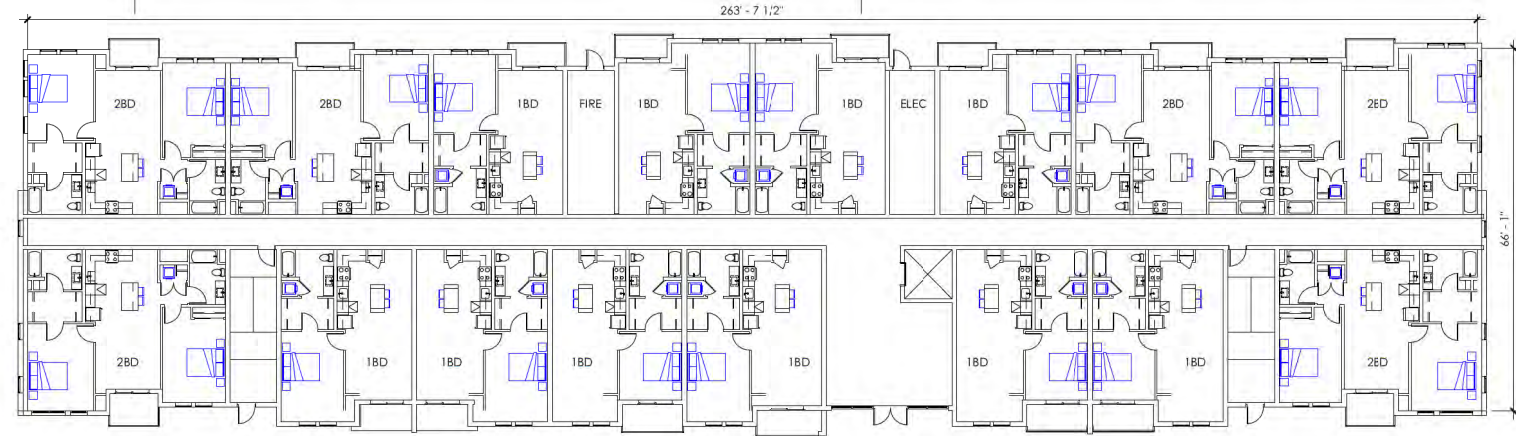
SECTION A  
1/16" = 1'-0"



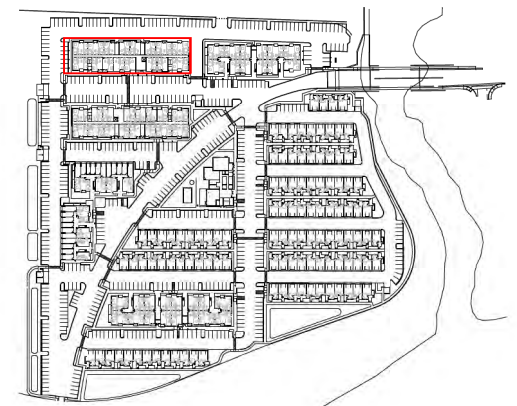
TYPE C - ROOF  
1/16" = 1'-0"



LEVEL 2  
1/16" = 1'-0"



LEVEL 1  
1/16" = 1'-0"



SITE LEGEND

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WEST OAKS APARTMENT

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TYPE C -  
64 UNITS

6.1





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# WEST OAKS APARTMENT

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**COLOR SCHEME - A**

**TYPE C -  
64 UNITS**

**6.2**





TYPE C - FRONT VIEW

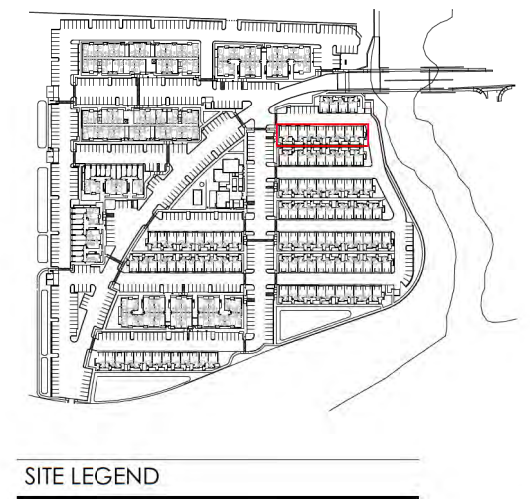
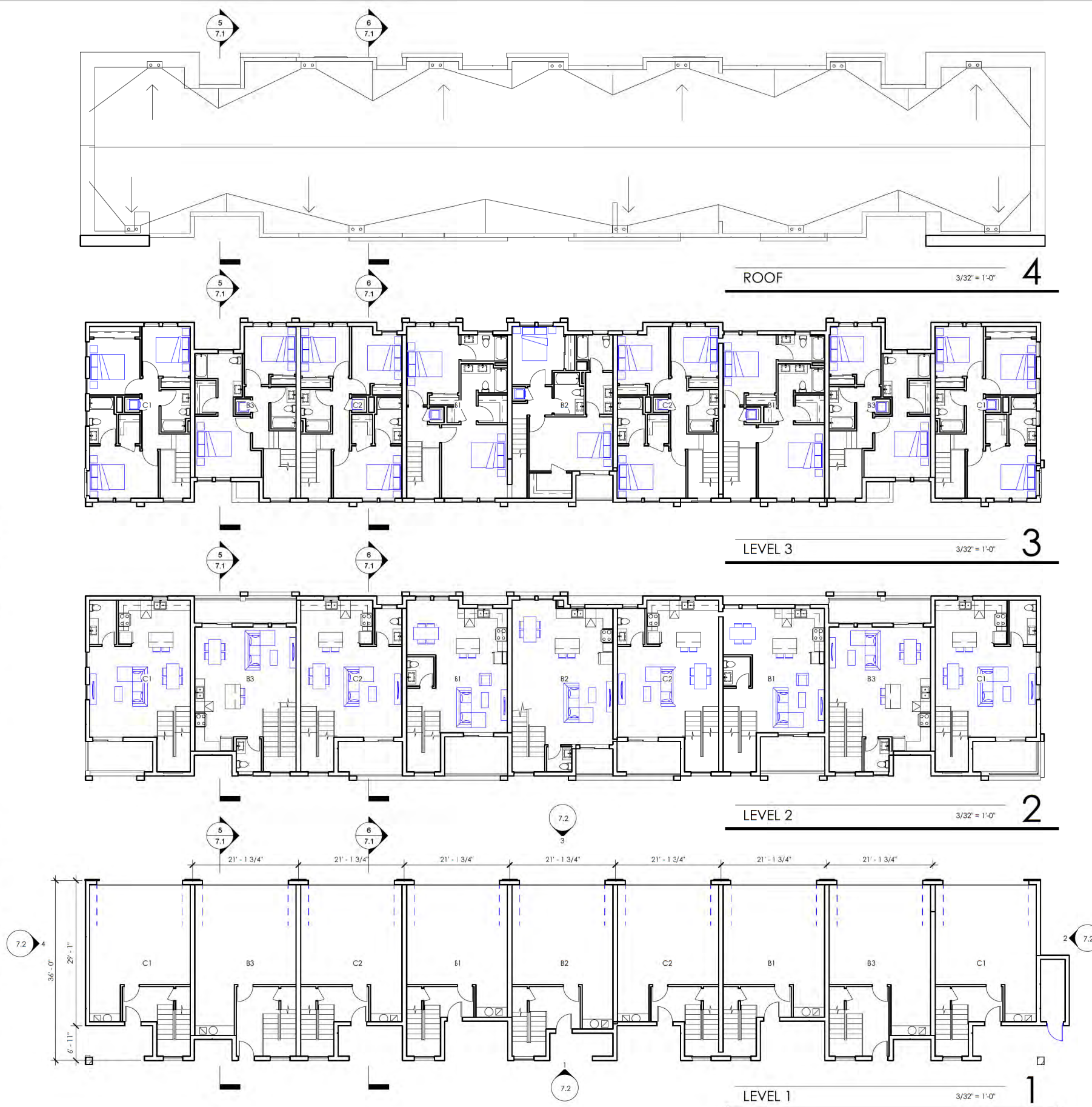
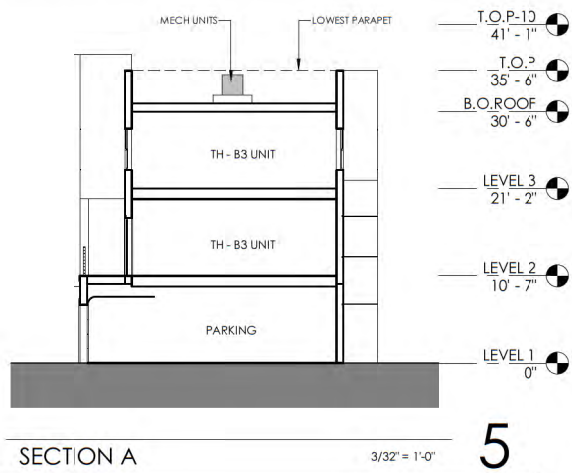
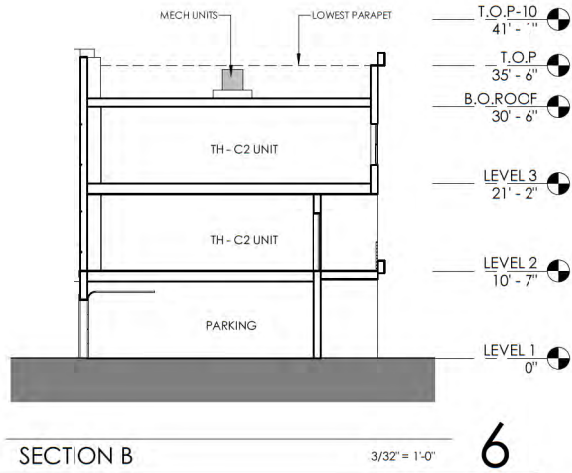
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TYPE C - REAR VIEW

2





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# WEST OAKS APARTMENT

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**TOWNHOUSE -  
TYPE 2 - 9 UNITS**

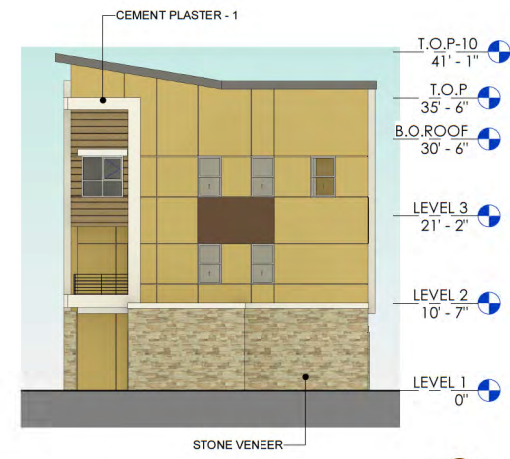
**7.1**





TH TYPE 2 - FRONT ELEVATION 3/32" = 1'-0"

1



TH TYPE 2 - RIGHT ELEVATION 3/32" = 1'-0"

2



TH TYPE 2 - REAR ELEVATION 3/32" = 1'-0"

3



TH TYPE 2 - LEFT ELEVATION 3/32" = 1'-0"

4





TH TYPE 2 - FRONT VIEW

1



TH TYPE 2 - REAR VIEW

2

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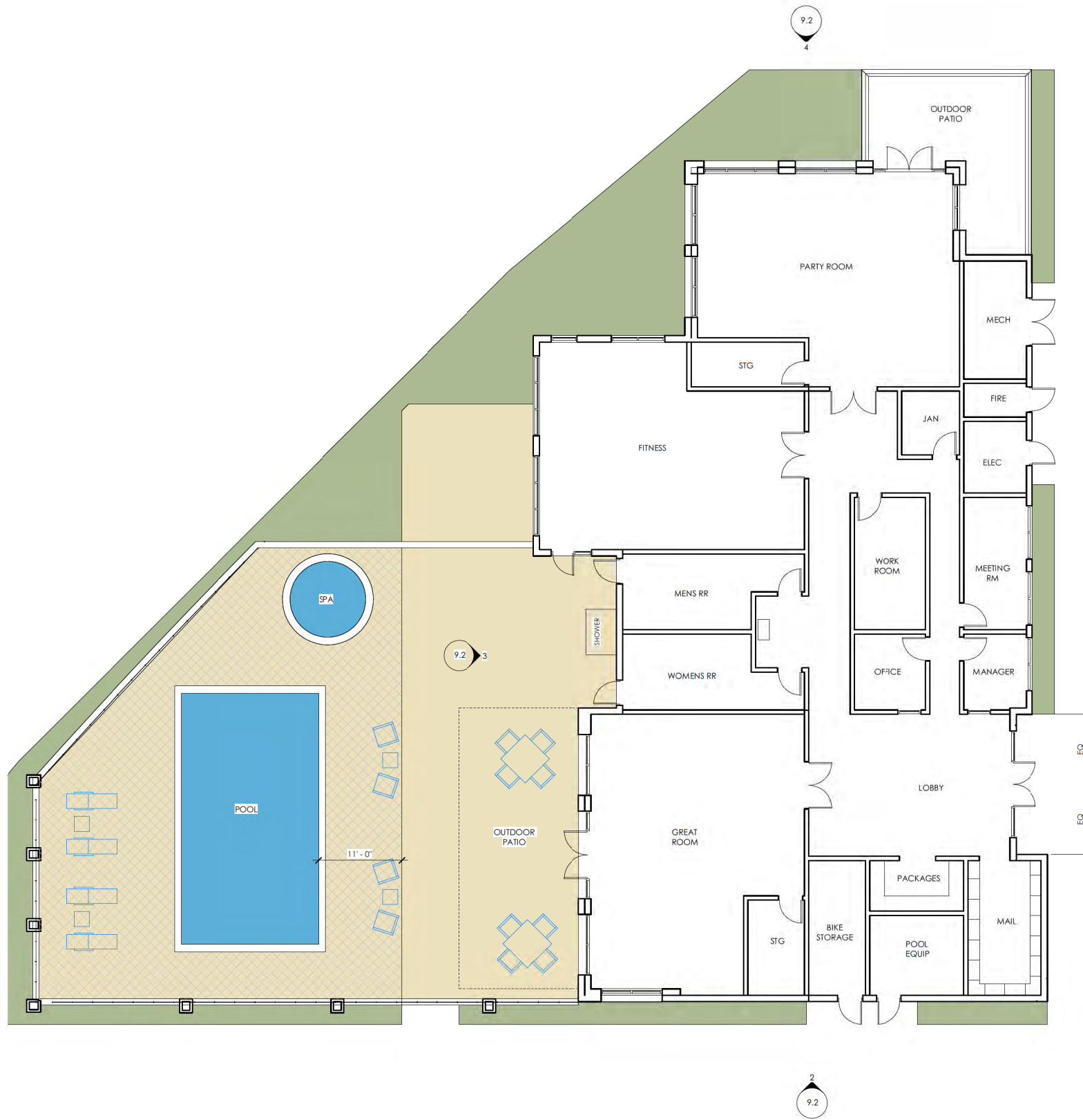
# WEST OAKS APARTMENT

6301-6351 West Oaks Blvd, Rocklin, CA

**TOWNHOUSE -  
TYPE 2 - 9 UNITS**

**7.3**

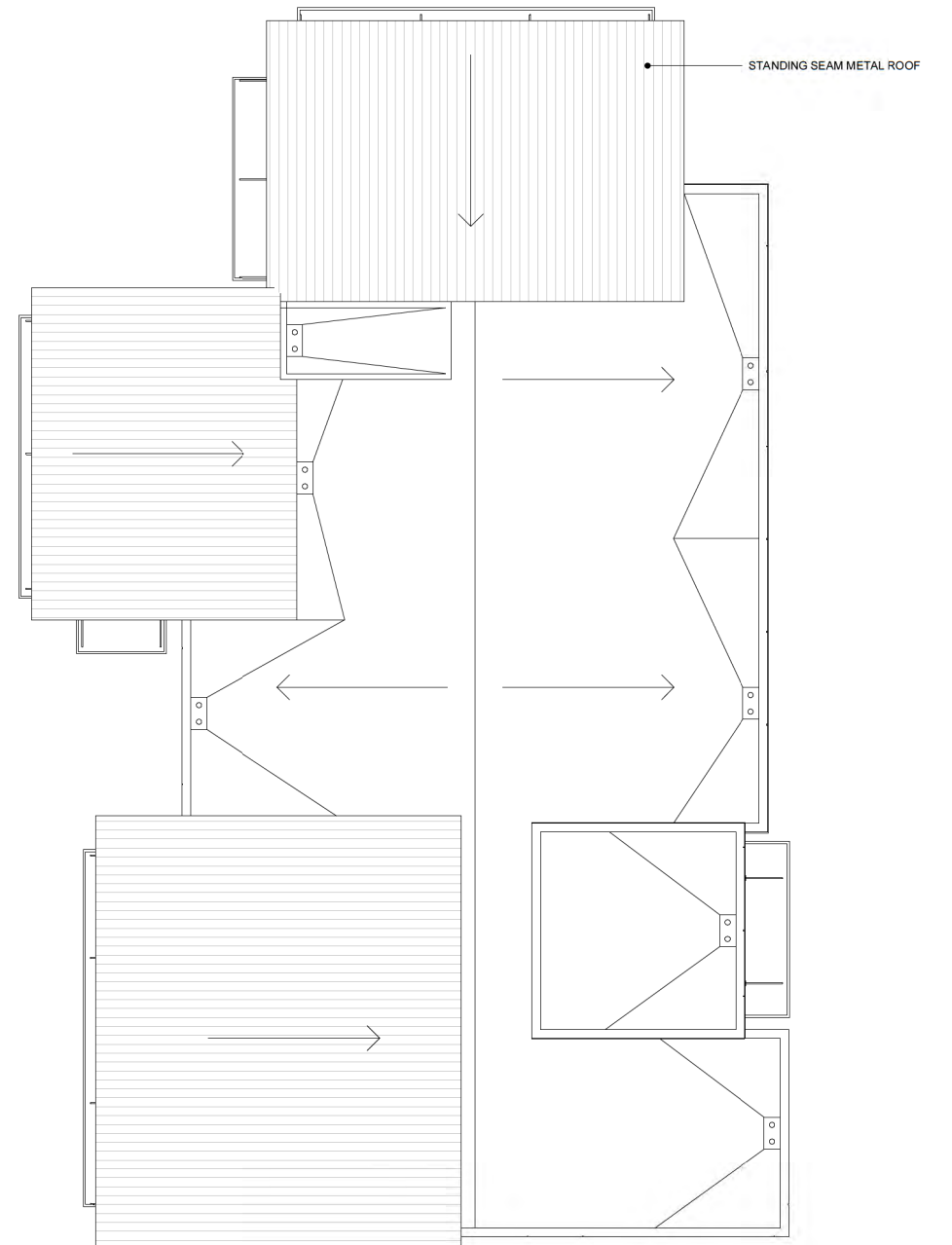




CLUBHOUSE

1/8" = 1'-0"

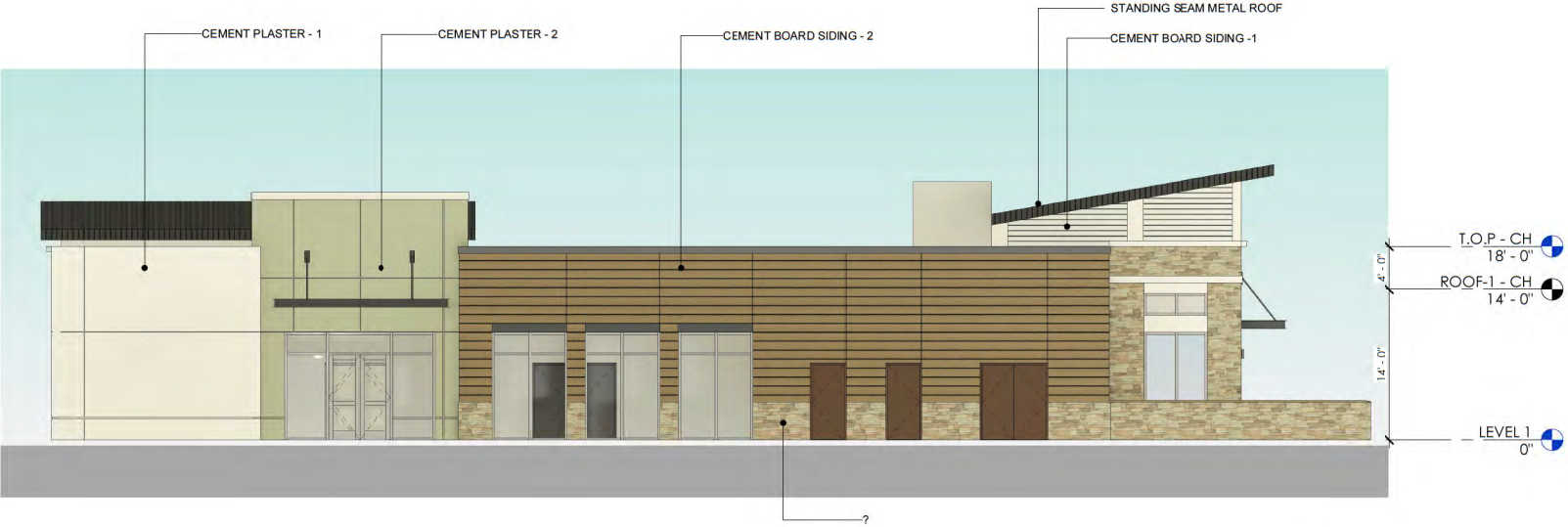
1



CLUBHOUSE - ROOF

1/8" = 1'-0"

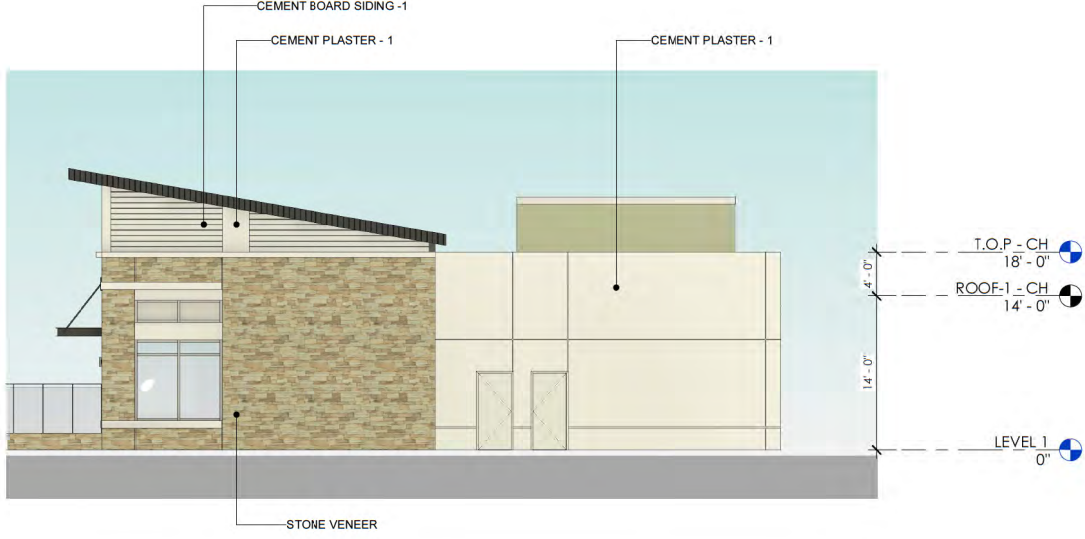
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CLUBHOUSE - EAST ELEVATION

1/8" = 1'-0"

1



CLUBHOUSE - SOUTH ELEVATION

1/8" = 1'-0"

2



CLUBHOUSE - WEST ELEVATION

1/8" = 1'-0"

3

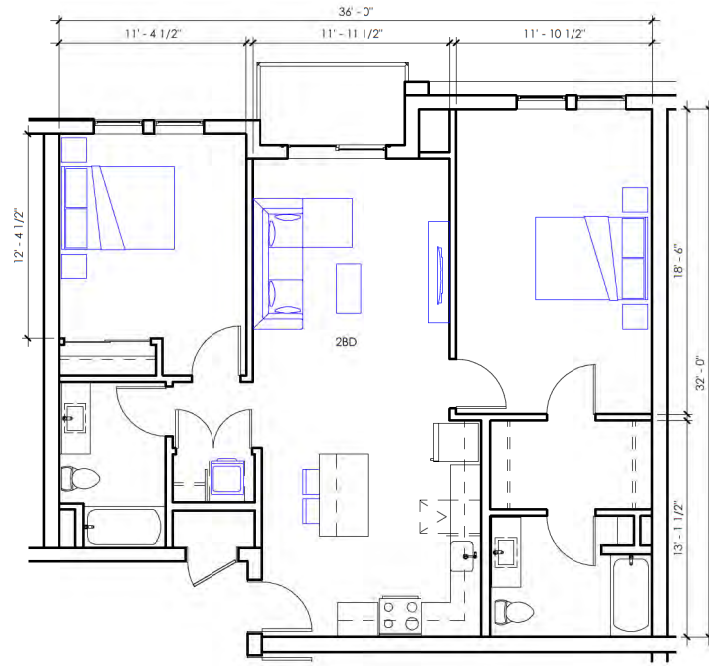


CLUBHOUSE - NORTH ELEVATION

1/8" = 1'-0"

4

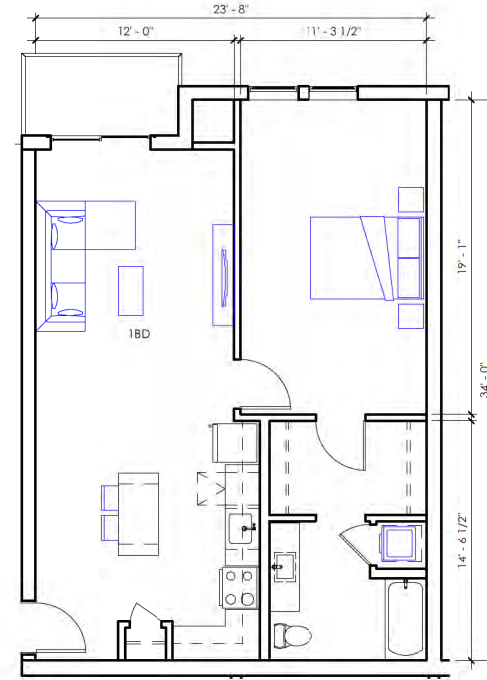




2 BED - A

3/16" = 1'-0"

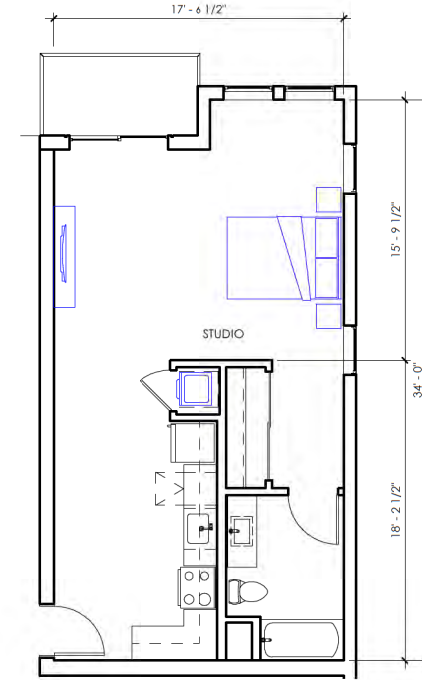
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1 BED

3/16" = 1'-0"

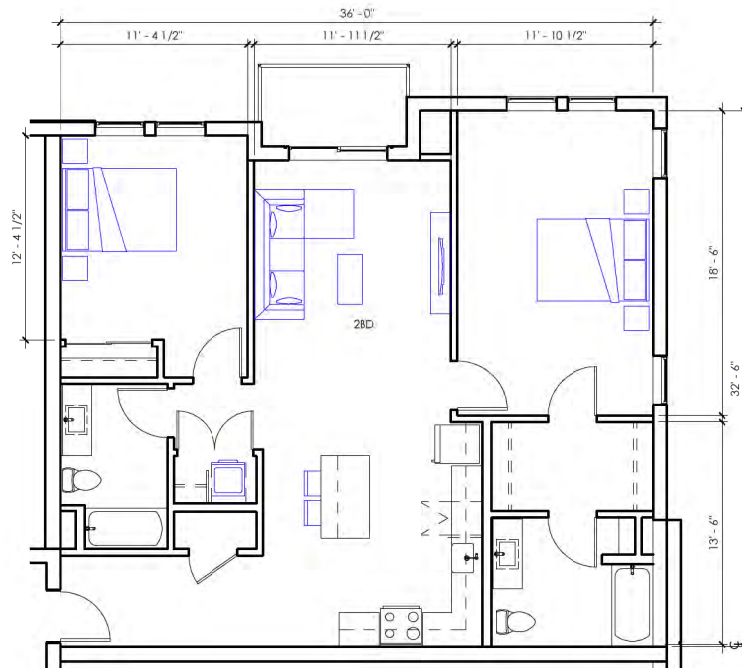
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STUDIO

3/16" = 1'-0"

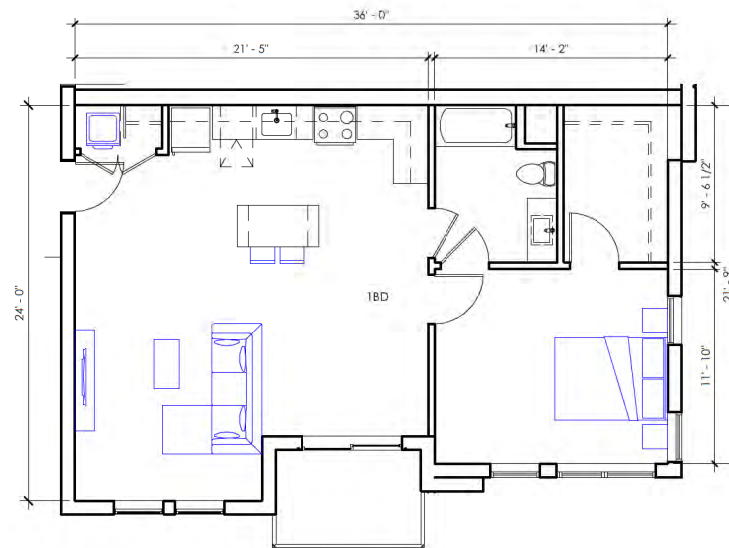
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2 BED - B

3/16" = 1'-0"

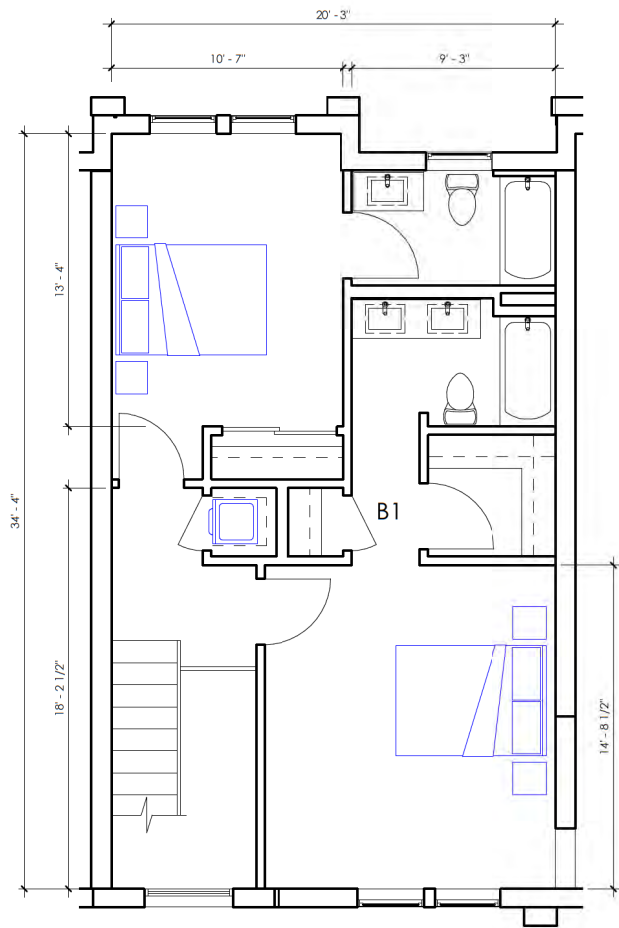
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1 BED - A

3/16" = 1'-0"

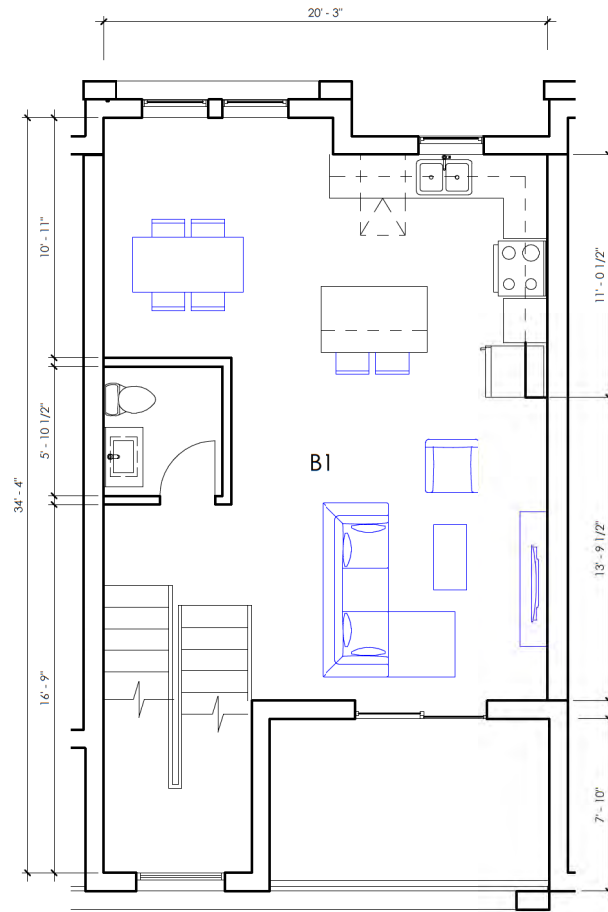
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B1 - LEVEL 3

1/4" = 1'-0"

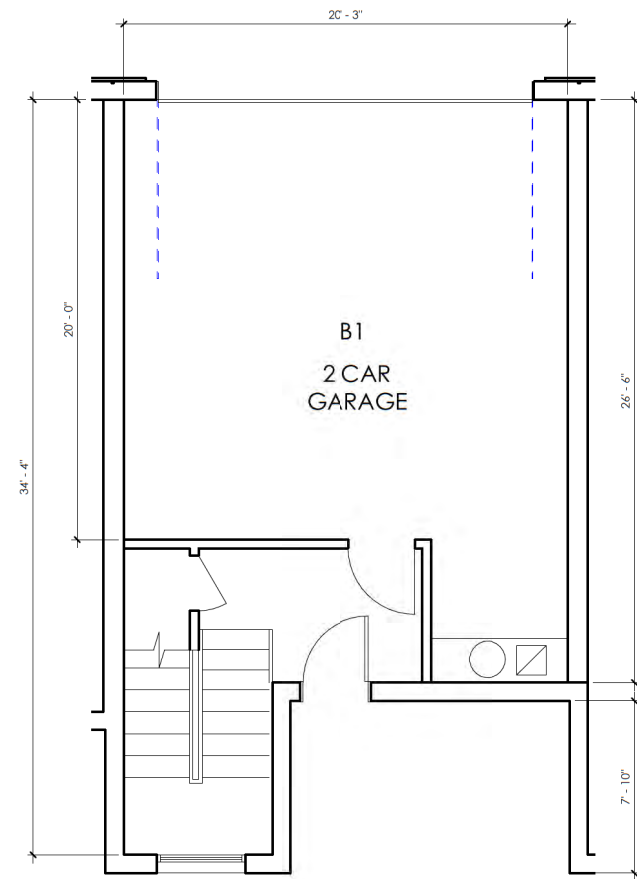
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B1 - LEVEL 2

1/4" = 1'-0"

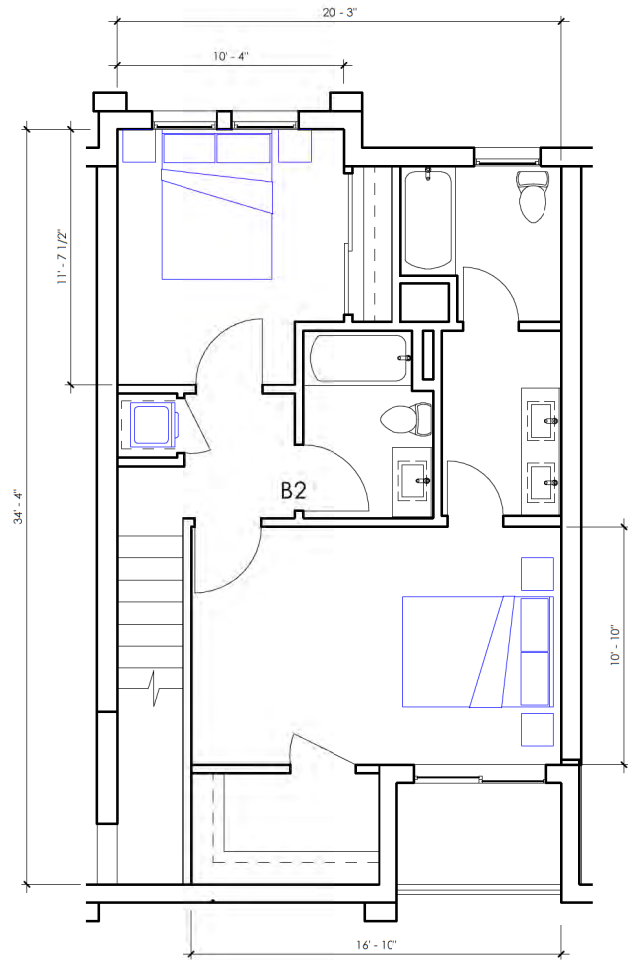
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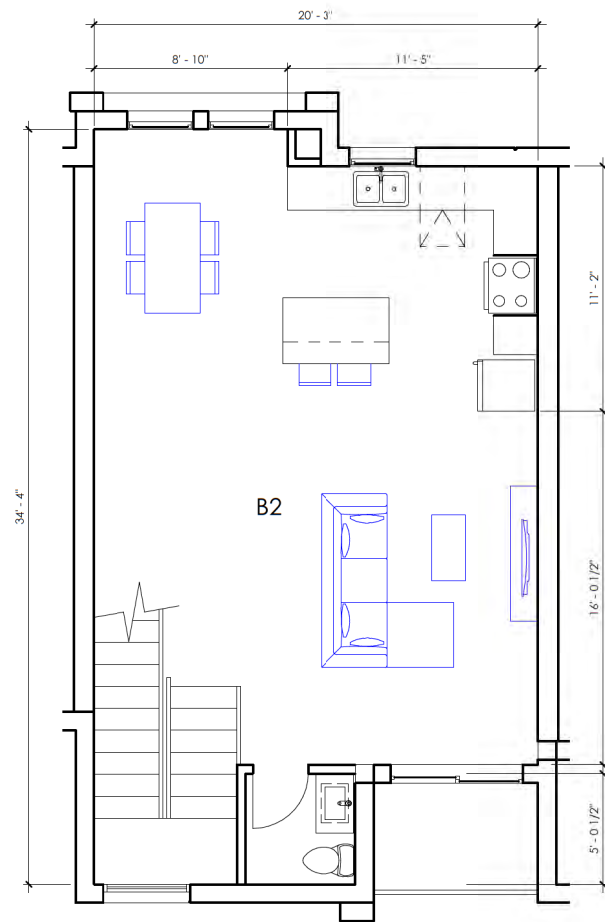
B1 - LEVEL 1

1/4" = 1'-0"

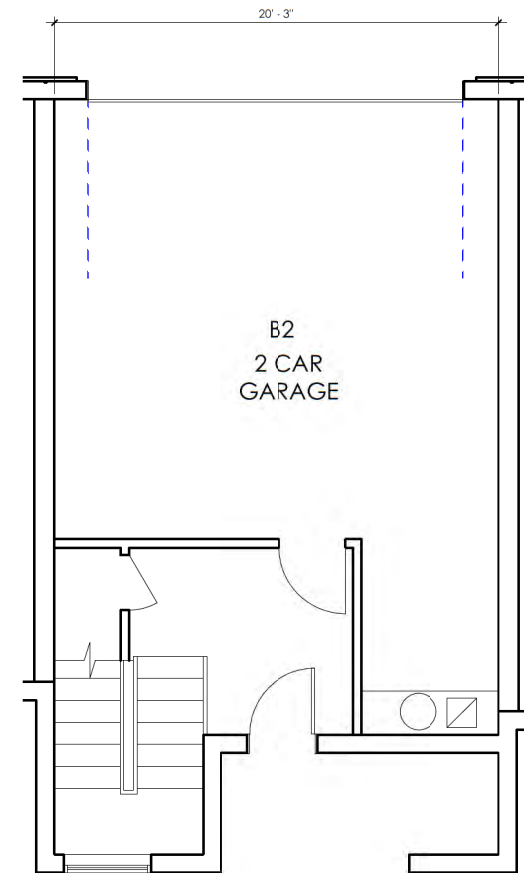
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B2 - LEVEL 3 1/4" = 1'-0" 3

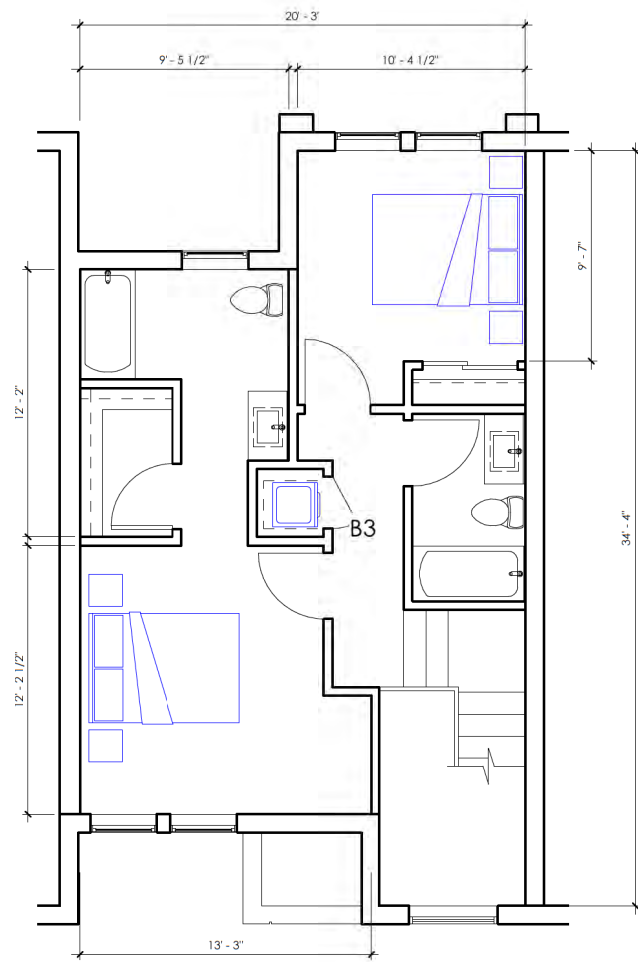


B2 - LEVEL 2 1/4" = 1'-0" 2

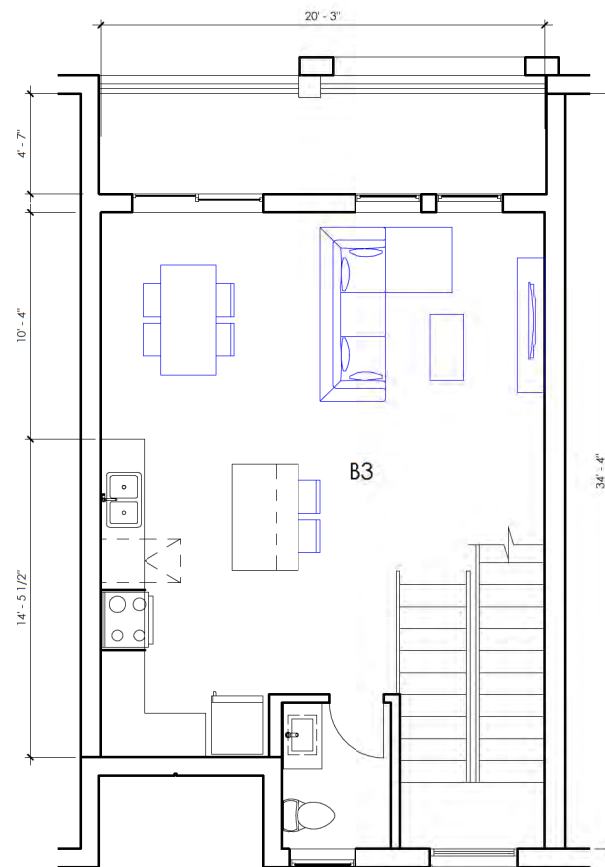


B2 - LEVEL 1 1/4" = 1'-0" 1

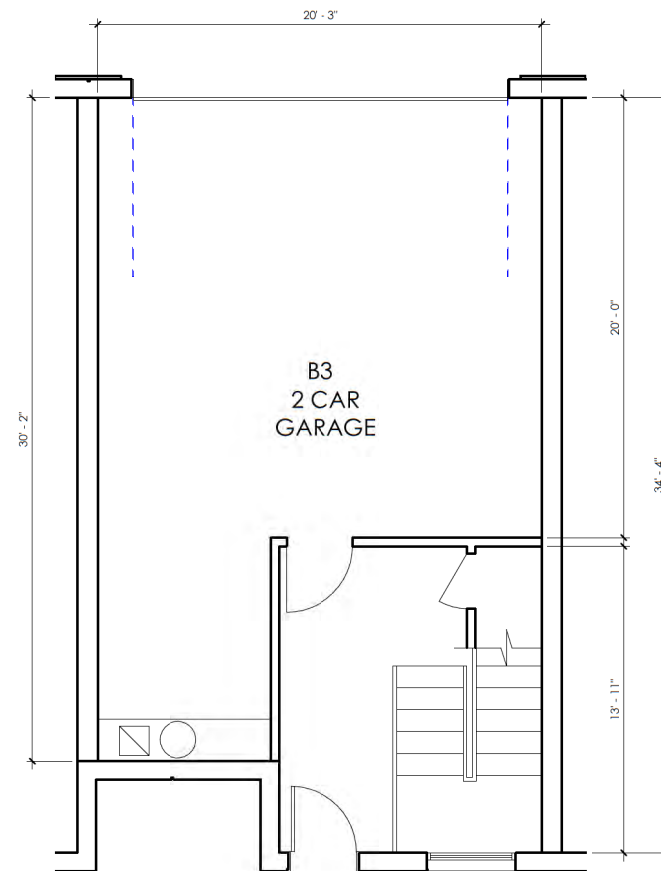




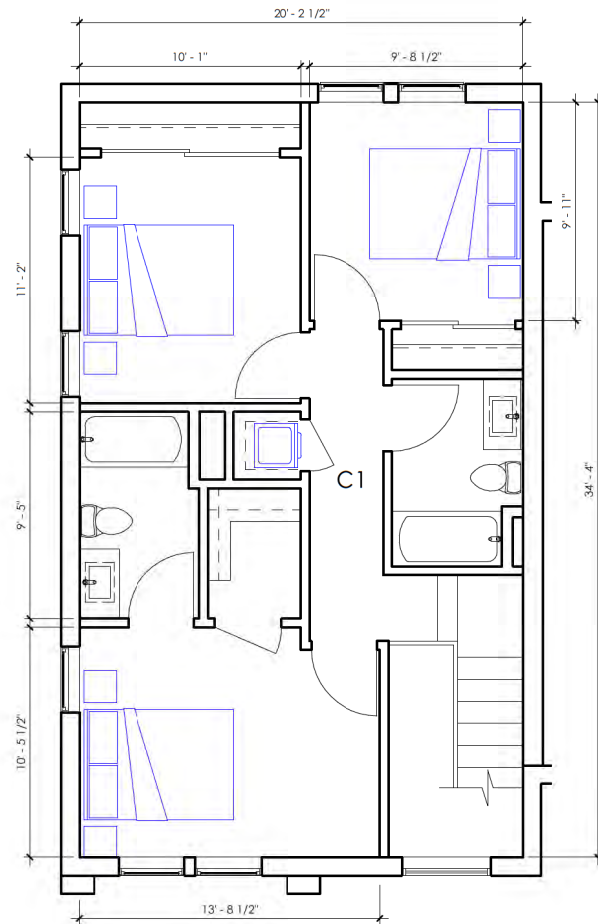
B3 - LEVEL 3 1/4" = 1'-0" 3



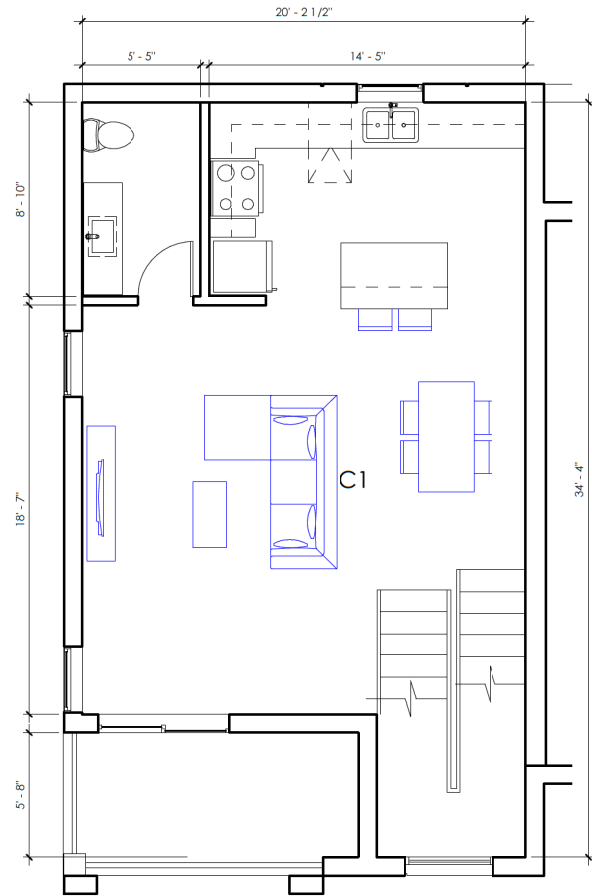
B3 - LEVEL 2 1/4" = 1'-0" 2



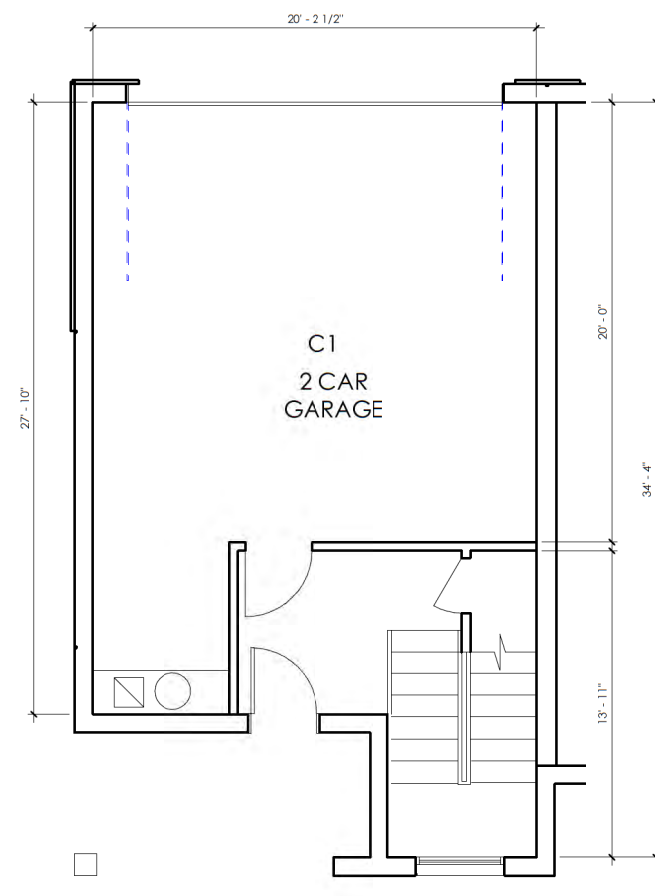
B3 - LEVEL 1 1/4" = 1'-0" 1



C1 - LEVEL 3 1/4" = 1'-0" 3

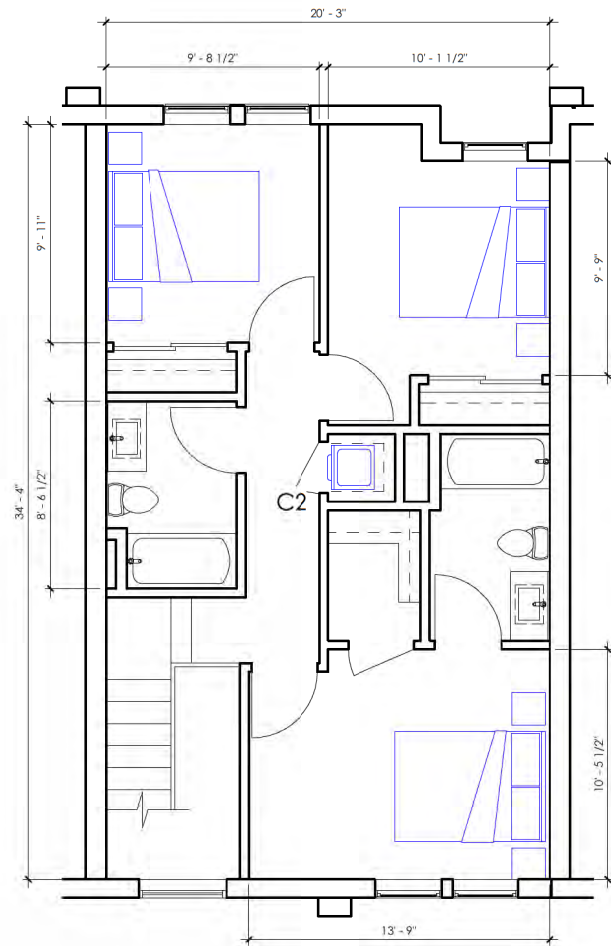


C1 - LEVEL 2 1/4" = 1'-0" 2

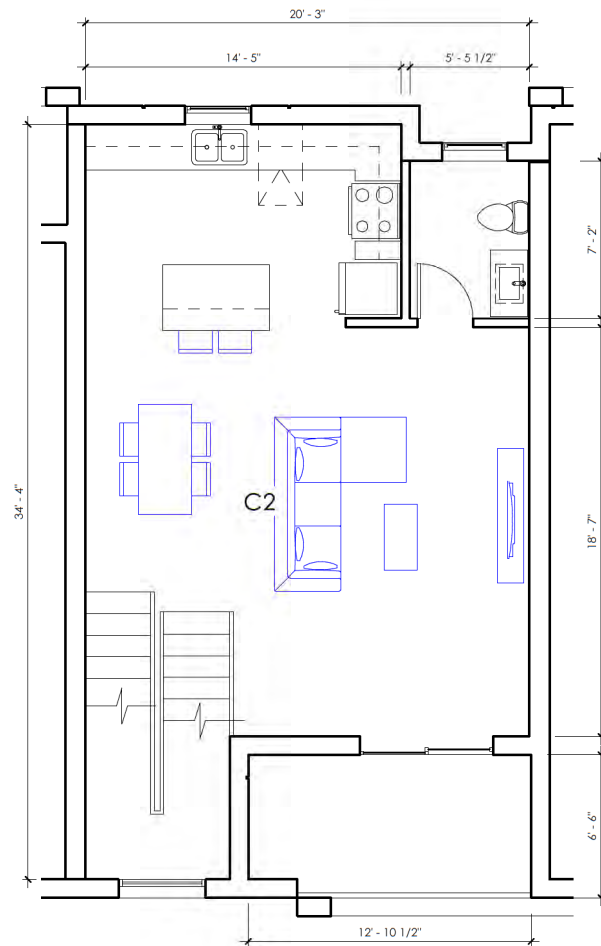


C1 - LEVEL 1 1/4" = 1'-0" 1

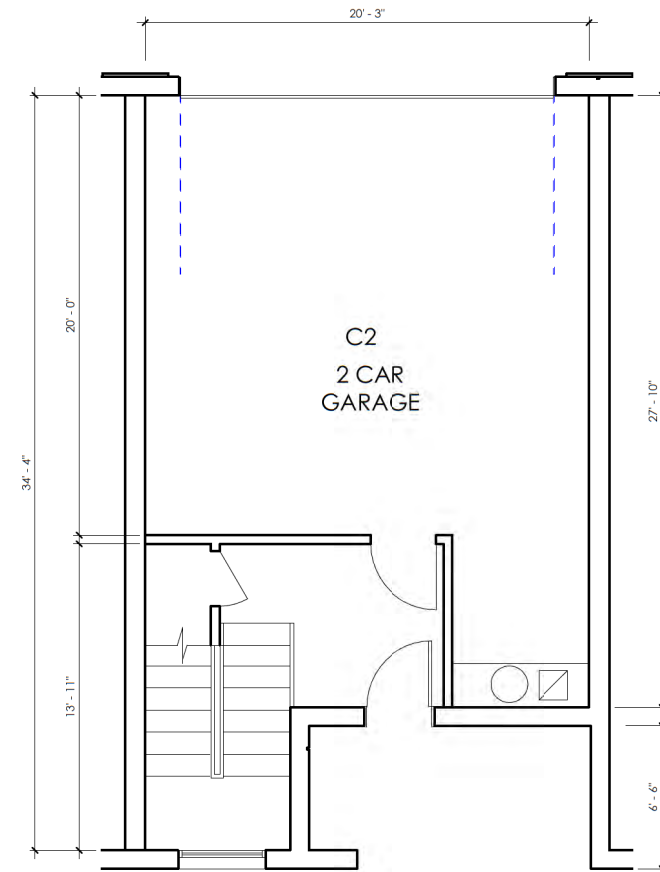




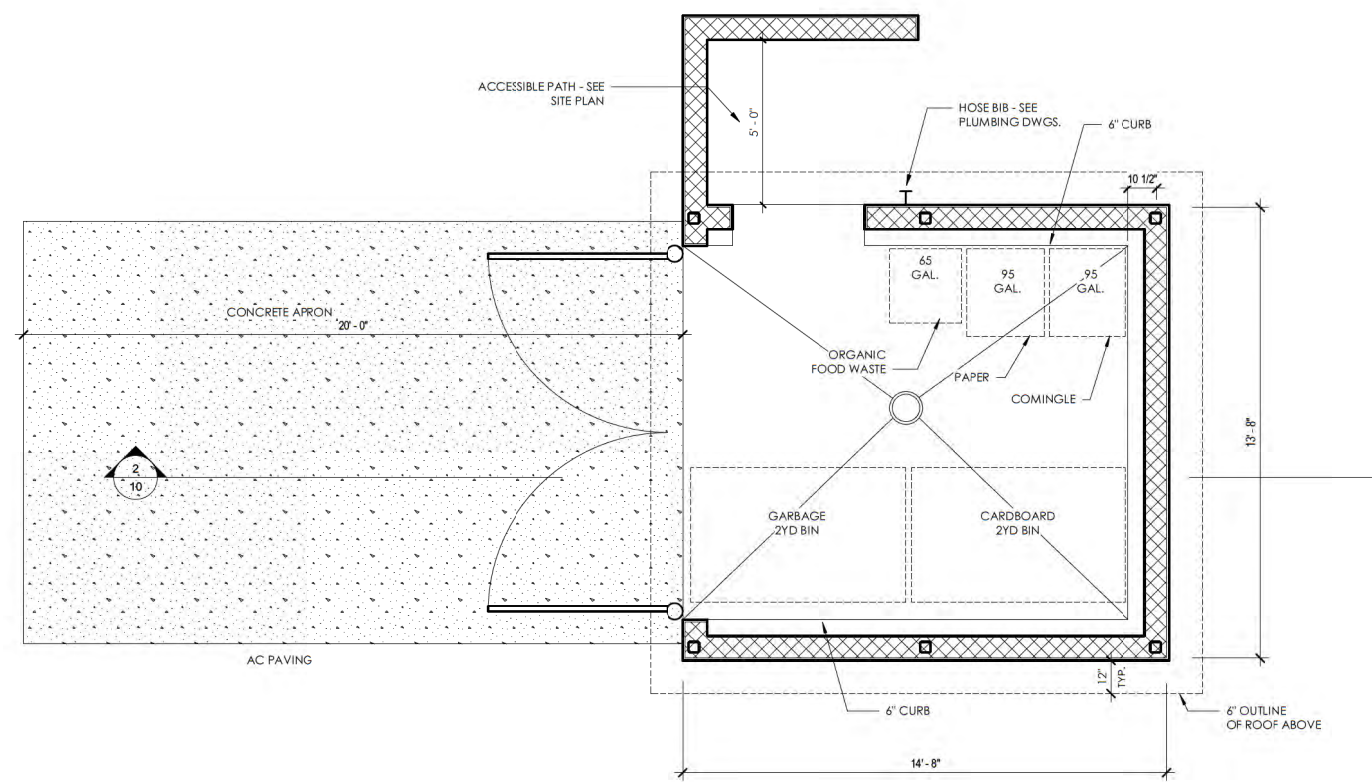
C2 - LEVEL 3  
1/4" = 1'-0" **3**



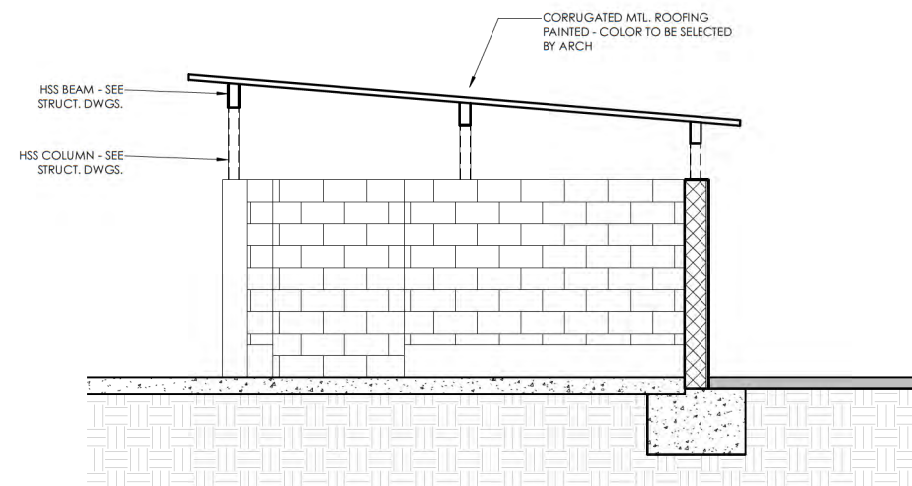
C2 - LEVEL 2  
1/4" = 1'-0" **2**



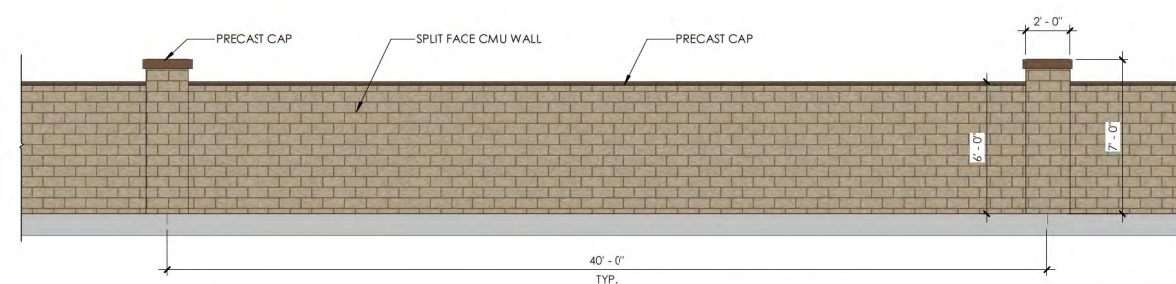
C2 - LEVEL 1  
1/4" = 1'-0" **1**



ENLARGED TRASH ENCLOSURE  
PLAN  
3/8" = 1'-0" 1



SECTION THRU TRASH  
ENCLOSURE  
3/8" = 1'-0" 2



CMU WALL  
1/4" = 1'-0" 4



MONUMENT SIGN  
1/2" = 1'-0" 3



# SITE CONTEXT



IMAGE 1 - WESTBOUND ON W OAKS BLVD



IMAGE 2 - NORTHBOUND ON HWY 65

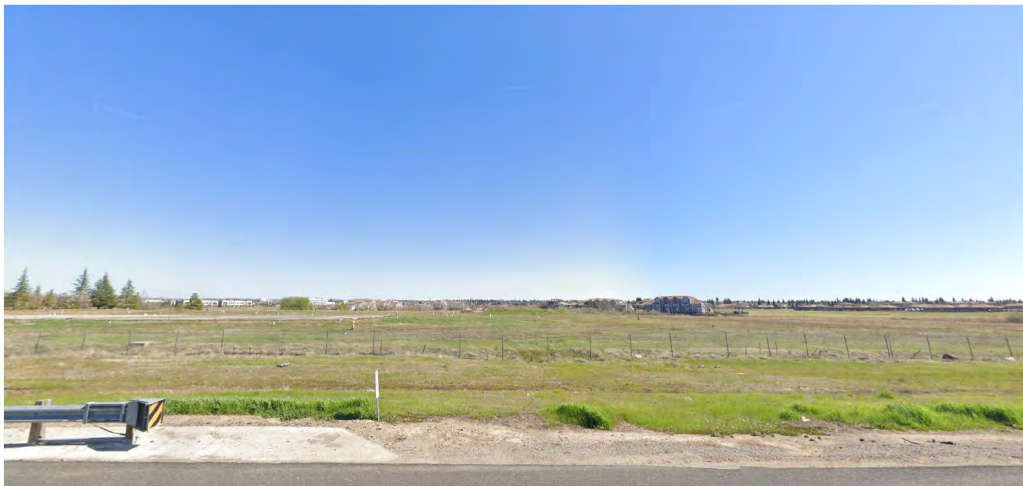
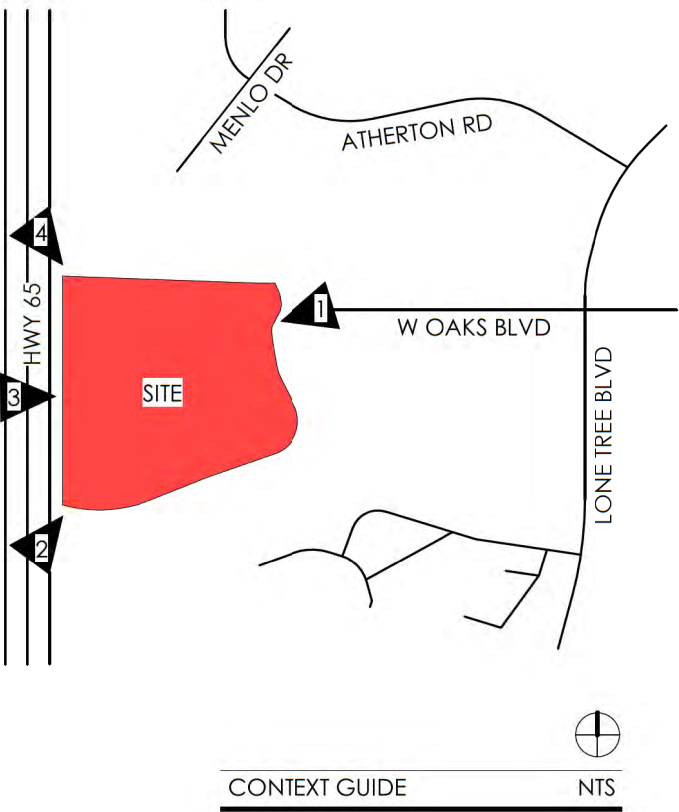


IMAGE 3 - VIEW OF SITE FROM HWY 65



IMAGE 4 - SOUTHBOUND ON HWY 65





# MATERIAL BOARD



CEMENT PLASTER - 1  
LIGHT BEIGE



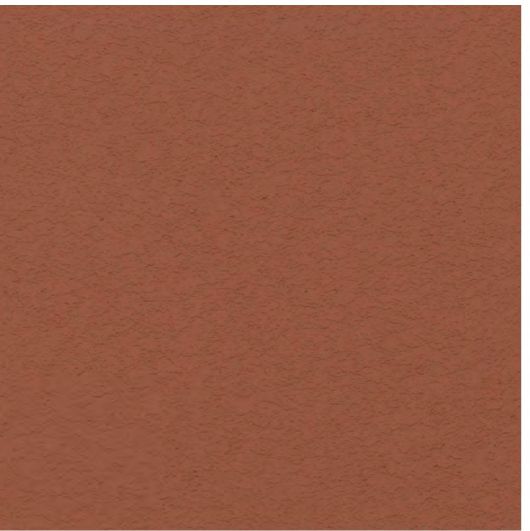
CEMENT PLASTER - 2  
LIGHT GREEN



CEMENT PLASTER - 3  
DARK GREEN



CEMENT PLASTER - 4  
YELLOW



CEMENT PLASTER - 5  
DARK RED



CEMENT PLASTER - 7  
DARK BROWN



CEMENT BOARD SIDING - 1  
OFF-WHITE



CEMENT BOARD SIDING - 2  
LIGHT BROWN



CULTURED STONE VENEER





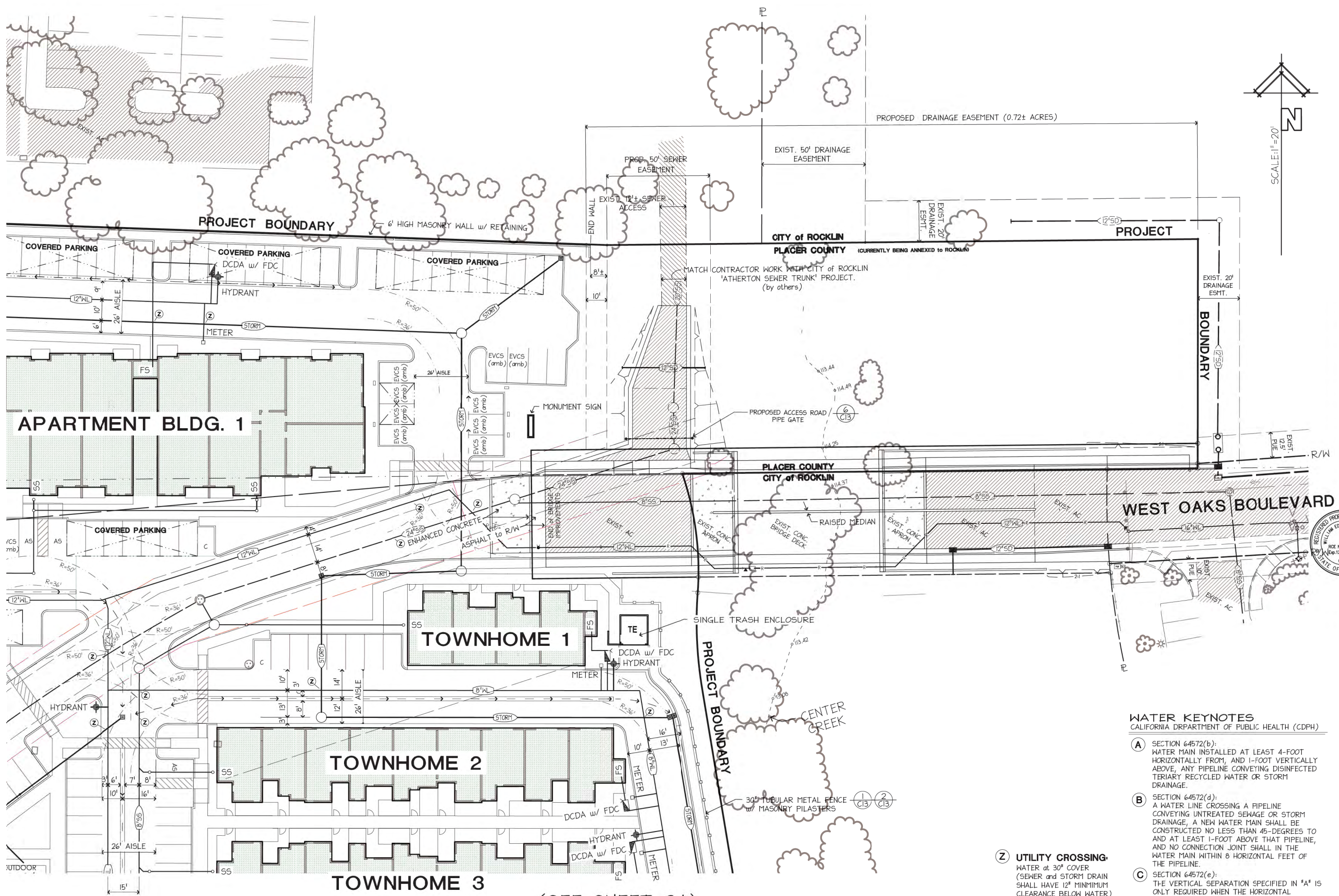


OLDSDS JOBS (10-19-10)J-1445 Black IRIS Atherton CENTER.dwg 1445-DR.dwg, 2-SITE.dwg, 1/13/2023 3:28:08 PM

SITE CONCEPTUAL LAYOUT  
DONE BY: HRGA ARCHITECTS

(SEE SHEET C1)

(SEE SHEET C4)



- WATER KEYNOTES**  
CALIFORNIA DEPARTMENT OF PUBLIC HEALTH (CDPH)
- (A) SECTION 64572(b):  
WATER MAIN INSTALLED AT LEAST 4-FOOT HORIZONTALLY FROM, AND 1-FOOT VERTICALLY ABOVE, ANY PIPELINE CONVEYING DISINFECTED TERTIARY RECYCLED WATER OR STORM DRAINAGE.
  - (B) SECTION 64572(d):  
A WATER LINE CROSSING A PIPELINE CONVEYING UNTREATED SEWAGE OR STORM DRAINAGE, A NEW WATER MAIN SHALL BE CONSTRUCTED NO LESS THAN 45-DEGREES TO AND AT LEAST 1-FOOT ABOVE THAT PIPELINE, AND NO CONNECTION JOINT SHALL IN THE WATER MAIN WITHIN 8 HORIZONTAL FEET OF THE PIPELINE.
  - (C) SECTION 64572(e):  
THE VERTICAL SEPARATION SPECIFIED IN 'A' IS ONLY REQUIRED WHEN THE HORIZONTAL DISTANCE BETWEEN A WATER MAIN AND PIPELINE IS LESS THAN 10-FEET.
- (Z) UTILITY CROSSING:**  
WATER at 30" COVER  
(SEWER and STORM DRAIN SHALL HAVE 12" MINIMUM CLEARANCE BELOW WATER)  
SEWER WILL TYPICALLY BE BELOW STORM DRAIN PIPING

dwg. no.  
J-1445

WEST OAKS APARTMENT

PRELIMINARY UTILITY PLAN

City of Rocklin, California

scale  
H: 1"=20'

date  
JANUARY 2023

designed  
WGS

drawn  
WGS

checked

approved

RCE 23429

datum  
U.S.G.S.

c2

of

REGISTERED PROFESSIONAL ENGINEER  
WILLIAM EDWARD WITTELL  
RCE No. 23429  
Exp. 12/31/2023  
CIVIL  
STATE OF CALIFORNIA

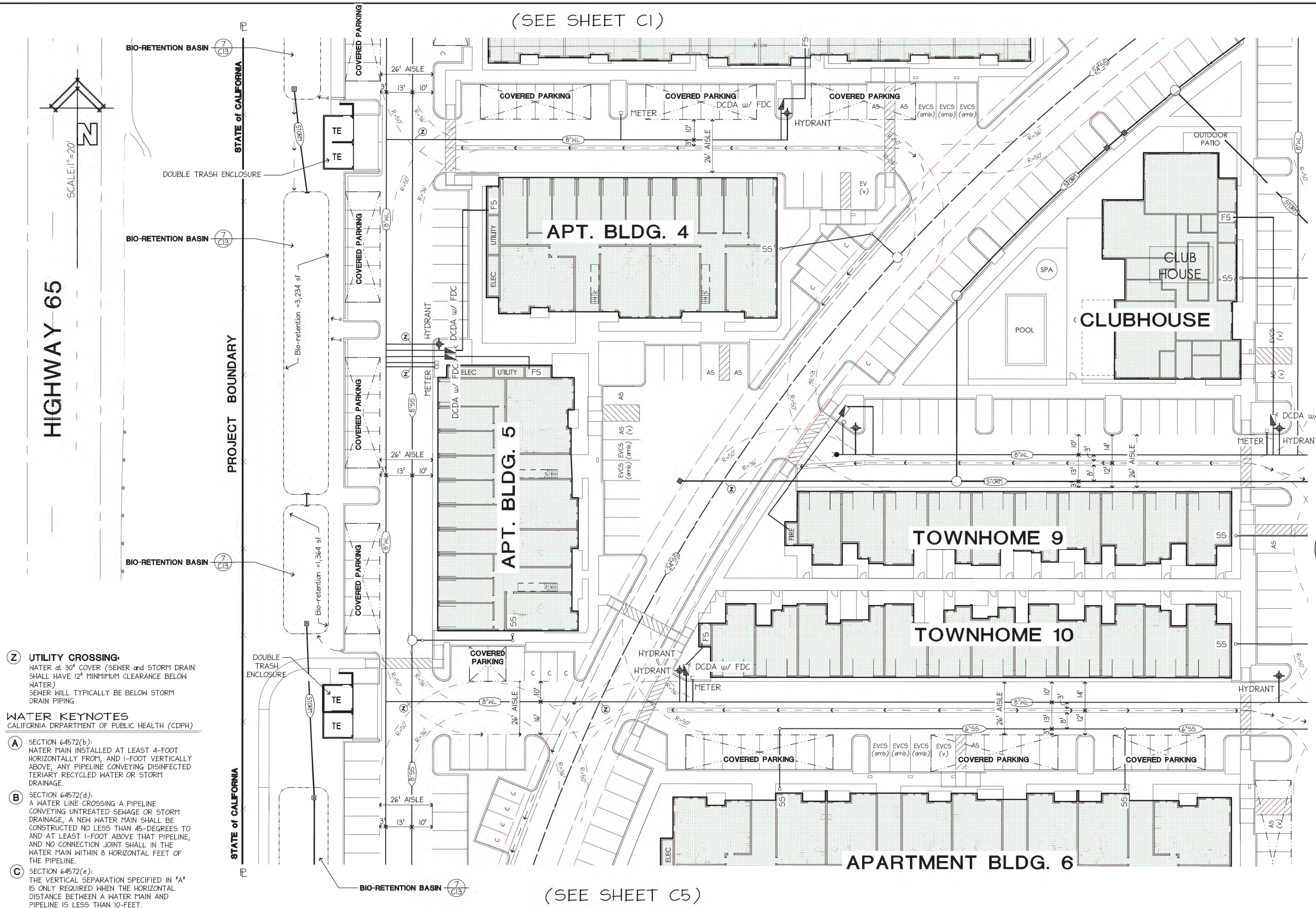




designed \_\_\_\_\_  
WGS  
drawn \_\_\_\_\_  
WGS  
checked \_\_\_\_\_  
approved \_\_\_\_\_  
RCE 23429

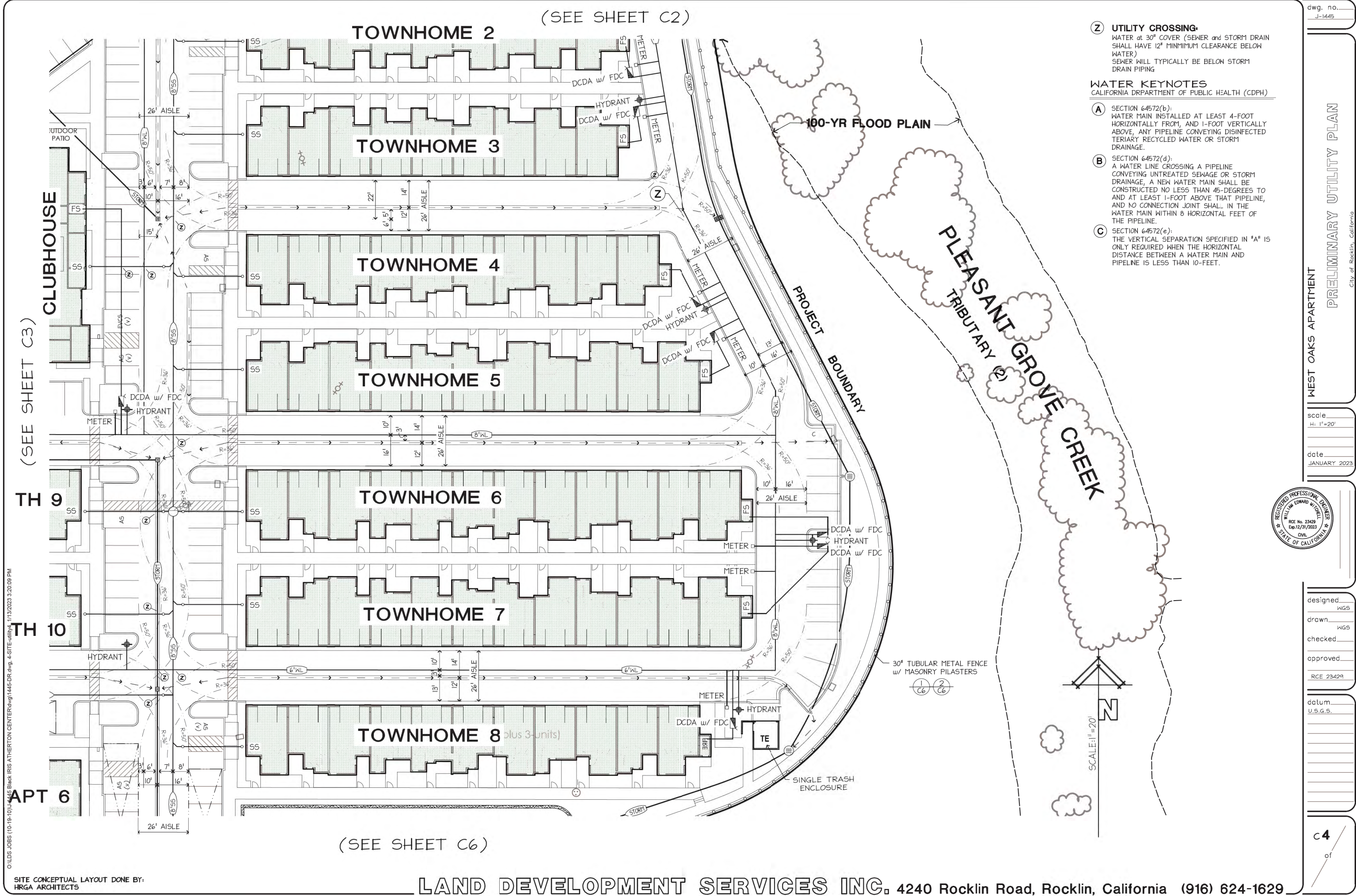
datum \_\_\_\_\_  
U.S.G.S. \_\_\_\_\_

3 of



**LAND DEVELOPMENT SERVICES INC.** 4240 Rocklin Road, Rocklin, California (916) 624-1629



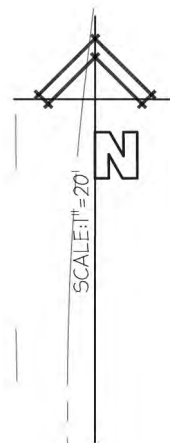




OLDSDS JOBS (10-19-10)J-1445 Black IRIS ATHERTON CENTER.dwg 1445-DR.dwg, 5-SITE-utility5, 1/13/2023 3:17:48 PM

SITE CONCEPTUAL LAYOUT  
DONE BY: HRGA ARCHITECTS

HIGHWAY 65



BIO-RETENTION BASIN (7 C13)

BIO-RETENTION BASIN (7 C13)

PROJECT BOUNDARY

STATE OF CALIFORNIA  
CITY OF ROCKLIN

Bio-retention=1,068 sf

Bio-retention=1,012 sf

(SEE SHEET C3)

APARTMENT BLDG. 6

TOWNHOME 11

BIO-RETENTION BASIN (7 C13)  
Bio-retention = 10,074 sf

PROPOSED ACCESS ROAD  
PIPE GATE (6 C13)  
PROPOSED 2' SEWER MAIN and OPEN SPACE ACCESS  
PROPOSED 35' SEWER EASEMENT  
EXISTING 20' SEWER EASEMENT

30" TUBULAR METAL FENCE  
w/ MASONRY PILASTERS  
(1 C6) (2 C6)

PROJECT BOUNDARY

**(Z) UTILITY CROSSING:**  
WATER at 30" COVER (SEWER and STORM DRAIN SHALL HAVE 12" MINIMUM CLEARANCE BELOW WATER)  
SEWER WILL TYPICALLY BE BELOW STORM DRAIN PIPING

**WATER KEYNOTES**  
CALIFORNIA DEPARTMENT OF PUBLIC HEALTH (CDPH)

- (A)** SECTION 64572(b):  
WATER MAIN INSTALLED AT LEAST 4-FOOT HORIZONTALLY FROM, AND 1-FOOT VERTICALLY ABOVE, ANY PIPELINE CONVEYING DISINFECTED TERTIARY RECYCLED WATER OR STORM DRAINAGE.
- (B)** SECTION 64572(d):  
A WATER LINE CROSSING A PIPELINE CONVEYING UNTREATED SEWAGE OR STORM DRAINAGE, A NEW WATER MAIN SHALL BE CONSTRUCTED NO LESS THAN 45-DEGREES TO AND AT LEAST 1-FOOT ABOVE THAT PIPELINE, AND NO CONNECTION JOINT SHALL IN THE WATER MAIN WITHIN 8 HORIZONTAL FEET OF THE PIPELINE.
- (C)** SECTION 64572(e):  
THE VERTICAL SEPARATION SPECIFIED IN "A" IS ONLY REQUIRED WHEN THE HORIZONTAL DISTANCE BETWEEN A WATER MAIN AND PIPELINE IS LESS THAN 10-FEET.



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

datum \_\_\_\_\_  
U.S.G.S.

C5  
of

(SEE SHEET C6)

WEST OAKS APARTMENT

PRELIMINARY UTILITY PLAN

City of Rocklin, California

scale  
H: 1"=20'  
date  
JANUARY 2023

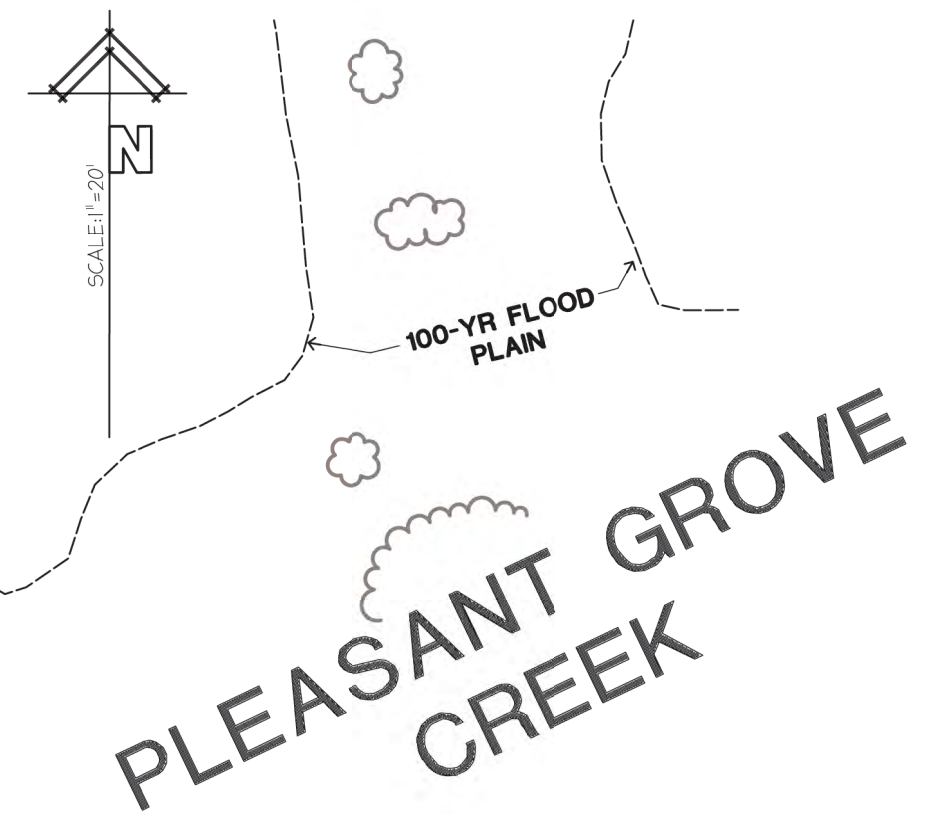
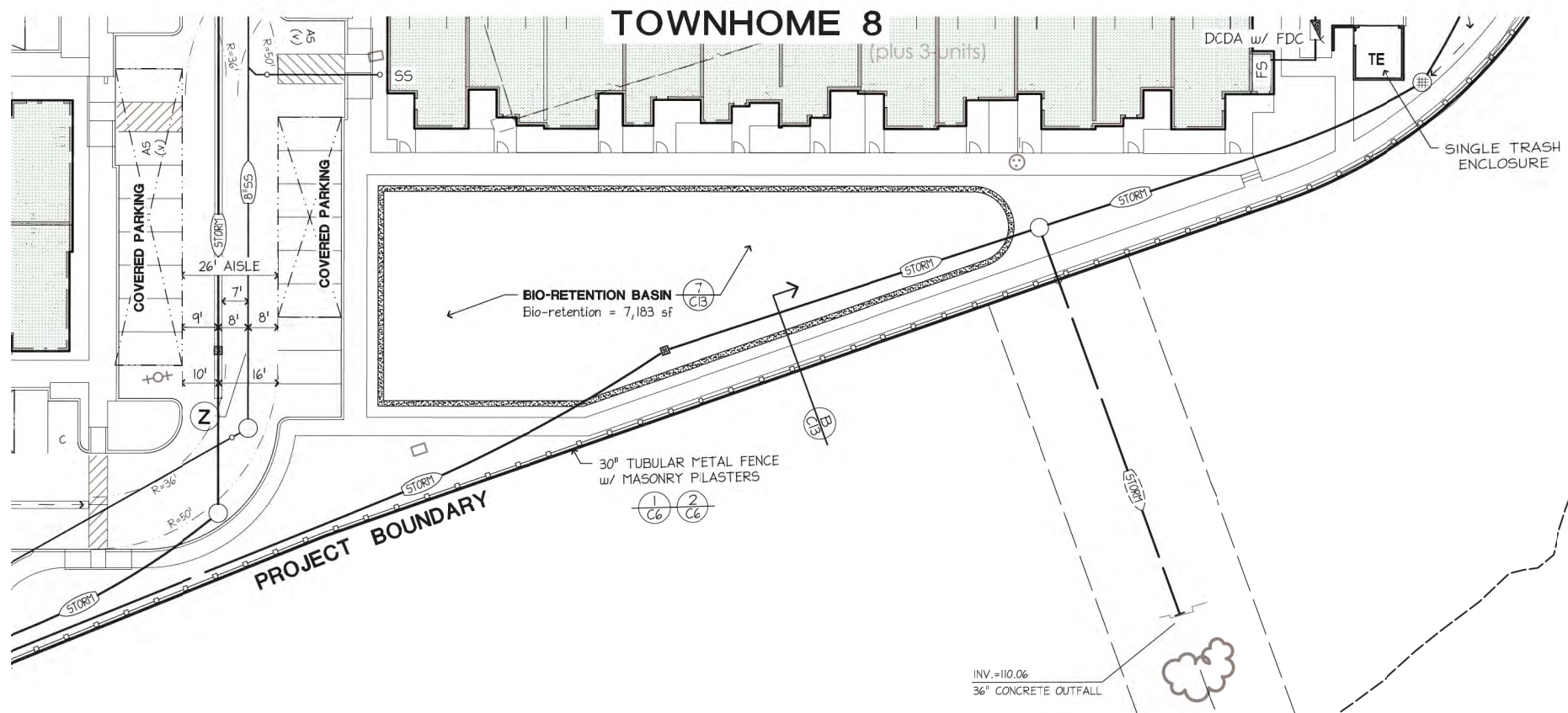


OLDSD JOBS (10-19-10)J-1445 Black IRIS ATHERTON CENTER.dwg 1/13/2023 3:05:20 PM 6-SITE-utility.dwg

SITE CONCEPTUAL LAYOUT  
DONE BY: HRGA ARCHITECTS

(SEE SHEET C5)

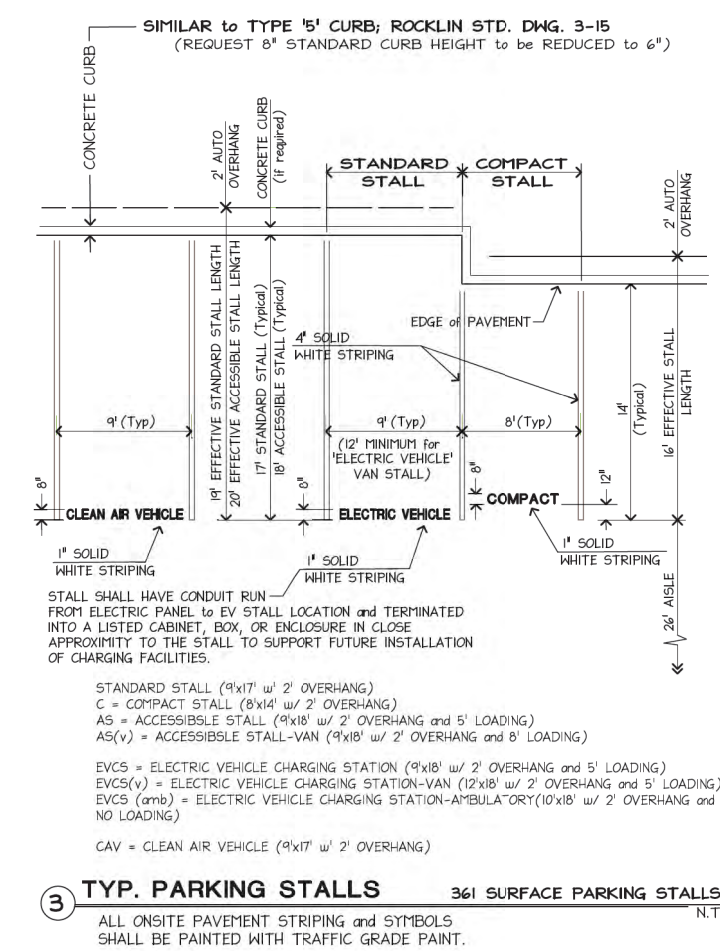
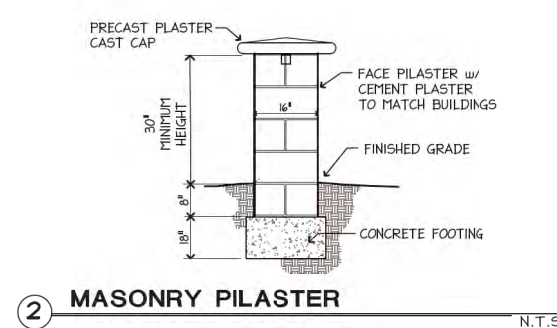
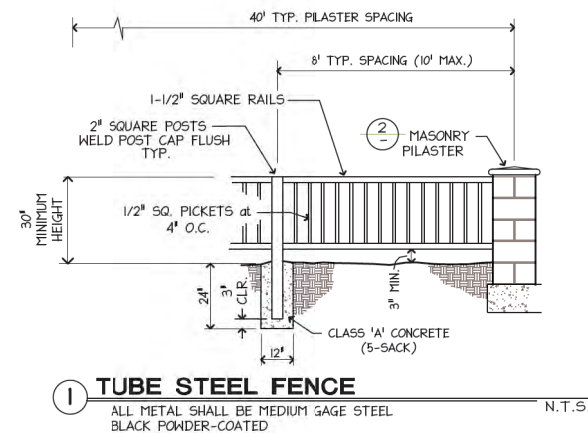
(SEE SHEET 4)



**Z UTILITY CROSSING**  
WATER at 36" COVER (SEWER and STORM DRAIN SHALL HAVE 12" MINIMUM CLEARANCE BELOW WATER)  
SEWER WILL TYPICALLY BE BELOW STORM DRAIN PIPING

**WATER KEYNOTES**  
CALIFORNIA DEPARTMENT OF PUBLIC HEALTH (CDPH)

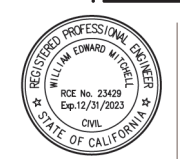
- A** SECTION 64572(b): WATER MAIN INSTALLED AT LEAST 4-FOOT HORIZONTALLY FROM, AND 1-FOOT VERTICALLY ABOVE, ANY PIPELINE CONVEYING DISINFECTED TERTIARY RECYCLED WATER OR STORM DRAINAGE.
- B** SECTION 64572(d): A WATER LINE CROSSING A PIPELINE CONVEYING UNTREATED SEWAGE OR STORM DRAINAGE, A NEW WATER MAIN SHALL BE CONSTRUCTED NO LESS THAN 45-DEGREES TO AND AT LEAST 1-FOOT ABOVE THAT PIPELINE, AND NO CONNECTION JOINT SHALL IN THE WATER MAIN WITHIN 8 HORIZONTAL FEET OF THE PIPELINE.
- C** SECTION 64572(e): THE VERTICAL SEPARATION SPECIFIED IN "A" IS ONLY REQUIRED WHEN THE HORIZONTAL DISTANCE BETWEEN A WATER MAIN AND PIPELINE IS LESS THAN 10-FEET.



dwg. no. J-1445

WEST OAKS APARTMENT  
PRELIMINARY UTILITY PLAN  
City of Rocklin, California

scale  
H: 1"=20'  
date  
JANUARY 2023



designed  
WGS  
drawn  
WGS  
checked  
approved  
RCE 23429

datum  
U.S.G.S.

C6  
of



OLDSD JOBS (10-19-10)J-1445 Black IRIS ATHERTON CENTER.dwg(1445-DR.dwg, 7-SITE-grade1, 1/13/2023 3:18:22 PM)

CUT = 16,024 CY  
FILL = 12,515 CY

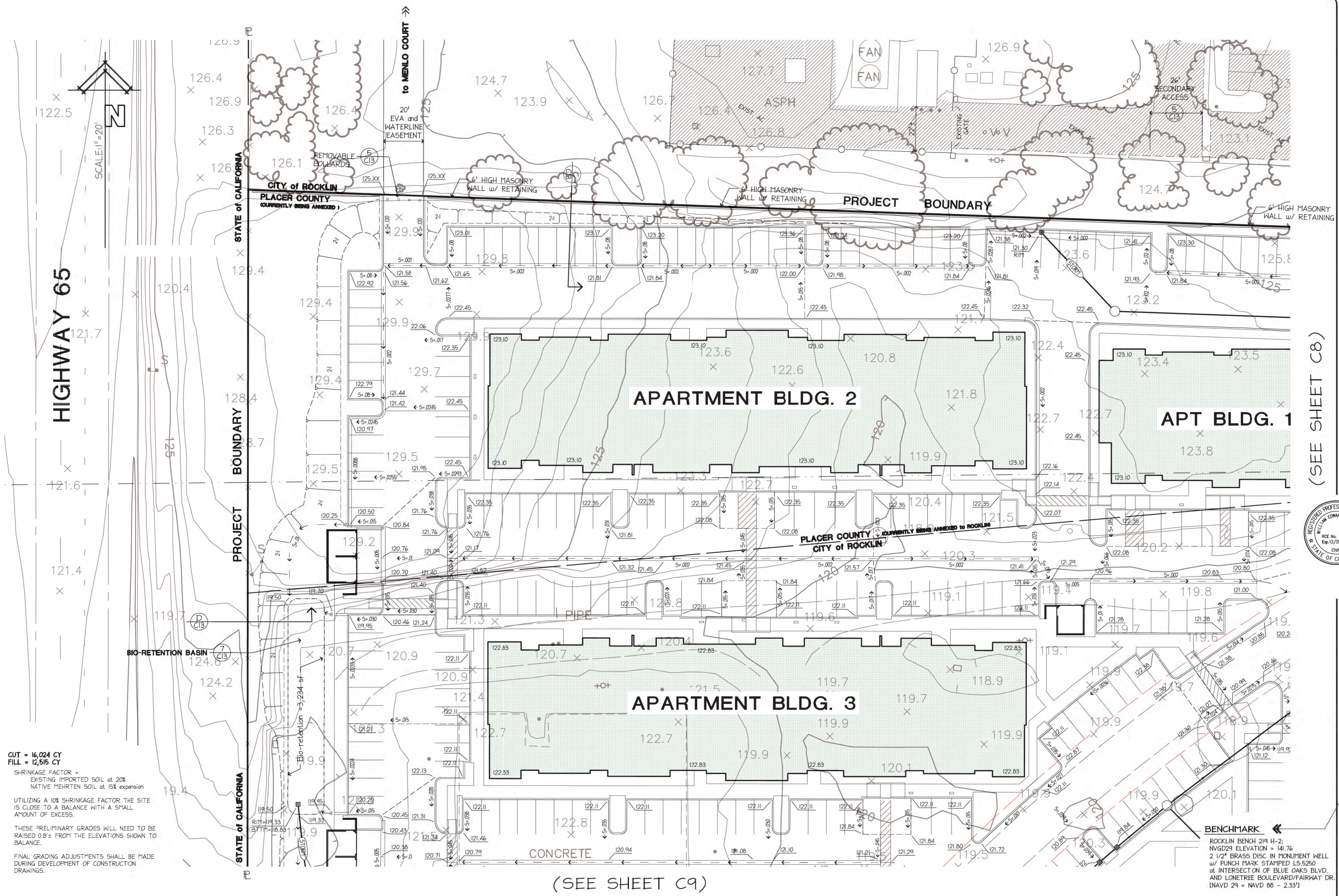
SHRINKAGE FACTOR =  
EXISTING IMPORTED SOIL at 20%  
NATIVE MEHRTEN SOIL at 15% expansion

UTILIZING A 10% SHRINKAGE FACTOR THE SITE  
IS CLOSE TO A BALANCE WITH A SMALL  
AMOUNT OF EXCESS.

THESE PRELIMINARY GRADES WILL NEED TO BE  
RAISED 0.8'± FROM THE ELEVATIONS SHOWN TO  
BALANCE.

FINAL GRADING ADJUSTMENTS SHALL BE MADE  
DURING DEVELOPMENT OF CONSTRUCTION  
DRAWINGS.

SITE CONCEPTUAL LAYOUT  
DONE BY: HRGA ARCHITECTS



(SEE SHEET C9)

LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Road, Rocklin, California (916) 624-1629

dwg. no. J-1445

PRELIMINARY GRADING and DRAINAGE PLAN

WEST OAKS APARTMENT

scale H: 1"=20'  
date JANUARY 2023



designed WGS  
drawn WGS  
checked  
approved RCE 23429

datum U.S.G.S.

c7 of

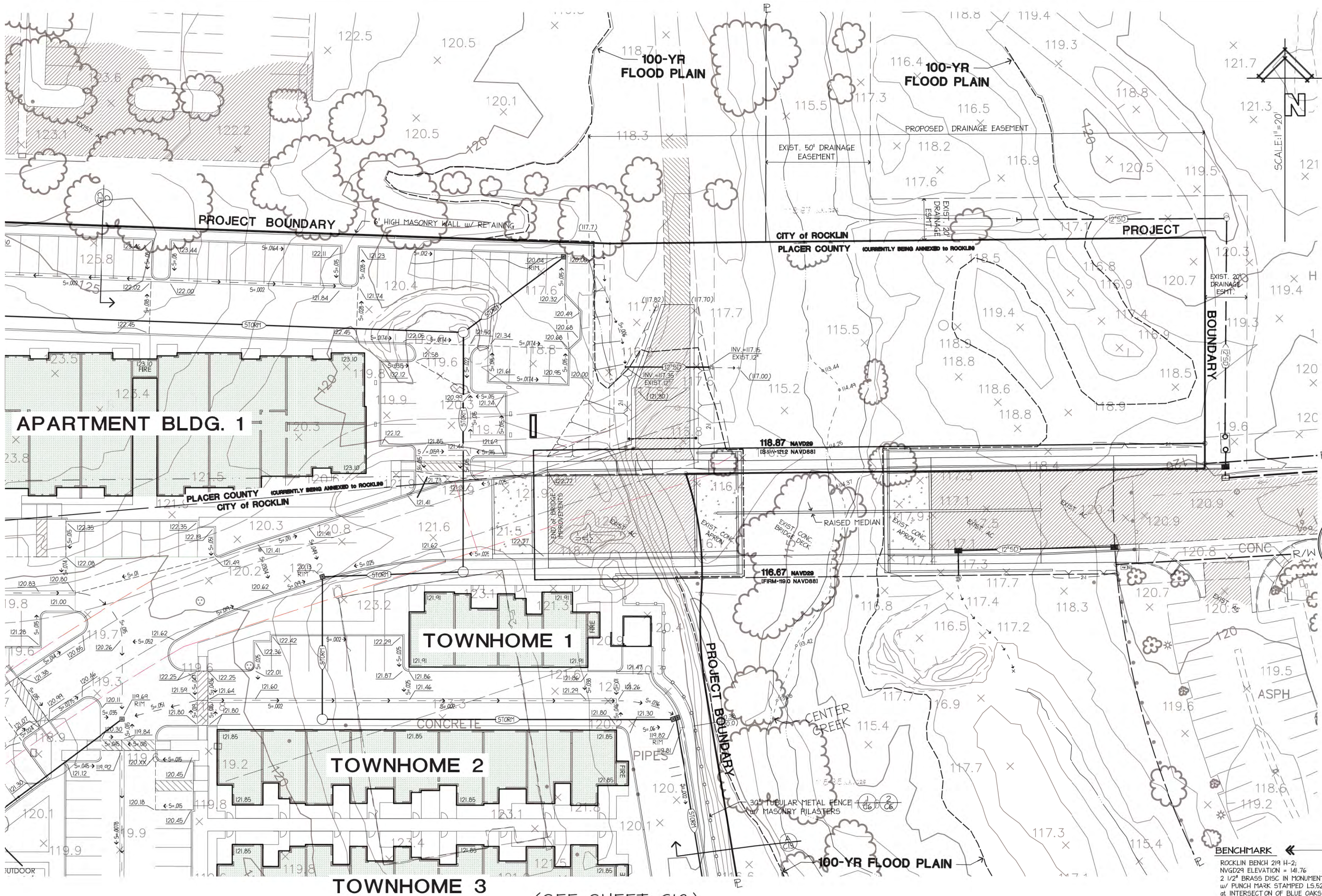
(SEE SHEET C8)



(SEE SHEET C7)

OLDSD JOBS (10-19-10)J-1445 Black IRIS AHERTON CENTER.dwg(1445-DR.dwg, 8-SITE-grade2, 1/13/2023 3:15:39 PM)

SITE CONCEPTUAL LAYOUT  
DONE BY: HRGA ARCHITECTS



(SEE SHEET C10)

LAND DEVELOPMENT SERVICES INC., 4240 Rocklin Road, Rocklin, California (916) 624-1629

dwg. no.  
J-1445

PRELIMINARY GRADING and  
DRAINAGE PLAN

WEST OAKS APARTMENT

scale  
H: 1"=20'

date  
JANUARY 2023



designed  
WGS

drawn  
WGS

checked

approved

RCE 23429

datum  
U.S.G.S.

C8

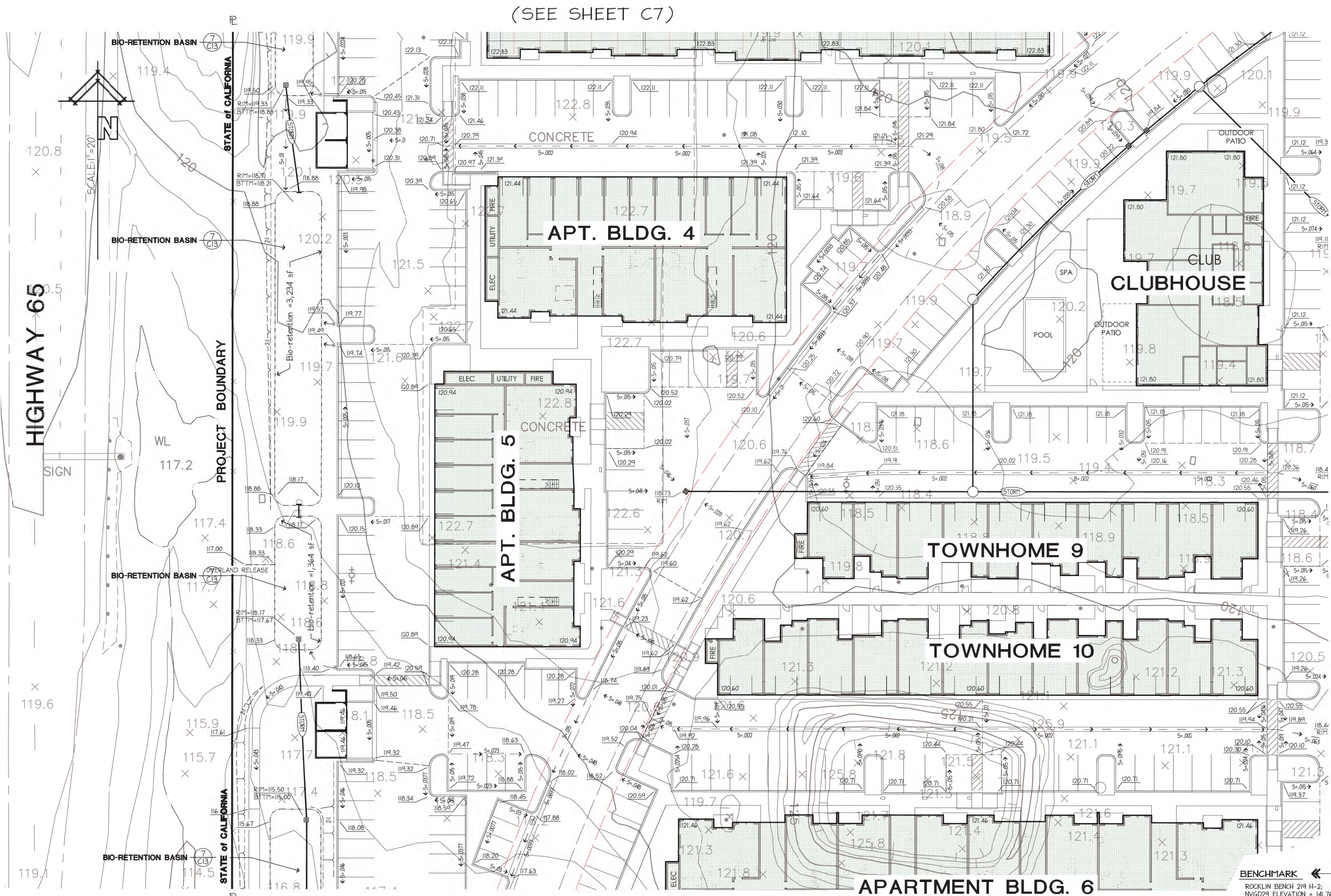
of

BENCHMARK  
ROCKLIN BENCH 219 H-2;  
NVGD29 ELEVATION = 141.76  
2 1/2" BRASS DISC IN MONUMENT WELL  
w/ PUNCH MARK STAMPED L5.5250  
at INTERSECTION OF BLUE OAKS BLVD.  
AND LONETREE BOULEVARD/FAIRWAY DR.  
(NAVD 29 = NAVD 88 - 2.33')



OLDSD JOBS (10-19-10)J-1445 Black IRIS AHERTON CENTER.dwg 1445-DR.dwg, 9-SITE-grades, 1/13/2023 3:14:38 PM

SITE CONCEPTUAL LAYOUT  
DONE BY: HRGA ARCHITECTS



(SEE SHEET C7)

APT. BLDG. 4

APT. BLDG. 5

CLUBHOUSE

TOWNHOME 9

TOWNHOME 10

APARTMENT BLDG. 6

**BENCHMARK** ←  
ROCKLIN BENCH 219 H-2;  
NVD29 ELEVATION = 141.76  
2 1/2" BRASS DISC IN MONUMENT WELL  
w/ PUNCH MARK STAMPED L5.5250  
at INTERSECTION OF BLUE OAKS BLVD.  
AND LORETTE BOULEVARD/FAIRWAY DR.  
[NAVD 29 = NAVD 88 - 2.33']

(SEE SHEET C11)

LAND DEVELOPMENT SERVICES INC., 4240 Rocklin Road, Rocklin, California (916) 624-1629

dwg. no. J-1445

PRELIMINARY GRADING and DRAINAGE PLAN

WEST OAKS APARTMENT

scale  
H: 1"=20'  
date  
JANUARY 2023



designed  
WGS  
drawn  
WGS  
checked  
approved  
RCE 23429

datum  
U.S.G.S.

C9  
of





10 / of

**LAND DEVELOPMENT SERVICES INC.** 4240 Rocklin Road, Rocklin, California (916) 624-1629





OLDSD JOBS (10-19-10)J-1445 Black IRIS AHERTON CENTER.dwg(1445-DR.dwg, 11-13-2023 2:53:41 PM

SITE CONCEPTUAL LAYOUT  
DONE BY: HRGA ARCHITECTS

(SEE SHEET C9)

dwg. no. J-1445

PRELIMINARY GRADING AND  
DRAINAGE PLAN

WEST OAKS APARTMENT

scale  
H: 1"=20'  
date  
JANUARY 2023



designed  
WGS  
drawn  
WGS  
checked  
approved  
RCE 23429

datum  
U.S.G.S.

c11

of

(SEE SHEET C12)

APARTMENT BLDG. 6

TOWNHOME 11

HIGHWAY 65

BIO-RETENTION BASIN

BIO-RETENTION BASIN

BIO-RETENTION BASIN

PROJECT BOUNDARY

BENCHMARK

ROCKLIN BENCH 219 H-2;  
NVD29 ELEVATION = 141.76  
2 1/2" BRASS DISC IN MONUMENT WELL  
w/ PUNCH MARK STAMPED L5.5250  
at INTERSECTION OF BLUE OAKS BLVD.  
AND LONETREE BOULEVARD/FAIRWAY DR.  
[NAVD 29 = NAVD 88 - 2.33']

LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Road, Rocklin, California (916) 624-1629





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

datum  
U.S.G.S.

(SEE SHEET 10)

# TOWNHOME 8

(plus 3 units)

# PLEASANT GROVE CREEK

100-YR FLOOD PLAIN

100-YR FLOOD PLAIN

TOPO 1"=40' CI 1'

**BENCHMARK** ←  
ROCKLIN BENCH 219 H-2;  
NVD29 ELEVATION = 141.76  
2 1/2" BRASS DISC IN MONUMENT WELL  
w/ PUNCH MARK STAMPED L5.5250  
at INTERSECTION OF BLUE OAKS BLVD.  
AND LONETREE BOULEVARD/FAIRWAY DR.  
[NAVD 29 = NAVD 88 - 2.33']

(SEE SHEET C11)

OLDSD JOBS (10-19-10)J-1445 Black IRIS ATHERTON CENTER.dwg 1445-DR.dwg, 12-SITE-grades, 11/13/2023 2:51:35 PM









PLANT SCHEDULE

TREES



SHRUBS



COMMON NAME	COMMON NAME CONTINUED
Autumn Blaze Maple	Low Boy Bank Catclaw
Red Sunset Maple	Lowfast Bearberry Cotoneaster
Deodar Cedar	Creeping Mahonia
Burgundy Lace Desert Willow	Periwinkle
Crape Myrtle	COMMON NAME
St. Mary Southern Magnolia	Drought Tolerant Fescue Blend
Sour Gum	
Keith Davey Chinese Pistache	
Majestic Beauty Indian Hawthorne Standard	
Drake Elm	
Sawleaf Zelkova	
COMMON NAME	
Sunset Manzanita	
Cast Iron Plant	
Green Beauty Boxwood	
Bottle Brush	
Rockrose	
African Iris	
Spartan Juniper	
Common Myrtle	
Heavenly Bamboo	
Variegated New Zealand Flax	
Bright N Tight Carolina Laurel	
Dwarf Yedda Hawthorne Standard	
Rosemary	
Germander	

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FAX (530) 885-0042

PRELIMINARY LANDSCAPE PLAN  
WEST OAKS APARTMENTS

6301-6351 West Oaks Blvd, Rocklin, CA

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L1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE-FRE	7	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	Med 15 gal
	ACE-SUN	36	Acer rubrum 'Red Sunset' / Red Sunset Maple	Med 15 gal
	CED-DEO	43	Cedrus deodara / Deodar Cedar	Low 15 gal
	CHI-BLG	4	Chilopsis linearis 'Burgundy Lace' / Burgundy Lace Desert Willow	Low 15 gal
	LAG-NAT	40	Lagerstroemia x 'Natchez' / Crape Myrtle	Low 15 gal
	MAG-STA	14	Magnolia grandiflora 'St. Mary' / St. Mary Southern Magnolia	Med 15 gal
	NYS-SYL	19	Nyssa sylvatica / Sour Gum	Med 15 gal
	PIS-KEI	28	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	Low 15 gal
	RHA-STA	14	Raphiolepis i. 'Majestic Beauty' TM / Majestic Beauty Indian Hawthorne	Low 15 gal
	ULM-DRA	46	Ulmus parvifolia 'Drake' / Drake Elm	Med 15 gal
	ZEL-VIL	9	Zelkova serrata 'Village Green' / Sawleaf Zelkova	Low 15 gal
	ARC-SUN	1	Arctostaphylos x 'Sunset' / Sunset Manzanita	Low 5 gal
	ASP-ELA	1	Aspidistra elatior / Cast Iron Plant	Low 5 gal
	BUX-BEA	1	Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood	Med 15 gal
	CAL-SLM	1	Callistemon viminalis 'Slim' / Bottle Brush	Low 5 gal
	CIS-CRI	1	Cistus crispatus 'Warley Rose' / Rockrose	Low 5 gal
	DIE-VEG	1	Dietes vegeta / African iris	Low 5 gal
	JUN-SPA	2	Juniperus chinensis 'Spartan' / Spartan Juniper	Low 5 gal
	MYR-COM	2	Myrtus communis / Common Myrtle	Low 5 gal
	NAN-GUL	1	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	Low 5 gal
	PHO-VAR	1	Phormium tenax 'Variegatum' / Variegated New Zealand Flax	Low 5 gal
	PRU-BRI	1	Prunus caroliniana 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel	Low 5 gal
	RHA-DWA	1	Raphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorne Standard	Low 5 gal
	ROS-COL	1	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	Low 5 gal
	TEU-CHA	1	Teucrium chamaedrys / Germander	Low 5 gal

GROUND COVERS

BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE
Muhlenbergia capillaris 'Regal Mist' TM / Muhly	1 gal		Medium
Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 gal	48" o.c.	Low
Cotoneaster dammeri 'LowFast' / Lowfast Bearberry Cotoneaster	1 gal	36" o.c.	Low
Mahonia aquifolium var. repens / Creeping Mahonia	1 gal	36" o.c.	Low
Vinca major / Periwinkle	1 gal	24" o.c.	Medium
BOTANICAL / COMMON NAME	SIZE	SPACING	
Biofiltration Sod / Drought Tolerant Fescue Blend	sod		Low

SOD



SHADE CALCULATION TABLE

TREE-SYMBOL	Count	PERCENT-SHADE	SHADE-AREA	TOTAL
ACE-FRE	7	100%	707	4449
ACE-SUN	7	100%	962	6734
ACE-SUN	2	25%	240	480
ACE-SUN	19	50%	481	9139
CED-DEO	1	50%	481	481
CED-DEO	3	25%	240	720
MAG-STA	4	50%	157	628
PIS-KEI	6	100%	962	5772
PIS-KEI	18	50%	481	8658
ULM-DRA	24	50%	481	11544
ULM-DRA	1	75%	722	722
ULM-DRA	2	25%	240	480
ULM-DRA	9	100%	962	8658
ZEL-VIL	1	100%	962	962
ZEL-VIL	1	25%	240	240
ZEL-VIL	5	50%	481	2405
TOTAL PAVED AREA	160,840 SF.		TOTAL	62572
SHADE REQUIRED 50%	80,420 SF.			
TREE SHADE	65,572 SF.			
CARPORT SHADE	33,378 SF.			
TOTAL SHADE	98,950 SF.			
PERCENT SHADE PROV.	61%			

SITE AREA = 690,563 SF  
LANDSCAPE AREA = 131,293 SF

PERCENT OF LANDSCAPE AREA = 19%

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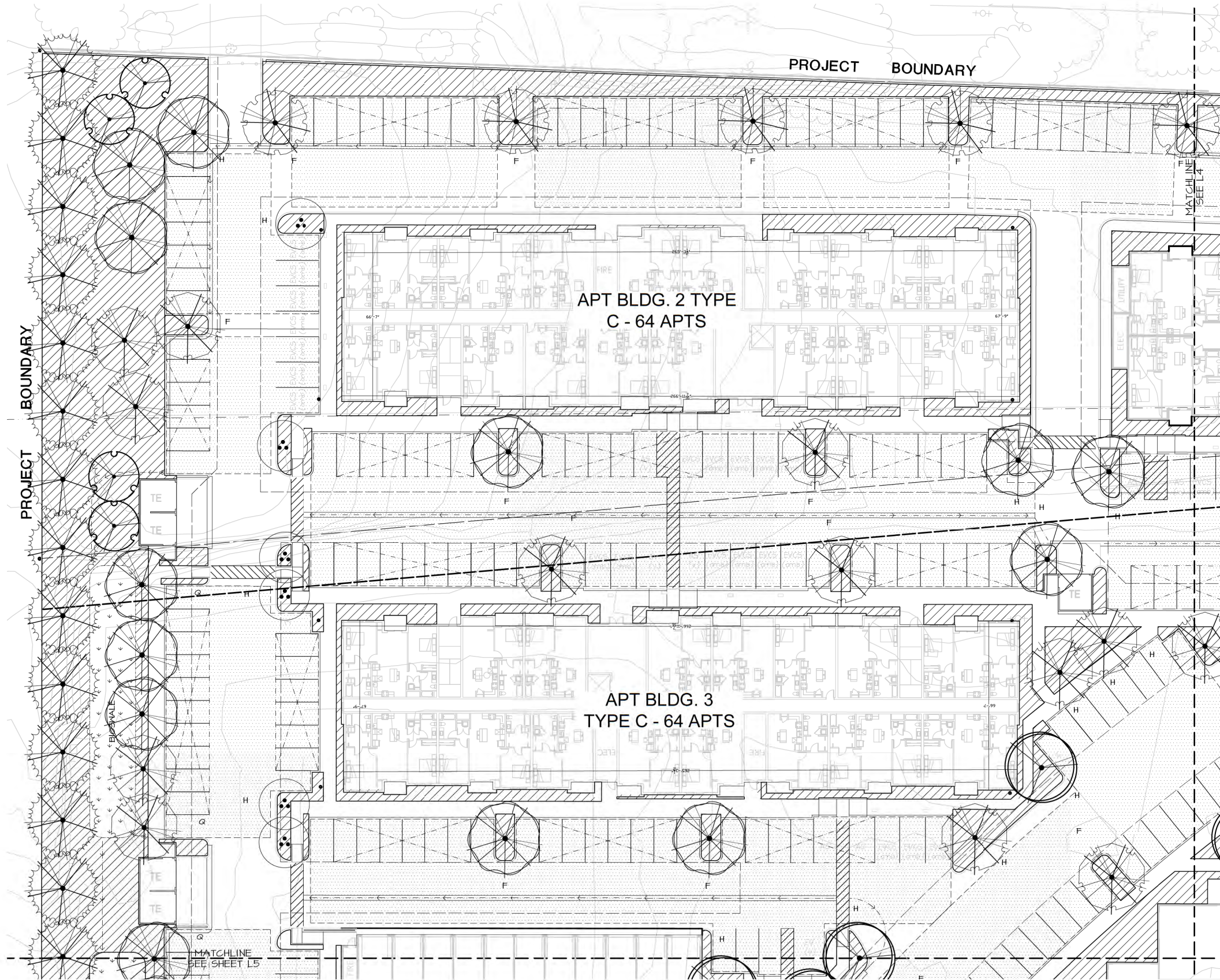
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FAX (530) 885-0042

PRELIMINARY LANDSCAPE PLAN  
WEST OAKS APARTMENTS

6301-6351 West Oaks Blvd, Rocklin, CA

L2





PLANT SCHEDULE

TREES

COMMON NAME

	Autumn Blaze Maple	Low Boy Bank Catalaw
	Red Sunset Maple	Lowfast Bearberry Cotoneaster
	Deodar Cedar	Creeping Mahonia
	Burgundy Lace Desert Willow	Periwinkle
	Grape Myrtle	COMMON NAME
	St. Mary Southern Magnolia	Drought Tolerant Fescue Blend
	Sour Gum	
	Keith Davey Chinese Pistache	
	Majestic Beauty Indian Hawthorne	
	Drake Elm	
	Sawleaf Zelkova	

SHRUBS

COMMON NAME

	Sunset Manzanita	
	Cast iron Plant	
	Green Beauty Boxwood	
	Bottle Brush	
	Rockrose	
	African Iris	
	Spartan Juniper	
	Common Myrtle	
	Heavenly Bamboo	
	Variegated New Zealand Flax	
	Bright 'N Tight Carolina Laurel	
	Dwarf Yedda Hawthorne Standard	
	Rosemary	
	Germander	
	COMMON NAME	
	Muhly	

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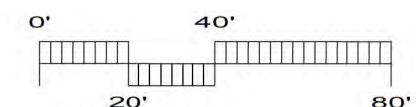
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PRELIMINARY LANDSCAPE PLAN  
WEST OAKS APARTMENTS

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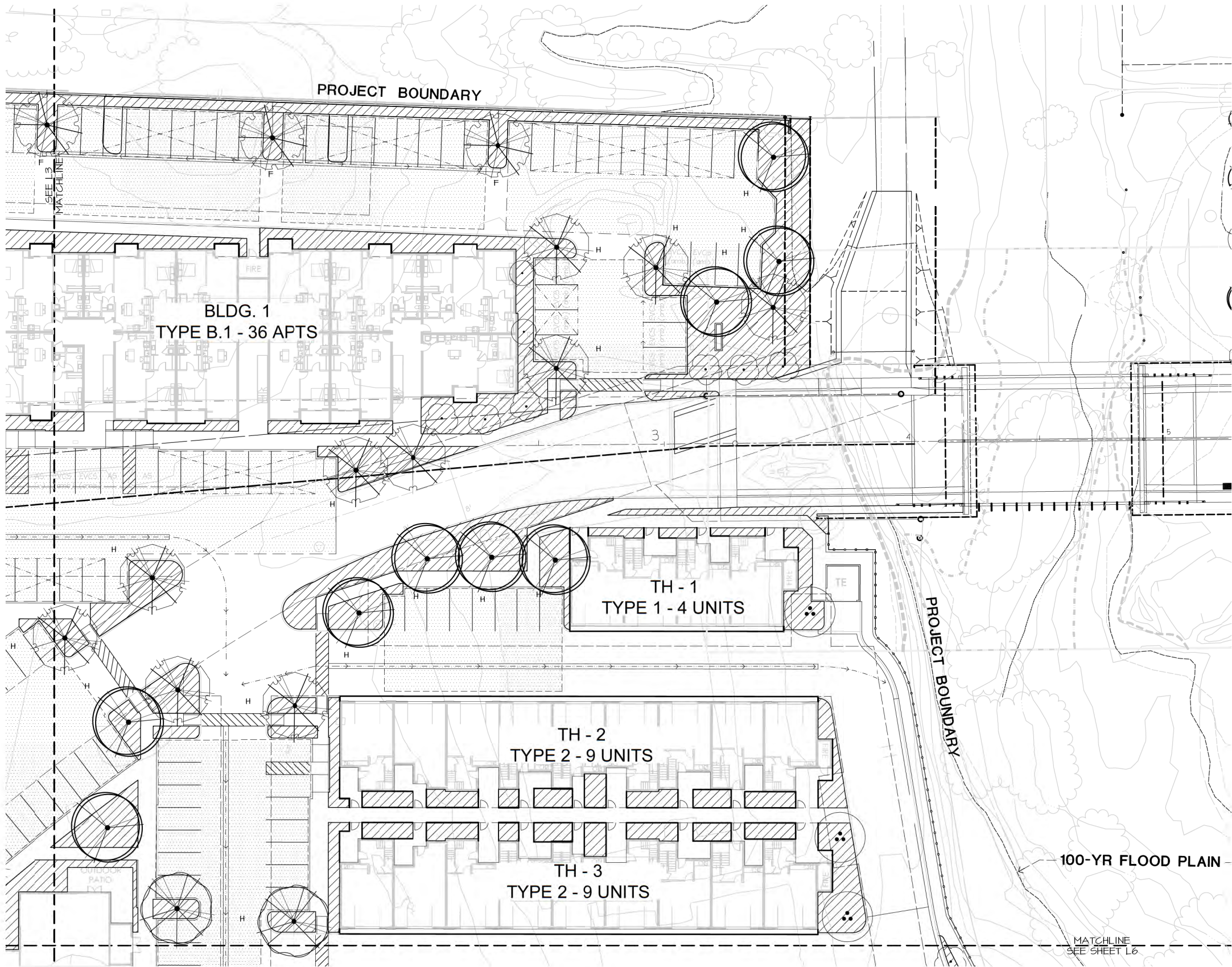


SCALE: 1"=20'



L3





PLANT SCHEDULE

TREES	COMMON NAME	
	Autumn Blaze Maple	Low Boy Bank Catalaw
	Red Sunset Maple	Lowfast Bearberry Cotoneaster
	Deodar Cedar	Creeping Mahonia
	Burgundy Lace Desert Willow	Periwinkle
	Grape Myrtle	
	St. Mary Southern Magnolia	COMMON NAME
	Sour Gum	Drought Tolerant Fescue Blend
	Keith Davey Chinese Pistache	
	Majestic Beauty Indian Hawthorne	
	Drake Elm	
	Sawleaf Zelkova	
SHRUBS	COMMON NAME	
	Sunset Manzanita	
	Cast iron Plant	
	Green Beauty Boxwood	
	Bottle Brush	
	Rockrose	
	African Iris	
	Spartan Juniper	
	Common Myrtle	
	Heavenly Bamboo	
	Variegated New Zealand Flax	
	Bright 'N Tight Carolina Laurel	
	Dwarf Yedda Hawthorne Standard	
	Rosemary	
	Germander	
	COMMON NAME	
	Muhly	

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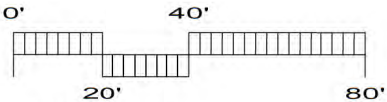


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PRELIMINARY LANDSCAPE PLAN  
WEST OAKS APARTMENTS

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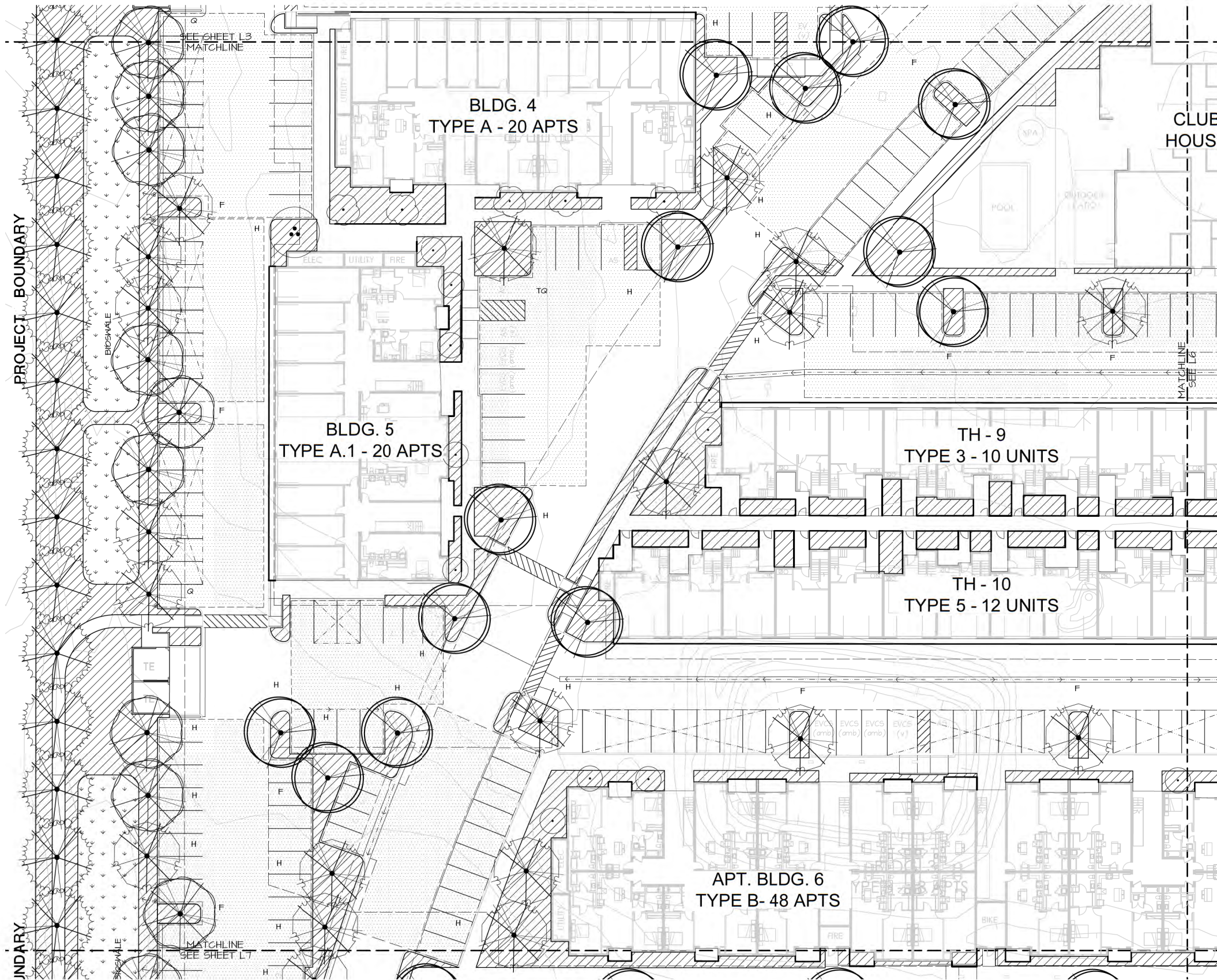
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NORTH

L4





## PLANT SCHEDULE

### TREES

### COMMON NAME

	Autumn Blaze Maple	Low Boy Bank Catclaw
	Red Sunset Maple	Lowfast Bearberry Cotoneaster
	Deodar Cedar	Creeping Mahonia
	Burgundy Lace Desert Willow	Periwinkle
	Crape Myrtle	
	St. Mary Southern Magnolia	
	Sour Gum	
	Keith Davey Chinese Pistache	
	Majestic Beauty Indian Hawthorne	
	Drake Elm	
	Sawleaf Zelkova	

### SHRUBS

### COMMON NAME

	Sunset Manzanita	
	Cast iron Plant	
	Green Beauty Boxwood	
	Bottle Brush	
	Rockrose	
	African Iris	
	Spartan Juniper	
	Common Myrtle	
	Heavenly Bamboo	
	Variegated New Zealand Flax	
	Bright 'N Tight Carolina Laurel	
	Dwarf Yedda Hawthorne Standard	
	Rosemary	
	Germander	

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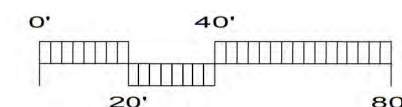
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# PRELIMINARY LANDSCAPE PLAN WEST OAKS APARTMENTS

6301-6351 West Oaks Blvd, Rocklin, CA



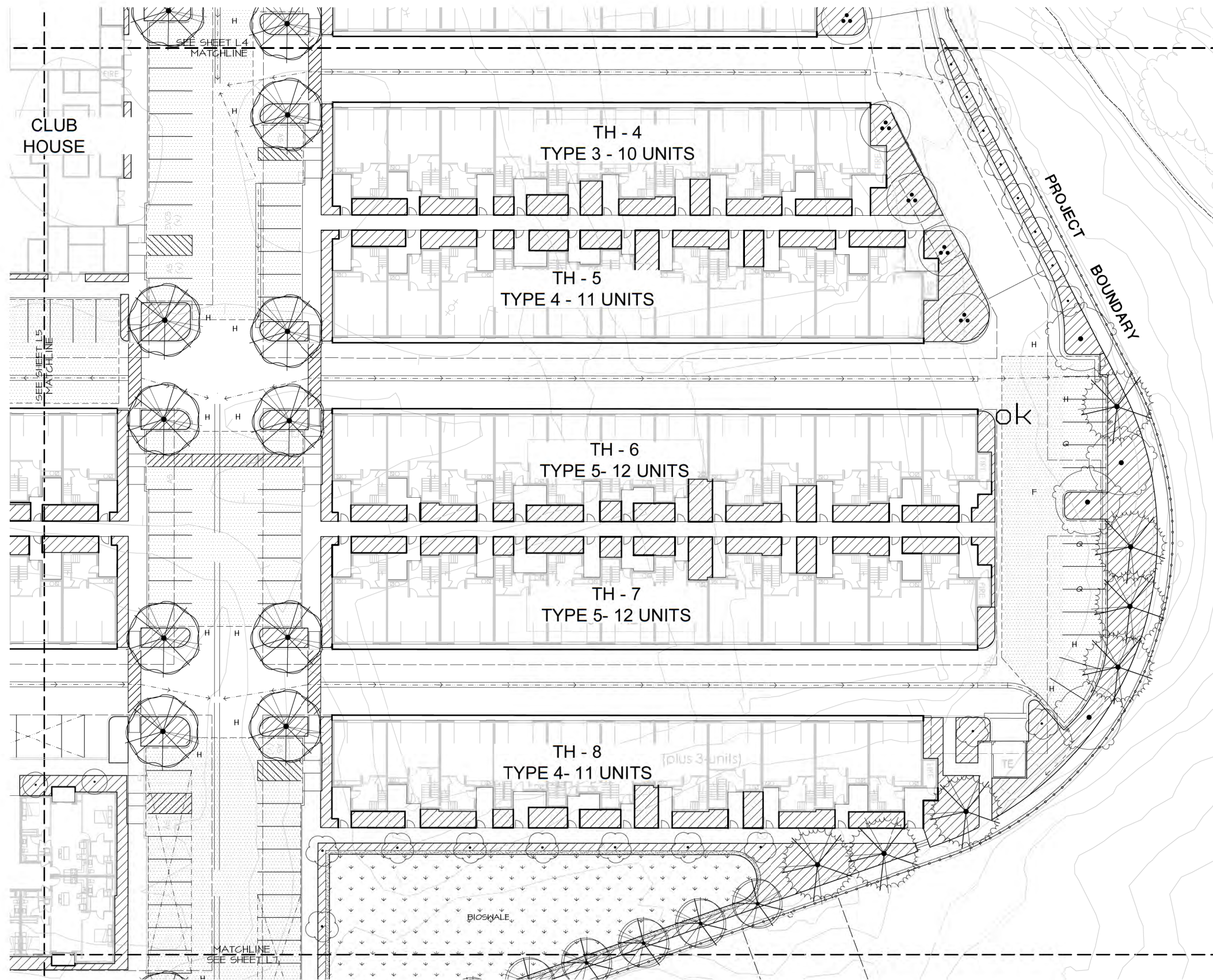
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NORTH

**L5**





## PLANT SCHEDULE

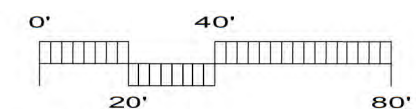
TREES	COMMON NAME	
	Autumn Blaze Maple	Low Boy Bank Catclaw
	Red Sunset Maple	Lowfast Bearberry Cotoneaster
	Deodar Cedar	Creeping Mahonia
	Burgundy Lace Desert Willow	Periwinkle
	Grape Myrtle	<u>COMMON NAME</u>
	St. Mary Southern Magnolia	Drought Tolerant Fescue Blend
	Sour Gum	
	Keith Davey Chinese Pistache	
	Majestic Beauty Indian Hawthorne	
	Drake Elm	
	Sawleaf Zelkova	
SHRUBS	COMMON NAME	
	Sunset Manzanita	
	Cast Iron Plant	
	Green Beauty Boxwood	
	Bottle Brush	
	Rockrose	
	African Iris	
	Spartan Juniper	
	Common Myrtle	
	Heavenly Bamboo	
	Variegated New Zealand Flax	
	Bright 'N Tight Carolina Laurel	
	Dwarf Yedda Hawthorne Standard	
	Rosemary	
	Germander	
	<u>COMMON NAME</u>	
	Muhly	

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# PRELIMINARY LANDSCAPE PLAN WEST OAKS APARTMENTS

6301-6351 West Oaks Blvd, Rocklin, CA

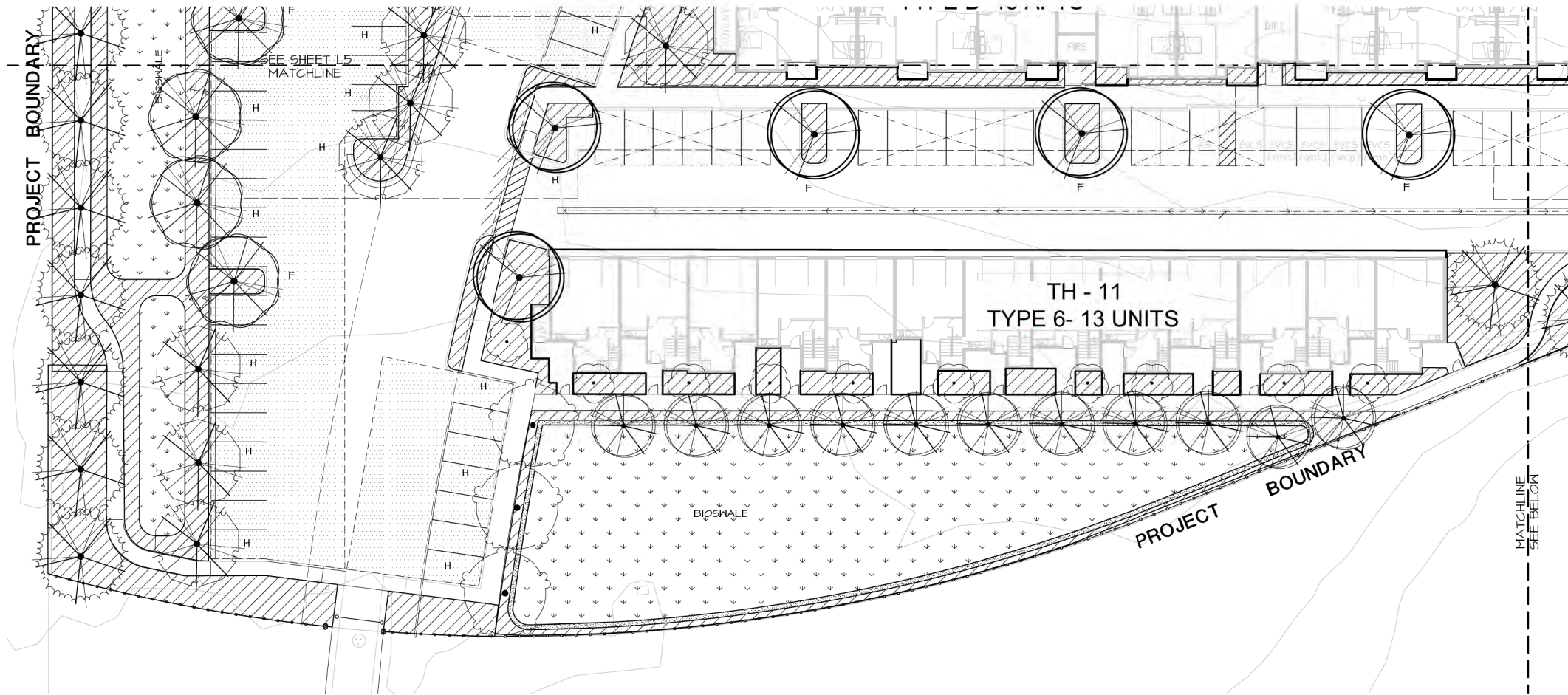


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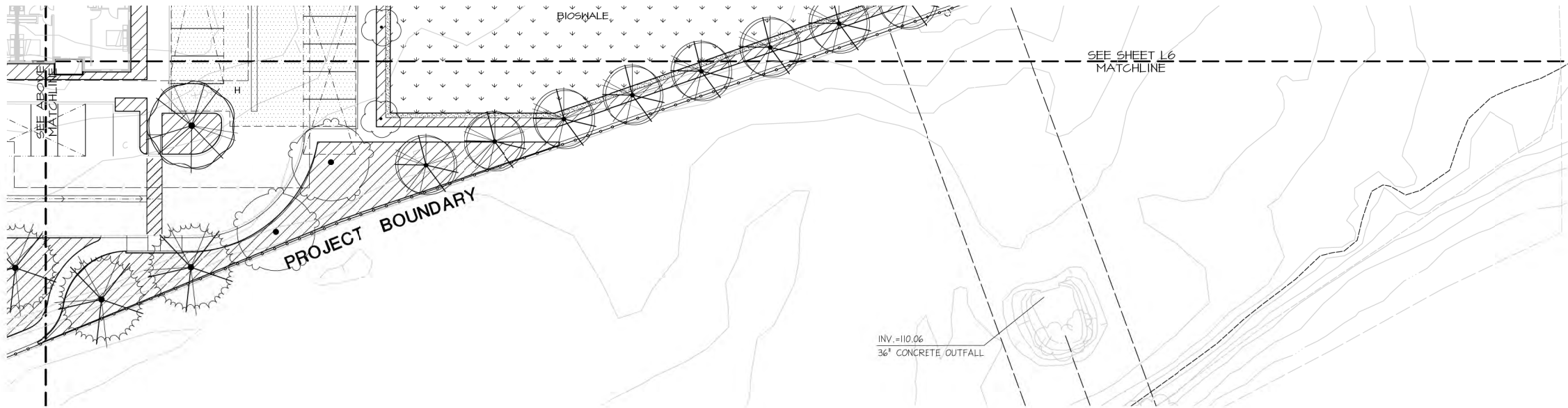
# L6





PLANT SCHEDULE

TREES	COMMON NAME	
	Autumn Blaze Maple	Low Boy Bank Catalaw
	Red Sunset Maple	Lowfast Bearberry Cotoneaster
	Deodar Cedar	Creeping Mahonia
	Burgundy Lace Desert Willow	Periwinkle
	Grape Myrtle	COMMON NAME
	St. Mary Southern Magnolia	
	Sour Gum	Drought Tolerant Fescue Blend
	Keith Davey Chinese Pistache	
	Majestic Beauty Indian Hawthorne	
	Drake Elm	
	Sawleaf Zelkova	
SHRUBS	COMMON NAME	
	Sunset Manzanita	
	Cast iron Plant	
	Green Beauty Boxwood	
	Bottle Brush	
	Rockrose	
	African Iris	
	Spartan Juniper	
	Common Myrtle	
	Heavenly Bamboo	
	Variegated New Zealand Flax	
	Bright 'N Tight Carolina Laurel	
	Dwarf Yedda Hawthorne Standard	
	Rosemary	
	Germander	
COMMON NAME		
Muhly		



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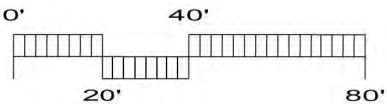
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PRELIMINARY LANDSCAPE PLAN  
WEST OAKS APARTMENTS

6301-6351 West Oaks Blvd, Rocklin, CA



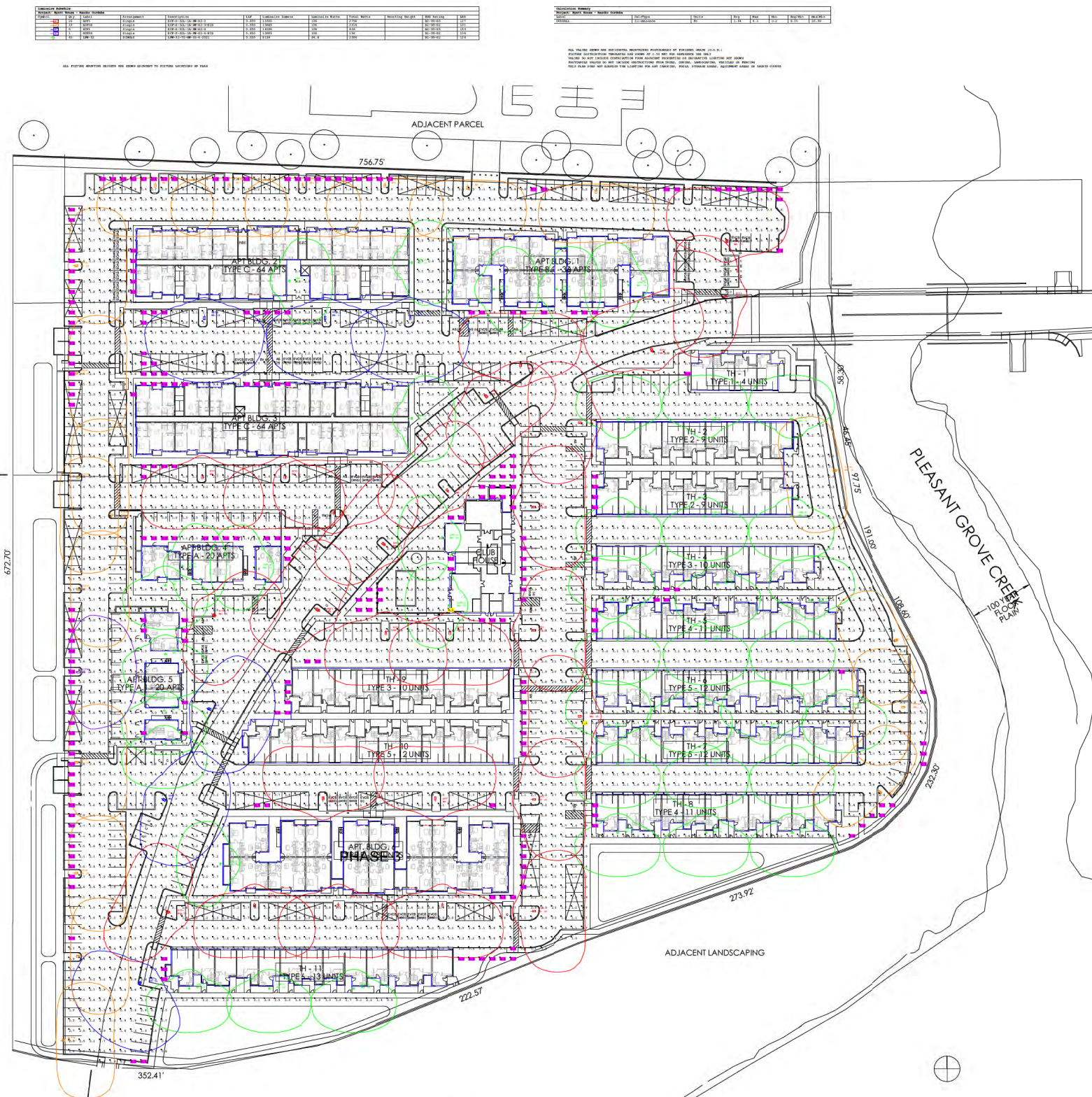
SCALE: 1"=20'



NORTH

L7





WEST OAKS - SITE - LED SITE LIGHTING - PHOTOMETRIC PLAN

Scale: 1 inch = 60 Ft.

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000	000	000	000
000	000	000	000
000	000	000	000
REVISION	DESCRIPTION	BY	DATE



LIAS - LIGHTING APPLICATION SUPPORT

The calculations set forth herein are based on project specifications provided to IDIBURY / PHILIPS. Actual measured values may differ from forecast results due to tolerances in calculation methods, loading conditions, component procedures, component parameters, measurement techniques and varying installation conditions. The calculations herein are not limited to the specific environmental conditions and equipment or undocumented lamp burn-in procedures. Further, from dimensional tolerances, material tolerances, and manufacturing tolerances, the calculations herein are approximate. Verification of the calculations herein, including design acceptability, and compliance with any applicable lighting code is not the responsibility of IDIBURY / PHILIPS, and shall be the responsibility of the user or user's representative. For more information, please refer to Maintenance Schedule for Lighted Factor (LAF) details under the calculations.

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<b>DRAWN BY:</b>	RH
<b>SALESPERSON:</b>	PETER CONTOIS
<b>SIGNIFY TEAM:</b>	

DATE:	1-11-2023
SALES AGENT :	...
DRAWING SCALE:	AS NOTED

DRAWING NUMBER:	88080-03579
SALES FORCE ID:	pending

DRAWING TITLE: West Oaks - Site  
LED SITE LIGHTING PHOTOMETRIC PLAN



BOOK "35" OF MAPS, PAGE 78 PLACER COUNTY RECORDS, AND BEING A PORTION  
OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 6 EAST,  
MOUNT DIABLO MERIDIAN.  
CITY OF ROCKLIN, COUNTY OF PLACER,  
STATE OF CALIFORNIA

**BLACK IRIS PROPERTIES, LLC**  
 contact: ZIYAD MANSOUR (zmansour1997@gmail.com)  
 4647 KING RANCH PLACE  
 GRANITE BAY, CALIFORNIA 95746  
 Phone: 916.799.1235

**LAND DEVELOPMENT SERVICES**  
contact: BILL MITCHELL (ldseng@pacbell.net.)  
4240 ROCKLIN ROAD #9  
ROCKLIN, CALIFORNIA 95677  
Phone: (916) 624-1629



dwg. no  
J-1445

SUNSET WEST - LOT 1 (ATHERTON CENTER) WEST OAKS BLVD.

## TENTATIVE MAP

City of Berkeley, California

15.86± ACRES

Existing = B.P./COMM./LI (BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL).  
Proposed = H.D.R. HIGH DENSITY RESIDENTIAL

Existing = P.D.-BP/C/LI (PLANNED DEVELOPMENT BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL).  
Proposed = (PD-24+) PLANNED DEVELOPMENT RESIDENTIAL MIN. 24/UA

PUBLIC SAFETY =	ROCKLIN POLICE DEPARTMENT
FIRE PROTECTION =	ROCKLIN FIRE DEPARTMENT
SOLID WASTE =	RECOLOGY WASTE MANAGEMENT
HIGH SCHOOL =	ROCKLIN UNIFIED SCHOOL DISTRICT
ELEMENTARY SCHOOL =	ROCKLIN UNIFIED SCHOOL DISTRICT

SEWER:	S. PLACER MUNICIPAL UTILITY DIST.	(Josh Leiko)	916-784-0555
WATER:	PLACER COUNTY WATER AGENCY	(Richard Nirth)	530-823-2035
STORM DRAIN:	CITY OF ROCKLIN(Public Services)	(Lydia Sizelove)	916-625-5500
TELECOMMUNICATION	CONDUITS:		
	CITY OF ROCKLIN(Public Services)	(Naz Lazar)	916-625-5500
STREET LIGHTS:	CITY OF ROCKLIN(Public Services)	(Naz Lazar)	916-625-5500
TRAFFIC SIGNALS:	CITY OF ROCKLIN(Public Services)	(Naz Lazar)	916-625-5500
ELECTRIC:	PACIFIC GAS & ELECTRIC		916-384-8042
NATURAL GAS:	PACIFIC GAS & ELECTRIC		916-384-8042
TELEPHONE:	ATTN (formerly SBC/PACIFIC BEL.)		916-401-1312
TELEPHONE:	COMMERCIALIZED COMMUNICATIONS		916-786-1121
CABLE TELEVISION:	WIDE AREA BROADCAST	(Evelyn Cortez)	916-351-3203

## TOTAL OWNERSHIP = 690.885.849 ± S.F. / 15.86 ± Acres

A PRIVATE RECIPROCAL ACCESS ESMT.,  
PUBLIC UTILITY EASEMENT (PUE), and  
EMERGENCY ACCESS EASEMENT (E.A.E.)  
[1] Z/MAPS/90

●	FND. MONUMENT AS NOTED.
	NO ABUTTERS RIGHTS
P.U.E.	PUBLIC UTILITY EASEMENT

ROCKLIN BENCH 219 H-2; NVGD29 ELEVATION = 141.76  
2 1/2" BRASS DISC IN MONUMENT WELL w/ PUNCH MARK STAMPED  
LS.5250 at INTERSECTION OF BLUE OAKS BOULEVARD AND LONETREE  
BOULEVARD/FAIRWAY DRIVE.  
[NAVD 29 = NAVD 88 - 2.33']

scale\_\_\_\_\_

1" = 60'

date \_\_\_\_\_  
DECEMBER '22



designed

drawn\_\_\_\_\_

checked

approved

RCE 234:

datum=

17

7

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1

1

17

) /

TE \_\_\_\_\_

## CALTRANS RIGHT OF WAY

**BASIS of BEARING:**  
THE WESTERLY PROJECT BOUNDARY  
RIGHT OF WAY LINE OF HIGHWAY  
SHOWN ON BOOK 35, PARCEL 1

FOUND 5/8" REBAR TAGGED

**LAND DEVELOPMENT SERVICES INC.** 4240 Rocklin Road, Rocklin, California (916) 624-1629 contact: BILL MITCHELL

## RECORD DRAWING

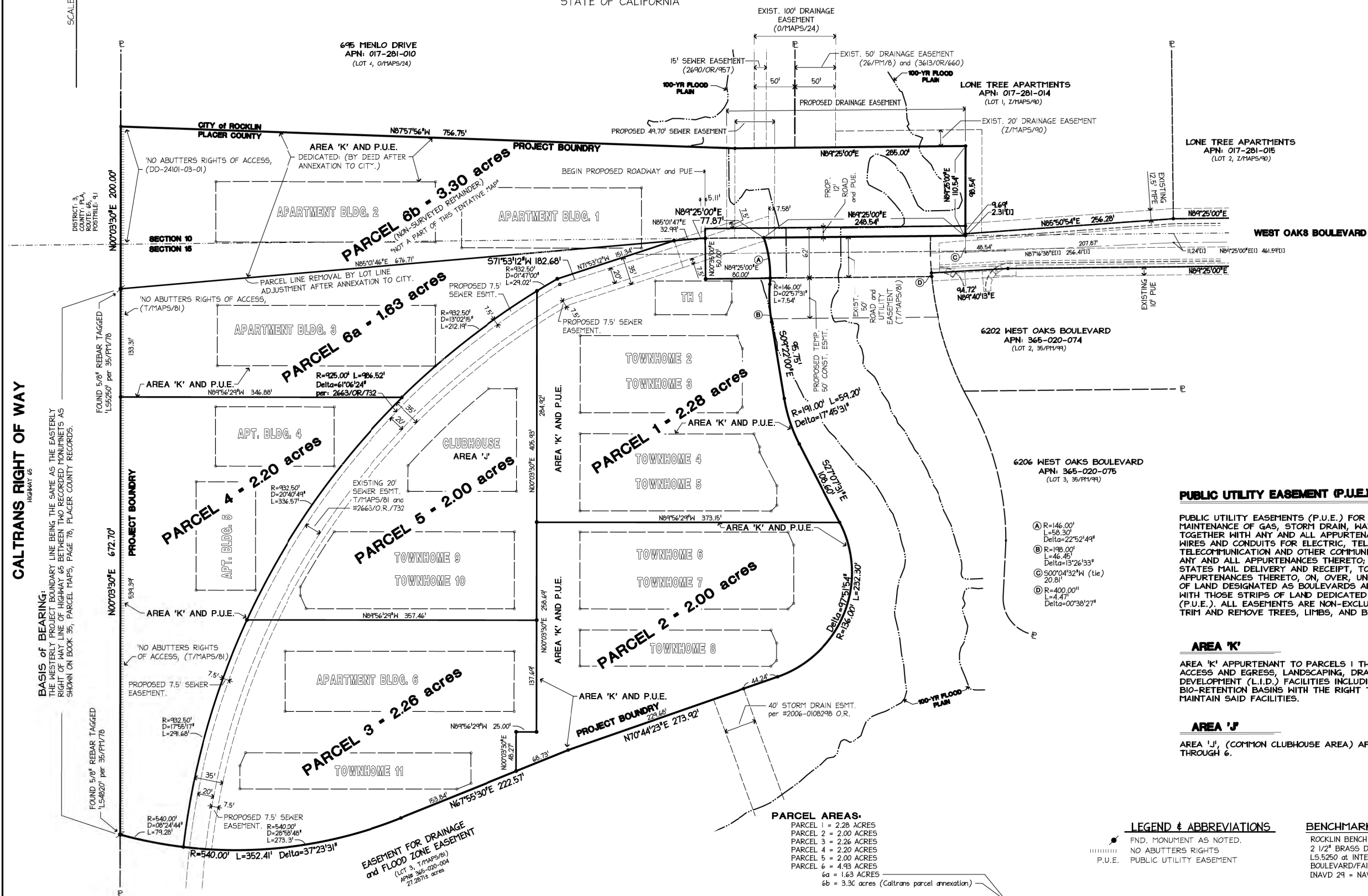
ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN WHEN THE PROJECT ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR, OR THE CITY OF ROCKLIN. LAND DEVELOPMENT SERVICES, INC. WILLIAM E. MITCHELL - RCE 23429

DATE \_\_\_\_\_




LOT 1 (ATHERTON CENTER)

BOOK "35" OF MAPS, PAGE 78 PLACER COUNTY RECORDS, AND BEING A PORTION  
OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 6 EAST,  
MOUNT DIABLO MERIDIAN.  
CITY OF ROCKLIN, COUNTY OF PLACER,  
STATE OF CALIFORNIA



## LEGEND & ABBREVIATIONS

   	FND. MONUMENT AS NOTED. NO ABUTTERS RIGHTS PUBLIC UTILITY EASEMENT
--	--

## BENCHMARK

ROCKLIN BENCH 219 H-2; NVGD29 ELEVATION = 141.76  
2 1/2" BRASS DISC IN MONUMENT WELL w/ PUNCH MARK STAMPED  
LS.5250 at INTERSECTION OF BLUE OAKS BOULEVARD AND LONETREE  
BOULEVARD/FAIRWAY DRIVE.  
[NAVD 29 = NAVD 88 - 2.33']

— MERGER OF PARCEL 6a AND 6b BY LOT LINE ADJUSTMENT AFTER ANNEXATION.  
AREA "K" AND P.U.E. DEDICATED BY DEED AFTER ANNEXATION TO CITY.

contact: BILL MITCHELL

dwg. no  
I-1445

SUNSET WEST - LOT 1 (ATHERTON CENTER) WEST OAKS BLVD.

## TENTATIVE MAP

University of British Columbia

scale\_\_\_\_\_

1" = 60'

date JANUARY '22



**PUBLIC UTILITY EASEMENT (P.U.E.)**

PUBLIC UTILITY EASEMENTS (P.U.E.) FOR THE INSTALLATION AND MAINTENANCE OF GAS, STORM DRAIN, WATER, AND SANITARY SEWER, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION, TELEPHONE, TELECOMMUNICATION AND OTHER COMMUNICATIONS SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO; TOGETHER WITH THE UNITED STATES MAIL DELIVERY AND RECEIPT, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER, UNDER, AND ACROSS THOSE STRIPS OF LAND DESIGNATED AS BOULEVARDS AND ROADS SHOWN HEREON TOGETHER WITH THOSE STRIPS OF LAND DEDICATED "PUBLIC UTILITY EASEMENTS" (P.U.E.). ALL EASEMENTS ARE NON-EXCLUSIVE AND INCLUDE THE RIGHT TO TRIM AND REMOVE TREES, LIMBS, AND BRUSH.

### AREA 'K'

AREA 'K' APPURTENANT TO PARCELS 1 THROUGH 6, FOR RECIPROCAL ACCESS AND EGRESS, LANDSCAPING, DRAINAGE, LIGHT IMPACT DEVELOPMENT (L.I.D.) FACILITIES INCLUDING BUT NOT LIMITED TO BIO-RETENTION BASINS WITH THE RIGHT TO INSTALL, OPERATE, AND MAINTAIN SAID FACILITIES.

### AREA 'J'

AREA 'J', (COMMON CLUBHOUSE AREA) APPURTENANT TO PARCELS 1 THROUGH 6.

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**LAND DEVELOPMENT SERVICES INC.** 4240 Rocklin Road, Rocklin, California (916) 624-1629

## RECORD DRAWING

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN WHEN THE PROJECT ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR, OR THE CITY OF ROCKLIN. LAND DEVELOPMENT SERVICES, INC. WILLIAM E. MITCHELL - RCE 23429

LAND DEVELOPMENT SERVICES, INC. WILLIAM E. MITCHELL - RCE 23429

DATE \_\_\_\_\_