



New Project Information

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

Application Received: June 15, 2021

Project Name and Requested Approvals:

SIERRA COLLEGE SENIOR APARTMENTS

Design Review – DR2021-0013

Staff Description of Project:

The project is a request for approval of a Design Review to construct a 180-unit affordable senior community on a 7.3-acre portion of a larger 13.4-acre parcel. The site is located within the boundaries of the College Park project, which is being processed concurrently. College Park is a proposed multi-entitlement project totaling approximately 108 acres in eastern Rocklin. As the approval of College Park would create the 7.3-acre project site and rezone the property to allow for development and operation of a senior care facility, the College Park project is required to be approved prior to the approval of the proposed Design Review.

Location:

South side of Rocklin Road, approximately 200 feet west of Havenhurst Circle.

Assessor's Parcel Number (APN) 045-130-063 (portion).

Land Use Designation(s)/Zoning:

The property is currently designated Mixed Use (MU) in the Rocklin General Plan and is zoned Planned Development Commercial (PD-C) in the Rocklin Road East of I-80 General Development Plan. The College Park project includes a General Plan Amendment to redesignate the subject site to High Density Residential (HDR) and a Rezone to change the site's zoning to Planned Development Residential, 15.5 dwellings per acre minimum (PD-15.5+).

Subject to approval of the College Park General Plan Amendment and Rezone, this project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

The environmental review for the project is included as part of the College Park Environmental Impact Report.

Applicant & Property Owner:

The property owner is Sierra Joint Community College District. The applicant is USA Properties Fund, Inc.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>



City of Rocklin

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

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Sierra College Senior Apartments

LOCATION: South side of Rocklin Road just west of Havenhurst Circle

ASSESSOR'S PARCEL NUMBERS: 045-130-063

DATE OF APPLICATION (STAFF): _____ **RECEIVED BY (STAFF INITIALS):** _____

FILE NUMBERS (STAFF): _____ **FEES:** \$10,086.00

RECEIPT NO.: _____

Pre-Application Meeting Requirements:

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

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

DATE OF PRE-APPLICATION MEETING: 04-22-2021

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

<input type="checkbox"/> General Plan Amendment (GPA) Fee: _____	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee: _____	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: _____ <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: _____ <input type="checkbox"/> Major (CC Approval) Fee: _____
<input type="checkbox"/> BARRO Zone Application (BZ) Fee: _____	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: _____	<input type="checkbox"/> Variance (V) Fee: _____
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee: _____	<input checked="" type="checkbox"/> Design Review (DR) <input type="checkbox"/> Commercial Fee: _____ <input checked="" type="checkbox"/> Residential Fee: _____ <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: <u>\$10,086.00</u>	<input type="checkbox"/> Modification to Approved Projects Fee: _____ File Number: _____

**Environmental Requirements:
(STAFF)**

☐ Exempt -
☐ Negative Declaration -

☐ Mitigated Negative Declaration -
☐ EIR - See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>MU</u>	Acres: <u>7.3</u>	EXISTING	PROPOSED
Proposed: <u>HDR</u>	Square Feet: <u>317,988</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
ZONING:	Dimensions: _____	_____ Septic Sewer	_____ Septic Sewer
Existing: <u>PD-C</u>	No. of Units: <u>180</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>PD-15.5+</u>	Building Size: <u>+/- 154,962</u>	_____ Well Water	_____ Well Water
	Proposed Parking: <u>213</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: <u>91</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Access: <u>Single Drive</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

PROJECT REQUEST:

Request for approval of design review to construct a 180 unit affordable senior community on the future 7.30 acre parcel located within the Greater College Park General Development Plan area and identified as Site C-2 East.

(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:

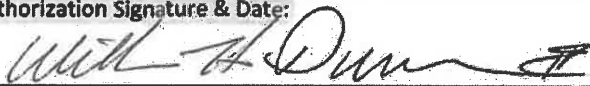
NAME OF PROPERTY OWNER: Sierra Joint Community College District
ADDRESS: 5100 Sierra College Blvd
CITY: Rocklin STATE: CA ZIP: 95677
PHONE NUMBER: 916-660-7000
EMAIL ADDRESS: wduncan@sierracollege.edu
FAX NUMBER: _____

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

NAME OF APPLICANT USA Properties Fund, Inc.
(If different than owner):
CONTACT: Leatha Clark
ADDRESS 3200 Douglas Blvd, Suite 200
CITY: Roseville STATE: Ca ZIP: 95661
PHONE NUMBER: 916-865-3918
EMAIL ADDRESS: lclark@usapropfund.com
FAX NUMBER: _____
SIGNATURE OF APPLICANT _____

AGENT AUTHORIZATION FORM

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

Project Name: Sierra College Senior Apartments		
Location: South side of Rocklin Road just west of Havenhurst Circle		
Assessors Parcel Number(s): 045-130-063-000		
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Design Review		
Name of person and / or firm authorized to represent property owner (Please print): USA Properties Fund, Inc.		
Address: 3200 Douglas Blvd, Suite 200		
City: Roseville	State: CA	Zip: 95661
Phone Number: 916-865-3918	Fax Number: _____	
Email Address: lclark@usapropfund.com		
The above named person or firm is authorized as:		
Agent (<input type="checkbox"/>)	Buyer (<input checked="" 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 type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.		
(<input 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: 6/8/2021	
Owners Name (Please Print): William H. Duncan, IV		
Owners Address: 5100 Sierra College Blvd		
City: Rocklin	State: CA	Zip: 95677
Phone Number: 916-660-7000	_____	
Email Address: wduncan@sierracollege.edu		

**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 X (check one) owner(s) of record of preserved mineral rights on the subject property and I, Leatha Clark X, the applicant or applicant's representative, have _____ / have not X (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.

Leatha Clark
Signature

6-10-21
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, Leatha Clark, the applicant or applicant's representative, have read the information above and understand its meaning.



Signature

6-10-21

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;

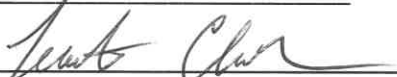
The project, including any alternatives, _____ is, ☒ is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

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: 06-10-21 _____

Applicant:  _____

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

MITIGATION FOR AIR QUALITY IMPACTS

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

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

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

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

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

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

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

Leatha Clark

Applicant's Name (printed)


Applicant's Signature

6-10-21
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) South side of Rocklin Road just west of Havenhurst Circle

CITY: Rocklin STATE: Ca ZIP: 95677

ASSESSORS PARCEL #: 045-130-063

NAME OF PROJECT: Sierra College Seniors

CONTACT/APPLICANT NAME: Leatha Clark

ADDRESS: 3200 Douglas Blvd, Suite 200

CITY: Roseville STATE: Ca ZIP: 95661

PHONE: 408-916-8924 EMAIL: lclark@usapropfund.com

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

Request for approval of design review to construct a 180 unit affordable senior community on the future 7.30 acre parcel located within the Greater College Park General Development Plan area and identified as Site C-2 East.

Property size:	<u>317,988</u>	<u>7.3</u>
	Square Feet	Acres
Land Use:	<u>MU</u>	<u>HDR</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: College Park

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: An EIR for the greater College Park area, including this parcel, is currently being prepared.

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
<u>404 Permit</u>	<u>8421 Auburn Blvd, Suite 248 Citrus Heights, Ca 95610</u>	<u>Sarah Vonderohe/(916) 822-3225</u>
<u>CADFW 1602 and RWQCB 401</u>	<u>8421 Auburn Blvd, Suite 248 Citrus Heights, Ca 95610</u>	<u>Sarah Vonderohe/(916) 822-3225</u>

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

Vacant

SITE CHARACTERISTICS

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

Seasonal and riparian wetlands, Trees, including Oak trees

2. What are the surrounding land uses?

East Single-Family Residential West Wetlands/drainage area North Sierra College, church South Wetlands/drainage area

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: _____
b. Deposited on the site: _____
c. Removed from the site: 2,000CY
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? Yes
Describe below: _____

Construction of the project would result in the permanent loss (fill) of 0.445 acres of Waters of the U.S. consisting of 0.046 acres of riparian wetland and 0.399 acres of seasonal wetlands.

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? Yes
If so how will they be impacted by the project?
Construction of the project would result in the permanent loss (fill) of 0.445 acres of Waters of the U.S. consisting of 0.046 acres of riparian wetland and 0.399 acres of seasonal wetlands.
12. Are there any trees or shrubs on the project site? Yes
What types? Oak Trees
Are any to be removed or transplanted? Unknown
State the location of transplant site: Unknown
State the number & species to be removed: Unknown at this time
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?
No
15. What type of equipment will be associated with the project during construction?
Standard residential construction equipment, i.e., excavator, skid loader, bulldozer, backhoe

During permanent operation?
HVAC
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.
Unknown
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:
Lighting from building and parking lot
19. Is this property covered by a Williamson Act contract? NO
20. Has this property ever been used for agricultural purposes? Yes
If so, for what purpose and when?
Possible Fruit Orchard & Oat
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? 0.1 Miles, Sierra College

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

Size of new structure(s) or addition in gross square feet: 154,962 SF

Building height measured from ground to highest point in feet: 55'

Number of floors/stories: 3-4

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:
Unknown at this time

Project site coverage: Building 154,962 sq.ft. .49 %
Landscaping 56,193 sq.ft. .18 %
Paving 96,859 sq.ft. .30 %

Exterior building materials: Stucco, Masonry Veneer

Exterior building colors: SW Ivory Lace, Windsor Greige, Wheat Penny, Black Fox

Wall and/or fencing material: Concrete retaining walls and Metal Fencing

Total number of off-street parking spaces required: 348 Provided: 213

Total number of bicycle parking spaces: 0

25. Is there any exposed mechanical equipment associated with the project? No
Location and screening method:

Condensers have been placed on the roof and are behind parapets.

26. RESIDENTIAL PROJECTS

Total lots 1 Total dwelling units 180
Density/acre 24.7 Total acreage 7.30

	Single Family		Two Family		Multi-Family (More than 2 units)
Number of Units					180
Size of lot/unit					
Studio					
1 Bedroom					115
2 Bedroom					65
3 Bedroom					
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? Unknown
29. Will the proposed use involve any toxic or hazardous material? Yes
Is the project site within 2,000 feet of an identified hazardous/toxic site? NO
Is the project site within 2,000 feet of a school or hospital? Yes, Sierra College
If the project involves any hazardous material, explain: Pool cleaning materials.
30. How many new residents is the project estimated to generate? unknown
31. Will the project generate a demand for additional housing? Unknown
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: Unknown
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? NO
If yes, explain:
34. How close is the project to the nearest public park or recreation area? Monte Verde Park, .04 Mile
35. What school districts will be affected by this project? Rocklin Unified
36. Describe energy-efficient features included in the project
Energy efficient glazed windows, low flow plumbing devises, solar thermal, high efficiency central water heating, energy star appliances.
37. Describe how the following services or utilities will be provided:
Power and Natural Gas: Power Provider. Access from Rocklin Road
Telephone: Telephone Provider. Access from Rocklin Road
Water: PCWA/ Connect to and Existing 8" water pipe in Rocklin Road
Sewer: SPMUD/ Sewer Lift Station on Site that connects to an existing 8" Sewer Line in Rocklin Road
Storm Drainage: On Site Detention Basin
Solid Waste: Recology Waste Management/On Site Trash Collection.
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?



June 10, 2021

Brett Finning, Planning Services Manager
David Mohlenbrok, Community Development Director
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

RE: College Park South Village- Affordable Parcel 3
Design Review Submittal
Rocklin Road (APN #045-131-003-000)

Dear Mr. Finning:

USA Properties Fund, Inc., ("USA") is pleased to submit to you and the City of Rocklin this request for Design Review of our proposed development of a 180-unit affordable senior community on the future 7.30 acre parcel located within the College Park Planned Development (PD) area on the South side of Rocklin Road just west of Havenhurst Circle. Below please find a summary of the key elements of the proposal. We look forward to your review and comment.

Background

USA Properties Fund is currently in contract to purchase the future 7.30 gross acre property (APN # 045-131-003-000) located within the greater College Park PD area for which entitlement applications are currently being processed through the City. Entitlement applications being processed for the College Park PD area include an update to the Sierra College General Development Plan, a General Plan Amendment (GPA), Rezone, General Development Plan, Tentative Subdivision Maps, Design Review for certain areas, and an EIR.

The parcel USA Properties is in contract to purchase is located within the South Village of the College Park PD area. Under the current entitlement application for the College Park Area the General Plan designation for this parcel would change from Mixed-Use (MU) to High Density Residential (HDR) and the Zoning is being proposed to be changed from PD-C to PD-15.5+. The proposal USA is presenting at this time is consistent with the proposed General Plan and Zoning requested as part of the College Park PD area entitlement application and is also consistent with the proposed Residential Development Standards outlined in the update to the Sierra College General Development Plan.

Community Summary

The community consists of a mainly 4-story building with surface parking. The proposed total gross building area is approximately 154,962 SF, including apartments and leasing/resident-serving amenity uses, circulation, and stairs. The community has been designed with the focus of respecting the existing single-family neighborhood to the east, and also the natural environment (including seasonal and riparian wetland areas/drainage areas) which surround the property along the north, west and south boundaries.

The community is set back approximately 475 feet from Rocklin Road and will be accessed via a 100-foot-long bridge which will accommodate both vehicular and pedestrian movement. The apartment building is centered on the property and a single private drive and surface parking create a loop around the building providing both resident and emergency vehicle access to the entire site. The building is mainly 4-stories with the exception of the portion which is nearest to the adjacent neighbors to the east which steps down to 3-stories. To create distance between the proposed development and those neighbors to the east we have also included a 10' landscape buffer along that eastern property line. The 10' landscape buffer along with parking and the drive aisle creates a total setback of 82'-5" from the eastern property line to the building.

The loop private drive and parking areas have been located to avoid encroachment into the seasonal wetlands area to the south, to respect riparian set back along both the western and southern edges, and to preserve the existing Oak trees along the property edge.

The project will include a detention basin designed per the requirements outlined in the Placer County Stormwater Management Manual and City of Rocklin stormwater quality requirements, and will ultimately discharge via an outfall to the riparian area adjacent to the perennial drainage south of the project. The project will also include a sewer lift station located on the northern end of the site which will connect via a sewer force main to the existing sewer line located in Rocklin Road.

Unit sizes range between 572 sf to 824 sf and include 115 one-bedroom units and 65 two- bedroom units (180 units total). The overall density of the project of 24.7 DU per gross acre is consistent with the proposed zoning of PD-15.5+ (15.5+ DU/acre). The residential units are arranged in two U-shapes which surround two outdoor ground floor courtyards. Both Courtyards have been designed to feel very natural with the use of organic shapes and by incorporating meandering walkways and paths. Courtyard "A" will include an outdoor pool, lounge and picnic seating areas, and two BBQ areas. Courtyard "B" will include lounge and picnic seating and two BBQ areas. Other community amenities will include a leasing office, resident computer area, fitness room and clubroom with hospitality kitchen, laundry facilities throughout, elevator access, and a dog park.

Unit Mix		
	DU	Mix
1-BD/1BA	115	64 %
2-BD/1BA	65	36 %
Total	180	100%

Parking, Access and Circulation

The community includes 213 total on-site parking spaces, a ratio of 1.18 spaces per unit. This parking ratio is slightly above USA's average parking ratio of .92 in our existing senior facilities throughout Northern California. We have provided a list of some of our Northern California senior facilities below along with age, unit, and parking data for your review. USA requires residents to register vehicles which will be parked on site and marketing for the property is explicit regarding the number of parking spaces allotted to each unit. Parking at USA's existing senior facilities has been appropriate and we are confident that we have programmed sufficient parking for this project. In addition, the proposed parking ratio is well above the requirement of 0.5 spaces per unit for rental senior housing (62 years of age or older) allowed under Density Bonus Law Chapter 4.3. Density Bonuses and Other Incentives [65915 - 65918].

Parking Data for USA Properties Existing Northern California Senior Communities

Project	Year	City	County	Age Restriction	# of Units	# of Parking Spaces	Provided Parking Ratio	# of Registered Cars	Demand
Vintage Chateau II	2012	Petaluma	Sonoma	55+	68	55	0.81	51	0.75
Vintage at Laguna II	2012	Elk Grove	Sacramento	55+	227	229	1.01	229	1.01
Vintage Knolls Senior Apartments	2000	Sacramento	Sacramento	62+	92	85	0.92	60	0.65
Vintage Court Senior Apartments	1998	Union City	Alameda	62+	125	90	0.72	66	0.53
Vintage Square at Westpark	2009	Roseville	Placer	55+	152	113	0.74	117	0.77
Vintage Glen Senior Apartments	1997	Sacramento	Sacramento	62+	124	122	0.98	90	0.73
Vintage Park Senior Apartments	1998	Santa Rosa	Sonoma	62+	120	123	1.03	86	0.72
Vintage Willow Creek Apartments	2003	Folsom	Sacramento	55+	184	165	0.90	142	0.77
Vintage Woods Senior Apartments	2001	Fair Oaks	Sacramento	55+	185	178	0.96	178	0.96
Vintage at Natomas Field Senior Apartments	2007	Sacramento	Sacramento	55+	200	220	1.10	180	0.90
Sierra Affordable	2023/2024	Rocklin	Placer	62+	180	213	1.18	TBD	TBD
							0.92	Average Parking Ratio	

Parking Summary

	1 Bedroom (115 Units)	2-Bedroom (65 Units)	Guest Parking	Total	Parking Ratio Per Unit	Covered Parking
City of Rocklin 1.5 for each 1 Bedroom Unit 2 for each 2 or more bedroom unit Plus 25% Visitor Parking Covered=1 Space per Unit	172.5	130	45	348	1.93	180
Required Per Density Bonus Law (.5 Per Unit)	58	33	0	91	.5	0
Provided	114	66	33	213	1.18	0

The site is accessed via a single driveway entrance (in/out) on Rocklin Road. Vehicular access to the site will be restricted to right in/right out. A bridge which crosses over the existing drainage area will provide access to the site from Rocklin Road. Each side of the bridge will be a total of 20' wide and the bridge will also include a separation median in the center and a sidewalk for pedestrian access along the east edge. USA Properties has reviewed the proposed site plan with The Rocklin Fire Department and they are accepting of the proposed single point of access/emergency vehicle access to the property as long as we have provided 20'-0" road width per lane, do not exceed 200 units on the site, and the project is fully equipped with NFPA-13 sprinkler system, all of which this project will comply with.

Architecture

Set within the College District, the Sierra College Senior Apartments utilize rich building colors to embody the vision of collegiate architecture. The brick veneer at the entry point is grounded with a contrasting base to create a focal point while articulated cornices and varying parapets add variety to the entire project. Additional features include operable windows with divided lights, decorative window trim, and articulated cornices.

Energy efficient features will include energy efficient glazed windows, low flow plumbing devices, solar thermal, high efficiency central water heating, and energy star appliances.

Project Affordability

USA Properties proposes to construct a 180-unit affordable senior (restricted to ages 62+) apartment home community (179 resident units and 1 manager units). The community will have the benefit of full-time resident management with an onsite management/leasing office. The community will be income restricted to households earning 50% to 80% of area median income ("AMI"), with 10% of the units affordable to households earning 50% to 59% AMI, and 90% of the units to be affordable to households earning 60% to 80% AMI. These units will contribute toward filling the City's Regional Housing Needs allocation for the very low, and low-income levels. Depending on ultimate funding sources lower AMI units may be included.

Compliance with the Sierra College General Development Plan Standards (*as currently proposed*)

Under the current entitlement submittal for the College Park PD area the General Plan designation for this parcel will change from Mixed-Use (MU) to High Density Residential (HDR), and the Zoning is being proposed to be changed from PD-C to PD-15.5+. The proposal USA is presenting at this time is consistent with the proposed General Plan and Zoning under the College Park Area entitlement application and also the proposed Sierra College General Development Plan Residential Development Standards. We do understand that the standards being proposed as part of the existing entitlement application on file has not been approved and may change.

Criteria	Sierra College General Development Plan Standards	Provided
Minimum Units Per Gross Acre	15.5	24.7
Maximum Units Per Gross Acre	40	24.7
Minimum Lot Area (square Feet)	-	317,988 SF
Minimum Lot Width (interior)	-	+/- 456'
Minimum Lot Width (Corner)	-	N/A
Setbacks (In Feet):		
Front		
Porch (from back-of-walk)	8'	N/A
Building (from back-of walk)	10'	+/- 475'
Garage (from Back-of-walk/private dr.)	4'/2'	N/A
Side		
Interior	3'	10' East 20' West
Interior (zero lot line)	0	N/A
Street (from back-of-walk/private dr.)	8'/2'	N/A
Rear		
Building	10'	N/A
From Alley/Private Drive	2'	N/A
Distance Between Buildings	20'	N/A
Along Sierra College Blvd. Frontage	30.5'	N/A
Maximum Lot Coverage	74%	13% Gross 18% Net
Maximum Building Height in Feet		
Principal Building	60'	58'
Accessory Building	14'	14'

Environmental

With regard to the environmental documentation needed to provide CEQA clearance for the proposed project, based on our review of information provided to us and our understanding of CEQA and the existing project site and area conditions, the proposed project will be covered as part of the College Park EIR which is currently being drafted.

The project site does include seasonal wetlands and riparian wetlands. Development of the site will require permitting through the United States Army Corps of Engineers (USACE), Regional Board, and California Department of Fish and Wildlife (CDFW). Permits for this purpose are currently being prepared and will be submitted for processing along with the Notice of Determination for the College Park EIR. The seasonal wetlands area identified on the Site Plan (Sheet A1.0) is representative of the adjusted seasonal wetlands area which is being requested as part of the required permitting.

Entitlements

USA properties anticipates entitlements for this development will include Design Review and will also require a Council Hearing due to the proposed number of stories (3-4 stories). We anticipate having this Design Review application processed concurrently with the College Park PD area entitlements. We do understand that any final determination for the project will be dependent on the approval of the College Park PD area entitlements.

Conclusion

We look forward to continuing to work collaboratively with the City to develop an exceptional senior affordable community within the City of Rocklin. If you have any questions or would like additional information, please contact me directly at (916) 865-3918.

Sincerely,

Leatha Clark, AICP
Assistant Manager, Development

Enclosures:

1. Sierra College Senior Apartments Design Package Dated, June, 10 2021
2. Universal Application Package
3. Proforma Title Report
4. Response to Preliminary Review Comments, Dated June 10, 2021
5. Geotechnical Engineering Report, Wallace Kuhl, Dated June 23, 2016
6. Preliminary Drainage Study, Wood Rodgers, Dated June 2021
7. Flash Drive including all enclosures listed above

Cc:

Deana Ellis, Cresleigh Homes Corporation
Jim Gillum, Gillum Consulting
George Phillips, Phillips Land Law
Daniel M. Cole, Evergreen Sierra East, LLC



Sheet Index

ARCHITECTURE:

- A0.1 Cover Sheet
- A1.0 Site Plan
- A1.1 Site Plan - Enlargement
- A1.2 Fire Access Plan
- A2.0 Building Elevations - Exterior
- A2.1 Building Elevations - Courtyard
- A3.0 Building Plans - Level 1
- A3.1 Building Plans - Level 2
- A3.2 Building Plans - Level 3
- A3.3 Building Plans - Level 4
- A3.4 Building Plans - Roof Plan
- A4.0 Building Sections
- A5.0 Unit Plans
- A5.1 Unit Plans
- A6.0 Renderings
- A6.1 Renderings
- A6.2 Renderings
- A6.3 Renderings
- A6.4 Renderings
- A6.5 Renderings
- A6.6 Renderings
- A7.0 Design Details
- A7.1 Material Board
- A7.2 Sign Elevation

CIVIL:

- C1 Sewer and Water Study
- C2 Drainage and Grading Study

LANDSCAPE:

- L1c Colored Landscape Plan
- L1 Preliminary Landscape Plan
- L2 Preliminary Landscape Plant Palette
- L3 Courtyard Enlargements
- L4 Preliminary Irrigation Plan

Project Location



Vicinity Map

Project Team:

Owner/ Developer

USA Properties Fund, Inc.
3200 Douglas Blvd, Ste 200
Roseville, CA 95661
Contact: Leatha Clark

Architecture

KTGY Group, Inc.
17911 Von Karman Ave, Ste 200
Irvine, CA 92614
Contact: Keith Labus

Civil

Wood Rodgers
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Contact:Jeff Carpenter

Landscape

Wilson Design Studio
415 Mission St., Suite 37-124
San Francisco, CA 94105
Contact: Keith Billick

Service Providers:

Water	Placer County Water Agency
Sewer	South Placer Municipal Utility District
Gas & Electric	Pacific Gas & Electric
Telephone	Various
Cable TV	Various
Solid Waste	Recology

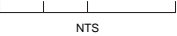


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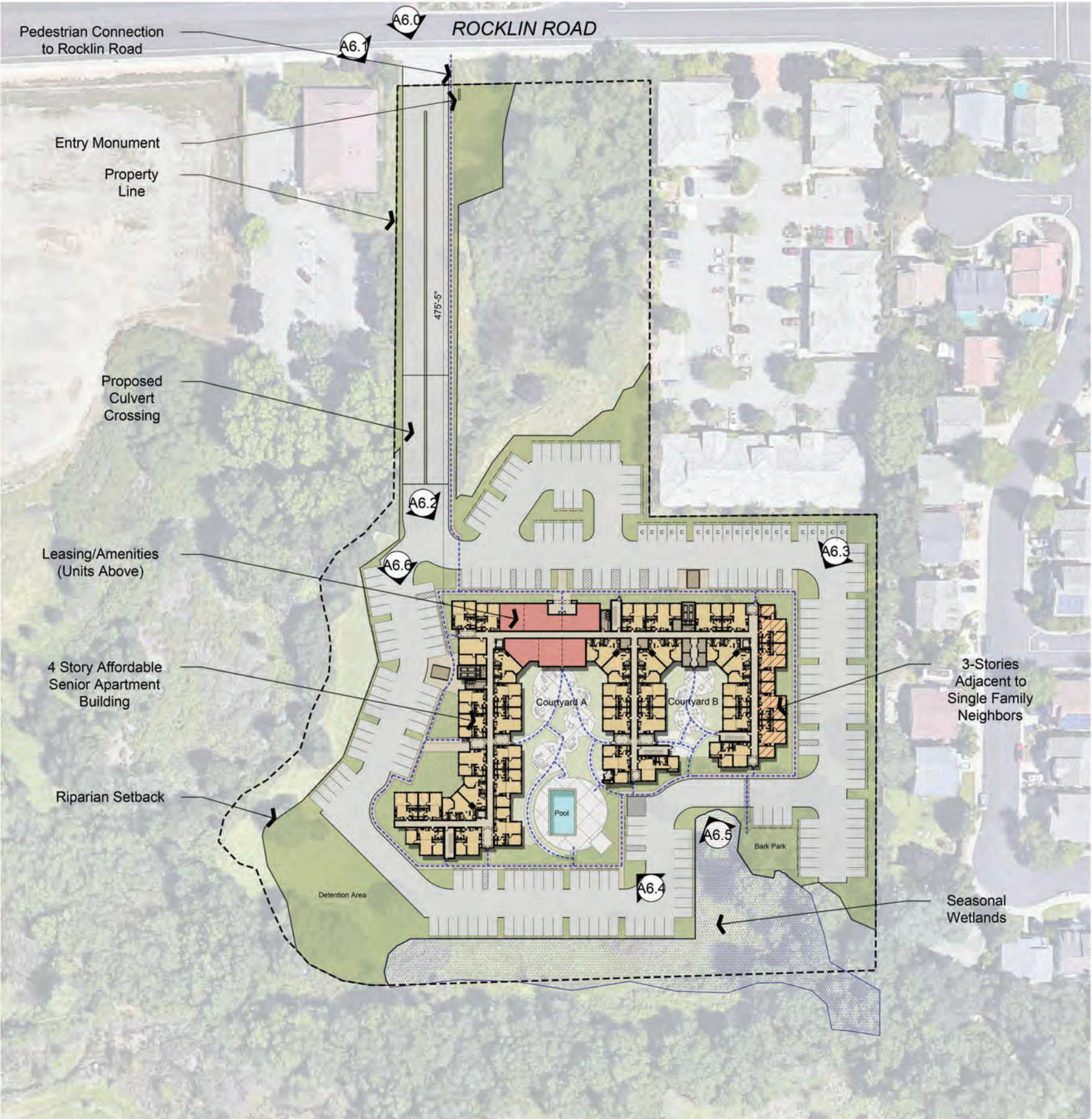
SIERRA COLLEGE SENIOR APARTMENTS
ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
JUNE 10, 2021



COVER SHEET

A0.1



General Plan:
Existing: Mixed-Use (MU)
Proposed: High Density Residential (HDR)*

Zoning:
Existing: PD-C
Proposed: PD 15.5+*
*As Part of greater College Park Area Entitlements

APN:
045-131-003-000

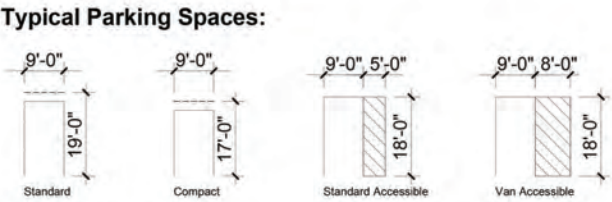
SITE SUMMARY		
7.302 AC Gross	5.164 AC Net	Based on developable area
180 DU	180 DU	
24.7 DU/AC	34.9 DU/AC	

BUILDING SUMMARY	
Leasing/ Amenities	3,730 SF
Trash Provided	8 Bins
Washers	12
Dryers	12

UNIT SUMMARY											
Plan	Bed	Bath	Gross Area	Level 1	Level 2	Level 3	Level 4	Total Units	%	Total Area	Total Units %
Unit B1	1	1	572	13	17	17	17	64	35.6%	36,608	
Unit B1-B	1	1	635	1	1	1	1	4	2.2%	2,540	
Unit B2	1	1	613	7	0	0	0	7	3.9%	4,291	
Unit B3	1	1	637	1	0	0	0	1	0.6%	637	
Unit B4	1	1	592	9	10	10	10	39	21.7%	23,088	115 64%
Unit C1	2	1	769	1	2	2	2	7	3.9%	5,383	
Unit C2	2	1	824	0	2	2	2	6	3.3%	4,944	
Unit C3	2	1	778	7	15	15	11	48	26.7%	37,344	
Unit C4	2	1	772	1	1	1	1	4	2.2%	3,088	65 36%
Total				40	48	48	44	180	100.0%	117,923	100%

PARKING SUMMARY			
Parking Required*			
	Total	Ratio	Spaces
1 BR	115	0.5	57.5
2 BR	65	0.5	32.5
Total			90
Parking Provided			
	Standard	Compact	Total
Covered Spaces	0	0	0
Open Spaces	193	20	213
Total	193	20	213
	90.6%	9.4%	100.0%

*per Density Bonus Law Chapter 4.3.
Density Bonuses and Other Incentives
[65915 - 65918]



Accessible Path of Travel:

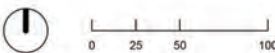


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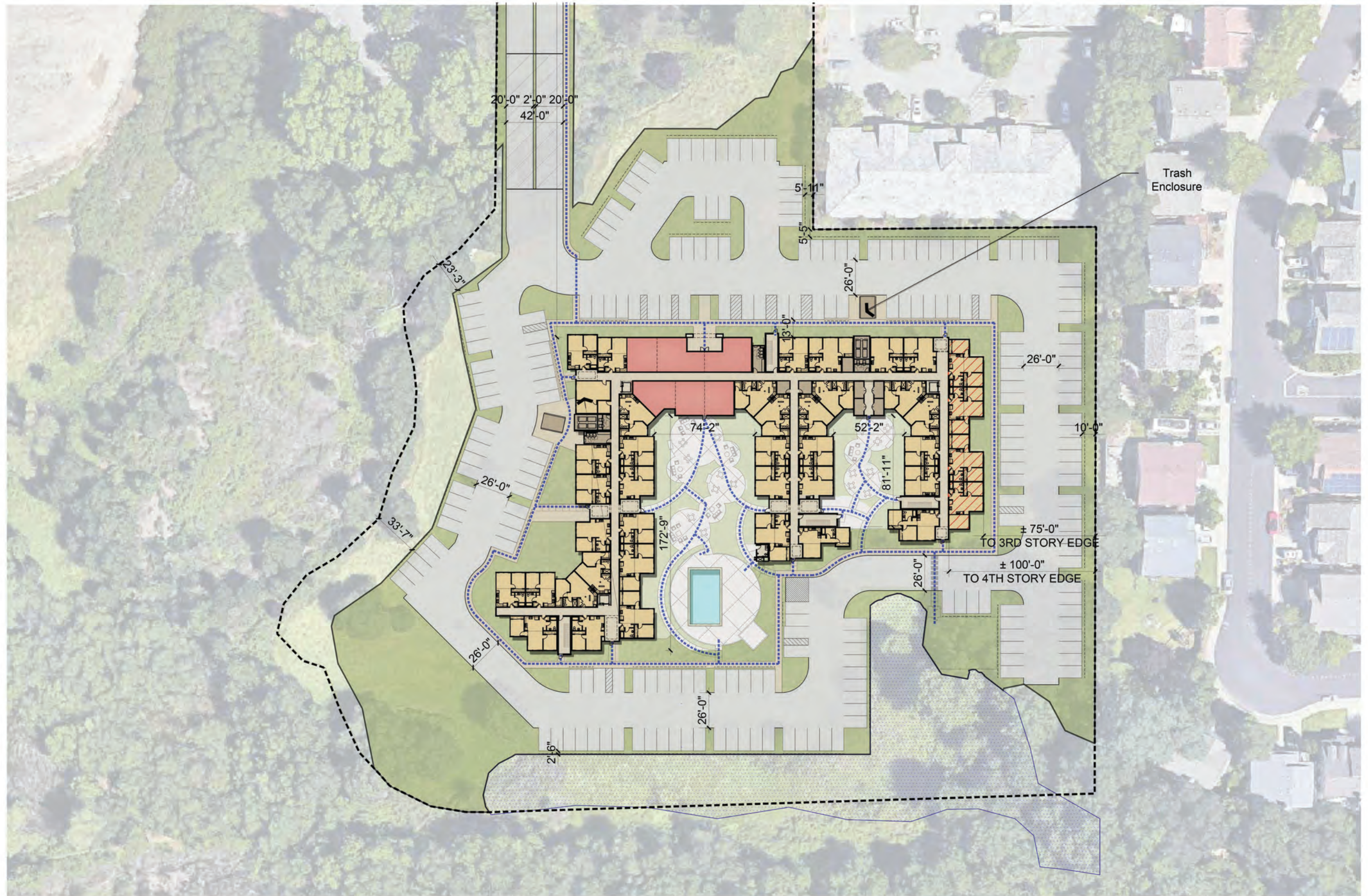
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ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
JUNE 10, 2021



SITE PLAN

A1.0

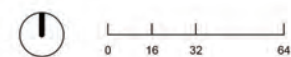


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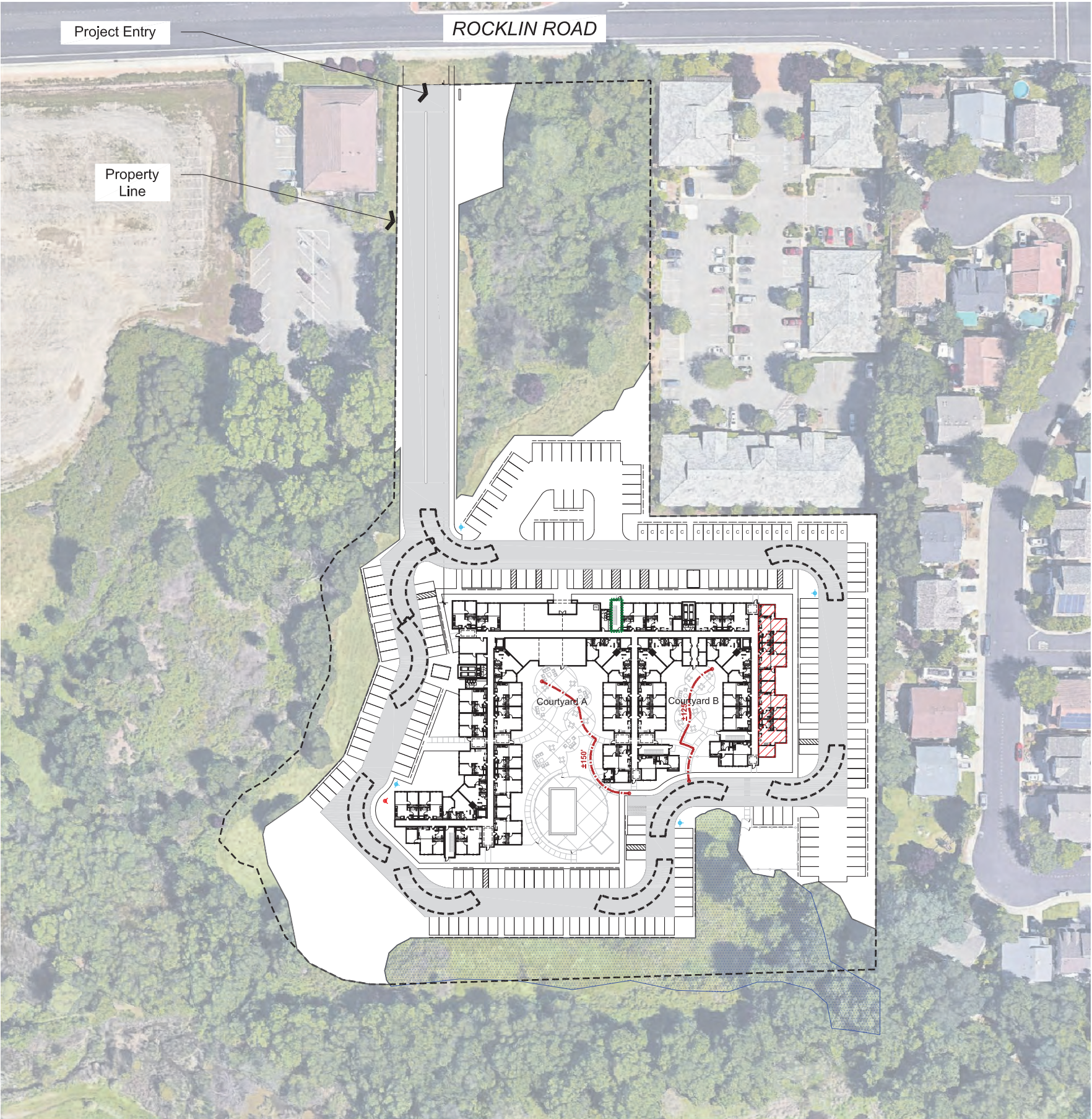
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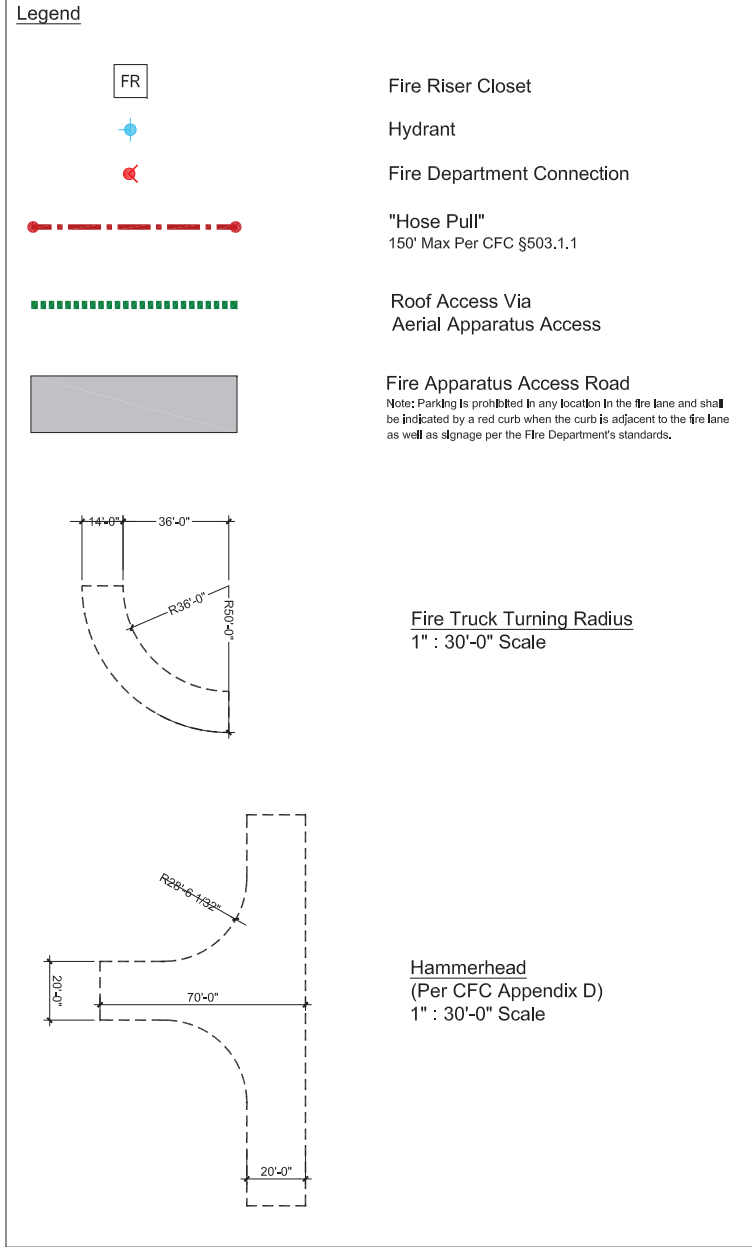
ENLARGED SITE PLAN

A1.1



Building Summary

Apartment Building:	VA
Construction Type:	R-2, A-3
Occupancy:	4 Stories; ±55'-0"
Building Height:	NFPA 13
Fire Sprinkler:	

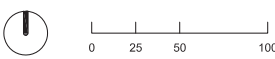


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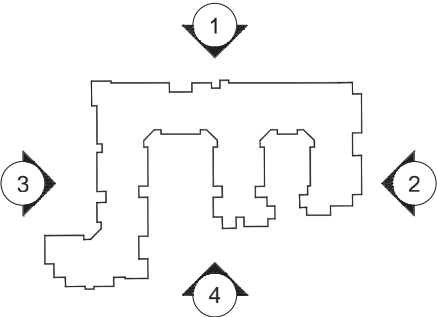


FIRE ACCESS PLAN

A1.2

Material Legend

- 1. Stucco
- 2. Trim
- 3. Masonry Veneer
- 4. Metal Awning
- 5. Metal Sectional Roll-up Door
- 6. Vinyl Window
- 7. Decorative Light Fixture



Site Key Plan N.T.S.



1. FRONT ELEVATION



2. LEFT ELEVATION



3. RIGHT ELEVATION



4. REAR ELEVATION

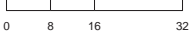


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JUNE 10, 2021

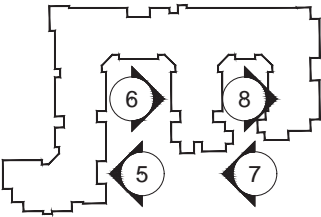


ELEVATIONS
EXTERIOR

A2.0

Material Legend

- 1. Stucco
- 2. Trim
- 3. Masonry Veneer
- 4. Metal Awning
- 5. Metal Sectional Roll-up Door
- 6. Vinyl Window
- 7. Decorative Light Fixture



Site Key Plan N.T.S.



5. COURTYARD A



6. COURTYARD A



7. COURTYARD B



8. COURTYARD B



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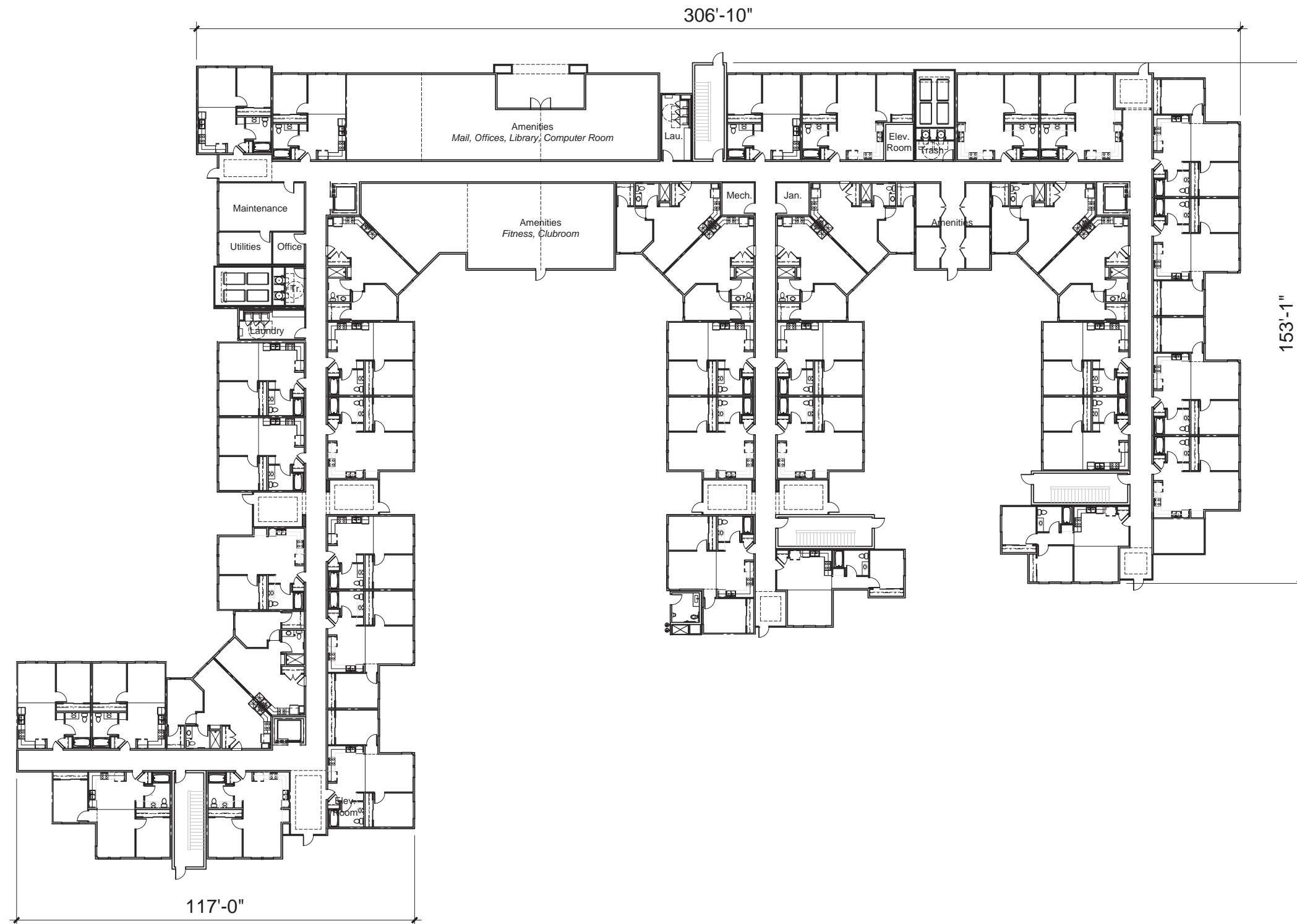
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CONCEPTUAL DESIGN
JUNE 10, 2021



ELEVATIONS
COURTYARD

A2.1

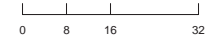


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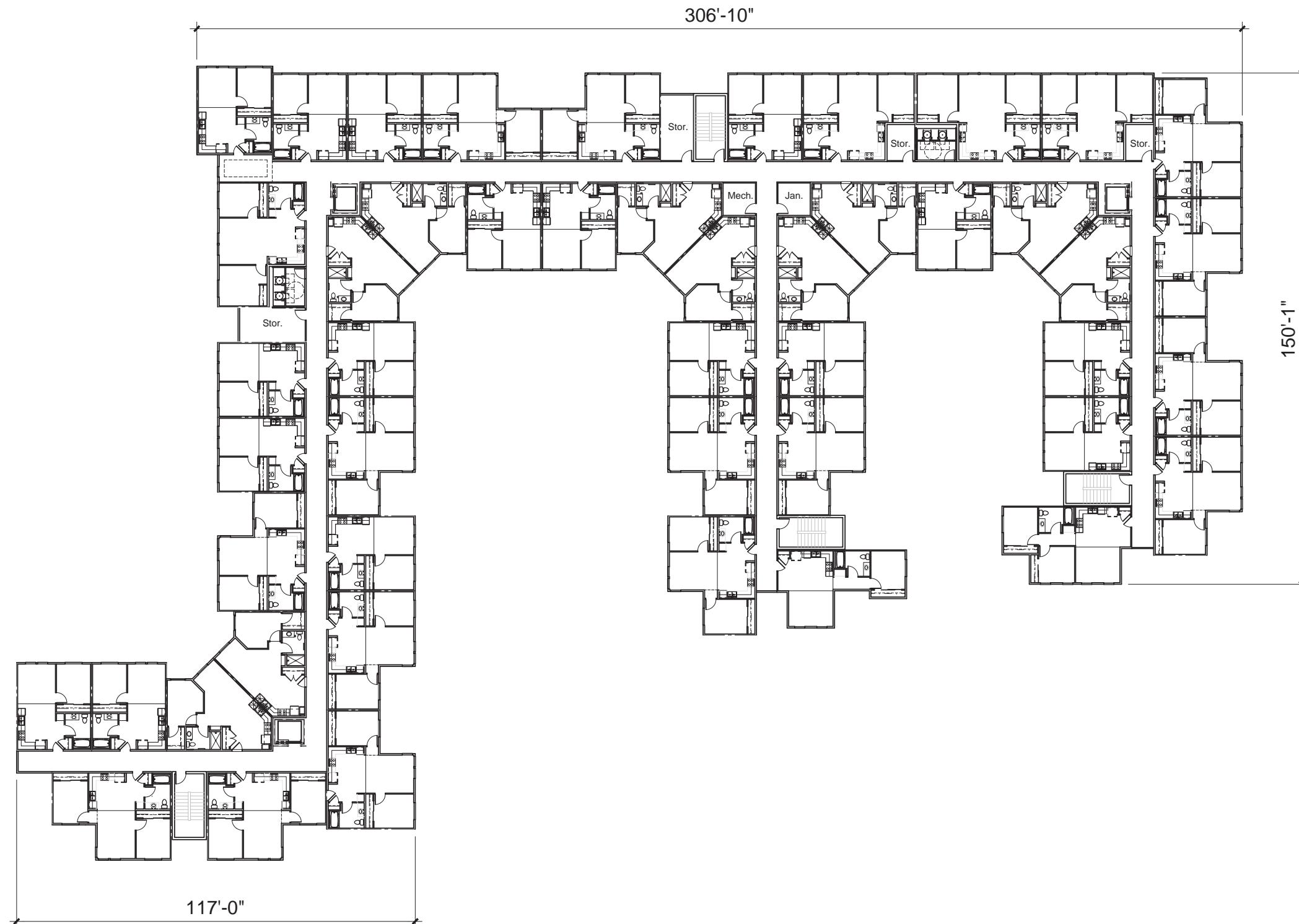
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CONCEPTUAL DESIGN
JUNE 10, 2021



BUILDING PLANS
LEVEL 1

A3.0

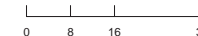


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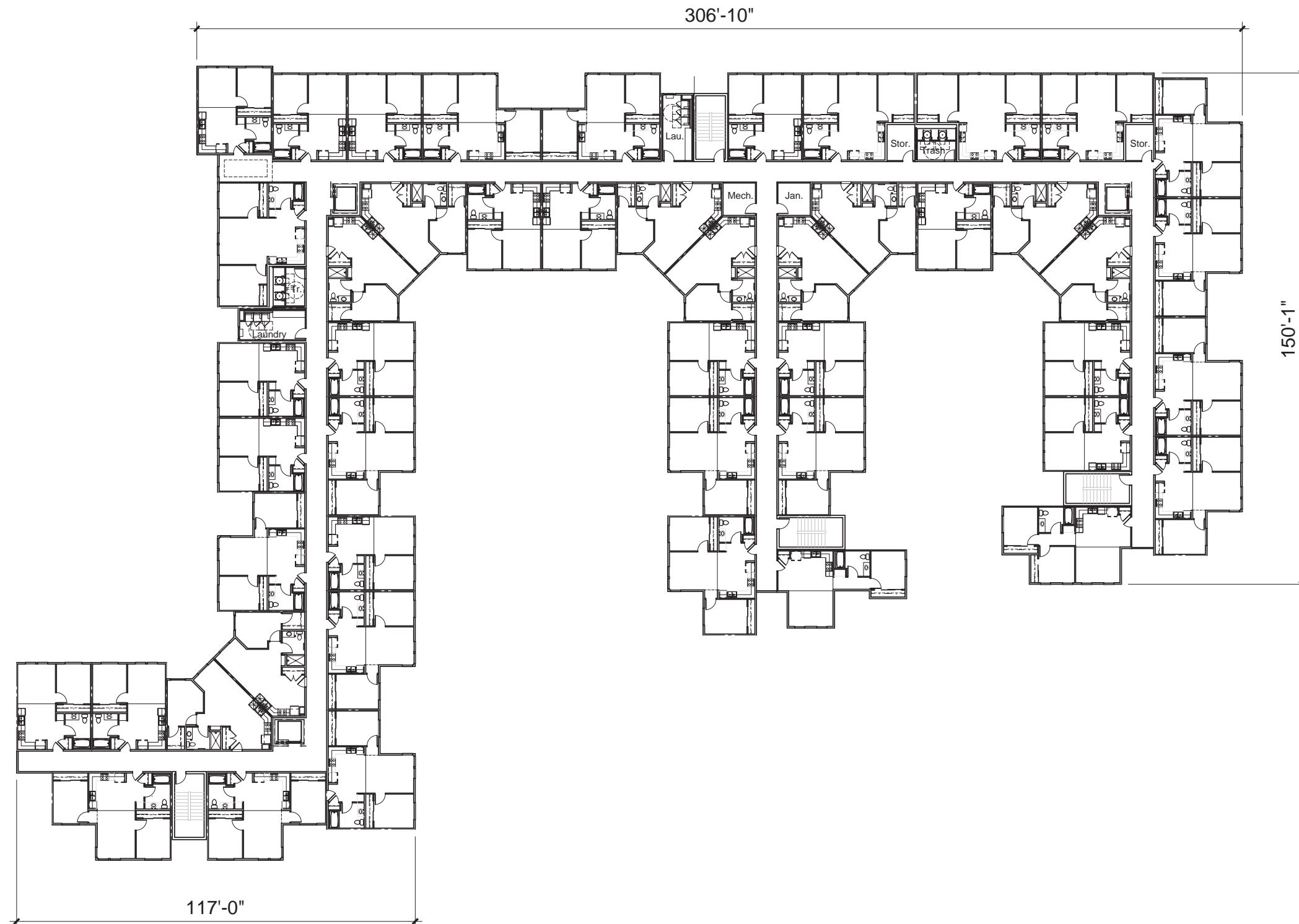
SIERRA COLLEGE SENIOR APARTMENTS
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CONCEPTUAL DESIGN
JUNE 10, 2021



BUILDING PLANS
LEVEL 2

A3.1

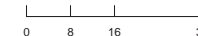


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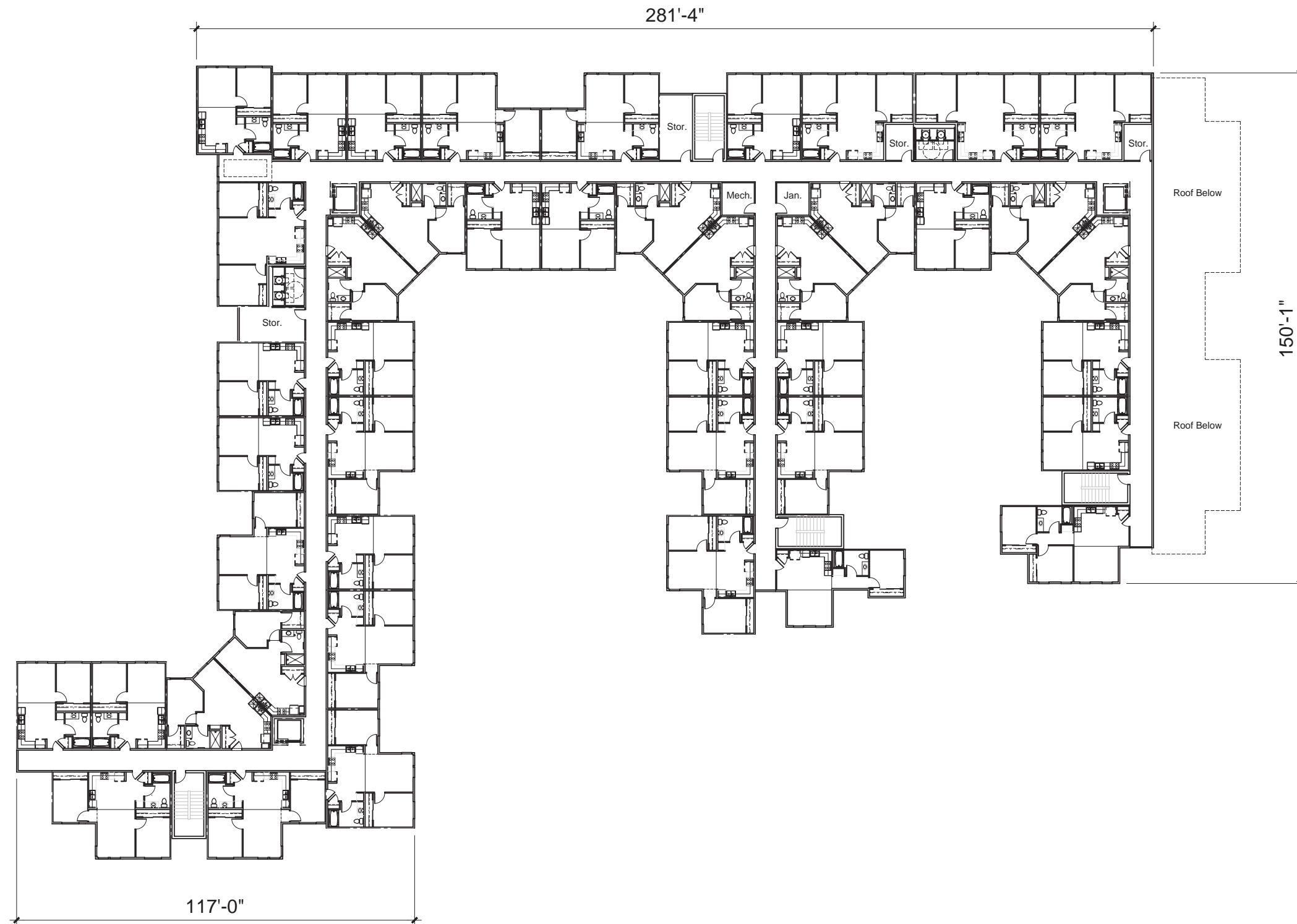
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CONCEPTUAL DESIGN
JUNE 10, 2021



BUILDING PLANS
LEVEL 3

A3.2

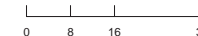


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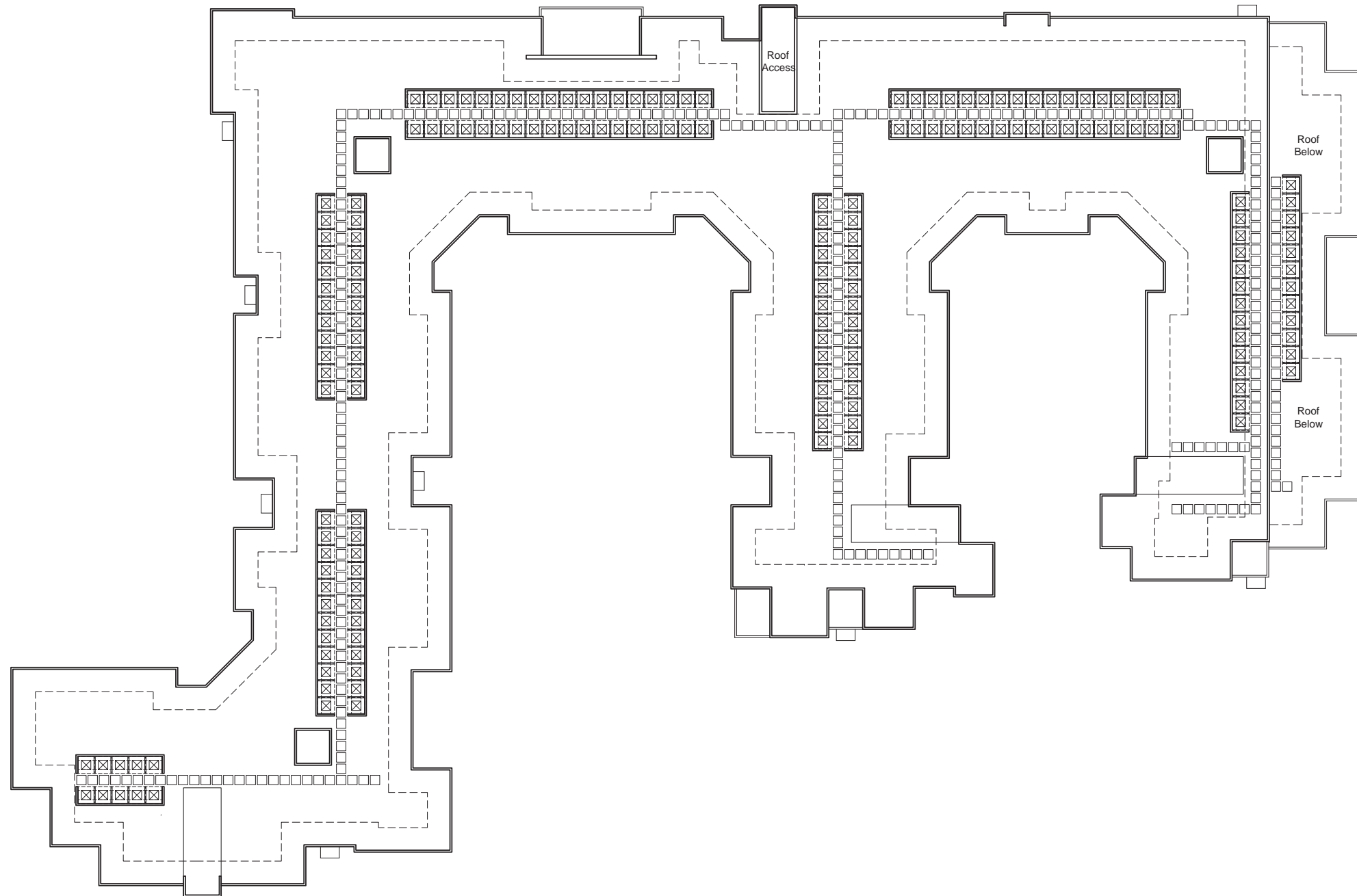
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BUILDING PLANS
LEVEL 4

A3.3



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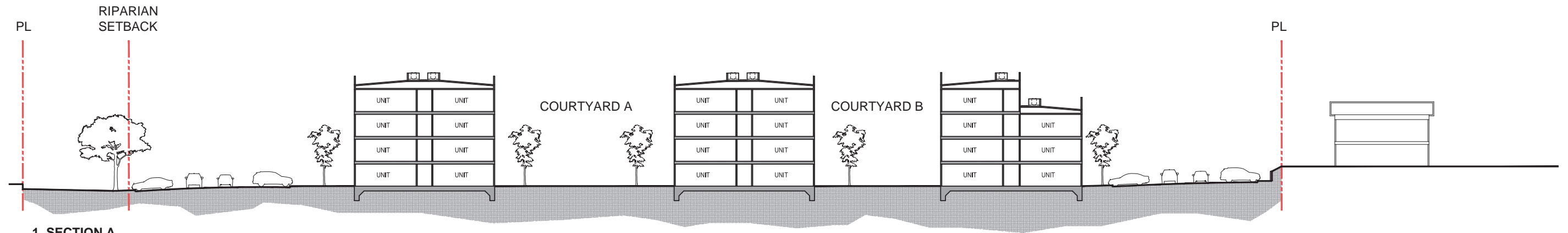
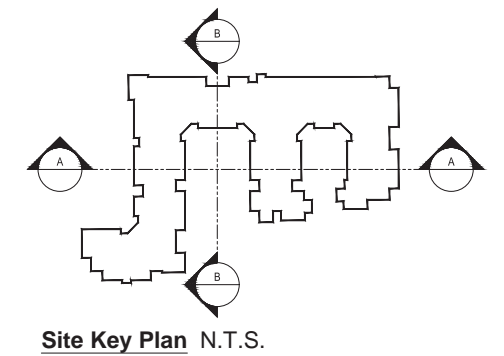
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 ROCKLIN, CALIFORNIA # 2020-0816

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 JUNE 10, 2021

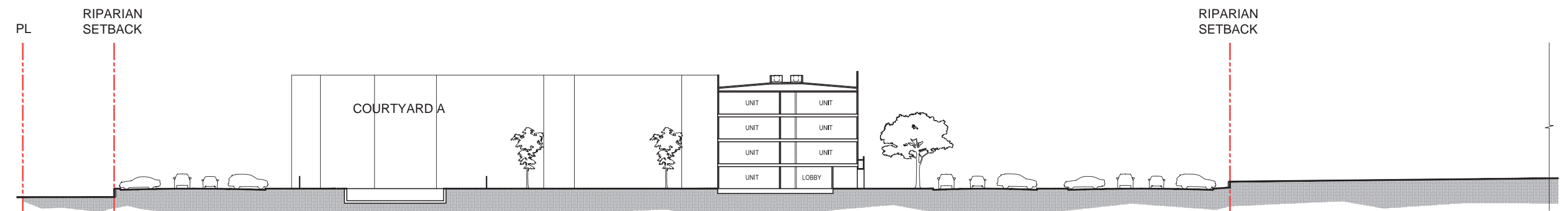
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BUILDING PLANS
 ROOF PLAN

A3.4



1. SECTION A



2. SECTION B

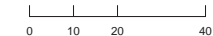


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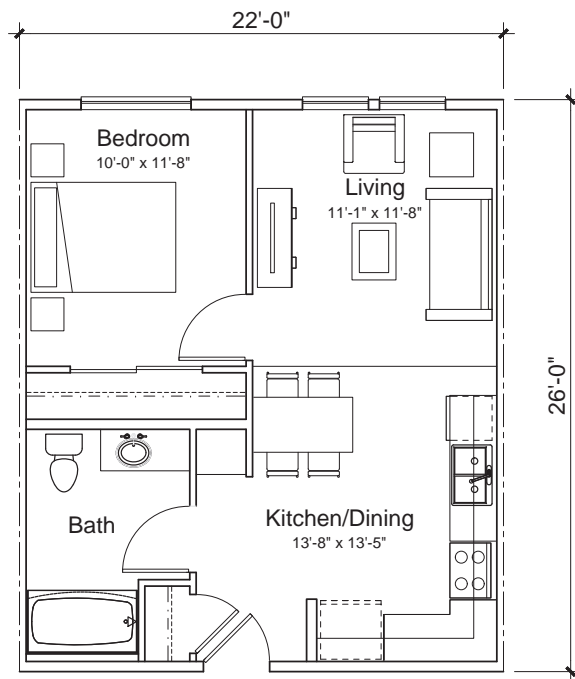
SIERRA COLLEGE SENIOR APARTMENTS
ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
JUNE 10, 2021

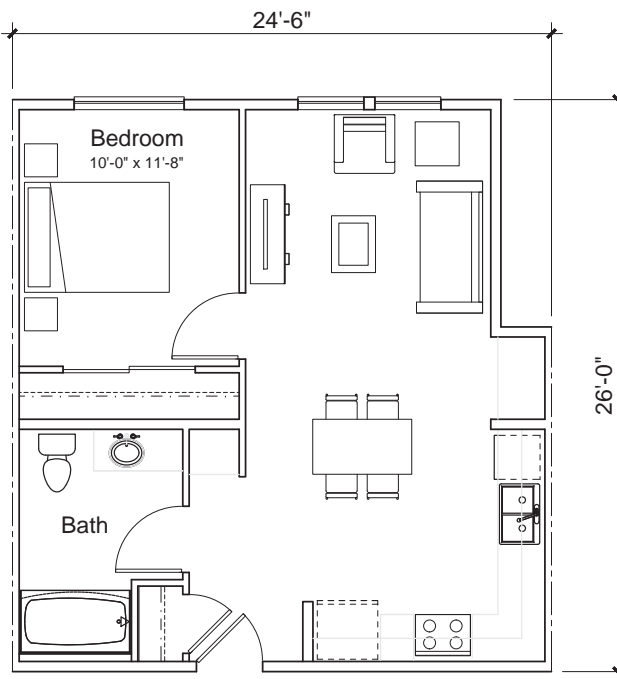


SITE SECTIONS

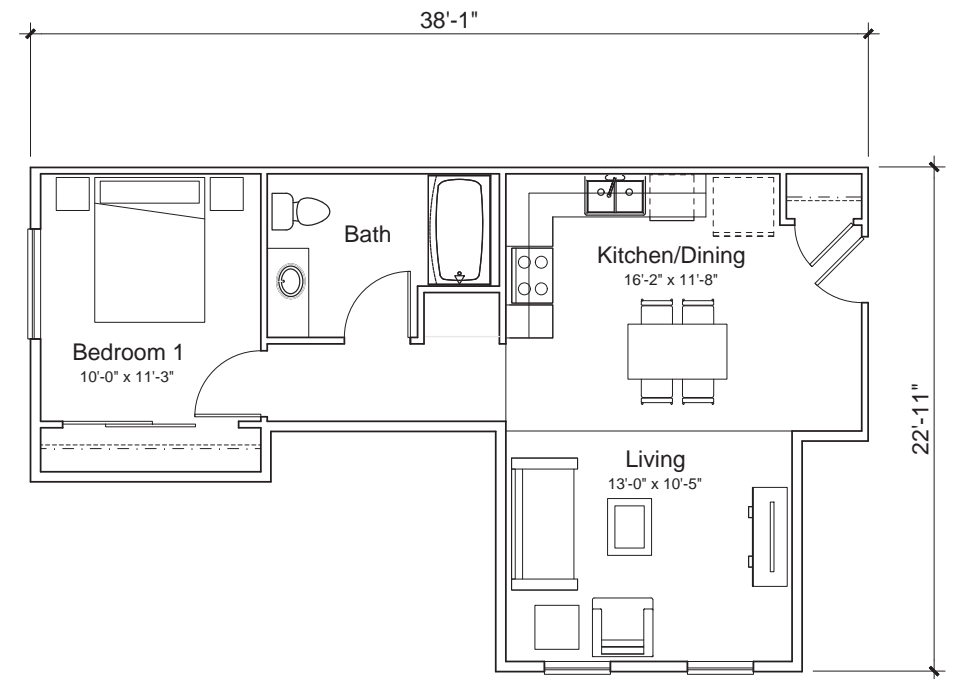
A4.0



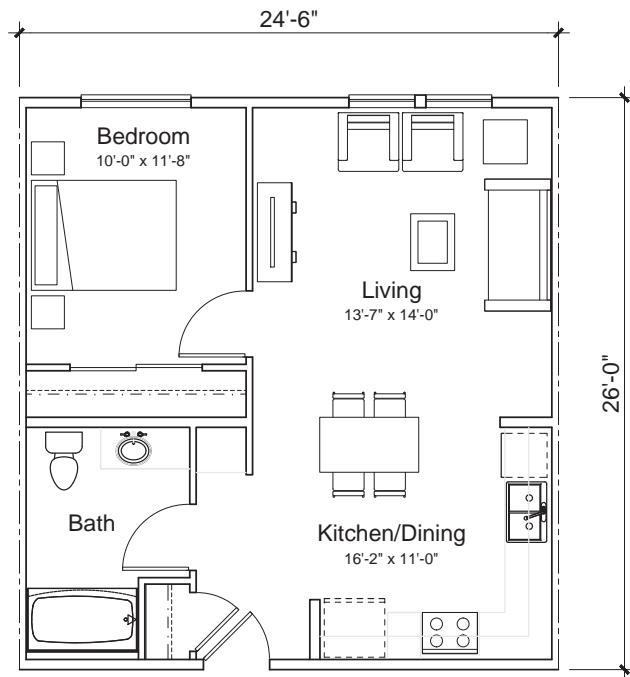
Plan B1: 1 Bed, 1 Bath
572 SF Gross
535 SF Net



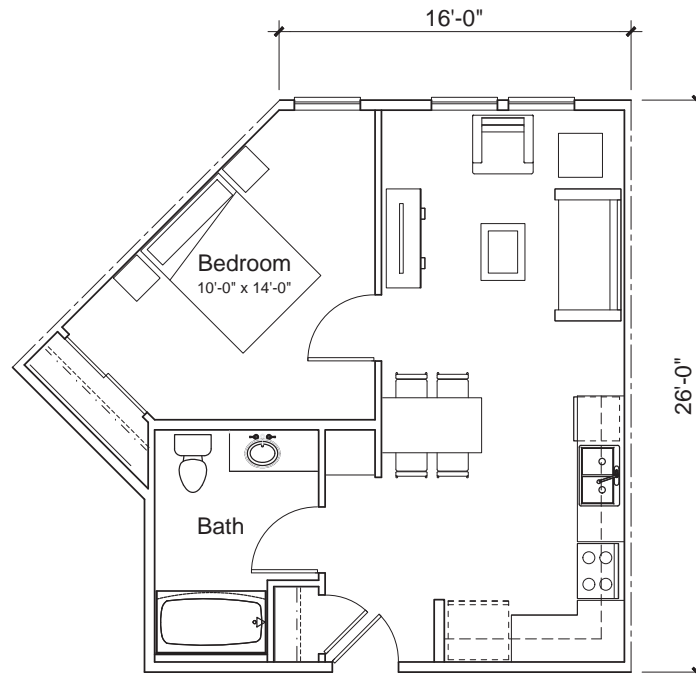
Plan B2: 1 Bed, 1 Bath
613 SF Gross
574 SF Net
Stacks with Plan C1 & C3



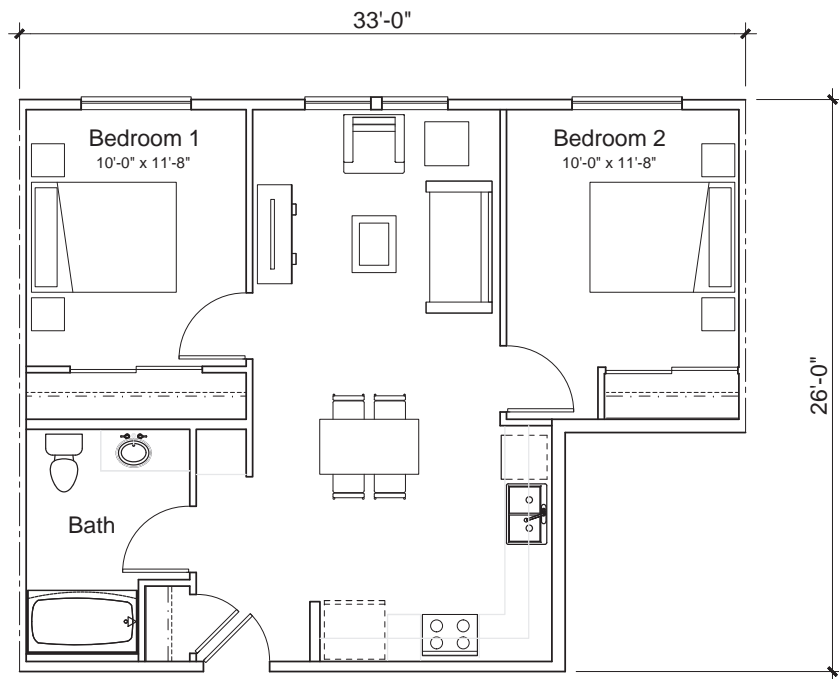
Plan B1-B: 1 Bed, 1 Bath
635 SF Gross
586 SF Net



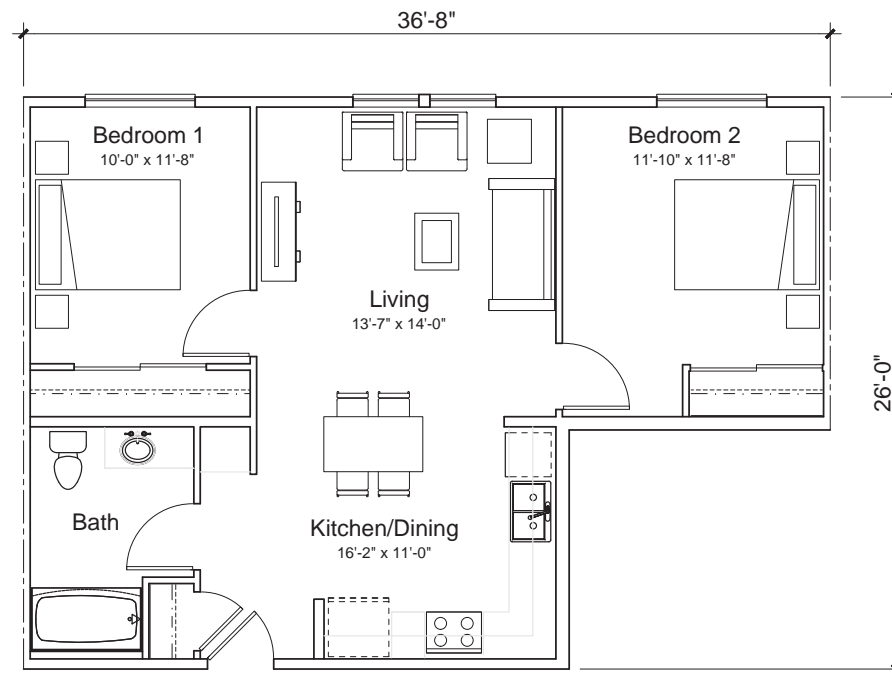
Plan B3: 1 Bed, 1 Bath
637 SF Gross
599 SF Net
Stacks with Plan C2



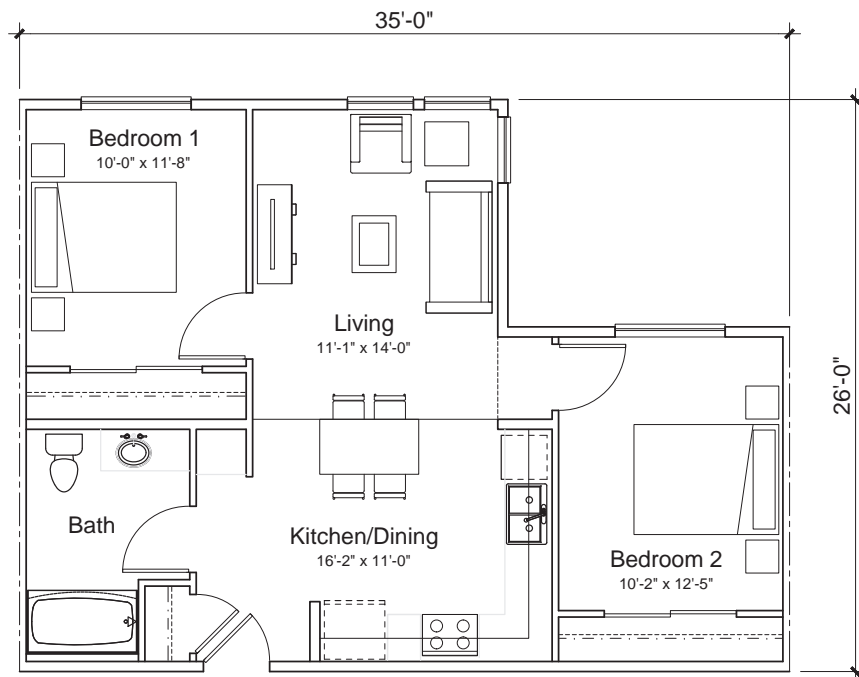
Plan B3: 1 Bed, 1 Bath
592 SF Gross
555 SF Net



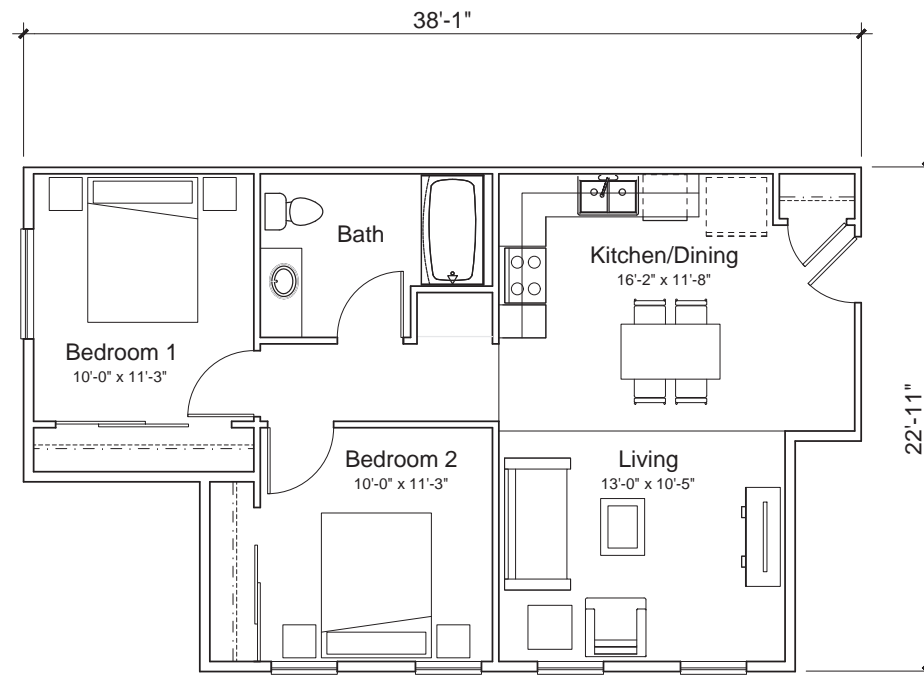
Plan C1: 2 Beds, 1 Bath
769 SF Gross
719 SF Net



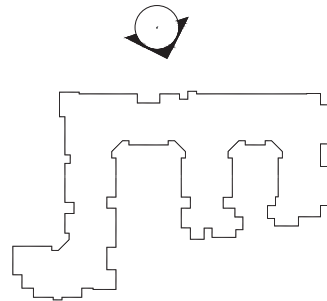
Plan C2: 2 Beds, 1 Bath
824 SF Gross
771 SF Net



Plan C3: 2 Beds, 1 Bath
778 SF Gross
729 SF Net



Plan C4: 2 Beds, 1 Bath
772 SF Gross
725 SF Net



Site Key Plan N.T.S.



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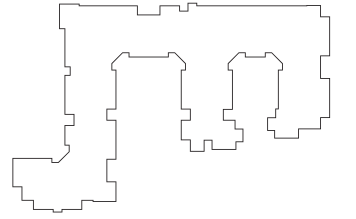
SIERRA COLLEGE SENIOR APARTMENTS
ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
JUNE 10, 2021



PERSPECTIVES
AERIAL VIEW

A6.0



Site Key Plan N.T.S.

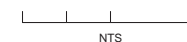


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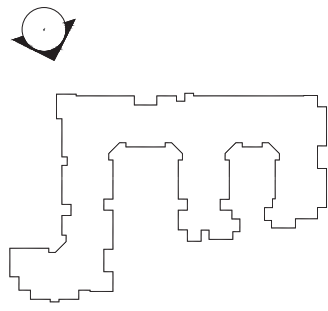
SIERRA COLLEGE SENIOR APARTMENTS
ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
JUNE 10, 2021



PERSPECTIVES
VIEW FROM ROCKLIN ROAD

A6.1



Site Key Plan N.T.S.

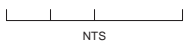


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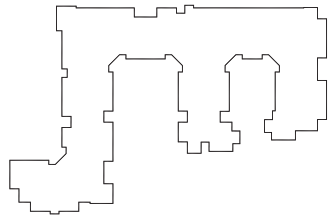
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CONCEPTUAL DESIGN
JUNE 10, 2021



PERSPECTIVES
VIEW OF ENTRY



Site Key Plan N.T.S.

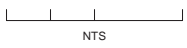


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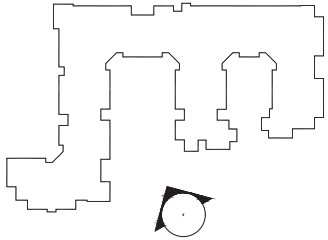
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CONCEPTUAL DESIGN
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PERSPECTIVES
VIEW OF THREE-STORY STEPDOWN



Site Key Plan N.T.S.



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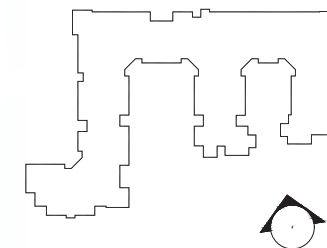
SIERRA COLLEGE SENIOR APARTMENTS
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CONCEPTUAL DESIGN
JUNE 10, 2021



PERSPECTIVES
COURTYARD A

A6.4



Site Key Plan N.T.S.



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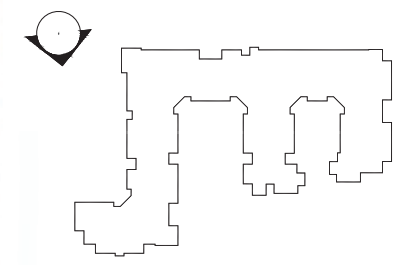
SIERRA COLLEGE SENIOR APARTMENTS
ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
JUNE 10, 2021



PERSPECTIVES
COURTYARD B

A6.5



Site Key Plan N.T.S.

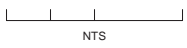


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ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
JUNE 10, 2021



PERSPECTIVES
VIEW ALONG ENTRY ROAD

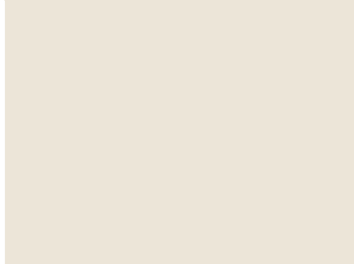


FRONT ELEVATION

<p>1. PARAPET PROFILE 'A'</p>	<p>2. PARAPET PROFILE 'B'</p>	<p>3. PARAPET PROFILE 'C'</p>	<p>4. WINDOW TRIM</p>	<p>5. BAND/SILL TRIM</p>



FRONT ELEVATION



1. Body 1
SW 7013 - Ivory Lace



2. Body 2
SW 7528 - Windsor Greige



3. Body 3
SW 7705 - Wheat Penny



4. Trim 1
SW 7020 - Black Fox



5. Masonry Veneer
Hebron - Medora Rustic



6. Vinyl Window
VPI - White



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CONCEPTUAL DESIGN
JUNE 10, 2021

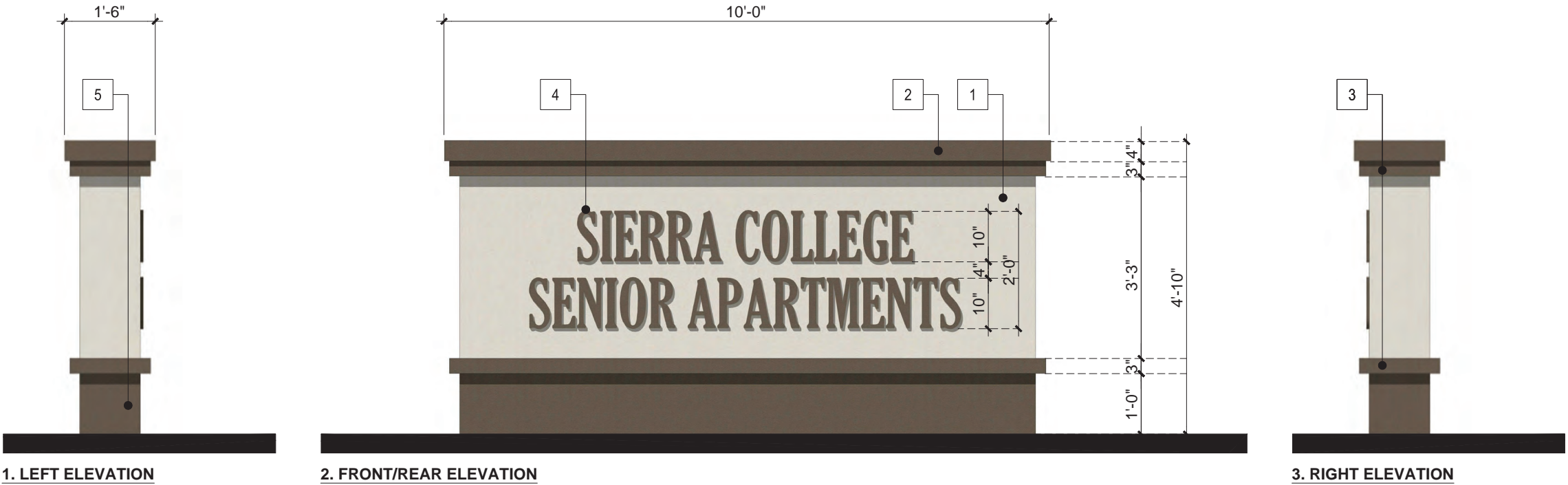


MATERIAL BOARD

A7.1

Material Legend	Color Legend
1. Aluminum Panel	#1/A7.1
2. Aluminum Cap	#5/A7.1
3. Accent Band	#5/A7.1
4. Mounted Letters	#5/A7.1
5. Painted Base	#5/A7.1

Notes:
 Freestanding entry monument sign visible from Rocklin Roa, to be illuminated with ground mounted uplights.

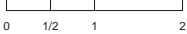


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SIERRA COLLEGE SENIOR APARTMENTS
 ROCKLIN, CALIFORNIA # 2020-0816

CONCEPTUAL DESIGN
 JUNE 10, 2021



SIGN ELEVATIONS

A7.2

SEWER AND WATER STUDY

SIERRA COLLEGE C2 EAST

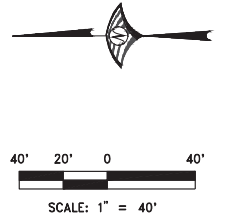
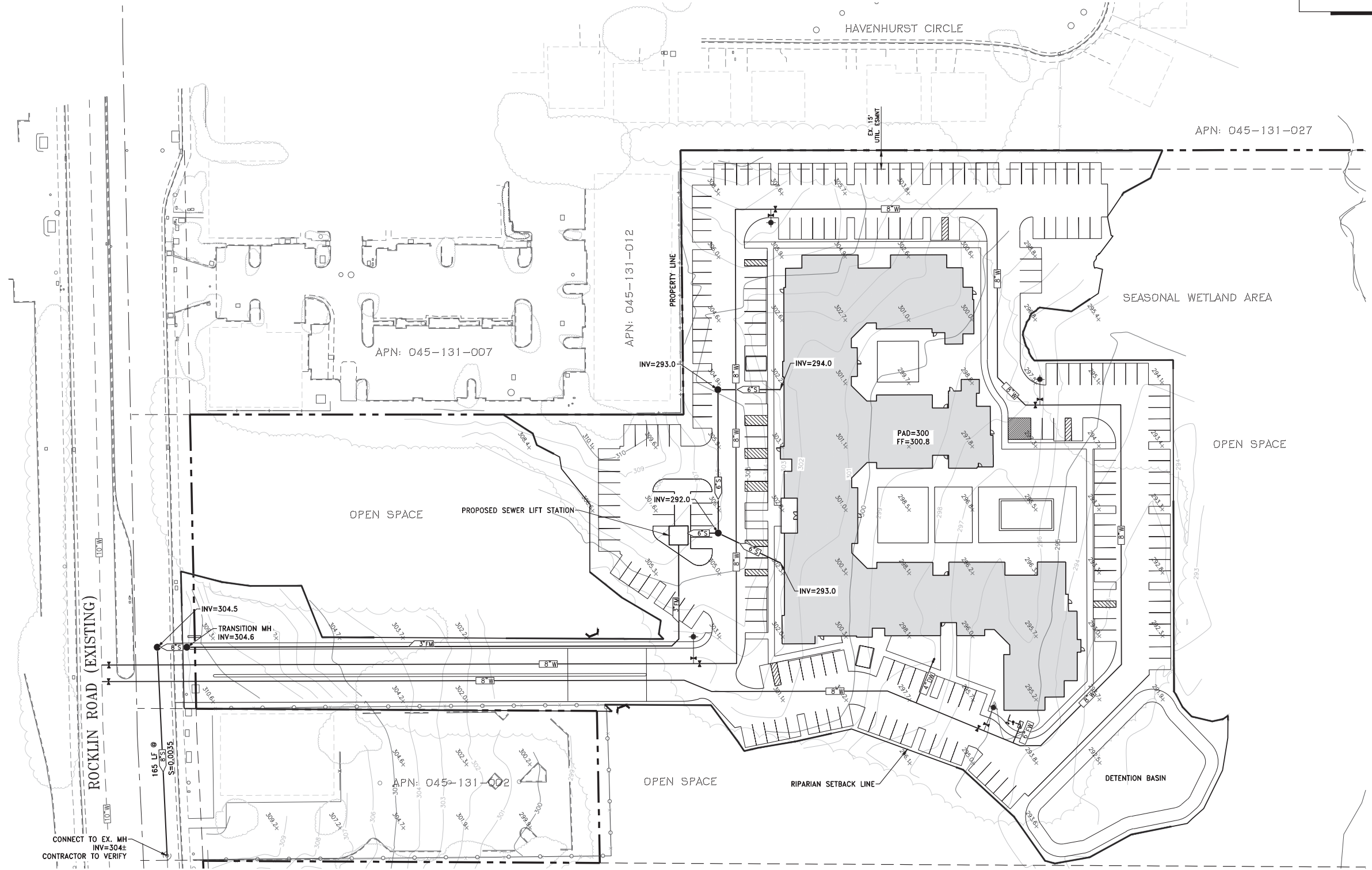
USA PROPERTIES FUND, INC

ROCKLIN CALIFORNIA

JUNE 10, 2021

LEGEND

278' @ [8" S] S=0.0018	PIPE LENGTH PROPOSED SEWER PIPE (INCHES) PIPE SLOPE
INV=292.0	PROPOSED INVERT AT SEWER STRUCTURE
[Symbol]	PROPOSED SEWER MANHOLE
[8" W]	PROPOSED WATER PIPE (INCHES)
[Symbol]	PROPOSED HYDRANT ASSEMBLY
[Symbol]	PROPOSED WATER SERVICE ASSEMBLY



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DRAINAGE AND GRADING STUDY

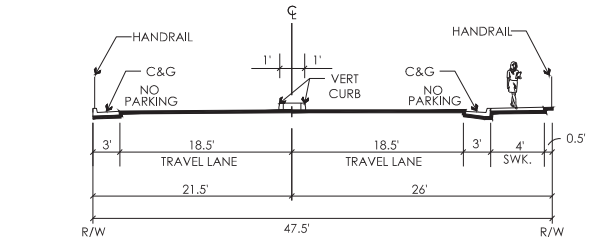
SIERRA COLLEGE C2 EAST

USA PROPERTIES FUND, INC

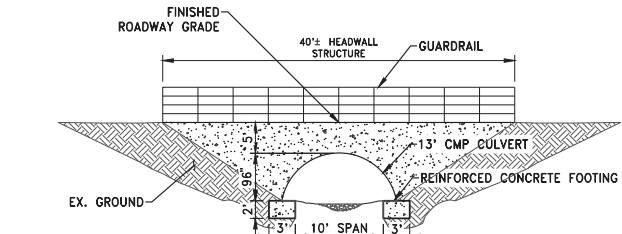
ROCKLIN

CALIFORNIA

JUNE 10, 2021



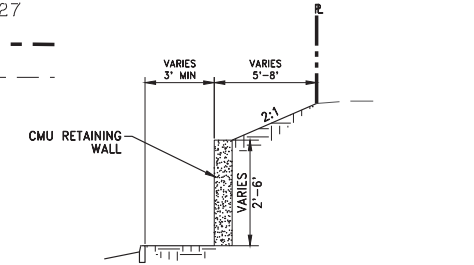
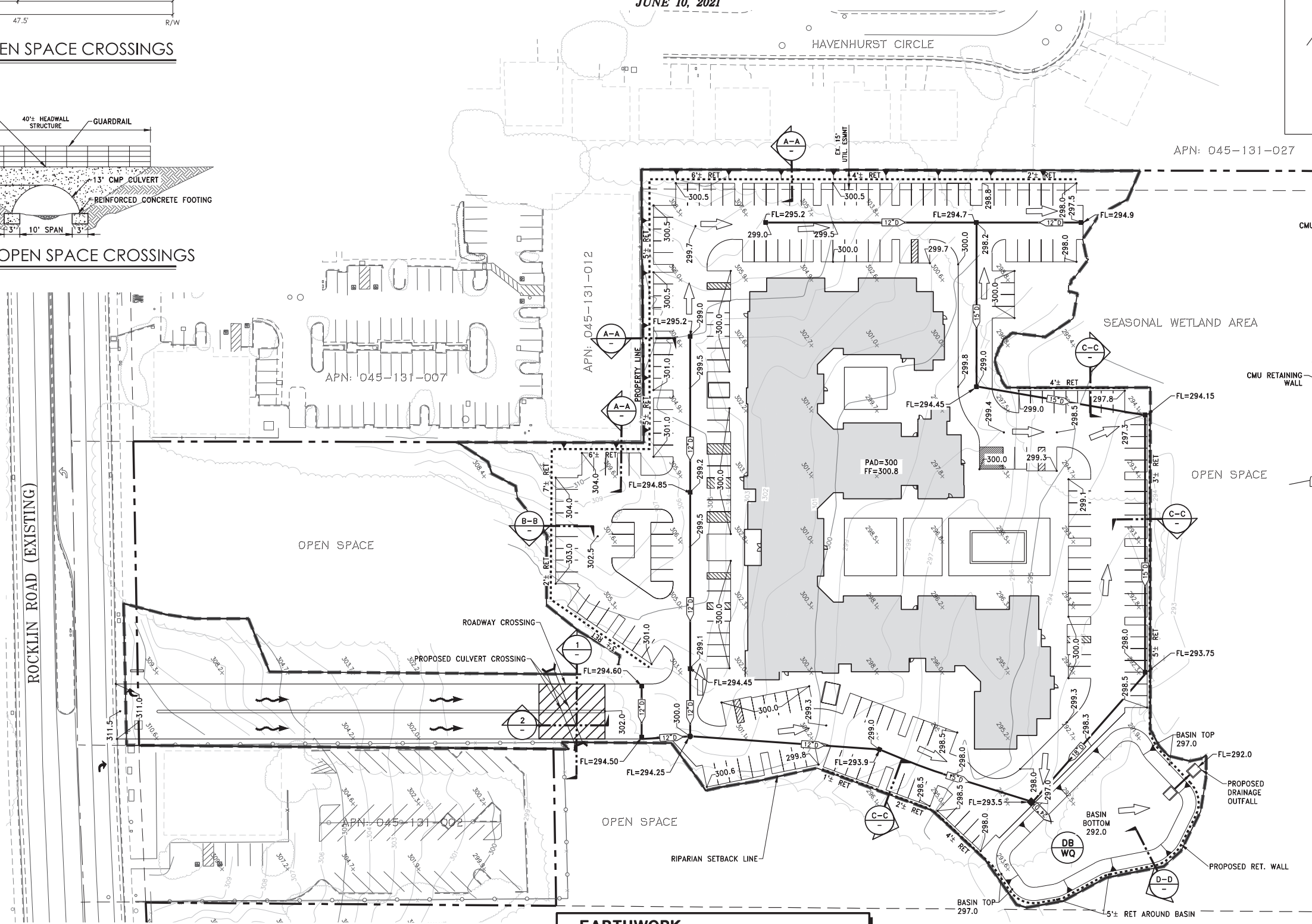
1 ENTRY @ OPEN SPACE CROSSINGS
47.5' STREET SECTION
NOT TO SCALE



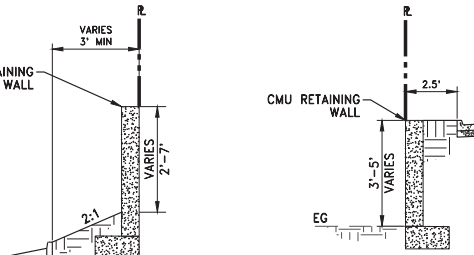
2 CULVERT @ OPEN SPACE CROSSINGS
NOT TO SCALE

LEGEND

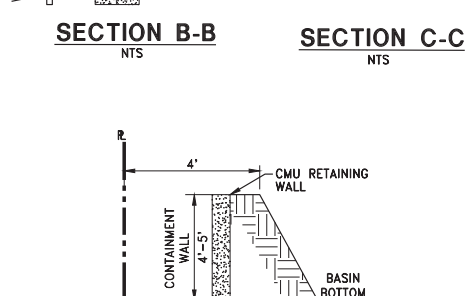
- PROJECT / UNIT BOUNDARY
- P=20.0 PROPOSED GRADING PAD ELEVATION
- PROPOSED GRADING SLOPE
- 298.0 PROPOSED GRADING ELEVATION (AC UNLESS OTHERWISE NOTED)
- STORM DRAIN MH
- 24" STORM DRAIN PIPE SIZE, AND DIRECTION
- STORM DRAIN INLET
- FL=XX.X PIPE FLOWLINE ELEVATION
- ➔ OVERLAND RELEASE DIRECTION
- TURNING MOVEMENT
- PROPOSED RETAINING WALL
- LIMITS OF CONSTRUCTION



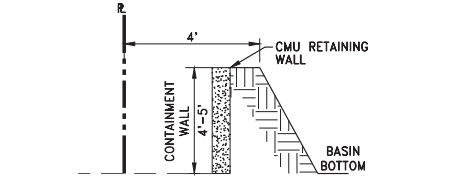
SECTION A-A
NTS



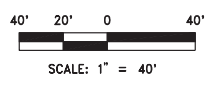
SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS



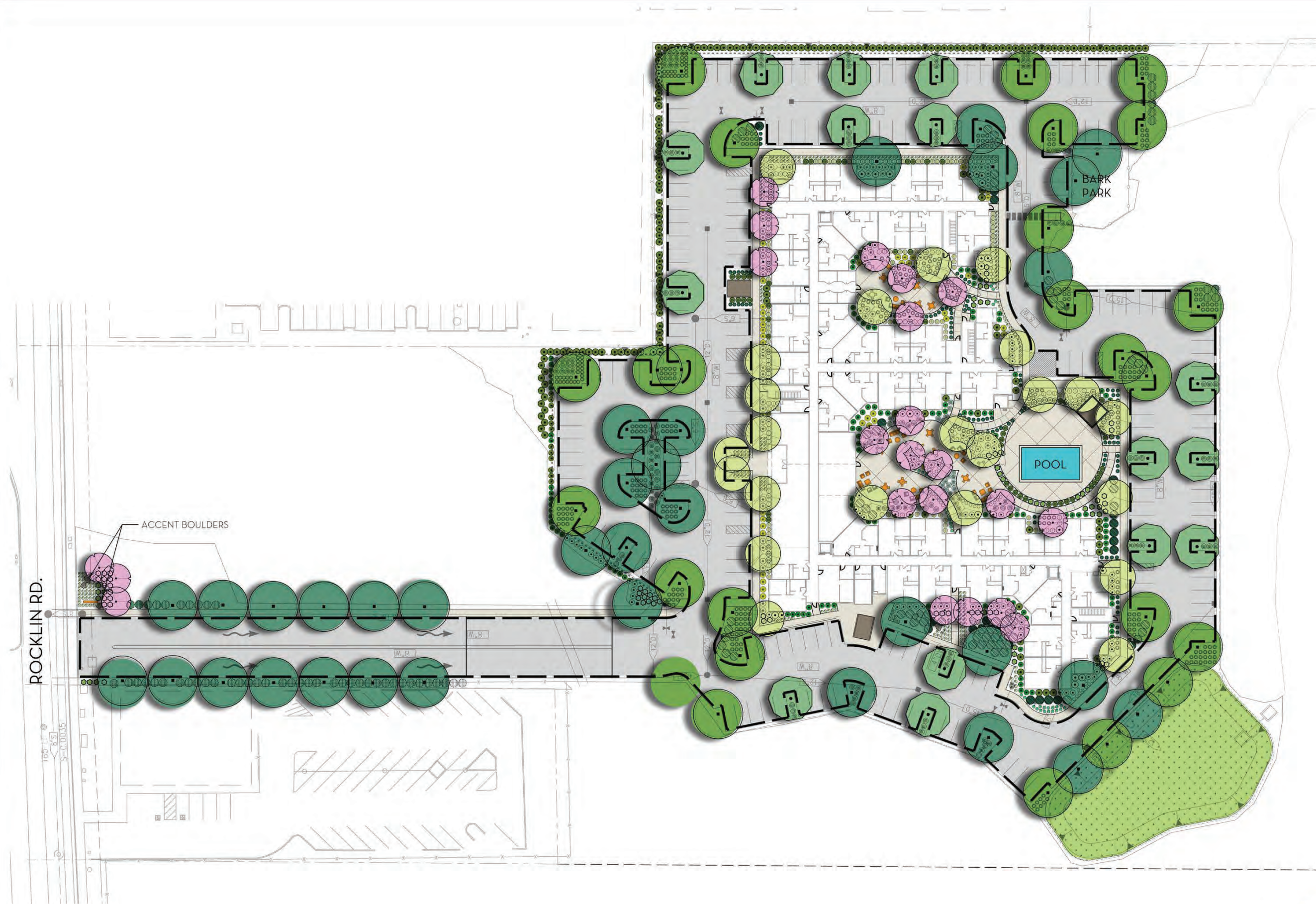
FLOODPLAIN NOTE
LIMITS OF 100-YEAR FLOODPLAIN ARE LOCATED SOUTH AND WEST OF PROPOSED DEVELOPMENT.

GRADING DESIGN
FINISHED FLOOR, PAD ELEVATION, HARDSCAPE GRADES AND RETAINING WALL HEIGHTS SHOWN ARE PRELIMINARY. FINAL GRADES AND RETAINING WALL HEIGHTS SHALL BE DETERMINED WITH FINAL DESIGN.

EARTHWORK	
CUT	±13,500 CY
FILL	±11,500 CY
NET	±2,000 CY

NOTE DB WQ
FINAL DETENTION BASIN/LID AND WATER QUALITY TREATMENT SHALL BE CALCULATED AND SIZED BASED UPON THE FINAL LAND USE PLAN.

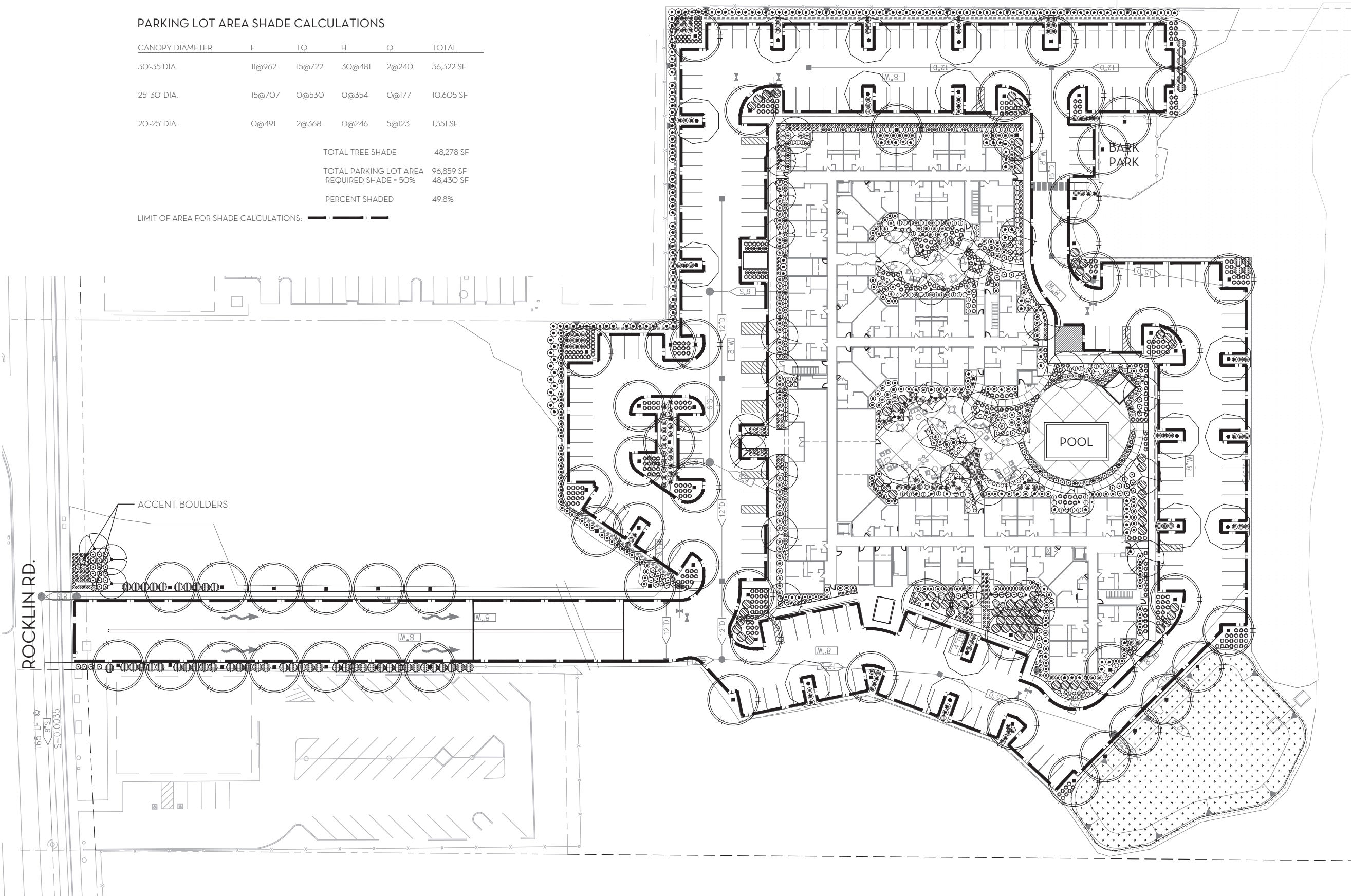
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PARKING LOT AREA SHADE CALCULATIONS

CANOPY DIAMETER	F	TQ	H	Q	TOTAL
30'-35' DIA.	11@962	15@722	30@481	2@240	36,322 SF
25'-30' DIA.	15@707	0@530	0@354	0@177	10,605 SF
20'-25' DIA.	0@491	2@368	0@246	5@123	1,351 SF
TOTAL TREE SHADE					48,278 SF
TOTAL PARKING LOT AREA					96,859 SF
REQUIRED SHADE = 50%					48,430 SF
PERCENT SHADED					49.8%

LIMIT OF AREA FOR SHADE CALCULATIONS: ————



PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
30'-35' DIA. SHADE TREES					
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE TREE	M	15 GAL.	35'x35'
	LIRIODENDRON TULIPIFERA	TULIP TREE	M	15 GAL.	50'x30'
	MAGNOLIA G. 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA	M	15 GAL.	35'x35'
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
	ULMUS PARVIFOLIA	CHINESE ELM	L	15 GAL.	40'x30'
25' DIA. CANOPY TREES					
	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	VL	15 GAL.	25'x25'
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	M	15 GAL.	40'x25'
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25'
	MAGNOLIA G. 'LITTLE GEM'	COMPACT SOUTHERN MAGNOLIA	M	15 GAL.	22'x12'
ACCENT TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD (STD.)	VL	15 GAL.	15'x15'
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	M	15 GAL.	18'x12'
	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE TREE	L	15 GAL.	15'x15'
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	L	15 GAL.	22'x12'
SCREEN SHRUBS (5'+ HIGH)					
	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	L	15 GAL.	8' x 8'
	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	L	15 GAL.	8' x 3'
	FRANGULA CALIFORNICA	COFFEEBERRY	L	15 GAL.	7' x 7'
	LEUCOPHYLLUM F. 'COMPACTUM'	COMPACT TEXAS RANGER	L	15 GAL.	5' x 5'
FOUNDATION SHRUBS					
	ASPIDISTRA ELATIOR	CAST IRON PLANT	L	5 GAL.	3' x 3'
	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	L	5 GAL.	4' x 4'
	DIETES IRIIDIODES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	HYPERICUM MOSERIANUM	GOLD FLOWER	M	5 GAL.	3' x 3'
	LOMANDRA LONGIFOLIA 'LOMLON'	LIME TUFF MAT RUSH	L	1 GAL.	2' x 2'
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L	5 GAL.	3.5' x 3.5'
	WESTRINGIA R. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	L	5 GAL.	3' x 3'
ACCENT SHRUBS					
	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW	L	5 GAL.	3.5' x 2.5'
	BERBERIS EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS GRAPE HOLLY	M	1 GAL.	3' x 3'
	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHE REED GRASS	L	1 GAL.	4' x 2'
	CAREX OSHIMENSIS	JAPANESE SEDGE	L	1 GAL.	1' x 1.5'
	COLEONEMA 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	M	5 GAL.	1.5' x 4'
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	L	1 GAL.	2.5' x 1.5'
	KNIPHOFIA UVARIA 'MANGO POPSICLE'	MANGO POPSICLE POKER	L	1 GAL.	2' x 2'
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	L	5 GAL.	1.5' x 1.5'
	PEROVSKIA A. 'BLUE SPIRES'	RUSSIAN SAGE	L	5 GAL.	3.5' x 3.5'
GROUNDCOVERS					
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	M	5 GAL.	1' x 5', 42" O.C.
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	L	5 GAL.	1' x 8', 84" O.C.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	DWARF ENGLISH LAVENDER	L	1 GAL.	1.5' x 1.5', 18" O.C.
	MYOPORUM PARVIFOLIUM 'PINK'	CREeping MYOPORUM	L	1 GAL.	0.5' x 9', 60" O.C.
BIOFILTRATION AREA					
	BIOFILTRATION SOD AS AVAILABLE FROM DELTA BLUEGRASS		M	SOD	

MULCH

WALK-ON BARK MULCH ONLY



COMMUNITY DINING AREA



ARTIFICIAL TURF BARK PARK



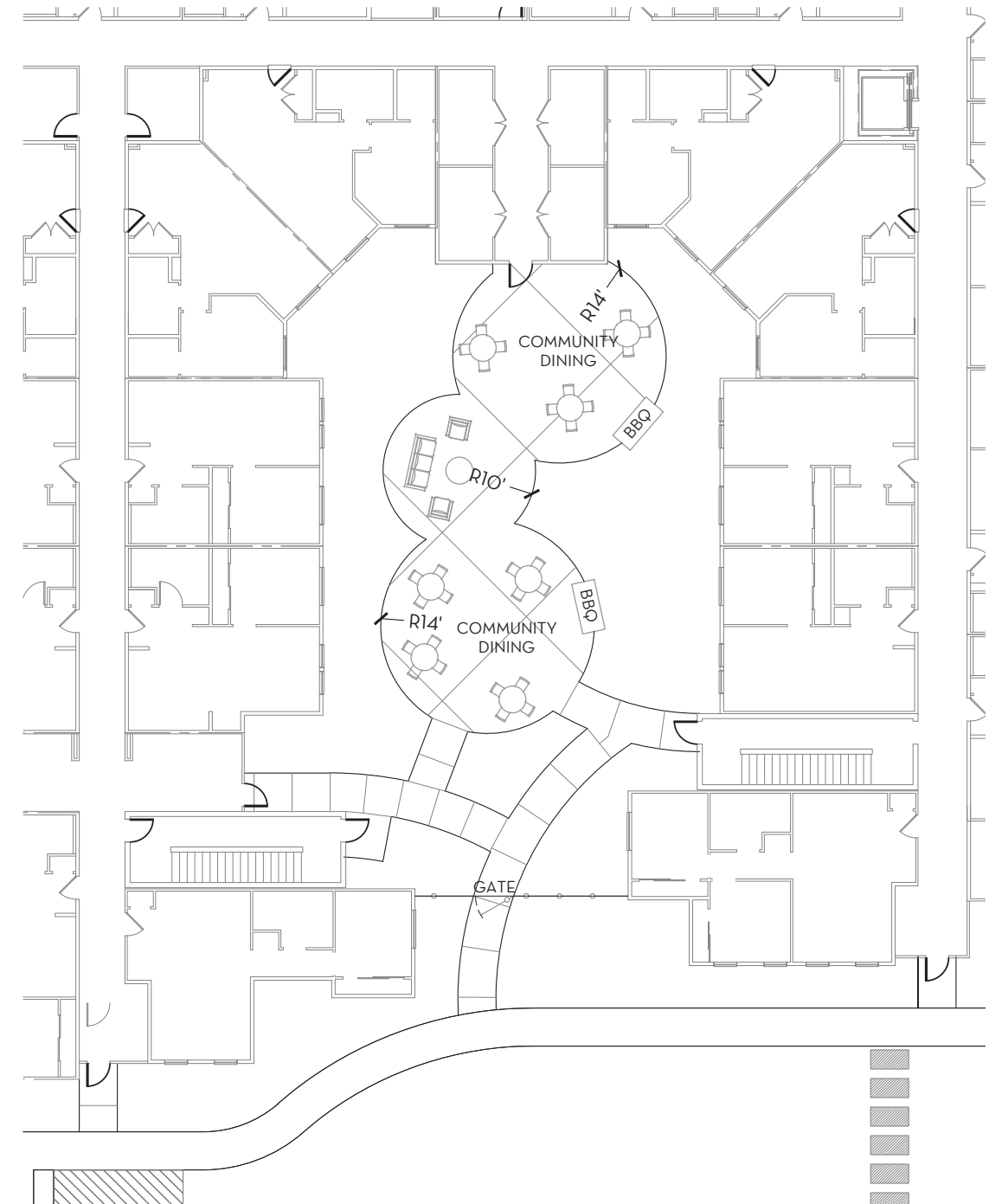
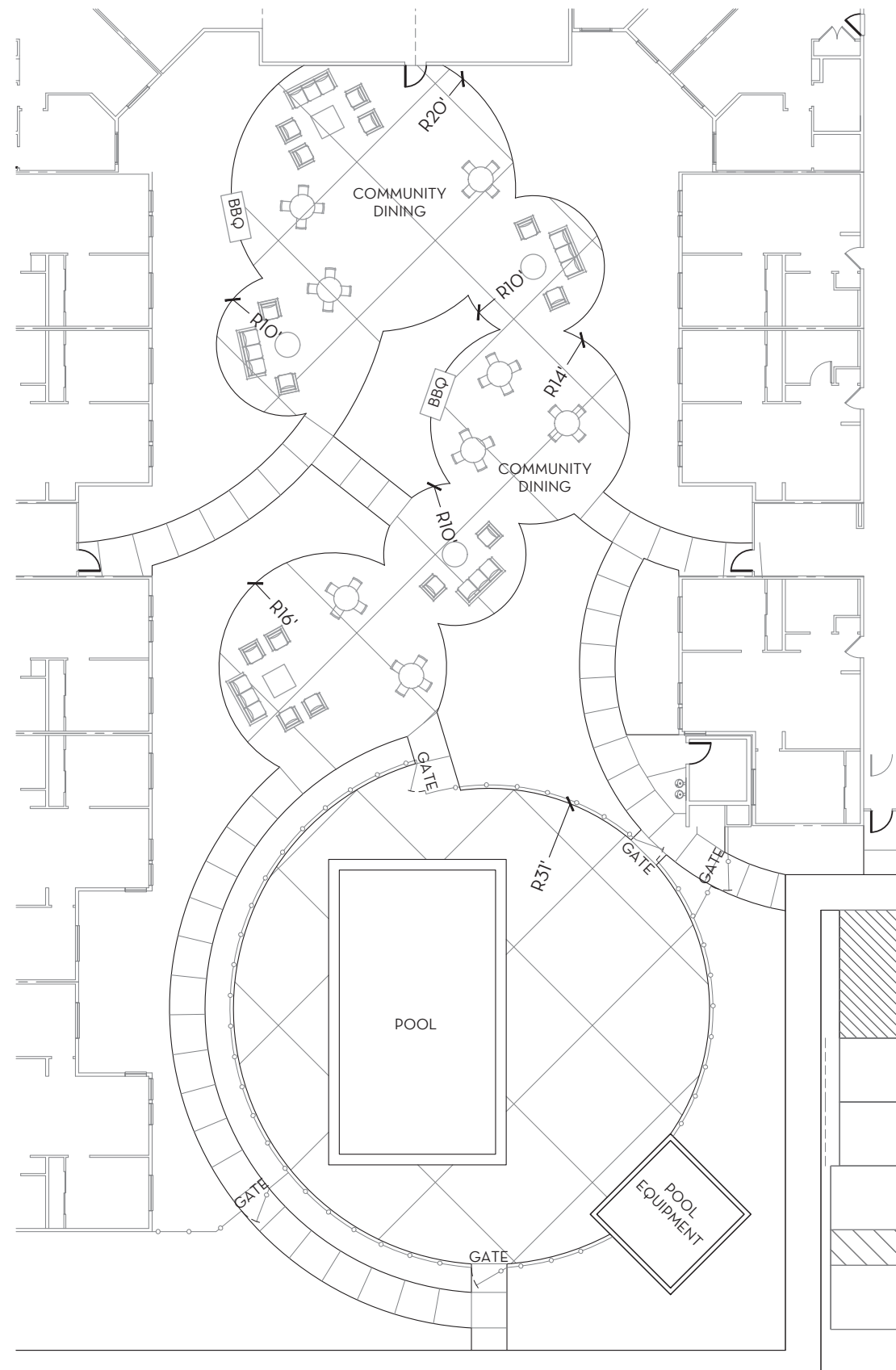
SWIMMING POOL



RETAINING WALL



60" HIGH FENCE



SIERRA COLLEGE SENIOR APARTMENTS, ROCKLIN, CA
WATER EFFICIENT LANDSCAPE WORKSHEET
(ADN 045-131-003)

REGULAR LANDSCAPE AREAS							
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA
A1	DRIP	LOW	0.2	0.81	31,849	0.25	7,963.95
A2	DRIP	MODERATE	0.5	0.81	6,523	0.62	4,026.54
A3	TREE BUBBLER	VERY LOW	0.1	0.81	700	0.12	86.42
A4	TREE BUBBLER	LOW	0.2	0.81	1,652	0.25	407.90
A5	TREE BUBBLER	MODERATE	0.5	0.81	1,988	0.62	1,227.16
A6	POOL	HIGH	0.8	0.75	890	1.07	949.35
A7	MP ROTATOR	MODERATE	0.5	0.75	12,591	0.67	8,594.00
TOTALS					(A) 56,193	(B) 22,955.31	742,926

SPECIAL LANDSCAPE AREAS							
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA
N/A	N/A	N/A	0	0.00	0	1.00	0.00
TOTALS					(C) 0	(D) 0.00	0

ETAF	0.45	ETAF x AREA	22,955.31	ETWU TOTAL	742,926
ETAF	0.45	MAWA = (ETAF x 0.62 x (ETAF x LA) + (1 - ETAF) x SLA)	818,354	MAWA TOTAL	818,354
ETWU + MAWA					1,561,280

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA)

ETAF CALCULATIONS			
REGULAR LANDSCAPE AREAS			
TOTAL ETAF x AREA	(B)	22,955.31	
TOTAL AREA	(A)	56,193	
AVERAGE ETAF	(B) / (A) =	0.41	
ALL LANDSCAPE AREAS			
TOTAL ETAF x AREA	(B + D)	22,955.31	
TOTAL AREA	(A + C)	56,193	
SITEWIDE ETAF	(B + D) / (A + C) =	0.41	

A PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

NO SCALE

P-PR-SIE-63

