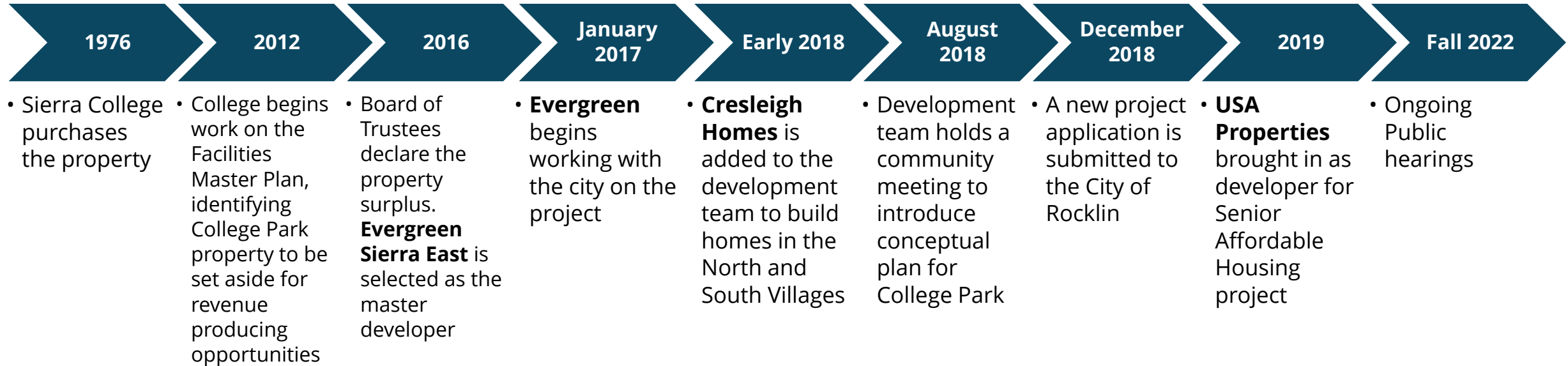


College Park

Rocklin, CA



Chronology



An aerial map of the Sierra College campus and surrounding area. The map shows various buildings, parking lots, and roads. A semi-transparent white box is overlaid on the map, containing the title and a list of bullet points. The title 'Direct Benefit to Sierra College' is in a large, dark blue font. The bullet points are in a smaller, dark blue font. The map includes labels for 'Rocklin Road' at the bottom and 'Sierra College Boulevard' on the right side. Various lots are labeled, including Lot A, Lot B, Lot C, Lot D, Lot E, Lot F, Lot G, Lot H, Lot I, Lot J, Lot K, Lot L, Lot M, Lot N, Lot O, Lot P, Lot Q, Lot R, Lot S, Lot T, Lot U, Lot V, Lot W, Lot X, Lot Y, Lot Z, Lot AA, Lot AB, Lot AC, Lot AD, Lot AE, Lot AF, Lot AG, Lot AH, Lot AI, Lot AJ, Lot AK, Lot AL, Lot AM, Lot AN, Lot AO, Lot AP, Lot AQ, Lot AR, Lot AS, Lot AT, Lot AU, Lot AV, Lot AW, Lot AX, Lot AY, Lot AZ, Lot BA, Lot BB, Lot BC, Lot BD, Lot BE, Lot BF, Lot BG, Lot BH, Lot BI, Lot BJ, Lot BK, Lot BL, Lot BM, Lot BN, Lot BO, Lot BP, Lot BQ, Lot BR, Lot BS, Lot BT, Lot BU, Lot BV, Lot BW, Lot BX, Lot BY, Lot BZ, Lot CA, Lot CB, Lot CC, Lot CD, Lot CE, Lot CF, Lot CG, Lot CH, Lot CI, Lot CJ, Lot CK, Lot CL, Lot CM, Lot CN, Lot CO, Lot CP, Lot CQ, Lot CR, Lot CS, Lot CT, Lot CU, Lot CV, Lot CW, Lot CX, Lot CY, Lot CZ, Lot DA, Lot DB, Lot DC, Lot DD, Lot DE, Lot DF, Lot DG, Lot DH, Lot DI, Lot DJ, Lot DK, Lot DL, Lot DM, Lot DN, Lot DO, Lot DP, Lot DQ, Lot DR, Lot DS, Lot DT, Lot DU, Lot DV, Lot DW, Lot DX, Lot DY, Lot DZ, Lot EA, Lot EB, Lot EC, Lot ED, Lot EE, Lot EF, Lot EG, Lot EH, Lot EI, Lot EJ, Lot EK, Lot EL, Lot EM, Lot EN, Lot EO, Lot EP, Lot EQ, Lot ER, Lot ES, Lot ET, Lot EU, Lot EV, Lot EW, Lot EX, Lot EY, Lot EZ, Lot FA, Lot FB, Lot FC, Lot FD, Lot FE, Lot FF, Lot FG, Lot FH, Lot FI, Lot FJ, Lot FK, Lot FL, Lot FM, Lot FN, Lot FO, Lot FP, Lot FQ, Lot FR, Lot FS, Lot FT, Lot FU, Lot FV, Lot FW, Lot FX, Lot FY, Lot FZ, Lot GA, Lot GB, Lot GC, Lot GD, Lot GE, Lot GF, Lot GG, Lot GH, Lot GI, Lot GJ, Lot GK, Lot GL, Lot GM, Lot GN, Lot GO, Lot GP, Lot GQ, Lot GR, Lot GS, Lot GT, Lot GU, Lot GV, Lot GW, Lot GX, Lot GY, Lot GZ, Lot HA, Lot HB, Lot HC, Lot HD, Lot HE, Lot HF, Lot HG, Lot HH, Lot HI, Lot HJ, Lot HK, Lot HL, Lot HM, Lot HN, Lot HO, Lot HP, Lot HQ, Lot HR, Lot HS, Lot HT, Lot HU, Lot HV, Lot HW, Lot HX, Lot HY, Lot HZ, Lot IA, Lot IB, Lot IC, Lot ID, Lot IE, Lot IF, Lot IG, Lot IH, Lot II, Lot IJ, Lot IK, Lot IL, Lot IM, Lot IN, Lot IO, Lot IP, Lot IQ, Lot IR, Lot IS, Lot IT, Lot IU, Lot IV, Lot IW, Lot IX, Lot IY, Lot IZ, Lot JA, Lot JB, Lot JC, Lot JD, Lot JE, Lot JF, Lot JG, Lot JH, Lot JI, Lot JJ, Lot JK, Lot JL, Lot JM, Lot JN, Lot JO, Lot JP, Lot JQ, Lot JR, Lot JS, Lot JT, Lot JU, Lot JV, Lot JW, Lot JX, Lot JY, Lot JZ, Lot KA, Lot KB, Lot KC, Lot KD, Lot KE, Lot KF, Lot KG, Lot KH, Lot KI, Lot KJ, Lot KK, Lot KL, Lot KM, Lot KN, Lot KO, Lot KP, Lot KQ, Lot KR, Lot KS, Lot KT, Lot KU, Lot KV, Lot KW, Lot KX, Lot KY, Lot KZ, Lot LA, Lot LB, Lot LC, Lot LD, Lot LE, Lot LF, Lot LG, Lot LH, Lot LI, Lot LJ, Lot LK, Lot LL, Lot LM, Lot LN, Lot LO, Lot LP, Lot LQ, Lot LR, Lot LS, Lot LT, Lot LU, Lot LV, Lot LW, Lot LX, Lot LY, Lot LZ, Lot MA, Lot MB, Lot MC, Lot MD, Lot ME, Lot MF, Lot MG, Lot MH, Lot MI, Lot MJ, Lot MK, Lot ML, Lot MM, Lot MN, Lot MO, Lot MP, Lot MQ, Lot MR, Lot MS, Lot MT, Lot MU, Lot MV, Lot MW, Lot MX, Lot MY, Lot MZ, Lot NA, Lot NB, Lot NC, Lot ND, Lot NE, Lot NF, Lot NG, Lot NH, Lot NI, Lot NJ, Lot NK, Lot NL, Lot NM, Lot NN, Lot NO, Lot NP, Lot NQ, Lot NR, Lot NS, Lot NT, Lot NU, Lot NV, Lot NW, Lot NX, Lot NY, Lot NZ, Lot OA, Lot OB, Lot OC, Lot OD, Lot OE, Lot OF, Lot OG, Lot OH, Lot OI, Lot OJ, Lot OK, Lot OL, Lot OM, Lot ON, Lot OO, Lot OP, Lot OQ, Lot OR, Lot OS, Lot OT, Lot OU, Lot OV, Lot OW, Lot OX, Lot OY, Lot OZ, Lot PA, Lot PB, Lot PC, Lot PD, Lot PE, Lot PF, Lot PG, Lot PH, Lot PI, Lot PJ, Lot PK, Lot PL, Lot PM, Lot PN, Lot PO, Lot PP, Lot PQ, Lot PR, Lot PS, Lot PT, Lot PU, Lot PV, Lot PW, Lot PX, Lot PY, Lot PZ, Lot QA, Lot QB, Lot QC, Lot QD, Lot QE, Lot QF, Lot QG, Lot QH, Lot QI, Lot QJ, Lot QK, Lot QL, Lot QM, Lot QN, Lot QO, Lot QP, Lot QQ, Lot QR, Lot QS, Lot QT, Lot QU, Lot QV, Lot QW, Lot QX, Lot QY, Lot QZ, Lot RA, Lot RB, Lot RC, Lot RD, Lot RE, Lot RF, Lot RG, Lot RH, Lot RI, Lot RJ, Lot RK, Lot RL, Lot RM, Lot RN, Lot RO, Lot RP, Lot RQ, Lot RR, Lot RS, Lot RT, Lot RU, Lot RV, Lot RW, Lot RX, Lot RY, Lot RZ, Lot SA, Lot SB, Lot SC, Lot SD, Lot SE, Lot SF, Lot SG, Lot SH, Lot SI, Lot SJ, Lot SK, Lot SL, Lot SM, Lot SN, Lot SO, Lot SP, Lot SQ, Lot SR, Lot SS, Lot ST, Lot SU, Lot SV, Lot SW, Lot SX, Lot SY, Lot SZ, Lot TA, Lot TB, Lot TC, Lot TD, Lot TE, Lot TF, Lot TG, Lot TH, Lot TI, Lot TJ, Lot TK, Lot TL, Lot TM, Lot TN, Lot TO, Lot TP, Lot TQ, Lot TR, Lot TS, Lot TT, Lot TU, Lot TV, Lot TW, Lot TX, Lot TY, Lot TZ, Lot UA, Lot UB, Lot UC, Lot UD, Lot UE, Lot UF, Lot UG, Lot UH, Lot UI, Lot UJ, Lot UK, Lot UL, Lot UM, Lot UN, Lot UO, Lot UP, Lot UQ, Lot UR, Lot US, Lot UT, Lot UY, Lot UZ, Lot VA, Lot VB, Lot VC, Lot VD, Lot VE, Lot VF, Lot VG, Lot VH, Lot VI, Lot VJ, Lot VK, Lot VL, Lot VM, Lot VN, Lot VO, Lot VP, Lot VQ, Lot VR, Lot VS, Lot VT, Lot VY, Lot VZ, Lot WA, Lot WB, Lot WC, Lot WD, Lot WE, Lot WF, Lot WG, Lot WH, Lot WI, Lot WJ, Lot WK, Lot WL, Lot WM, Lot WN, Lot WO, Lot WP, Lot WQ, Lot WR, Lot WS, Lot WT, Lot WY, Lot WZ, Lot XA, Lot XB, Lot XC, Lot XD, Lot XE, Lot XF, Lot XG, Lot XH, Lot XI, Lot XJ, Lot XK, Lot XL, Lot XM, Lot XN, Lot XO, Lot XP, Lot XQ, Lot XR, Lot XS, Lot XT, Lot XU, Lot XV, Lot XW, Lot XX, Lot XY, Lot XZ, Lot YA, Lot YB, Lot YC, Lot YD, Lot YE, Lot YF, Lot YG, Lot YH, Lot YI, Lot YJ, Lot YK, Lot YL, Lot YM, Lot YN, Lot YO, Lot YP, Lot YQ, Lot YR, Lot YS, Lot YT, Lot YU, Lot YV, Lot YW, Lot YX, Lot YY, Lot YZ, Lot ZA, Lot ZB, Lot ZC, Lot ZD, Lot ZE, Lot ZF, Lot ZG, Lot ZH, Lot ZI, Lot ZJ, Lot ZK, Lot ZL, Lot ZM, Lot ZN, Lot ZO, Lot ZP, Lot ZQ, Lot ZR, Lot ZS, Lot ZT, Lot ZY, Lot ZZ.

Direct Benefit to Sierra College

- Sierra College is a valued educational institution that provides community enrichment through sports, theater, music and cultural events.
- The College is Rocklin's largest employer, a major source of economic activity and jobs.
- Sierra College Board of Trustees proposed a 20-year Facility Master Plan in 2012 and was approved in 2019.
- The campus plan will be financed in part by Measure E, a bond measure approved by voters in June 2018
- The College's portion of the proceeds from the development of College Park will also go to support implementation of the College's Facilities Master Plan

Project Site

Residential 425 lots
Cresleigh Homes
North Village

Commercial Building and High Density Residential 280 Units
Evergreen Sierra East
Future Development

Business Commercial Building
Sierra College
Future Development



SIERRA COLLEGE



Residential 25 lots
Cresleigh Homes
South Village

Senior Housing 180 Units
USA Properties
Future Development





College Park Community Benefits



Directly Benefitting Sierra College



Affordable Housing for Seniors

- 20% of Project's total unit count is affordable



Complying with State Legislature SB330



Diversity in Housing Options

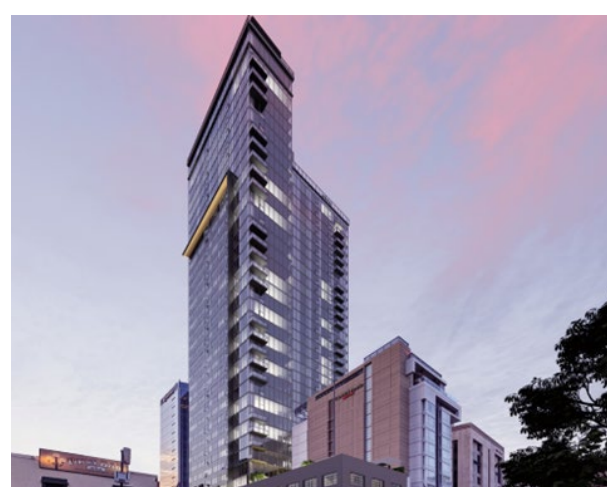
College Park Highlights

- 108 Total Acres
 - 30 Acres of Open Space & 2 Public Parks
 - Public Walking Trails
 - Resident Community Center
 - 7 Housing Types
- Cresleigh to build 450 Homes
 - USA Properties to build 180 Affordable Senior Apartments
 - Evergreen Sierra East
 - 270 Apartments Future Phase
 - Future Retail and Office

*based on projects approved by the Rocklin Architectural Review Commission

About Us

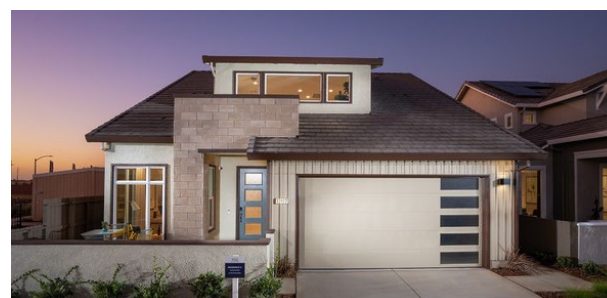
- Cresleigh is a **residential real estate development firm** established in 1991, and is focused on the design, construction, and long-term operation of a diverse set of residential housing types in leading West Coast cities.
- The firm has produced **5,000+ residential units** in California and 2,000+ in other states, **deploying \$800M+** into land acquisition, construction, and development. The team has managed and capitalized **thirty residential development projects**, which have had significant positive impacts on the local communities
- We believe that Cresleigh's success is underpinned by our **commitment to dedicated partnership** with public agencies, the local community, urban revitalization, design excellence, and value generation.



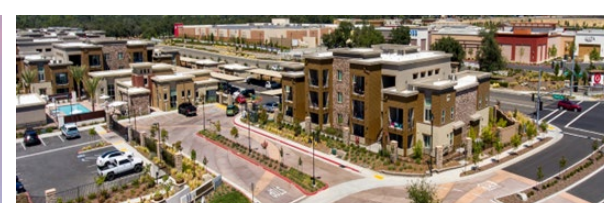
Ball Park Storage, Downtown San Diego



Rocklin Trails (81 homes), Rocklin



Cresleigh Ranch (380 homes), Rancho Cordova



Garnet Creek Apartments (260 units), Rocklin



HUB Apartments (230 units), Folsom



16th & N (100± units), Midtown Sacramento



Parkvue Condominiums (59 unit), Campbell



Cresleigh Community Benefits



Proximity & Trails create a connection with Sierra College and the wider community



Two Parks & Approximately 30% of Open Space



College Park Residents will be annexed into CFD 5 to help with maintenance costs for the public parks

Variety of Housing Types

So residents of Rocklin can continue to live in Rocklin

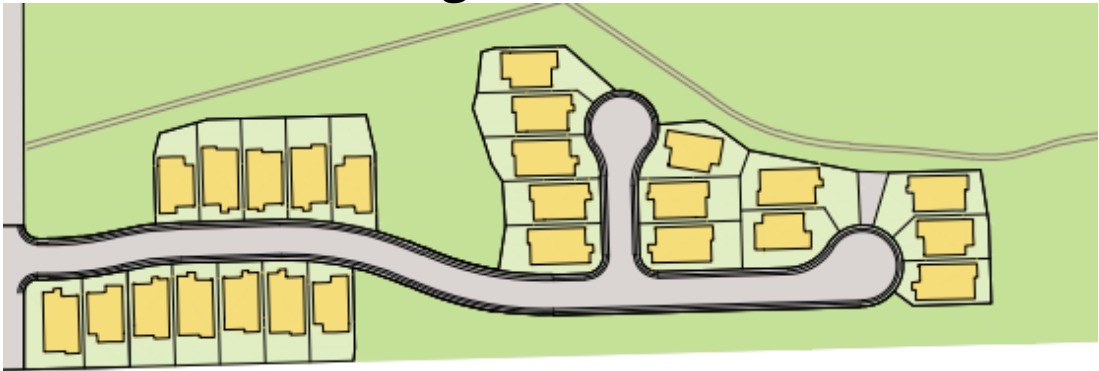
- Seven housing products at varying densities
- Detached Single-Family homes, townhomes, elevator-served stacked flat condominiums and senior apartments, & future multifamily.



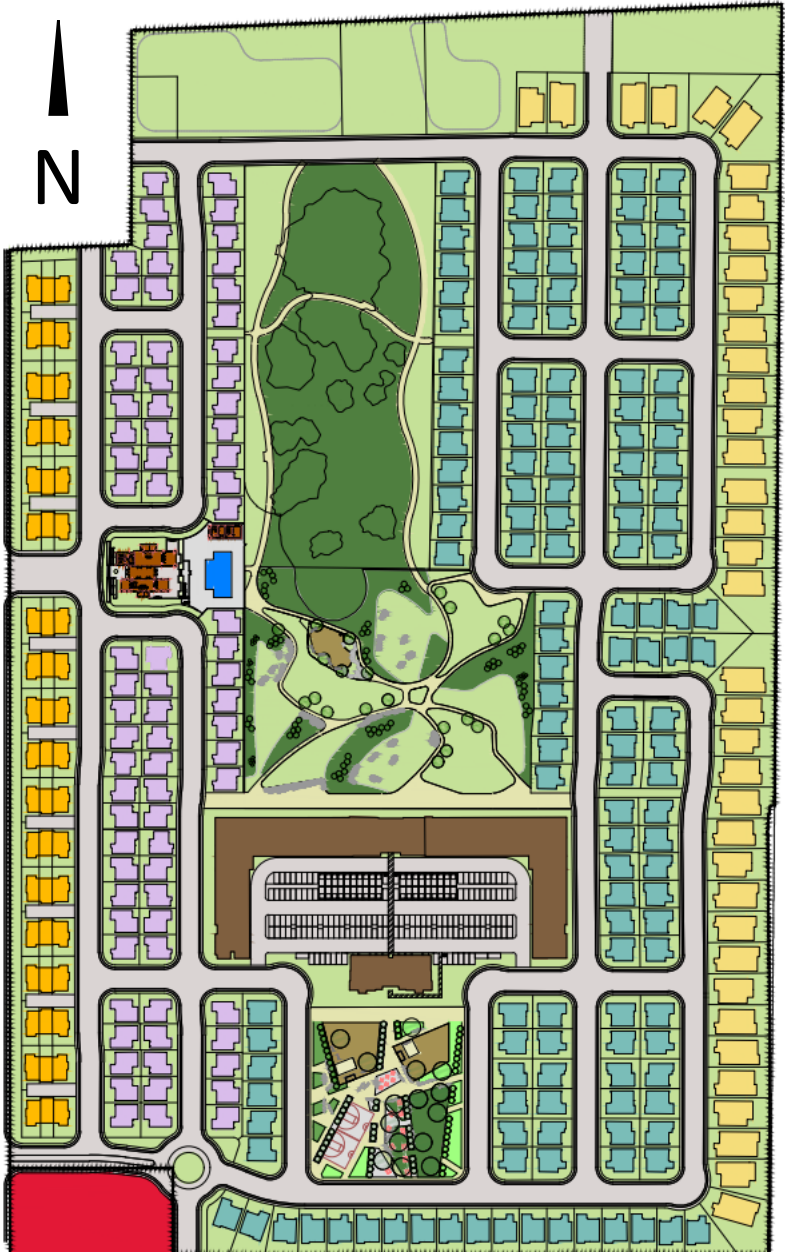
College Park Site Map

	Housing Type	Square Footage	Price Range
	4 story condo	700 - 1580	\$370,000 - \$450,000
	Townhomes	2100 - 2448	\$630,000 - \$670,000
	Single Family 50 x 100	2150 - 3328	\$690,000 - \$880,000
	Single Family 45 x 65	2058 - 2445	\$650,000 - \$720,000
	Single Family 43 x 60	1707 - 2079	\$540,000 - \$680,000

College Park South



College Park North

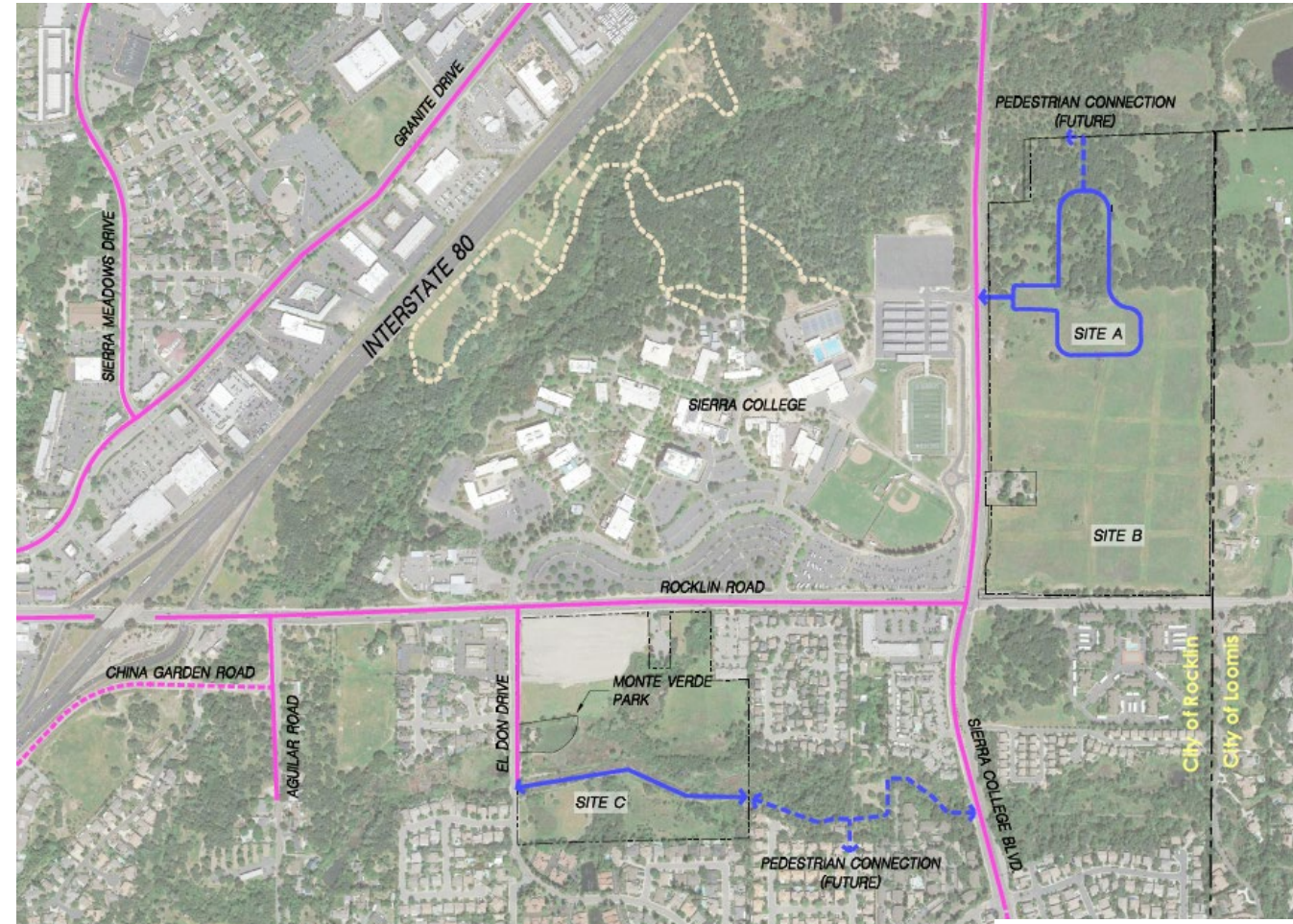


Renderings



Trails, Trails, Trails

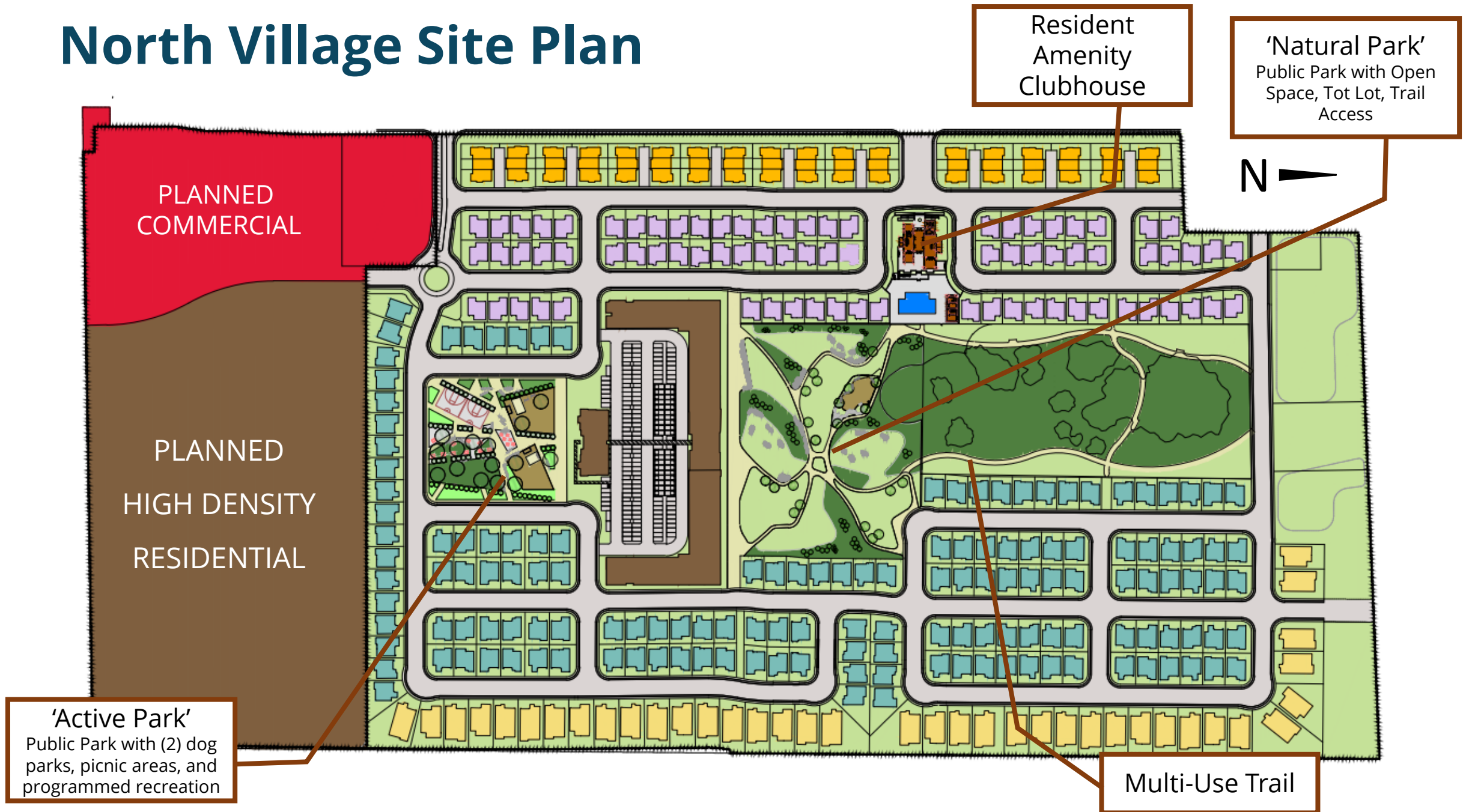
- College Park includes a robust trails system through an open space area and park that can be expanded in the future via the City's trail master plan.
- Rocklin residents in the surrounding neighborhoods will be able to walk to the neighborhood parks
- Rocklin residents can access the trails system through Rocklin Road, Sierra College and Stadium Way
- North and South Villages will provide future trail extension opportunities
- **These trails will be maintained by the City and paid for by all College Park homeowners who are annexed into the City's CFD 5.**



- Future Multi-Use Trail
- Project's Planned Multi-Use Trail
- Existing Pedestrian Trail
- Proposed Bike Trail*
- Existing Bike Trail*

*Per Rocklin Park & Trail Master Plan 2/14/2017

North Village Site Plan



'Natural Park' Plan

LEGEND

- Natural/Native Meadow Planting Area
- Open Turf Area
- Asphalt EVA
- Concrete Trail
- DG or Gravel Trail
- Fallow Area
Erosion control planting
and salvaged boulders
- Natural Area w/ Existing
Oak Groves
Trails as shown, existing
vegetation to remain



'Active Park' Plan

