ROCKLIN CITY COUNCIL

City Council Regular Meeting
City Hall - Council Chambers
3970 Rocklin Rd. Rocklin, CA 95677
Website: www.rocklin.ca.us

April 14, 2026
Closed Session 5:30 p.m.
General Session 6:00 p.m.

AMENDED AGENDA
*Consent Calendar Item C7 added

DAVID BASS, *Mayor*
BILL HALLDIN, *Vice Mayor*
KEN BROADWAY, *Council Member*
JILL GAYALDO, *Council Member*
GREG JANDA, *Council Member*

ALY ZIMMERMANN, *City Manager*
MATTHEW MCOMBER, *City Attorney*
DANIEL CHOE, *City Treasurer*
AVINTA SINGH, *City Clerk*

HOW TO PARTICIPATE

The City of Rocklin welcomes your interest and involvement in the City's legislative process. The City Council has established a procedure for addressing the Council. Persons wishing to address the City Council are asked to voluntarily complete and submit a speaker identification sheet to the City Clerk. Speaker identification sheets are available near the entrance of the Council Chambers. For items listed on the agenda, any person may address the City Council at the time the item is considered. Speakers are requested to restrict their comments to the item as it appears on the agenda and stay within the required three-minute time limit. The Brown Act does not permit the City Council to take action on items brought up under Citizens Addressing the City Council.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing or documents related to an agenda item for this meeting provided to the City Council, Public Financing Authority or Successor Agency will be made available for public inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting or other services in conjunction with this meeting, including receiving notices, agendas, and other writings in appropriate alternative formats, please contact our office at (916) 625-5560 at least 48 hours prior to the meeting or time when services are needed so that we may make every reasonable effort to accommodate you.

LEVINE ACT PROVISIONS

The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Rocklin that involves any action or consideration to their contract, license, permit, or other entitlement for use, t o disclose any campaign contribution made to a City elected or appointed officer (including Councilmembers, Planning Commissioners, and members of other City boards and commissions) totaling more than $500 within the 12 months before the City decision.

AUDIO/VISUAL PRESENTATIONS

If making a presentation regarding an agenda item, all audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

MEETING INSTRUCTIONS

The public may listen to audio or view the meeting via live stream at https://www.rocklin.ca.us/agendas-minutes.
For those that do not plan on attending in person, but wish to make a public comment during the meeting, public comments will be accepted in email form until 3:00 p.m. on the meeting day. Public comments should be submitted to the City Clerk at PublicComments@rocklin.ca.us. Emailed public comments will be distributed to City Council and treated as a public record.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION

CLOSED SESSION

CS1. Pursuant to Government Code Section 54957, Public Employee Performance Evaluation: City Manager

CS2. Pursuant to Government Code Section 54957.6: Conference with Labor Negotiators, Agency Designated Representatives: Mayor Bass, Unrepresented Employee: City Manager

CS3. Pursuant to Government Code Section 54957, Public Employee Performance Evaluation: City Attorney

CS4. Pursuant to Government Code Section 54957.6: Conference with Labor Negotiators, Agency Designated Representatives: Mayor Bass, Unrepresented Employee: City Attorney

REPORT OUT OF CLOSED SESSION

CALL GENERAL SESSION TO ORDER

PLEDGE OF ALLEGIANCE

AGENDA REVIEW

CITIZENS ADDRESSING THE CITY COUNCIL

This is an opportunity for public comment on matters not listed on the agenda. Public comment on items listed on the agenda will be taken when the agenda item is called.

REPORTS FROM CITY COUNCIL AND CITY MANAGER

Reports from the City Council will include any AB1234 Reports.

CONSENT CALENDAR

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

C1. Minutes of the March 24, 2026, Regular Meeting of the City Council
Recommendation: Approve the Minutes of the March 24, 2026, Regular Meeting of the City Council.

C2. Proclamation Recognizing April as Arts, Culture, and Creativity Month
Recommendation: Approve a Proclamation Recognizing April as Arts, Culture, and Creativity Month, and designate the Mayor to Sign the Proclamation on Behalf of the City Council.

C3. Amendments to the Rocklin Municipal Code Related to the Budget Process (Second Reading of Ordinance)
Recommendation: Adopt an Ordinance of the City Council of the City of Rocklin Amending Sections 2.28.020, and Chapter 3.28 of the Rocklin Municipal Code Relating to the Preparation, Submission and City Council's Adoption of the Budget.

C4. Northwest Rocklin General Development Plan Amendment (Second Reading of Ordinance)
Recommendation: Adopt an Ordinance of the City Council of the City of Rocklin amending the Northwest Rocklin General Development Plan to add "Retail Sales – Exterior Sales and Storage" as a permitted use and to allow deviations from off-street parking standards, both subject to approval of a Conditional Use Permit within commercial zoning districts (Northwest Rocklin General Development Plan Amendment / PDG2026-0001).

C5. Amendments to Various Agreements for Legal Services

Recommendation:

A. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Attorney to Execute the Third Amendment to the Agreement for Legal Services with Liebert Cassidy Whitmore.

B. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Attorney to Execute the Third Amendment to the Agreement for Special Counsel Legal Services with Civica Law Group, APC.

C6. Vacant Property Weed Abatement

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Declaring Conditions at Locations within the City of Rocklin to be a Public Nuisance, Ordering Weed Abatement of Same, and Setting the Date and Time for a Protest Hearing.

C7. City of Rocklin and Placer County Public Services Cooperation Agreement

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Public Services Cooperation Agreement between the County of Placer and the City of Rocklin Related to the Use of County-owned Properties within the City of Rocklin.

PRESENTATIONS

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

P1. Recognition of 2026 Leadership Award Recipient and 2026 Employee of the Year

P2. Proclamation Recognizing April 2026 as Arts, Culture, and Creativity Month, and Arts Commission Annual Report

P3. Rocklin Arts Commission Annual Presentation

Recommendation: Receive a Presentation from the Rocklin Arts Commission.

PUBLIC HEARINGS

Public Hearings may be reordered by the Mayor with the consent of the legislative body.

PH1. Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Approval of the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority for the Benefit of Rocklin WJU 719, L.P.

Recommendation: Conduct a Public Hearing and Consider the Following Action: Adopt a Resolution of the City Council of the City of Rocklin Approving a Plan of Finance including the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority in an Aggregate Outstanding Principal Amount Not to Exceed $115,000,000 to Finance and Refinance a Qualified Residential Rental Project for the Benefit of Rocklin WJU 719, L.P. (or an Affiliate), and Certain Other Matters Relating Thereto.

PH2. Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Approval of the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority for the Benefit of Rocklin Sierra 703, L.P.

Recommendation: Conduct a Public Hearing and Consider the Following Action: Adopt a Resolution of the City Council of the City of Rocklin Approving a Plan of Finance including the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority in an Aggregate Outstanding Principal Amount Not to Exceed $35,000,000 to Finance and Refinance a Qualified Residential Rental Project for the Benefit of Rocklin Sierra 703, L.P. (or an Affiliate), and Certain Other Matters Relating Thereto.

PH3. Granite Lakes Estates Development Agreement / Development Agreement, DA2024-0001

Recommendation: Conduct a Public Hearing and Consider the Following Action: Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc., relative to the Granite Lake Estates Subdivision (Granite Lakes Estates Development Agreement / DA2024-0001).

DISCUSSION ITEMS

Discussion Items include oral presentations including those recommending "receive and file".

D1. AB 481 – Military Equipment Report and Inventory: Annual Update

Recommendation: Introduce, Waive the Full Reading, and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Approving and Adopting A Military Equipment Use Policy for Fiscal Year 2026/27.

D2. Amendments to Rocklin Municipal Code Chapter 5.22 to Implement the Short-Term Rental Facilitator Act of 2025

Recommendation: Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Amending Chapter 5.22 of the Rocklin Municipal Code Related to Short-Term Rentals to Establish Reporting, Listing, and Audit Requirements Applicable to Short-Term Rental Facilitators.

FUTURE AGENDA ITEMS

ADJOURNMENT

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Minutes of the March 24, 2026, Regular Meeting of the City Council

Date: April 14, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Approve the Minutes of the March 24, 2026, Regular Meeting of the City Council.

ATTACHMENTS:
1. Draft City Council Meeting Minutes of March 24, 2026

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March 24, 2026
Closed Session 5:00 p.m.
General Session 6:00 p.m.

MEETING MINUTES
-DRAFT-

CALL TO ORDER

Mayor Bass called the meeting to order at 5:00 p.m.

ROLL CALL

Present: Councilmembers Jill Gayaldo, Bill Halldin, Greg Janda
Mayor David Bass
Absent: Council Member Ken Broadway

PUBLIC COMMENT ON CLOSED SESSION

There were none.

Members of the City Council left the Council Chambers and convened Closed Session at 5:01 p.m.

CLOSED SESSION

CS1. Pursuant to Government Code Section 54956.9(d)(1), Conference with Legal Counsel, Existing Litigation: Cameron Corona v City of Rocklin, et al., United States District Court, Eastern District of California, Case No.: 2:24-CV01178-CKD

CS2. Pursuant to Government Code Section 54957, Public Employee Performance Evaluation: City Manager

CS3. Pursuant to Government Code Section 54957, Public Employee Performance Evaluation: City Attorney

Members of the City Council returned to the Council Chambers at 6:00 p.m.

REPORT OUT OF CLOSED SESSION

There was no reportable action.

CALL GENERAL SESSION TO ORDER

Mayor Bass called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Bass led the pledge of allegiance.

AGENDA REVIEW

There were no changes to the agenda.

CITIZENS ADDRESSING THE CITY COUNCIL

There were none.

REPORTS FROM CITY COUNCIL AND CITY MANAGER

Council Member Gayaldo shared that she attended an event for Founding Forward noting that local high school students were recognized and would participate in the Valley Forge program; attended a flag retiring ceremony organized by the Cub Scouts; reported attendance at the Sacramento Area Council of Governments (SACOG) Board meeting; attended the Placer City and County Officials Association (PCCOA) dinner hosted by the City of Roseville; attended the opening ceremonies for Tri City Little League and Rocklin Girls Fast Pitch Softball League; attended the annual employee award ceremony for the City of Rocklin; attended an event in Long Beach on behalf of SACOG to receive the 2026 Eureka! Award for Regional Excellence given by the California Association of Councils of Governments; shared that she, Mayor Bass and City Manager Zimmermann met with County officials for a 3x3 meeting; attended the Town Hall meeting held at the Rocklin Events Center; shared that the SACOG Board toured Sutter Health Park in West Sacramento; shared that she, Vice Mayor Halldin, and Council Member Broadway attended the swearing-in ceremony for three new firefighters; attended a farewell event for retiring Rocklin Area Chamber of Commerce CEO Robin Trimble; attended a funeral memorial for Paul Greco who was an educator and coach at Roseville High School and Sierra College; reminded all of the upcoming Run Rocklin event on April 12, 2026 and urged the public to attend; and shared that the Rocklin Firefighters Association was holding its annual Easter egg hunt on April 5, 2026.

Vice Mayor Halldin reported attendance at the Western Placer Waste Management Authority (WPWMA) Board meeting; attended the opening ceremony for the Rocklin Pony Youth Baseball League; attended the 6th Annual Whitney High School Baseball Dinner and Fundraiser; and attended the Town Hall meeting held at Sierra College.

Mayor Bass shared he attended the employee award ceremony event; attended opening ceremony events for youth sports and the Placer SPCA's Guardian Angel Gala event all held the same evening; reported attendance at the Greater Sacramento Economic Council (GSEC) Board meeting; and participated in the 3x3 meeting with City and County officials.

City Manager Zimmermann shared that two Town Hall meetings had been held so far and expressed her thanks to Vice Mayor Halldin and Council Member Gayaldo for attending; noted that the Town Hall meeting on March 25, 2026 would be conducted virtually through Zoom; the Town Hall meeting scheduled for March 31, 2026 would be held at City Hall in the Council Chambers; shared the Rocklin Annual Clean Up Day was scheduled for April 11, 2026; and that the Run Rocklin event would be held on April 12, 2026.

CONSENT CALENDAR

Council Member Gayaldo requested to pull Consent Item No. C15 from the Consent Calendar for additional information from staff.

C1. Minutes of the February 24, 2026, Regular Meeting of the City Council
Action: Approved the Minutes of the February 24, 2026, Regular Meeting of the City Council.

C2. Engineering and Traffic Survey (Second Reading of Ordinance)
Action: Adopted Ordinance No. 1199 of the City Council of the City of Rocklin Amending the Chapter 10.11 of Title 10 of the Rocklin Municipal Code Related to Speed Limits within the City of Rocklin.

C3. Establishment of a Fire and Arson Investigation Unit (Second Reading of Ordinance)
Action: Adopted Ordinance No. 1200 of the City Council of the City of Rocklin Establishing a Fire and Arson Investigation Unit Within the Rocklin Fire Department and Authorizing Designated Personnel to Exercise Peace Officer Powers Pursuant to California Penal Code Section 830.37.

C4. Community Recognition Commission Recommendations for 2026 Ruhkala Awards
Action: Approved the Community Recognition Commission's recommendations for the 2026 Ruhkala Awards.

C5. Agreement with Growth Factory for Continuation of Build Up Rocklin Program - Amendment No. 1
Action: Adopted Resolution No. 2026-023 of the City Council of the City of Rocklin Authorizing Amendment No. 1 to the Professional Services Agreement with Growth Factory for the Build Up Rocklin Program.

C6. Ordering the Fiscal Year 2026/27 Engineer's Reports

Action:

A. Adopted Resolution No. 2026-024 of the City Council of the City of Rocklin Ordering the Preparation of the Engineer's Report for Lighting Maintenance District No. 1 for the Fiscal Year 2026/27.

B. Adopted Resolution No. 2026-025 of the City Council of the City of Rocklin Ordering the Preparation of the Engineer's Report for Landscape and Lighting Maintenance District No. 2 for the Fiscal Year 2026/27.

C7. Cooperative Purchase Agreements for Fiscal Year 2025/26 - Repeal and Replace Resolution No. 2026-004

Action: Adopted Resolution No. 2026-026 of the City Council of the City of Rocklin Repealing Resolution No. 2026-004 and Authorizing the City Manager to Purchase Goods and Services through Cooperative Purchase Agreements for Fiscal Year 2025/26.

C8. Accounts Paid List - October to December 2025

Action: Received the Accounts Paid List for October 1, 2025 to December 31, 2025.

C9. Fiscal Year 2025/26 Second Quarter Reports: Financial, Building, Capital Improvement Program, and Strategic Plan Update

Action:

A. Adopted Resolution No. 2026-027 of the City Council of the City of Rocklin Accepting the Quarterly Financial Report for the Quarter Ended December 31, 2025, Amending the Fiscal Year 2025/26 Operating Budget.

B. Received the Quarterly Building Report and the Capital Improvement Program Progress Report for the Quarter Ended December 31, 2025.

C. Received an Update on the 2025-2027 Strategic Plan.

C10. CAD-to-CAD Software and Services Agreement

Action: Adopted Resolution No. 2026-028 of the City Council of the City of Rocklin Approving the Software and Services Agreement with Sun Ridge Systems, Inc. and Authorizing the City Manager to Execute the Agreement and Subsequent Amendments.

C11. Sunset Whitney Recreation Area Pickleball Courts

Action:

A. Adopted Resolution No. 2026-029 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts and a Mitigation Monitoring Program (ENV2025-001).

B. Adopted Resolution No. 2026-030 of the City Council of the City of Rocklin Awarding a Construction Contract for the Sunset Whitney Recreation Area Pickleball Courts Project to Central Valley Engineering & Asphalt, Inc., Authorizing the City Manager to Execute the Contract, and Authorizing a Budget Appropriation.

C12. Boulder Ridge Neighborhood Park Cell Tower Lease Amendment
Action: Adopted Resolution No. 2026-031 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute an Amendment to the Communications Site License Agreement (MetroPCS/Boulder Ridge Neighborhood Park).

C13. Night Ridge Park Playground Replacement Contract Award
Action:

A. Adopted Resolution No. 2026-032 of the City Council of the City of Rocklin Authorizing the City Manager to Purchase the Night Ridge Park Replacement Play Structures from Miracle PlaySystems, Inc. through Sourcewell Cooperative Purchase Agreement No. 101625-PLP.

B. Adopted Resolution No. 2026-033 of the City Council of the City of Rocklin Awarding the Contract for Night Ridge Park Play Structure Replacement to KYA Services, LLC and Authorizing the City Manager to Execute an Agreement with KYA Services, LLC.

C14. Irrigation and Landscaping Goods and Supplies
Action: Adopted Resolution No. 2026-034 of the City Council of the City of Rocklin Authorizing the City Manager to Purchase Goods and Supplies from Heritage Landscape Supply Group, Inc. for Fiscal Year 2025/26.

C15. Open Space Monitoring Services Contract Award
Action: Adopted Resolution No. 2026-035 of the City Council of the City of Rocklin Awarding the Contract for Open Space Monitoring Services to Vollmar Natural Lands Consulting, Inc., and Authorizing the City Manager to Execute an Agreement.

City Manager Zimmermann addressed questions regarding the open space monitoring services contract.

PUBLIC COMMENT

There were none.

Motion to approve Consent Calendar Item Nos. C1 through C15, by Vice Mayor Halldin seconded by Council Member Janda. Consent Item Nos. C1 through C10, C11.A, and C12 through C15 passed by the following vote:

Ayes:	Councilmembers Gayaldo, Halldin, Janda Mayor Bass
Noes:	None
Absent:	Council Member Broadway
Abstain:	None

Mayor Bass registered a no vote for Consent Item No. C11.B:

Ayes:	Councilmembers Gayaldo, Halldin, Janda

Noes: Mayor Bass
Absent: Council Member Broadway
Abstain: None

PRESENTATIONS

P1. Rocklin Fire Department 2025 Annual Report
Action: Received a Presentation on the Rocklin Fire Department 2025 Annual Report.

Fire Chief Reginald Williams presented the item to the City Council.

PUBLIC COMMENT

Mr. Benjamin Bjorkman addressed the City Council and asked a question related to the fire budget, which was responded to by Fire Chief Williams.

The City Council expressed their appreciation to the Rocklin Fire Department, emphasizing that emergencies are responded to with paramedics with the ability to perform lifesaving measures, looked forward to the addition of a new fire station and personnel in south east Rocklin that will help the City maintain response times, appreciated the regional partnerships, commitment to fast response times, and level of professionalism by the fire department.

P2. Rocklin Police Department 2025 Annual Report
Action: Received a Presentation on the Rocklin Police Department 2025 Annual Report.

Police Chief Rustin Banks introduced Crime Analyst Shawn Baird who presented the item to the City Council.

PUBLIC COMMENT

There were none.

The City Council expressed appreciation to the Rocklin Police Department for keeping the City safe, highlighting their professionalism, success with addressing e-bike safety concerns and partnership with RUSD, use of technology in the provision of police services, fast call center response times, addressing challenges with smoke shops, and acknowledged the recently hosted 2026 NorCal Law Enforcement Volunteer Symposium.

PUBLIC HEARINGS

PH1. Draft 2026-2027 Federal Department of Housing and Urban Development Community Development Block Grant Annual Action Plan

Action: Conducted a Public Hearing to Consider Testimony on the Proposed 2026-2027 Annual Action Plan, and Directed Staff to Prepare the Final Annual Action Plan.

Mayor Bass opened the public hearing for item PH1.

Management Analyst Gabrielle de Farcy presented the item to the City Council.

PUBLIC COMMENT

There were none.

Mayor Bass closed the public hearing for item PH1.

Motion to approve Public Hearing Item No. PH1 by Vice Mayor Halldin, seconded by Council Member Janda. Motion passed by the following vote:

Ayes:	Councilmembers Gayaldo, Halldin, Janda Mayor Bass
Noes:	None
Absent:	Council Member Broadway
Abstain:	None

PH2. Northwest Rocklin General Development Plan Amendment / General Development Plan Amendment, PDG2026-0001 and Environmental, ENV2026-0001

Action: Conducted a Public Hearing and Considered the Following Actions:

A. Adopted Resolution No. 2026-036 of the City Council of the City of Rocklin approving a Notice of Exemption (Northwest Rocklin General Development Plan Amendment / ENV2026-0001).

B. Introduced, Waived the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin amending the Northwest Rocklin General Development Plan to add “Retail Sales – Exterior Sales and Storage” as a permitted use and to allow deviations from off-street parking standards, both subject to approval of a Conditional Use Permit within commercial zoning districts (Northwest Rocklin General Development Plan Amendment / PDG2026-0001).

Mayor Bass opened the public hearing for item PH2.

Principal Planner Nathan Anderson presented the item to the City Council.

Members of the City Council asked questions, which were responded to by Principal Planner Anderson.

PUBLIC COMMENT

There were none.

Mayor Bass closed the public hearing for item PH2.

Motion to approve Public Hearing Item No. PH2.A by Council Member Janda, seconded by Vice Mayor Halldin. Motion passed by the following vote:

Ayes:	Councilmembers Gayaldo, Halldin, Janda Mayor Bass
Noes:	None
Absent:	Council Member Broadway
Abstain:	None

Motion to approve Public Hearing Item No. PH2.B by Council Member Janda, seconded by Vice Mayor Halldin. Motion passed by the following vote:

Ayes:	Councilmembers Gayaldo, Halldin, Janda Mayor Bass
Noes:	None
Absent:	Council Member Broadway
Abstain:	None

DISCUSSION ITEMS

D1. Amendments to the Rocklin Municipal Code Related to the Budget Process **Action:** Introduced, Waived the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Amending Section 2.28.020, and Chapter 3.28 of the Rocklin Municipal Code Relating to the Preparation, Submission, and City Council's Adoption of the Budget.

Budget Officer Zonousia Lee presented the item to the City Council.

PUBLIC COMMENT

There were none.

Motion to approve Discussion Item No. D1 by Council Member Janda, seconded by Vice Mayor Halldin. Passed by the following vote:

Ayes:	Councilmembers Gayaldo, Halldin, Janda Mayor Bass
Noes:	None
Absent:	Council Member Broadway
Abstain:	None

D2. 2025 General Plan Annual Progress Report
Action: Received the 2025 General Plan Annual Progress Report.

Principal Planner Nathan Anderson presented the item to the City Council.

PUBLIC COMMENT

There were none.

D3. 2025 Housing Element Annual Progress Report (APR) and 2024-2025 Housing Successor Agency Annual Report
Action: Received the 2025 Housing Element Annual Progress Report and the FY 2024-2025 Housing Successor to Redevelopment Agency Annual Report.

Principal Planner Nathan Anderson presented the item to the City Council.

PUBLIC COMMENT

Mr. Benjamin Bjorkman addressed the City Council and requested an explanation on the discrepancy between issued accessory dwelling unit permits and completed units.

Members of the City Council asked questions, which were responded to by Principal Planner Anderson and City Manager Zimmermann.

D4. Inclusionary Housing Program and Commercial Linkage Fee Analyses
Action: Received a report on the Inclusionary Housing Program and Commercial Linkage Fee Analyses, and provide direction to staff.

Assistant to the City Manager Elizabeth Sorg and Debbie Kern with Keyser Marston Associates presented the item to the City Council. Debbie Kern, City Manager Zimmermann and Assistant to the City Manager Sorg addressed questions.

PUBLIC COMMENT

Mr. Jeff Short with the North State Building Industry Association, addressed the City Council and encouraged that any inclusionary policy that is adopted be accompanied with a reasonable in-lieu fee; supported the Planning Commission's in-lieu fee recommendation; and underscored that ADUs were a tremendous asset.

Mr. John Tallman with Westpark Communities, addressed the City Council noting the economic link between commercial uses and housing; supported a commercial linkage fee; supported considering all tools to address affordability including ADUs

and commercial fees; concurred with the consultant's recommendation of 5% affordability requirement, and a $2.50 per square foot in-lieu fee.

City Council comments and questions continued. The City Council provided staff with direction to return with more information at a future City Council meeting to include a tiered fee structure for an in-lieu fee, proposed modifications to the ordinance and an option to repeal the ordinance.

FUTURE AGENDA ITEMS

Council Member Gayaldo requested a future agenda item to review policies for ADU variance percentages.

ADJOURNMENT

The City Council observed a moment of silence for former Rocklin Mayor Ken Yorde, and Mayor Bass adjourned the meeting at 9:29 p.m. in his memory.

_____
David Bass, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of March 24, 2026 as approved by the Rocklin City Council.

_____
Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Proclamation Recognizing April as Arts, Culture, and Creativity Month

Date: April 14, 2026

Submitted By: Haley Reid, Management Analyst

Department: City Manager's Office

Recommendation:
Approve a Proclamation Recognizing April as Arts, Culture, and Creativity Month, and designate the Mayor to Sign the Proclamation on Behalf of the City Council.

ATTACHMENTS:
1. Proclamation Recognizing April 2026 as Arts, Culture, and Creativity Month

Proclamation

Issued by the City Council

Arts, Culture & Creativity Month - April 2026

WHEREAS, *Arts, Culture & Creativity Month of April is the 8th annual statewide celebration first established by the California legislature in 2019; and*

WHEREAS, *the City of Rocklin believes that arts, culture and creativity are essential to our community; and*

WHEREAS, *arts and culture is an industry that provides both economic and community benefits, and has an economic impact of over $26 million dollars in Placer County according to the Americans for the Arts: Arts & Economic Prosperity 6 study; and*

WHEREAS, *California is the fifth largest economy in the world, with a creative economy of approximately $261 billion representing 8% of the state's GDP and 847,688 jobs in 2022 according to the U.S. Bureau of Economic Analysis; and*

WHEREAS, *the benefits of the arts impact our HEALTH by reducing depression, lowering stress hormones, and increasing longevity through regular engagement and attendance at cultural events; and*

WHEREAS, *the benefits of the arts impact our HOPE by fostering a sense of community and personal fulfillment, inspiring optimism and resilience in the face of challenges; and*

WHEREAS, *the benefits of the arts impact our HEALING by offering therapeutic experiences that restore well-being, enhance mental and physical health, and support emotional recovery; and*

WHEREAS, *culture creates connections, sparks innovation, encourages understanding, and strengthens community; and*

WHEREAS, *the ARTS COUNCIL OF PLACER COUNTY leads efforts to advance the arts through programs, partnerships, and the community-building initiatives such as community grants and strategic partnerships; and*

WHEREAS, *this collective work at the local, regional, and throughout the state uplifts our community and changes our lives for the better.*

NOW, THEREFORE, BE IT RESOLVED, *the City Council of the City of Rocklin hereby declares April 2026 as Arts, Culture & Creativity Month, and encourages all Rocklin residents to join in the celebration.*

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

_____

Dave Bass, Mayor

ATTEST:

_____

Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Amendments to the Rocklin Municipal Code Related to the Budget Process (Second Reading of Ordinance)

Date: April 14, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Adopt an Ordinance of the City Council of the City of Rocklin Amending Sections 2.28.020, and Chapter 3.28 of the Rocklin Municipal Code Relating to the Preparation, Submission and City Council's Adoption of the Budget.

Background:
On March 24, 2026, the City Council introduced, waived the full reading, and read by title only the following: An Ordinance of the City Council of the City of Rocklin Amending Sections 2.28.020, and Chapter 3.28 of the Rocklin Municipal Code Relating to the Preparation, Submission and City Council's Adoption of the Budget.

The background materials for this item are contained in the March 24, 2026 City Council Meeting Staff Report, located on the City's website.

ATTACHMENTS:
1. Ordinance

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING SECTIONS 2.28.020, AND CHAPTER 3.28 OF THE ROCKLIN MUNICIPAL CODE RELATING TO THE PREPARATION, SUBMISSION AND CITY COUNCIL'S ADOPTION OF THE BUDGET

The City Council of the City of Rocklin does ordain as follows:

Section 1. Purpose and Intent. Chapter 2.28 of the Rocklin Municipal Code (RMC), entitled "Finance Director", establishes the responsibility of the City to prepare and submit a budget to City Council on or before the 15th day of May each year.

Chapter 3.28 of the RMC, entitled "Budget", establishes the procedures and authority for the submission and adoption of the City's annual operating and capital budgets, including the City Manager's duty to prepare and submit a proposed budget to the City Council, and the City Council's responsibility to review, hold hearings on, and adopt the annual budget.

On June 24, 2025, the City Council adopted a two-year budget (Resolution No. 2025-137) in place of the prior annual budget cycle. Accordingly, the City Council of the City of Rocklin seeks to repeal and replace Sections 2.28.020 and Chapter 3.28 of the Rocklin Municipal Code to provide for the submission and adoption of the budget on a two fiscal year basis, including a mid-cycle review as deemed necessary.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code Section 37100.

Section 3. Repeal and Replace. Rocklin Municipal Code, Sections 2.28.020, 3.28.010, 3.28.020, 3.28.030, 3.28.040, 3.28.050, AND 3.28.060 are hereby repealed and replaced to read as follows:

2.28.020 Duties.

To carry out the duties and responsibilities of finance director for the city, the director shall:

A. Perform the duties formerly required of the city clerk pursuant to Sections 40802 through 40805 and Sections 37206 through 37209 of the Government Code, which duties are transferred to the finance director;

B. Prepare and submit a budget to the city council on or before the 15th day in May each odd-numbered year;

C. Exercise the duties of collector under the business tax ordinance;

D. Act as accounting officer for the city and, in such capacity, supervise the maintenance of all records reflecting the financial conditions of the city;

E. Prepare monthly financial and budget reports as required by the city council;

F. Supervise the data processing of financial and other reports as required.

3.28.010 Proposal—Submission to council.

A. Not later than May 15 in in each odd-numbered year, the City Manager shall submit to the City Council a proposed budget for the two fiscal years commencing July 1 of odd-numbered year. Such budget shall contain itemized statements for recommended City expenditures and estimated revenues for each of the two fiscal years and be accompanied with a comprehensive budget memo presenting the various components of the budget and their anticipated impact on the City's fiscal condition.

B. The City Manager may require a Department Director or employee to furnish whatever information is deemed necessary to prepare the proposed budget.

C. The proposed two-year budget shall be accompanied by a proposed resolution establishing an organizational plan, positions and classifications of employment and fixing the compensation of employees and elected officers. Such resolution may delegate certain budgetary functions and authority to the City Manager as the City Council determines appropriate or necessary.

D. On at least one occasion during each even-numbered year, the City Manager shall submit to the City Council a mid-cycle budget for the purpose of reporting of expenditures and budget status for year one of the two-year budget cycle and to review the second fiscal year of the adopted two-year budget. The mid-cycle review shall include updated revenue and expenditure projections and recommended appropriations as necessary to maintain a balanced budget. The mid-cycle review shall be submitted at a time determined by the City Manager.

3.28.020 Presentation —Revised budget.

The City Council shall conduct one or more budget workshops on the proposed two-year budget and shall make such changes therein as may be deemed appropriate. Thereafter, the City Manager shall submit to the City Council a revised two-year budget based on the changes directed by the City Council.

3.28.030 Final adoption.

The City Council shall adopt a final budget for two fiscal years on or before June 30th of each odd-numbered year, by resolution. Adoption of the two-year budget shall constitute appropriations for each of the two fiscal years of the two-year budget period.

3.28.040 City Council control.

As often as may be deemed appropriate by the City Council, or as otherwise may be recommended by the City Manager, the City Manager shall submit reports, reviews, and recommendations to the City Council concerning the adopted budget, including but not limited to revisions or amendments to the two-year budget, for City Council review and adoption. The council shall control the submission, approval, amendment, and enforcement of the budget and the filing of claims thereunder by all City departments or employees. Nothing contained herein shall be construed to limit or preclude the ability of the City Council to delegate to the City Manager any and all budgetary and administrative authority appropriate or necessary to effectuate and administer the adopted budget.

Section 4. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 5. Environmental Analysis. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060, subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

Section 6. Effective Date. This ordinance shall take effect thirty (30) days after the day of its adoption.

Section 7. Publication. Within fifteen (15) days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen (15) days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The

publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on March 24, 2026, by the following vote:

AYES: Councilmembers Bass, Gayaldo, Halldin, Janda

NOES: None

ABSENT: Councilmember Broadway

ABSTAIN: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on April 14, 2026, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

First Reading: 03.24.2026
Second Reading: 04.14.2026
Effective Date: 05.14.2026

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Northwest Rocklin General Development Plan Amendment (Second Reading of Ordinance)

Date: April 14, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Adopt an Ordinance of the City Council of the City of Rocklin amending the Northwest Rocklin General Development Plan to add “Retail Sales – Exterior Sales and Storage” as a permitted use and to allow deviations from off-street parking standards, both subject to approval of a Conditional Use Permit within commercial zoning districts (Northwest Rocklin General Development Plan Amendment / PDG2026-0001).

Background:
On March 24, 2026, the City Council introduced, waived the full reading, and read by title only the following: An Ordinance of the City Council of the City of Rocklin amending the Northwest Rocklin General Development Plan to add “Retail Sales – Exterior Sales and Storage” as a permitted use and to allow deviations from off-street parking standards, both subject to approval of a Conditional Use Permit within commercial zoning districts (Northwest Rocklin General Development Plan Amendment / PDG2026-0001).

The background materials for this item are contained in the March 24, 2026 City Council Meeting Staff Report, located on the City's website.

ATTACHMENTS:
1. Ordinance

ORDINANCE NO. XXXX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN TO ADD "RETAIL SALES – EXTERIOR SALES AND STORAGE" AS A PERMITTED USE AND TO ALLOW DEVIATIONS FROM OFF-STREET PARKING STANDARDS, BOTH SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT WITHIN COMMERCIAL ZONING DISTRICTS

(Northwest Rocklin General Development Plan Amendment / PDG2026-0001)

The City Council of the City of Rocklin does ordain as follows:

Section 1. **Findings**. The City Council of the City of Rocklin finds and determines that:

A. The project consists of a General Development Plan Amendment project (PDG2026-0001) ("Project") to amend the Northwest Rocklin General Development Plan to add "Retail Sales – Exterior Sales and Storage" as a permitted use, subject to approval of a Conditional Use Permit, within certain commercial zoning districts, and to allow deviations from off-street parking standards to be approved through a Conditional Use Permit when parking deviations can be justified as part of the entitlement process; and

B. The General Development Plan Amendment amends Section 3.4.2, Table 7 of the Northwest Rocklin General Development Plan to allow for "Retail Sales – Exterior Sales and Storage" as a permitted use, subject to approval of a Conditional Use Permit in the Planned Development Commercial (PD-C) and Planned Development Business Professional/Commercial (PD-BP/C) zoning districts within the Northwest Rocklin General Development Plan area; and

C. The General Development Plan Amendment also amends Section 3.5.6, Off-Street Parking, to allow deviations from off-street parking standards to be approved through a Conditional Use Permit within the PD-C and PD-BP/C zoning districts, when such parking deviations can be justified as part of the entitlement process; and

D. A Notice of Exemption has been approved for this Project via City Council Resolution No. 2026-036; and

E. The commercial areas of the Northwest Rocklin GDP are physically suited to allow for the operation of "Retail Sales – Exterior Sales and Storage", as well as justifiable deviations in parking standards, as authorized in the proposed General Development Plan Amendment; and

F. The proposed General Development Plan Amendment to allow for the operation of "Retail Sales – Exterior Sales and Storage", as well as to allow for justifiable

deviations in parking standards, is compatible with the land uses existing and permitted on the properties in the vicinity; and

G. The land uses, and their density and intensity, allowed in the proposed General Development Plan Amendment are not likely to create serious health problems or create nuisances on properties in the vicinity. No physical development is currently proposed as part of this proposal. The operation of "Retail Sales – Exterior Sales and Storage", as well as to allow for justifiable deviations in parking standards, would be required to be compatible with the land uses existing and permitted on the properties in the vicinity; and

H. The City Council has considered the effect of the proposed General Development Plan Amendments on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources. The operation of "Retail Sales – Exterior Sales and Storage", as well as to allow for justifiable deviations in parking standards, would only be allowed in Commercial land uses, and are not anticipated to create any impact to housing needs in the region.

I. On February 17, 2026, the Planning Commission of the City of Rocklin reviewed the project and, by a 5-0 vote, recommended its approval.

Section 2. Authority. The City Council enacts this Ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Amendment to General Development Plan. The City Council of the City of Rocklin hereby approves a General Development Plan Amendment to amend the Northwest Rocklin General Development Plan, originally adopted by Ordinance No. 858 in 2002 and most recently amended by Ordinance No. 1185 in 2024, to add "Retail Sales – Exterior Sales and Storage" as a permitted use, subject to approval of a Conditional Use Permit, within certain commercial zoning districts, and to allow deviations from off-street parking standards to be approved through a Conditional Use Permit when parking deviations can be justified as part of the entitlement process, in the form as shown on Exhibit 1, attached hereto and incorporated by reference herein.

Section 4. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 5. Effective Date. This ordinance shall take effect thirty (30) days after the day of its adoption.

Section 6. Publication. Within fifteen (15) days of passage of this Ordinance, the City Clerk shall cause the full text of the ordinance, a summary of the Ordinance, or an advertisement of the Ordinance to be published in a newspaper of general circulation, with the names of those City Councilmembers voting for and against the Ordinance, in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on March 24, 2026, by the following vote:

AYES: Councilmembers Bass, Gayaldo, Halldin, Janda

NOES: None

ABSENT: Councilmember Broadway

ABSTAIN: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on April 14, 2026, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

First Reading: 03.24.2026
Second Reading: 04.14.2026
Effective Date: 05.14.2026

EXHIBIT 1

Additions/amendments to the following sections of the Northwest Rocklin General Development Plan are showed in red underline.

3.4.2 Non-Residential Districts

Table 7 presents the permitted and conditionally permitted uses in non-residential districts.

Table 7
Permitted and Conditionally Permitted Uses in Non-Residential Districts

Uses	Neigh. Comm	Comm	BP	BP / Comm	Light Indust.
Arcade / Billiard Parlor	–	U	–	U	–
Automotive Dealership	–	U	–	U	U
Automotive Dealership (entirely indoor without repair)	–	P	–	P	U
Automotive Repair Shop (Light)	–	U	–	U	U
Automotive Repair Shop (Heavy)	–	–	–	–	U
Banking, Insurance, Financial	P	P	P	P	P
Broadcasting Studios	–	–	–	–	U
Business Support Services (copy shops, mailing services)	P	P	P	P	P
Car Wash (stand alone or with gas station)	–	U	–	U	–
Coin-operated laundry or pick-up station	P	P	–	P	–
Convenience Stores	P	P	–	P	–
Convenience store with gasoline sale	–	P	–	P	–
Contractors yard	–	–	–	–	U
Day Care Facilities	U	U	U	U	U
Delicatessen	P	P	P	P	P
Drive-through Facilities	–	P	P	P	–

Dry cleaners with on-site dry cleaning	U	U	–	U	P
Death care services (mortuary and cremation)	–	–	–	–	U
Equipment rentals, indoor	–	–	–	–	P
Equipment rentals, outdoor	–	–	–	–	U
Farm Equipment & Supply Sales	–	–	–	–	U
Gas Station	–	P	–	P	U
Hard Liquor Sales (off-premise)	–	P	–	P	–
Hospital	–	–	–	–	U
Hotel / Lodging	–	U	U	U	–
Indoor Sports & Recreation, Health & Fitness Centers, Figure Salons	–	P	U	P	U
Light Manufacturing and Processing	–	–	–	–	P / U (3)
Mail Order & Vending	–	–	–	–	P
Massage Parlors	–	U	–	U	–
Mini Storage	–	–	–	–	U (7)
Mobile Pushcart Vending Facility	U	U	U	U	U
Offices	P	P	P	P	P
Outdoor Dining (more than 4 tables or 8 chairs)	U	U	U	U	U
Personal Services (beauty/barber salon, dry cleaners, dance studio without alcohol sales, etc.)	P	P	–	P	–
Pet shop, grooming services	P	P	–	P	–
Places of Assembly for Community Service	–	–	P	P	U
Plant Nurseries (stand-alone or accessory to a department store)	–	P	–	P	P
Printing & Publishing	–	–	–	–	P
Public Utility Facilities	U	U	U	U	P

Research and Development	–	–	–	–	P
Restaurant, with or without bar	P	P	P (6)	P	P
Restaurant ancillary to & within primary use	P	P	P (6)	P	P
Retail Sales (inside an enclosed building)	P	P	–	P	–
Retail Sales – Exterior Sales and Storage	–	U	–	U	–
Retail use, showroom, and training appurtenant	P	P	–	P	P
Schools, college & university	–	U	U	U	U
Schools, private elementary and secondary	U	U	U	U	–
Schools, public elementary and secondary	P	P	P	P	P
Schools, specialized education & training	–	U	P	U	U
Sports facility or other outdoor public assembly	–	–	–	–	U
Theaters (non adult)	–	U	–	U	–
Uses involving public address system	–	U	U	U	U
Uses that operate between 11 p.m. and 6 a.m.	U	P	P	P	P
Vehicle rental storage (outside)	–	–	–	–	U
Veterinary Clinic	U	U	U	U	–
Warehousing and Distribution	–	–	–	–	P
Wholesale Sales	–	–	–	–	P
Woodworking and Cabinet Shops	–	–	–	–	U

Legend: P = Permitted Use | U = Conditionally Permitted Use | – = Not Permitted

3.5.6 Off Street Parking

Off street parking shall be provided in accordance with the provisions of Chapter 17.66 of the Rocklin Municipal Code. Deviations from off street parking standards may be approved through a Conditional Use Permit within the PD-C and PD-BP/C zoning districts, when such parking deviations can be justified as part of the entitlement process.

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Amendments to Various Agreements for Legal Services

Date: April 14, 2026

Submitted By: Matthew McOmber, City Attorney

Department: City Attorney's Office

Recommendation:

A. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Attorney to Execute the Third Amendment to the Agreement for Legal Services with Liebert Cassidy Whitmore.
B. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Attorney to Execute the Third Amendment to the Agreement for Special Counsel Legal Services with Civica Law Group, APC.

Background:

Liebert Cassidy Whitmore

On December 31, 2024, the City entered into a Legal Services Agreement with Liebert Cassidy Whitmore (the Firm) for labor negotiation and employment law issues as they arise, legal opinions, policy review, and other issues as determined necessary by the City Attorney for assignment to the Firm (the Agreement). The original Agreement authorized legal services up to $100,000. On September 9, 2025, by Resolution No. 2025-194, the City Council approved the First Amendment to increase the total compensation to $150,000 and on December 9, 2025, approved a Second Amendment to increase the total to $210,000. The Firm has provided legal services that are nearing the not-to-exceed amount, and the City Attorney, in conjunction with the Administrative Services Department anticipate the continued need for the Firm's specialized legal services, including labor negotiations and other matters.

Therefore, staff recommends approval of a third contract amendment to authorize an increase of the not-to-exceed amount of the Agreement to $250,000 and to authorize the City Attorney, as the purchasing officer for all contracts for legal services, to execute the third amendment. The accompanying amendment would further delegate authority to the City Attorney to approve and sign amendments to the agreement such that effective July 1, 2026, the maximum amount payable by City to Firm would not exceed an additional $150,000 (One Hundred Fifty Thousand Dollars) per Fiscal Year, with corresponding updates to the period of performance through the later of June 30, 2029 or the conclusion of assigned matters.

Civica Law Group

On July 31, 2024, the City entered into a Legal Services Agreement with Civica law Group (the Firm) for specialized code enforcement and receiverships and related matters as determined necessary by the City Attorney for assignment to the Firm (the Agreement). The original Agreement authorized legal services up to $70,000, and was subsequently amended twice in accordance with Rocklin Municipal Code 3.04.040 and 3.04.050(B). The Firm has provided legal services that are nearing the not-to-exceed amount, and the City Attorney anticipates the continued need for the Firm's specialized legal services, including receivership legal services and other matters.

Therefore, staff recommends approval of a third contract amendment to authorize an increase of the not-to-exceed amount of the Agreement to $150,000 and to authorize the City Attorney, as the purchasing officer for all contracts for legal services, to execute the third amendment. The accompanying resolution would further delegate authority to the City Attorney to approve and sign amendments to the agreement such that effective July 1, 2026, the maximum amount payable by City to Firm would not exceed an additional $100,000 (One Hundred Thousand Dollars) per Fiscal Year, with corresponding updates to the "Term" through the later of June 30, 2029 or the conclusion of assigned matters.

Fiscal Impact:

There is no additional fiscal impact to the General Fund. Sufficient funds are available in the Fiscal Years 2025/26 & 2026/27 Operating Budgets to support the recommendation, and would be available in future years' operating budgets as adopted by the City Council.

ATTACHMENTS:

1. Resolution A
2. Resolution A Exhibit A - Third Amendment to LCW Agreement
3. LCW Agreement for Legal Services, as amended
4. Resolution B
5. Resolution B Exhibit A - Third Amendment to Civica Agreement for Special Counsel Legal Services
6. Civica Agreement for Special Counsel Legal Services, as amended

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AND AUTHORIZING THE CITY ATTORNEY TO EXECUTE THE THIRD AMENDMENT TO THE AGREEMENT FOR LEGAL SERVICES WITH LIEBERT CASSIDY WHITMORE

WHEREAS, the City of Rocklin ("City") has a current Agreement for Legal Services ("Agreement") with Liebert Cassidy Whitmore ("Firm") to provide for various legal services, as needed; and

WHEREAS, the City Council approved the First Amendment by Resolution No. 2025-194 to increase total compensation to $150,000, and to accept the Firms' request for an increase of the Firm's hourly rates consistent with comparable rates for such services; and

WHEREAS, the City Council approved the Second Amendment by Resolution No. 2025-259 to increase total compensation to $210,000; and

WHEREAS, the City has further need for specialized legal services from the Firm and desires to amend the Agreement accordingly to increase the not-to-exceed amount applicable to the period ending June 30, 2026, by $40,000; to reflect and authorize future annual Fiscal Year maximum compensation limits; and amend the term governing period of performance.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Rocklin as follows:

Section 1. The City Council approves and authorizes the City Attorney to execute the Third Amendment to the Agreement for Legal Services with Liebert Cassidy Whitmore in the form attached and incorporated hereto as Exhibit A.

PASSED AND ADOPTED this 14th day of April, 2026, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

THIRD AMENDMENT TO THE AGREEMENT FOR LEGAL SERVICES BETWEEN THE CITY OF ROCKLIN AND LIEBERT CASSIDY WHITMORE, A PROFESSIONAL CORPORATION

This Third Amendment is entered into between the City of Rocklin ("City") and Liebert Cassidy Whitmore, a Professional Corporation ("Firm").

R E C I T A L S

WHEREAS, City and Firm have previously entered into an agreement on December 31, 2024, to provide for various legal services ("Original Agreement"); and

WHEREAS, the Original Agreement was amended on September 10, 2025, to increase the not-to-exceed amount to $150,000.00 and increase the rates of compensation payable to Firm ("First Amendment"); and

WHEREAS, City and Firm amended the Agreement a second time on December 16, 2025, to increase the not-to-exceed amount to $210,000.00 ("Second Amendment"); and

WHEREAS, City and Firm desire to amend the Agreement a third time to increase the not-to-exceed amount applicable to the period ending June 30, 2026, by $40,000.00; to authorize subsequent compensation limits on an annual Fiscal Year basis up to $150,000 per Fiscal Year; and to amend the period of performance ("Third Amendment"); and

WHEREAS, the Original Agreement, First Amendment, Second Amendment, and Third Amendment are collectively referred to as the "Agreement."

NOW, THEREFORE, the Agreement is amended as follows:

I. The Recitals are true and correct and are incorporated herein by reference.

II. Section 4 (Compensation), subparagraph A (Fees) of the Agreement is amended as of the effective date of this Third Amendment to read as follows:

4. COMPENSATION

A. Fees

FIRM shall provide legal services at the following billing rates:

Partners	$450.00 per hour
Senior Counsel	$375.00 per hour
Associates	$275.00 - $355.00 per hour
Labor Relations/Human Resources Consultant	$295.00 per hour
Paralegals	$165.00 per hour
E-Discovery Specialists	$185.00 per hour

Law Clerks $180.00 - $200.00 per hour

In no event shall the maximum amount payable for services rendered through June 30, 2026 under this agreement exceed $250,000.00 (Two Hundred Fifty Thousand Dollars).

Thereafter, effective July 1, 2026, the maximum amount payable by City to Firm under this agreement shall not exceed $150,000.00 (One Hundred Thousand Dollars) per Fiscal Year. For purposes of this agreement, the term Fiscal Year means July 1 – June 30. The total compensation payable for final Fiscal Year that agreement in effect, shall be calculated on a monthly prorated basis.

III. Section 1 (Period of Performance) is amended as of the effective date of this Third Amendment to read as follows:

This Agreement shall begin December 31, 2024 and shall continue through and end on June 30, 2029, or upon the completion of the matter(s) and case(s) identified in this Agreement in Attachment A, or the completion of any other matter(s) or cases CITY, through its City Attorney, assigns to FIRM as provided in this Agreement, whichever is later, or until this Agreement is terminated pursuant to the provisions of paragraph 6 or paragraph 7.

IV. **REAFFIRMATION**

In all other respects, the Agreement, as amended, and any attachments, remains in full force and effect.

V. **ENTIRE AGREEMENT**

The Agreement, as amended, and any attachments, constitute the entire understanding between City and Firm.

VI. **EFFECTIVE DATE**

Unless otherwise provided, this Third Amendment shall be deemed effective as of the last date it is signed by both Parties.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties hereto have executed this Third Amendment to the Agreement. By their signatures below, each signatory represents that they have the authority to execute this Third Amendment and to bind the Party on whose behalf their execution is made.

CITY OF ROCKLIN

By: _____ Date: _____
Matthew McOmber
City Attorney

By: _____
Avinta Singh
City Clerk

FIRM

By: _____ Date: _____
Melanie L. Chaney
Managing Partner

By: _____ Date: _____

Partner

Docusign Envelope ID: 7AC2125A-32D4-41BA-94CC-0995DEBFAD18

AGREEMENT FOR LEGAL SERVICES

THIS AGREEMENT, dated December 31, 2024, is made by and between

CITY OF ROCKLIN, through its
OFFICE OF THE CITY ATTORNEY (CITY)

and

LIEBERT CASSIDY WHITMORE, a Professional Corporation
(FIRM)

.

WHEREAS, CITY desires to contract for professional legal services; and

WHEREAS, FIRM is particularly qualified to perform the required professional services due to its legal competence, experience, and expertise.

NOW, THEREFORE, CITY and FIRM agree as follows:

1. **PERIOD OF PERFORMANCE**

This Agreement shall begin December 31, 2024 and shall continue for five years or until the completion of the matter(s) and case(s) identified in this Agreement in Attachment A, or the completion of any other matter(s) or cases CITY, through its City Attorney, assigns to FIRM as provided in this Agreement, whichever is later, or until this Agreement is terminated pursuant to the provisions of paragraph 6 or paragraph 7.

2. **FIRM'S SERVICES AND RESPONSIBILITIES**

FIRM shall act as counsel to CITY and its officers and employees in matters or cases assigned to FIRM and shall consult with the City Attorney upon request on legal matters assigned to FIRM.

FIRM shall make every effort to provide the most cost-effective services possible to CITY and shall suggest options and techniques to dispose of cases without unnecessary pleadings or discovery.

FIRM shall timely communicate with the City Attorney as needed to keep City and City Attorney informed of material facts and status of assigned matters and cases.

FIRM shall provide CITY with the necessary representation by staff qualified to perform the legal tasks at the least costly billing category.

FIRM shall coordinate with City Attorney in performing services under this Agreement and upon request, shall report to the City Council, or to the City staff, as requested, regarding the matters or cases it is handling.

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FIRM shall obtain City Attorney's written approval before retaining any consultant or expert witness.

FIRM shall assist City Attorney in settlement evaluations and negotiations and shall obtain CITY's authority before making any settlement proposal on CITY's behalf or to the Court or to any other party to the case(s).

FIRM shall immediately notify City Attorney verbally and in writing when a judgment, verdict or other award is rendered.

FIRM shall provide to City Attorney copies of all substantive pleadings and motions filed with the court or other administrative body, including those submitted by another party. FIRM shall also provide copies of all court rulings.

FIRM shall compile and maintain all backup documentation to support all entries included in its billings.

3. **REPORTING REQUIREMENTS**

A. FIRM shall provide City Attorney (with a separate copy to City's Risk Manager or similar position, and if requested by CITY, a separate copy to CITY's excess insurance carrier) with the following reports for cases other than eminent domain cases:

1. **Case Evaluation, Plan and Budget**

(a) The *Case Evaluation, Plan and Budget* is a confidential independent evaluation of the case that will serve as the basis for developing CITY's legal position and strategy and for controlling litigation costs. It will include a budget of foreseeable defense costs and the other information set forth in Attachment B.

(b) The *Case Evaluation, Plan and Budget* shall be submitted to the City Attorney as soon as possible after FIRM's initial analysis of the case, but no later than 60 days after FIRM first appears in the case.

2. **Case Status Reports**

(a) A *Case Status Report* is a summary of the significant actions and developments in the case since the last report or since the submission of the *Case Evaluation, Plan and Budget*, as applicable.

(b) The *Case Status Report* shall contain the information set forth in Attachment C.

(c) FIRM shall ordinarily provide *Case Status Reports* every six months.

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Between reports, FIRM shall telephonically advise City Attorney of important case developments or re-assessment of CITY's exposure and, if requested, prepare a *Case Status Report*.

B. With regard to eminent domain actions assigned to FIRM, FIRM shall provide to City Attorney only those reports specifically requested by City Attorney.

4. **COMPENSATION**

A. **Fees**

FIRM shall provide legal services at the following billing rates:

Partners:	$435.00/hr.
Senior Counsel:	$365.00/hr.
Associates:	$260.00-345.00/hr.
Labor Relations/Human Resources Consultant	$280.00/hr.
Classification and Compensation Consultant	$200.00/hr.
Paralegals:	$145.00/hr.
E-Discovery Specialist	$145.00/hr.
Law Clerks	$145.00-185.00/hr.

In no event shall the maximum amount payable under this agreement exceed $100,000 (one hundred thousand dollars).

B. **Expenses**

CITY shall reimburse FIRM for its actual out-of-pocket expenses but without any additional costs for having advanced the funds. FIRM shall note that CITY is exempt from all filing fee charges.

1. Reimbursable ordinary expenses shall include, but not be limited to:

(a) Deposition fees.

(b) Transcript fees.

(c) Messenger service.

(d) Process service.

(e) Document reproduction by an outside vendor.

(f) Document filing fees/costs.

(g) Document retention and storage which may be necessary for large/document intensive cases.

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2. Reimbursable extraordinary expenses shall include charges for which FIRM has obtained City Attorney's prior written approval. Such expenses shall include, but not be limited to:

   (a) Consultants' fees.

   (b) Expert witnesses' fees.

   (c) Expenses for travel provided shall be reimbursed at actual costs. FIRM shall travel by the most cost-effective means available, however, the hourly rates charged pursuant to section 4.A. above shall be limited to 50% of the rate provided in section 4.A. for travel outside of Placer County.

   (d) Investigative services costs.

   (e) E-discovery platforms.

   (f) Other expenses approved in writing in advance by City Attorney.

   (g) In all respects, FIRM is expected to and shall perform services, and incur expenses in the most efficient and cost-effective manner possible.

3. Non-reimbursable expenses shall include, but not be limited to:

   (a) Staff time or overtime for performing secretarial, clerical, or word processing functions.

   (b) Charges for time spent to provide necessary information for CITY audits or billing inquiries.

   (c) Charges for work performed which had not been authorized by CITY. Such work shall be a gratuitous effort by FIRM.

   (d) Charges for photocopies.

   (e) Charges for online legal research.

   (f) Alcoholic beverages, personal sundry or other related expenses, recreational activities, in-room movies, or expenses for family members. All expenses are subject to review and acceptance by CITY.

5. BILLINGS AND PAYMENTS

A. Billings

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1. FIRM shall submit its itemized billing statement monthly to City Attorney; however, FIRM shall provide an interim billing upon request of City Attorney or if outstanding fees and costs exceed $15,000.

2. The original billing statement(s) shall be submitted to:

City Attorney
3970 Rocklin Road
Rocklin, CA 95677
With a courtesy copy to: CityAttorney.Office@rocklin.ca.us

Director of Administrative Services
3970 Rocklin Road
Rocklin, CA 95677
Tameka.Usher@rocklin.ca.us

3. Each billing statement shall be itemized in a time reporting format acceptable to CITY and shall include original invoices, or an equivalent form of City-approved documentation, acceptable to the City for reimbursement of expenses. FIRM understands that CITY's Auditor/Controller will not reimburse FIRM for expenses unless the original invoice or City-approved equivalent form of documentation is submitted.

4. FIRM shall have and maintain all backup documentation to support all entries included in the monthly billing statement. Such documentation shall be in a form subject to audit and in accordance with generally accepted accounting principles. FIRM shall make such documentation available to auditors upon request and in accordance with paragraph 11.E.

B. **Payments**

1. CITY's legal, risk management and accounting staff shall review all billing statements.

2. CITY shall make its best effort to process payments promptly after receiving FIRM's monthly billing statement. CITY shall not pay interest or finance charges on any outstanding balance(s).

6. TERMINATION

This Agreement may be terminated in whole or in part at any time CITY, in its sole discretion, deems termination to be in its best interest. CITY shall terminate services by delivering to FIRM a written Termination Notice specifying the extent to which services are terminated and the effective termination date. FIRM may terminate on sixty (60) days' written notice. During the sixty (60) day notice period, FIRM shall at CITY's request, transfer pending files or complete specified services, which may include a final report.

Docusign Envelope ID: 7AC2125A-32D4-41BA-94CC-0995DEBFAD18

7. **TERMINATION DUE TO CONFLICT OF INTEREST**

If either FIRM or CITY determines a matter of professional conflict has arisen which should not or could not be postponed until the conclusion of the litigation, FIRM or CITY may give written notice of immediate termination of this Agreement subject to FIRM's duty to provide adequate representation until the appropriate substitutions can be made.

8. **CLOSING REPORT UPON TERMINATION**

Upon CITY's request, FIRM shall deliver a *Closing Report* to CITY in the format required by CITY, after termination of this Agreement.

9. **NOTICES**

All Notices and required reports shall be written and delivered via email or mailed by first class, postage prepaid, addressed to CITY or FIRM at the addresses below, or at any other address CITY or FIRM shall provide in writing to each other:

A. If to CITY:

Office of the City Attorney
3970 Rocklin Road
Rocklin, CA 95677
With a courtesy copy to: CityAttorney.Office@rocklin.ca.us

Director of Administrative Services
3970 Rocklin Road
Rocklin, CA 95677
Tameka.Usher@rocklin.ca.us

Copies of reports, but not bills, shall also be sent to:

B. If to FIRM:

Liebert Cassidy Whitmore
Attn: Jack Hughes, Partner
400 Capital Mall, Suite 1260
Sacramento, CA 95814
Tel: (916) 584-7000

10. **ASSIGNMENT**

A. No part of this Agreement or any right or obligation arising from it is assignable without CITY's written consent.

B. However, FIRM may retain consultants and experts as FIRM deems appropriate

Docusign Envelope ID: 7AC2125A-32D4-41BA-94CC-0995DEBFAD18

after receiving CITY's written approval.

11. **STANDARD TERMS AND CONDITIONS**

A. **Indemnification**

1. FIRM shall indemnify and hold harmless CITY, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses, audit exceptions (including, but not limited to, reasonable attorney's fees of City Attorney and counsel retained by CITY, expert fees, litigation costs, and investigation costs), damages, judgments, or decrees by reason of any person's or persons' loss or injury, including death, or property loss or damage (including property of CITY) arising from the negligent acts, willful acts, or errors or omissions of FIRM or any of FIRM's subcontractors, any person employed under FIRM, or under any subcontractor, or in any capacity during the progress of the work or the provision of services undertaken pursuant to this agreement, except when the injury or loss is caused by the sole negligence or intentional wrongdoing of CITY.

2. FIRM shall also defend and indemnify CITY for any adverse determination made by the Internal Revenue Service or the State Franchise Tax Board and/or any other taxing or regulatory agency and shall defend, indemnify, and hold harmless CITY with respect to FIRM's "independent contractor" status that would establish a liability on CITY for failure to make social security deductions or contributions or income tax withholding payments, or any other legally mandated payment. This provision shall survive the termination, expiration, or cancellation of this agreement.

3. For professional services provided under this agreement, FIRM shall indemnify, and hold harmless CITY, its elected officials, officers, employees, agents, and volunteers from and against any and all claims, demands, actions, losses, liabilities, damage, and costs, including reasonable attorneys' fees, arising out of or resulting from the negligent performance of the professional services provided under this agreement or from recklessness or willful misconduct.

4. FIRM shall also, at FIRM's own expense, defend the CITY against any suit or action brought against CITY founded upon any claim, action or proceeding which is based upon the work or the provision of services undertaken pursuant to this agreement.

B. **Insurance**

1. Without limiting FIRM's duty of indemnification, FIRM and any subcontractor shall obtain, from an insurance carrier authorized to transact business in the State of California, and maintain continuously during the

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term of this agreement Commercial General Liability Insurance, including coverage for owned and non-owned automobiles, and other insurance necessary to protect the CITY and the public with limits of liability of not less than two million ($2,000,000) combined single limit bodily injury and property damage; such insurance shall be primary as to any other insurance maintained by CITY. The policy shall include an endorsement or amendment which names City of Rocklin, its elected officials, officers, employees, agents, and volunteers as additional insureds. If the above insurance is written on a Claims Made Form, the insurance shall be endorsed to provide an extended reporting period of not less than five years following termination of this Agreement.

2. FIRM and any subcontractor shall obtain and maintain continuously required Workers' Compensation and Employer's Liability Insurance to cover FIRM, subcontractor, FIRM's partner(s), subcontractor's partner(s), FIRM's employees, and subcontractor'(s') employees with an insurance carrier authorized to transact business in the State of California covering the full liability for compensation for injury to those employed by FIRM or subcontractor. Each such policy shall be endorsed to state that the Workers' Compensation carrier waives its right of subrogation against the CITY, its elected officials, officers, employees, agents, and volunteers which might arise in connection with this agreement. FIRM hereby certifies that FIRM is aware of the provisions of section 3700 of the Labor Code, which requires every employer to insure against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of the Labor Code, and FIRM shall comply with such provisions before commencing the performance of the work or the provision of services pursuant to this agreement.

3. FIRM shall obtain and maintain continuously a policy of professional liability coverage with limits of liability of not less than five million ($5,000,000).

4. All insurance required by this Agreement shall be primary to and not contributing with any other insurance maintained by CITY.

C. **Independent Contractor Status**

1. This Agreement is between the CITY and FIRM and is not intended, and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between CITY and FIRM.

2. FIRM understands and agrees that all FIRM personnel furnishing services to CITY under this Agreement are employees solely of FIRM and not of CITY for purposes of workers' compensation laws and liability.

3. FIRM shall bear the sole responsibility and liability for furnishing workers'

Docusign Envelope ID: 7AC2125A-32D4-41BA-94CC-0995DEBFAD18

compensation benefits to any FIRM personnel for injuries arising from services performed under this Agreement.

D. **Governing Laws**

This Agreement shall be construed in accordance with the laws of the State of California.

E. **Record Retention and Inspection**

Within ten (10) days of CITY's written request, FIRM shall allow CITY or authorized State or Federal agencies or any duly authorized representative to have the right to access, examine, audit, excerpt, copy or transcribe any pertinent transaction, activity, timesheets or other records relating to this Agreement. FIRM shall keep such material, including all pertinent cost accounting, financial records and proprietary data for a period of four (4) years after termination or completion of this Agreement unless CITY's written permission is given to dispose of material prior to the end of such period or until such time as all audits are complete, whichever is later.

F. **Communications With CITY**

FIRM understands that the City Attorney is the legally empowered legal representative of the CITY and its officers and employees and FIRM shall not without specific direction from the City Attorney communicate with, advise or represent the CITY, its City Council or any other officers or employees.

G. **Validity**

The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

H. **Waiver**

No waiver of a breach of any provision of this Agreement by either party shall constitute a waiver of any other breach of the provision or any other provision of this Agreement. Failure of either party to enforce any provision of this Agreement at any time shall not be construed as a waiver of that provision.

12. **CONTRACT DOCUMENTS**

A. Attachments A through C are attached and incorporated as part of this Agreement. The attachments are titled as follows:

1. Attachment A - List of Assigned Matters and Cases

2. Attachment B - Information required for *Case Evaluation, Plan and Budget*

Docusign Envelope ID: 7AC2125A-32D4-41BA-94CC-0995DEBFAD18

3. Attachment C - Information required for *Case Status Report*

B. This Agreement shall constitute the complete and exclusive statement of understanding between CITY and FIRM which supersedes all previous written or oral agreements, and all prior communications between the CITY and FIRM relating to the subject matter of this Agreement.

13. **STANDARD OF PERFORMANCE**

FIRM shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which FIRM is engaged in the geographical area in which FIRM practices its profession. All products of whatsoever nature which FIRM delivers to CITY pursuant to this Agreement shall be prepared in a substantial first class manner and conform to the standards of quality normally observed by a person practicing in FIRM's profession.

14. **PERSONNEL**

FIRM shall assign only competent personnel to perform services pursuant to this Agreement. In the event that CITY, in its sole discretion, at any time during the term of this Agreement, desires the removal of any person or persons assigned by FIRM to perform services pursuant to this Agreement, FIRM shall remove any such person immediately upon receiving notice from CITY of the desire of CITY for removal of such person or persons. All personnel performing services for FIRM shall be solely employees of FIRM and not employees of the CITY. FIRM shall be solely responsible for the salaries and other benefits, including Workers' Compensation, of all such personnel.

15. **NON-DISCRIMINATION**

FIRM shall not discriminate in its employment practices because of race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex in contravention of the California Fair Employment and Housing Act, Government Code section 12900 *et seq*.

16. **COUNTERPARTS/ELECTRONIC, FACSIMILE, AND PDF SIGNATURES**

This agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this agreement. The Parties further agree that the electronic signatures of the Parties included in this agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with

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the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among Parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (h) of Section 1633.2 of the Civil Code. Facsimile signatures or signatures transmitted via pdf document shall be treated as originals for all purposes.

IN WITNESS WHEREOF, CITY and FIRM have executed this agreement on the dates set forth below. By their signatures below, each signatory represents that they have the authority to execute this agreement and to bind the Party on whose behalf their execution is made.

CITY OF ROCKLIN

DocuSigned by:
By: Aly Zimmermann 11/29/2024 | 10:12 AM PST
F29E9749AAD9403...
Aly Zimmermann, City Manager
City of Rocklin

ATTEST:

DocuSigned by:
By: Avinta Madhukansh-Singh 12/1/2024 | 10:05 PM PST
88A95AD69CB047E...
Avinta Singh, City Clerk

Approved as to form:

Signed by:
By: Matthew McOmber 11/26/2024 | 5:16 PM PST
3496B8242C674E3...
Matthew McOmber, City Attorney

FIRM

Signed by:
By: J. Scott Tiedemann 11/21/2024 | 8:14 AM PST
B9858F3978DD433...
J. Scott Tiedemann, Managing Partner

DocuSigned by:
By: Jack Hughes 11/25/2024 | 8:49 AM PST
BD58B9D5112D45C...
Jack Hughes, Partner

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ATTACHMENT A

LIST OF MATTERS AND CASES ASSIGNED TO FIRM

LABOR NEGOTIATOR SERVICES

Representation, advice, and counsel necessary to serve as the Chief Labor Negotiator for Fire, POA and PSM negotiations for a new collective bargaining agreements or an extension of the current agreement, respectively.

Advise the City concerning updates, standards, best practices, and other issues applicable to the City's Employer-Employee Relations Policy (also referred to as the "Rules, Regulations and Procedures for the Administration of Employee-Employer Relations Between the City and its Employees").

Advise the City on the process and requirements to transition to the Public Employees' Medical and Hospital Care Act (PEMHCA) and the minimum for CalPers Medical. Advise on revisions to the City's 125 Cafeteria Plan.

For purposes of compliance with section 11(F) ("Communications with CITY"), this shall serve as the City Attorney's direction to FIRM to advise, communicate with, and represent the CITY, the Director of Administrative Services, City Manager, and City Attorney as needed, with respect to the foregoing matters identified as Labor Negotiator Services.

GENERAL OTHER MATTERS AS ASSIGNED BY CITY ATTORNEY

General public agency advice including but not limited to advice regarding liability and litigation assigned by the City Attorney.

Advise the City concerning updates, standards, best practices, and other issues applicable to the City's Personnel Rules and related rules and policies assigned by the City Attorney.

Any other legal matter assigned in writing by City Attorney to FIRM and accepted in writing by FIRM.

Docusign Envelope ID: 7AC2125A-32D4-41BA-94CC-0995DEBFAD18

ATTACHMENT B

CASE EVALUATION, PLAN AND BUDGET

This report shall provide a thorough evaluation of the case based on the information then available to FIRM, within 60 days of FIRM's first appearance in the case.

The evaluation shall contain a brief summary of Plaintiff's allegations, without lengthy quotations from the complaint. It shall also contain a succinct evaluation of the CITY's defenses, with citations to the controlling legal authorities, but without unnecessary detail.

The evaluation shall include a case plan explaining FIRM's recommended case strategy, including FIRM's suggestions for motions to limit issues or dispose of the case in its entirety, as well as necessary discovery.

The report shall include a defense budget which indicates the projected cost of each major case activity, including trial.

The report shall contain suggestions to contain defense costs, with the potential benefits and disadvantages of each cost-saving technique.

FIRM shall also give its recommendations regarding settlement.

Reports for cases with complex fact patterns, multiple parties, or numerous causes of action will be lengthier and more detailed than the reports for simpler cases.

Docusign Envelope ID: 7AC2125A-32D4-41BA-94CC-0995DEBFAD18

ATTACHMENT C

CASE STATUS REPORT

The *Case Status Report* is intended to update CITY on major case developments and to modify, when necessary, FIRM's defense budget or its recommendations regarding case strategy.

The CITY does not want to receive page-by page deposition or medical record summaries or lengthy analyses of the authorities FIRM is relying on in CITY's defense. Instead, a summary of the controlling facts and authorities is sufficient.

The report should indicate FIRM's charges to date and state whether its billings for its activities remain within the previously-established defense budget.

The report should also state the FIRM's estimate of the CITY's exposure in the case and the likely dollar ranges for settlement and verdict.

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FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ROCKLIN AND LIEBERT CASSIDY WHITMORE, A PROFESSIONAL CORPORATION FOR LEGAL SERVICES

This First Amendment is entered into between the City of Rocklin ("City") and Liebert Cassidy Whitmore, a Professional Corporation ("Firm").

RECITALS

WHEREAS, City and Firm have previously entered into an agreement on December 31, 2024 to provide for various legal services ("Original Agreement"); and

WHEREAS, City and Firm desire to amend the Agreement to increase the not-to-exceed amount to $150,000.00 and increase the rates of compensation payable to Firm ("First Amendment"); and

WHEREAS, the Original Agreement and the First Amendment are collectively referred to as the "Agreement."

NOW, THEREFORE, the Original Agreement is amended as follows:

I. Section 4 (Compensation), subparagraph A (Fees) of the Agreement is amended as of the effective date of this First Amendment to read as follows:

Partners	$450.00 per hour
Senior Counsel	$375.00 per hour
Associates	$275.00 - $355.00 per hour
Labor Relations/Human Resources Consultant	$295.00 per hour
Paralegals	$165.00 per hour
E-Discovery Specialists	$185.00 per hour
Law Clerks	$180.00 - $200.00 per hour

In no event shall the maximum amount payable under this agreement exceed $150,000.00 (One Hundred Fifty Thousand Dollars).

II. **REAFFIRMATION**

In all other respects, the Agreement, as amended, and any attachments, remains in full force and effect.

III. **ENTIRE AGREEMENT**

The Agreement, as amended, and any attachments, constitute the entire understanding between City and Firm.

IV. **EFFECTIVE DATE**

Unless otherwise provided, this First Amendment shall be deemed effective as of the last date it is signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment to the Agreement. By their signatures below, each signatory represents that they have the authority to execute this First Amendment and to bind the Party on whose behalf their execution is made.

CITY OF ROCKLIN

By: _____ Date: 9/10/25

Matthew McOmber
City Attorney

ATTEST:

By: _____

Avinta Singh
City Clerk

FIRM

Signed by:
By: J. Scott Tiedemann _____ Date: 9/3/2025 | 8:33 AM PDT
B9858F3078DD433...

J. Scott Tiedemann
Managing Partner

DocuSigned by:
By: Jack Hughes _____ Date: 9/4/2025 | 12:59 PM PDT
BD58B9D5112D45C...

Jack Hughes
Partner

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SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ROCKLIN AND LIEBERT CASSIDY WHITMORE, A PROFESSIONAL CORPORATION FOR LEGAL SERVICES

This Second Amendment is entered into between the City of Rocklin ("City") and Liebert Cassidy Whitmore, a Professional Corporation ("Firm").

RECITALS

WHEREAS, City and Consultant have previously entered into an agreement on December 31, 2024, to provide for various legal services ("Original Agreement"); and

WHEREAS, the Original Agreement was amended on September 10, 2025, to increase the not-to-exceed amount to $150,000.00 and increase the rates of compensation payable to Firm ("First Amendment"); and

WHEREAS, City and Consultant desire to amend the Agreement a second time to increase the not-to-exceed amount by $60,000.00 for a maximum compensation payable to Firm of $210,000 ("Second Amendment"); and

WHEREAS, the Original Agreement, the First Amendment, and the Second Amendment are collectively referred to as the "Agreement."

NOW, THEREFORE, the Agreement is amended as follows:

I. Section 4 (Compensation), subparagraph A (Fees) of the Agreement is amended as of the effective date of this Second Amendment to read as follows:

4. COMPENSATION

A. Fees

FIRM shall provide legal services at the following billing rates:

Partners	$450.00 per hour
Senior Counsel	$375.00 per hour
Associates	$275.00 - $355.00 per hour
Labor Relations/Human Resources Consultant	$295.00 per hour
Paralegals	$165.00 per hour
E-Discovery Specialists	$185.00 per hour
Law Clerks	$180.00 - $200.00 per hour

In no event shall the maximum amount payable under this agreement exceed $210,000.00 (Two Hundred Ten Thousand Dollars).

II. **REAFFIRMATION**

In all other respects, the Agreement, as amended, and any attachments, remains in full force and effect.

III. **ENTIRE AGREEMENT**

The Agreement, as amended, and any attachments, constitute the entire understanding between City and Firm.

IV. **EFFECTIVE DATE**

Unless otherwise provided, this Second Amendment shall be deemed effective as of the last date it is signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment to the Agreement. By their signatures below, each signatory represents that they have the authority to execute this Second Amendment and to bind the Party on whose behalf their execution is made.

CITY OF ROCKLIN

By: _____ Date: 12/16/25
Matthew McOmber
City Attorney

ATTEST:

By: _____
Avinta Singh
City Clerk

FIRM

Signed by:
By: Melanie L. Chaney
F4C91|35CB258401...
Melanie L. Chaney
Managing Partner
Date: 12/1/2025 | 10:08 AM PST

DocuSigned by:
By: Jack Hughes
BD58B9D5112D45C...
Jack Hughes
Partner
Date: 12/12/2025 | 4:48 PM PST

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AND AUTHORIZING THE CITY ATTORNEY TO EXECUTE THE THIRD AMENDMENT TO THE AGREEMENT FOR SPECIAL COUNSEL LEGAL SERVICES WITH CIVICA LAW GROUP, APC

WHEREAS, on July 31, 2024, the City of Rocklin ("City") entered into an Agreement for Special Counsel Legal Services ("Agreement"), with Civica Law Group, APC ("Law Firm") to provide legal advice, representation, and assistance to the City for various assigned matters for a total not-to-exceed amount of $50,000.00; and

WHEREAS, the City amended the Agreement on May 22, 2025, to increase the total compensation payable to Law Firm to $70,000.00; and

WHEREAS, the City amended the Agreement a second time on October 30, 2025, to increase the total compensation payable to Law Firm to $85,000.00; and

WHEREAS, the City has further need for specialized legal services from the Law Firm and desires to amend the Agreement a third time to amend the term and increase the total not-to-exceed amount to $150,000.000.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Rocklin as follows:

Section 1. The City Council approves and authorizes the City Attorney to execute the Third Amendment to the Agreement for Legal Services with Civica Law Group, APC in the form attached and incorporated hereto as Exhibit A.

Section 2. Beginning July 1, 2026, the City Attorney may, on an as needed basis, authorize and sign amendments to the Agreement for Special Counsel Legal Services with the Law Firm in order to increase the not-to-exceed compensation to a maximum of $100,000.00 (One Hundred Thousand Dollars) per Fiscal Year.

PASSED AND ADOPTED this 14th day of April, 2026, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

THIRD AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ROCKLIN AND CIVICA LAW GROUP, APC FOR SPECIAL COUNSEL LEGAL SERVICES

This Third Amendment is entered into between the City of Rocklin ("City") and Civica Law Group, APC, a California Professional Corporation engaged in the practice of law in the State of California ("Law Firm").

R E C I T A L S

WHEREAS, City and Law Firm have previously entered into an agreement on July 31, 2024, to provide legal advice, representation and assistance to the City regarding code enforcement and other matters assigned in writing to Law Firm by the City Attorney for a total not-to-exceed amount of $50,000.00 ("Original Agreement"); and

WHEREAS, the Original Agreement was amended on May 22, 2025, effective May 22, 2025 to increase the total compensation payable to Law Firm to $70,000.00 ("First Amendment"); and

WHEREAS, City and Law Firm amended the Agreement a second time on October 30, 2025, to increase the total compensation payable to Law Firm to $85,000.00 ("Second Amendment"); and

WHEREAS, Law Firm has specialized expertise and experience in the subject of code enforcement, receiverships, and related legal matters, for which the City may from time to time require on an expedited basis; and

WHEREAS, City and Law Firm desire to amend the Agreement a third time to amend the term and increase the amount of compensation payable to Law Firm by $65,000.00 (Sixty-Five Thousand Dollars) ("Third Amendment"); and

WHEREAS, the Original Agreement, First Amendment, Second Amendment, and Third Amendment are collectively referred to as the "Agreement".

NOW, THEREFORE, the Agreement is amended as follows:

I. Subsection 3.3 (Compensation) of Section 3 (Terms) of the Agreement is amended to read as follows:

"3.3 Compensation. For all legal services provided in this Agreement, the City will pay Law Firm at the blended rate of $310 per hour for attorney representation and $180 per hour for paralegals and law clerks, but in no event shall the total compensation exceed the total sum of One Hundred Fifty Thousand Dollars ($150,000.00). Fees shall increase by up to five percent (5%), rounded to the nearest dollar, each fiscal year, to offset rising costs. Law Firm does not charge a retainer. In all respect, Law Firm is expected to

perform services, and incur expenses, in the most efficient and cost-effective manner possible."

Further, Subsection 3.10 (Term; Termination of Agreement) of Section 3 (Terms) of the Agreement is amended to read as follows:

"3.10 Term; Termination of Agreement. The term of this Agreement shall commence on the Effective Date of July 31, 2024, and shall continue in full force and effect until June 30, 2029, or the completion of any other matter(s) or cases that City, through its City Attorney, assigns to Law Firm as provided in this Agreement, whichever is later, unless this Agreement is earlier terminated as provided herein. City or Law Firm may terminate this Agreement at any time, with or without cause, on thirty (30) days' written notice to the other party. In the event of such termination, Law Firm shall comply with all provisions of the Rules of Professional Conduct for the termination of a client relationship and the City shall pay Law Firm professional fees and costs, in accordance with this Agreement, for all services provided and costs incurred through the date of termination of this Agreement. The City agrees to execute, upon request, a stipulation in such form as to permit Law Firm to withdraw as attorneys of record in any legal action then pending. Law Firm shall cooperate to transition representation to a new attorney or firm in an expedient manner and make available to the City, or to counsel designated by the City, all documents and records of the legal services provided to the City and shall assist to the fullest extent possible in the orderly transition of all pending matters to the City's new counsel. If City does not take possession of the client files within sixty (60) days of termination of this Agreement, City agrees that Law Firm may dispose of the client files without further notice."

II. REAFFIRMATION

In all other respects, the Agreement, as amended, and any attachments, remains in full force and effect.

III. ENTIRE AGREEMENT

The Agreement, as amended, and any attachments, constitute the entire understanding between City and Law Firm.

IV. EFFECTIVE DATE

Unless otherwise provided, this Third Amendment shall be deemed effective as of the last date it is signed by both Parties.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties hereto have executed this Third Amendment to the Agreement. By their signatures below, each signatory represents that they have the authority to execute this Third Amendment and to bind the Party on whose behalf their execution is made.

CITY OF ROCKLIN

Date:_____ By:_____

Matthew McOmber
City Attorney

CIVICA LAW GROUP, APC

Date:_____ By:_____

Matthew Silver, Esq.
Managing Partner

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AGREEMENT BETWEEN CIVICA LAW GROUP, APC AND THE CITY OF ROCKLIN FOR SPECIAL COUNSEL LEGAL SERVICES

1. PARTIES AND DATE.

This agreement ("Agreement") is entered into and made effective on July 31, 2024, by and between the CITY OF ROCKLIN ("City"), and CIVICA LAW GROUP, APC, a California Professional Corporation engaged in the practice of law in the State of California ("Law Firm"). Law Firm and the City are sometimes individually referred to herein as "Party" and collectively as "Parties." In consideration of the mutual promises set forth herein, the parties agree to the terms of this Agreement as set forth herein.

2. RECITALS.

2.1 The City wishes to engage the services of Law Firm to provide special counsel legal services as described in this Agreement. Law Firm wishes to provide all such services and has the necessary expertise and competency to provide such services.

3. TERMS.

3.1 Scope of Services. Law Firm shall provide legal advice, representation and assistance to the City regarding code enforcement and other matters assigned in writing to Law Firm by the City Attorney. Law Firm shall report on a regular basis to, and subject to the input and direction of, the City and City Attorney.

3.2 Responsibilities of Attorneys and Client. Law Firm shall fully cooperate with the City and will keep the City and its staff informed of the status and progress of all pending matters and all legal matters of importance with which Law Firm is involved. Law Firm will manage and control the delivery of all legal services described hereunder in a professional, competent, and cost-effective manner. The City agrees to provide all information and documentation necessary for the attorneys at Law Firm to perform their obligations under this Agreement.

3.3 Compensation. For all legal services provided in this Agreement, the City will pay Law Firm at the blended rate of $310 per hour for attorney representation and $180 per hour for paralegals and law clerks, but in no event shall the total compensation exceed the total sum of Fifty Thousand Dollars ($50,000). Fees shall increase by up to five percent, rounded up to the nearest dollar, each fiscal year, to offset rising costs. Law Firm does not charge a retainer. In all respects, Law Firm is expected to perform services, and incur expenses, in the most efficient and cost-effective manner possible.

3.4 Cost Reimbursement. The City shall reimburse Law Firm for all out-of-pocket expenses incurred by Law Firm in providing legal services under this Agreement, including charges for printing and copying expenses at $.16 for black and white copies and $.60 for color copies, postage, research, litigation costs, courier and messenger services, travel and automobile mileage at the current IRS rate for travel on behalf of the City. No separate charge shall be made by Law Firm for secretarial or word processing services. Law Firm shall obtain approval from the City prior to retention of any expert witness(s) or consultant(s), and upon such approval, Law Firm

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shall pay such charges or fees on behalf of the City subject to reimbursement by the City.

3.5 Statements and Billing. Law Firm shall submit monthly invoices to the City indicating attorney fees and costs incurred for the legal services provided under this Agreement. The monthly invoice shall describe the nature of the work performed, the attorney performing the work and the time spent for each task in .1 increments, as well as the nature of any reimbursable expenses incurred. Upon the request of and as directed by the City, Law Firm shall generate separate invoices pertaining to specific accounts, third party consultants, expert witness services, matters and/or departments. The City shall process and cause such invoices to be paid promptly, typically within thirty (30) days of receipt of an approved invoice. If no attorneys' fees or costs are incurred for a particular month, or if they are minimal, the statement may be held and combined with that for the following month.

3.6 Prohibition Against Subcontracting or Assignment. The experience, knowledge, capability, and reputation of the attorneys at Law Firm were a substantial inducement for the City to enter into this Agreement. Therefore, Law Firm shall not contract with any other person or entity to perform, in whole or in part, the legal services required under this Agreement without the written approval of the City. In addition, neither this Agreement, nor any interest herein, may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily, or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of the City.

3.7 Conflicts of Interest. Law Firm shall comply with all applicable laws and professional rules and standards relating to any known conflict of interest involving the City and matters upon which Law Firm is providing legal services under this Agreement. Law Firm shall not reveal confidential information of the City except with the consent of the Board of Supervisors or as otherwise required by law. Law Firm shall notify the City of any conflict of interest related to matters upon which it is providing legal services under this Agreement upon discovery of any such conflicts. In the event that such conflict is not or cannot be waived or resolved City shall retain legal counsel and Law Firm shall assist and cooperate with legal counsel retained by the City on the matter for which the conflict arose.

3.8 Return of Files. At the conclusion of this Agreement, any original files transmitted to Law Firm by the City for the work performed under this Agreement for the City shall be made available to City. Law Firm will be entitled to make copies of the client files. At the conclusion of this Agreement, (whether or not City takes possession of the client files), Law Firm shall have no further responsibility with regard to such documents.

3.9 Independent Contractor. No employment relationship is created by this Agreement. Law Firm shall perform all legal services required under this Agreement as an independent contractor of the City, except that at all times providing services under this Agreement, Law Firm's employees and agents shall be acting as public officials. Notwithstanding the foregoing, for purposes of any legal claims against Law Firm arising from its provision of services to the City, Law Firm shall be entitled to all defenses provided by law to City officials, attorneys and prosecutors, and to City's statutory duties to the office of city prosecutor/attorney pursuant to Government Code section 825 for providing a defense, hold harmless, and full indemnity to Law Firm for actions within the scope of its engagement hereunder.

3.10 Term; Termination of Agreement. The term of this Agreement shall commence on the Effective Date set forth in this Agreement and shall continue in full force and effect until

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terminated as provided herein. City or Law Firm may terminate this Agreement at any time, with or without cause, on thirty (30) days' written notice to the other party. In the event of such termination, Law Firm shall comply with all provisions of the Rules of Professional Conduct for the termination of a client relationship and the City shall pay Law Firm professional fees and costs, in accordance with this Agreement, for all services provided and costs incurred through the date of termination of this Agreement. The City agrees to execute, upon request, a stipulation in such form as to permit Law Firm to withdraw as attorneys of record in any legal action then pending. Law Firm shall cooperate to transition representation to a new attorney or firm in an expedient manner and make available to the City, or to counsel designated by the City, all documents and records of the legal services provided to the City and shall assist to the fullest extent possible in the orderly transition of all pending matters to the City's new counsel. If City does not take possession of the client files within sixty (60) days of termination of this Agreement, City agrees that Law Firm may dispose of the client files without further notice.

3.11. Indemnification

1. Law Firm shall indemnify and hold harmless City, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses, audit exceptions (including, but not limited to, reasonable attorney's fees of City Attorney and counsel retained by City Attorney, expert fees, litigation costs, and investigation costs), damages, judgments, or decrees by reason of any person's or persons' loss or injury, including death, or property loss or damage (including property of City) arising from the negligent acts, or errors or omissions of Law Firm or any of Law Firm's subcontractors, any person employed under Law Firm, or under any subcontractor, or in any capacity during the progress of the work or the provision of services undertaken pursuant to this agreement, except when the injury or loss is caused by the sole negligence or intentional wrongdoing of Law Firm.

2. Law Firm shall also defend and indemnify City for any adverse determination made by the Internal Revenue Service or the State Franchise Tax Board and/or any other taxing or regulatory agency and shall defend, indemnify, and hold harmless City with respect to Firm's "independent contractor" status that would establish a liability on City for failure to make social security deductions or contributions or income tax withholding payments, or any other legally mandated payment. This provision shall survive the termination, expiration, or cancellation of this agreement.

3. For professional services provided under this agreement, Law Firm shall indemnify, and hold harmless City, its elected officials, officers, employees, agents, and volunteers from and against any and all claims, demands, actions, losses, liabilities, damage, and costs, including reasonable attorneys' fees, arising out of or resulting from the negligent performance of the professional services provided under this agreement or from recklessness or willful misconduct.

3.12 Insurance Coverage. Law Firm shall carry errors and omissions insurance of not less than Two Million Dollars ($2,000,000) per year in the aggregate, and any additional insurance required by the State of California. Law Firm shall furnish to the City proof of insurance required by this Agreement upon request, and shall notify the City of any changes to the insurance.

3.13 Amendment; Modification. This agreement may be modified through a written

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instrument signed by both parties or by an oral agreement to the extent it is carried out.

3.14 Entire Agreement. This Agreement contains the entire Agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings, or agreements.

3.15 Time of Performance; Efficiency of Services; Cooperation. The services of Law Firm shall be performed expeditiously in light of the purposes of this Agreement. Law Firm shall follow all procedures as established by the City consistent with its duties. Law Firm shall work cooperatively with appropriate City staff and keep them informed on all matters of importance as they arise.

3.16 Non-Discrimination. In the performance of this Agreement, Law Firm shall not discriminate against any employee or applicant for employment because of race, religious creed, color, sex, national origin, ancestry, physical disability, mental disability, marital status, age, sexual orientation, or medical condition.

3.17 Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement: (1) shall be deemed effective unless it is in writing and signed by City; (2) shall be deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy; or (3) shall be deemed to constitute a continuing waiver unless the writing expressly so states.

3.18 Governing Law and Interpretation. This Agreement shall be construed and enforced in accordance with the laws of the State of California, without regard to conflict of law principles. The section captions and headings in this Agreement have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction.

3.19 Severability. If any portion or all of this Agreement is held to be unenforceable for any reason, the remainder of that provision and the remainder of the Agreement shall remain in full force and effect.

3.20 Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

To Law Firm: Civica Law Group, APC
3240 El Camino Real, Suite 190
Irvine, CA 92602
(949) 592-0165
Attn: Chief Operating Officer

To City: City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677
(916) 625-5583
Attn: City Attorney

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Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.21 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original, but all of which together will constitute one instrument. Each Party of this agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ((“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this agreement. The Parties further agree that the electronic signatures of the Parties included in this agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among Parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (h) of Section 1633.2 of the Civil Code. Facsimile signatures or signatures transmitted via pdf document shall be treated as originals for all purposes.

CITY OF ROCKLIN

DocuSigned by:
By: Aly Zimmermann F29E9749AAD9403... Dated: 8/9/2024 | 10:07 AM PDT
Aly Zimmermann
City Manager

APPROVED AS TO FORM:

DocuSigned by:
By: 3496B8242C674E3... Dated: 7/31/2024 | 10:28 PM PDT
Matthew McOmber
City Attorney

CIVICA LAW GROUP, APC

DocuSigned by:
By: Matthew Silver 3C58077B6790474... Dated: 7/31/2024 | 2:00 PM PDT
Matthew Silver, Esq.
Managing Partner

FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ROCKLIN AND CIVICA LAW GROUP, APC FOR SPECIAL COUNSEL LEGAL SERVICES

This First Amendment is entered into between the City of Rocklin ("City") and Civica Law Group, APC, a California Professional Corporation engaged in the practice of law in the State of California, ("Law Firm").

RECITALS

WHEREAS, City and Law Firm previously entered into an agreement on July 31, 2024, to provide legal advice, representation and assistance to the City regarding code enforcement and other matters assigned in writing to Law Firm by the City Attorney ("Original Agreement"); and

WHEREAS, City and Law Firm desire to amend the Original Agreement to increase the total compensation payable to Law Firm by $20,000; and

WHEREAS, the Original Agreement and the First Amendment are collectively referred to as the "Agreement."

NOW, THEREFORE, the Agreement is amended as follows:

I. Subsection 3.3 (Compensation) of Section 3 (Terms) of the Agreement is amended to read as follows:

3. TERMS.

3.3 Compensation. For all legal services provided in this Agreement, the City will pay Law Firm at the blended rate of $310 per hour for attorney representation and $180 per hour for paralegals and law clerks, but in no event shall the total compensation exceed the total sum of Seventy Thousand Dollars ($70,000). Fees shall increase by up to five percent, rounded up to the nearest dollar, each fiscal year, to offset rising costs. Law Firm does not charge a retainer. In all respects, Law Firm is expected to perform services, and incur expenses, in the most efficient and cost-effective manner possible.

II. **REAFFIRMATION**

In all other respects, the Agreement, as amended, and any attachments, remains in full force and effect.

III. **ENTIRE AGREEMENT**

The Agreement, as amended, and any attachments, constitute the entire understanding between City and Law Firm.

IV. **EFFECTIVE DATE**

Unless otherwise provided, this First Amendment shall be deemed effective as of the last date it is signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment to the Agreement. By their signatures below, each signatory represents that they have the authority to execute this First Amendment and to bind the Party on whose behalf their execution is made.

CITY OF ROCKLIN

Date: 5/22/2025

By: _____
Aly Zimmermann
City Manager

APPROVED AS TO FORM:
MATTHEW McOMBER
CITY ATTORNEY

By: _____
Matthew McOmber
City Attorney

CIVICA LAW GROUP, APC

Date: May 6, 2025

By: _____
Matthew Silver, Esq.
Managing Partner

SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ROCKLIN AND CIVICA LAW GROUP, APC FOR SPECIAL COUNSEL LEGAL SERVICES

This Second Amendment is entered into between the City of Rocklin ("City") and Civica Law Group, APC, a California Professional Corporation engaged in the practice of law in the State of California, ("Law Firm").

RECITALS

WHEREAS, City and Law Firm have previously entered into an agreement on July 31, 2024, to provide legal advice, representation and assistance to the City regarding code enforcement and other matters assigned in writing to Law Firm by the City Attorney for a total not-to-exceed amount of $50,000 ("Original Agreement"); and

WHEREAS, the original Agreement was amended on May 22, 2025, effective May 22, 2025 to increase the total compensation payable to Law Firm by $20,000, for a total not-to-exceed amount of $70,000 ("First Amendment"); and

WHEREAS, the Original Agreement and the First Amendment are collectively referred to as the "Agreement"; and

WHEREAS, City and Law Firm desire to amend the Agreement to increase the amount of compensation payable to Law Firm by Fifteen Thousand Dollars ($15,000.00) ("Second Amendment").

NOW, THEREFORE, the Agreement is amended as follows:

I. Subsection 3.3 (Compensation) of Section 3 (Terms) of the Agreement is amended to read as follows:

"3. TERMS.

3.3 Compensation. For all legal services provided in this Agreement, the City will pay Law Firm at the blended rate of $310 per hour for attorney representation and $180 per hour for paralegals and law clerks, but in no event shall the total compensation exceed the total sum of Eighty-Five Thousand Dollars ($85,000). Fees shall increase by up to five percent (5%), rounded to the nearest dollar, each fiscal year, to offset rising costs. Law Firm does not charge a retainer. In all respect, Law Firm is expected to perform services, and incur expenses, in the most efficient and cost-effective manner possible."

II. **REAFFIRMATION**

In all other respects, the Agreement, as amended, and any attachments, remains in full force and effect.

III. **ENTIRE AGREEMENT**

The Agreement, as amended, and any attachments, constitute the entire understanding between City and Law Firm.

IV. **EFFECTIVE DATE**

Unless otherwise provided, this Second Amendment shall be deemed effective as of the last date it is signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment to the Agreement. By their signatures below, each signatory represents that they have the authority to execute this Second Amendment and to bind the Party on whose behalf their execution is made.

CITY OF ROCKLIN

Date: 10/30/25

By: _____
Matthew McOmber
City Attorney

CIVICA LAW GROUP, APC

Date: October 22, 2025

By: _____
Matthew Silver, Esq.
Managing Partner

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Vacant Property Weed Abatement

Date: April 14, 2026

Submitted By: Rick Lawrence, Public Works Manager
Justin Nartker, Public Works Director

Department: Public Works

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Declaring Conditions at Locations within the City of Rocklin to be a Public Nuisance, Ordering Weed Abatement of Same, and Setting the Date and Time for a Protest Hearing.

Background:

Rocklin Municipal Code (RMC) Chapter 8.12 requires that the property owners of vacant parcels within the City clear their properties of weeds and debris thereby eliminating potential fire hazards. This requires continual maintenance, during the fire season, as weeds are seasonal and continue to grow making them a recurrent nuisance pursuant to California Government Code Section 39562.1.

As part of the weed abatement and rubbish program, the City will send a notification letter (Attachment 3) to approximately 160 property owners (Attachment 2) reminding them of their responsibility to maintain their parcels on an annual basis, as well as, provide them with the City Council adopted Vegetation Maintenance Standards, the date for the protest hearing, and other pertinent timeframes involved. Failure to comply will result in the City performing the weed abatement and charging parcel owners for the services rendered. If payment is not made to the City, a lien will be placed against the property.

Declaring the private parcels a public nuisances will allow the City to take action in the event the owners do not complete the required weed abatement by June 1, 2026, and/or fail to address the re-growth issue during the burn season.

To complete the weed and rubbish abatement process, the City is required to hold a notice to protest hearing to hear objections from any landowners whose property has been declared a nuisance. As required by statute, notices will be sent to the owners of the properties declared a nuisance, via certified letters mailed April 15, 2026, and the Protest Hearing will be set for the April 28, 2026, City Council Meeting. After hearing any objections, the City Council shall allow or overrule any objections. At that time, the City Council will acquire jurisdiction to

proceed and perform the work of removal, and by approving the attached resolution makes the order to proceed with abatement.

Fiscal Impact:

Any weed abatement activities undertaken by the City will be billed to the respective property owner for full cost recovery. In the event payment is not received, the City will pursue cost recovery through the placement of a lien against the property in accordance with applicable laws and procedures.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibit A - Property List
3. City Notification Letter

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN DECLARING CONDITIONS AT LOCATIONS WITHIN THE CITY OF ROCKLIN TO BE A PUBLIC NUISANCE, ORDERING WEED ABATEMENT OF SAME, AND SETTING THE DATE AND TIME FOR A PROTEST HEARING

WHEREAS, there is an accumulation of combustibles, weeds, and other rank growth on the vacant parcels identified in Exhibit "A," which pose a hazard to the public health and safety, those conditions constitute a public nuisance, and substantially increase the fire hazard; and

WHEREAS, the City's Standards for Maintenance of Vacant Parcels and Rocklin Municipal Code Chapter 8.12 require property owners of vacant parcels within the City to clear their properties of weeds and debris thereby eliminating potential fire hazards; and

WHEREAS, declaring the properties identified in Exhibit "A," public nuisances will allow the City to take action in the event the owners do not complete the required weed abatement by June 1, 2026, and/or fail to address the re-growth issue during the burn season

.

NOW THEREFORE, the City Council of the City of Rocklin does resolve as follows:

Section 1. Upon sufficient information presented to the City Council by City staff the Council finds and declares that conditions at the locations listed on Exhibit "A", attached hereto and incorporated herein by this reference, constitute a public nuisance and are detrimental to the public health, safety, and welfare. The City Council also finds and declares that weeds on the locations listed on Exhibit "A" are seasonal and recurrent nuisances.

Section 2. The City Council orders that the nuisance be abated in accordance with the City's Vegetation Maintenance Standards and the Rocklin Municipal Code Chapter 8.12 before June 1st, 2026, or the property owners show cause to the City Council at a hearing on April 28, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard, at the City Council Chambers. If such abatement is not accomplished in the time set forth above, or if satisfactory cause is not shown as to why it should not be abated, the City may cause the abatement to be accomplished and the cost thereof shall be placed as a special assessment against the property.

Section 3. The City Clerk is hereby directed to mail notice to the owners of the property in accordance with provisions of Section 39567.1 of the Government Code.

PASSED AND ADOPTED this 14th day of April, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

010-072-002-000	4920 PACIFIC ST	ROCKLIN CA 95677
010-072-012-000	4970 PACIFIC ST	ROCKLIN CA 95677
010-072-015-000	4950 PACIFIC ST	ROCKLIN CA 95677
010-082-059-000	4700 GROVE ST	ROCKLIN CA 95677
010-091-018-000	4855 PACIFIC ST	ROCKLIN CA 95677
010-091-022-000	4830 SAN FRANCISCO ST	ROCKLIN CA 95677
010-092-010-000	4975 PACIFIC ST	ROCKLIN CA 95677
010-122-009-000	5145 RAILROAD AV	ROCKLIN CA 95677
010-122-011-000	RAILROAD AV	ROCKLIN CA 95677
010-134-010-000	5160 HIGH ST	ROCKLIN CA 95677
010-144-007-000	FRONT ST	ROCKLIN CA 95677
010-144-008-000	FRONT ST	ROCKLIN CA 95677
010-170-002-000	5235 PACIFIC ST	ROCKLIN CA 95677
010-181-084-000	4125 DIEGO WY	ROCKLIN CA 95677
010-181-085-000	4135 DIEGO WY	ROCKLIN CA 95677
010-191-004-000	WILLARD WY	ROCKLIN CA 95677
010-210-013-000	5420 FRONT ST	ROCKLIN CA 95677
010-230-008-000	5425 RUHKALA RD	ROCKLIN CA 95677
010-250-042-000	3985 WINDING LN	ROCKLIN CA 95677
010-480-005-000	4109 HARDROCK CT	ROCKLIN CA 95677
010-480-022-000	4010 DELLA CT	ROCKLIN CA 95677
016-090-024-000	4625 NORTH STAR ST	ROCKLIN CA 95677
016-100-031-000	4915 TOPAZ AV	ROCKLIN CA 95677
016-180-004-000	5410 PARAGON ST	ROCKLIN CA 95677
016-180-005-000	5400 PARAGON ST	ROCKLIN CA 95677
016-210-002-000	5450 PARAGON ST	ROCKLIN CA 95677
017-084-001-000	908 UNIVERSITY AV	ROCKLIN CA 95765
017-084-011-000	901 UNIVERSITY AV	ROCKLIN CA 95765
017-086-013-000	1420 W STANFORD RANCH RD	ROCKLIN CA 95677
017-171-043-000	1271 WHITNEY RANCH PW	ROCKLIN CA 95765
017-171-047-000	1161 WHITNEY RANCH PW	ROCKLIN CA 95765
017-284-006-000	1110 SUNSET BL	ROCKLIN CA 95765
017-284-007-000	1130 SUNSET BL	ROCKLIN CA 95765
017-284-020-000	1200 SUNSET BL	ROCKLIN CA 95765
017-284-021-000	1210 SUNSET BL	ROCKLIN CA 95765
017-350-031-000	5941 WEST OAKS BL	ROCKLIN CA 95765
017-460-001-000	6041 STANFORD RANCH RD	ROCKLIN CA 95765
030-041-031-000	3400 CLOVER VALLEY RD	ROCKLIN CA 95677
030-200-033-000	3962 RAWHIDE RD	ROCKLIN CA 95677
030-210-068-000	3932 RAWHIDE RD	ROCKLIN CA 95677
030-210-069-000	3934 RAWHIDE RD	ROCKLIN CA 95677
045-011-046-000	4080 DELMAR AV	ROCKLIN CA 95677
045-031-013-000	4455 CIRCUIT CT	ROCKLIN CA 95677
045-031-014-000	4465 CIRCUIT CT	ROCKLIN CA 95677
045-043-080-000	4064 DIAS LN	ROCKLIN CA 95650
045-080-033-000	4469 GRANITE DR	ROCKLIN CA 95677
045-103-006-000	4555 ROCKLIN RD	ROCKLIN CA 95677
045-110-062-000	4470 ROCKLIN RD	ROCKLIN CA 95677

045-110-066-000	5500 CHINA GARDEN RD	ROCKLIN CA 95677
045-120-029-000	5520 CHINA GARDEN RD	ROCKLIN CA 95677
045-120-062-000	4540 MONUMENT SPRINGS DR	ROCKLIN CA 95677
045-131-016-000	4651 EL DON DR	ROCKLIN CA 95677
045-190-008-000	4500 IVY LN	ROCKLIN CA 95677
045-260-044-000	2491 SIERRA MEADOWS DR	ROCKLIN CA 95677
045-590-005-000	4409 REDSTART LN	ROCKLIN CA 95677
045-590-006-000	4411 REDSTART LN	ROCKLIN CA 95677
045-590-007-000	4413 REDSTART LN	ROCKLIN CA 95677
045-590-008-000	4704 GADWALL LN	ROCKLIN CA 95677
045-590-009-000	4702 GADWALL LN	ROCKLIN CA 95677
045-590-010-000	4700 GADWALL LN	ROCKLIN CA 95677
045-590-017-000	4366 ROBINSON WY	ROCKLIN CA 95677
045-590-018-000	4364 ROBINSON WY	ROCKLIN CA 95677
045-590-019-000	4362 ROBINSON WY	ROCKLIN CA 95677
045-590-020-000	4360 ROBINSON WY	ROCKLIN CA 95677
045-590-021-000	4358 ROBINSON WY	ROCKLIN CA 95677
045-590-022-000	4356 ROBINSON WY	ROCKLIN CA 95677
045-590-023-000	4354 ROBINSON WY	ROCKLIN CA 95677
045-590-024-000	4357 ROBINSON WY	ROCKLIN CA 95677
045-590-025-000	4803 MIRAGE LN	ROCKLIN CA 95677
045-590-026-000	4801 MIRAGE LN	ROCKLIN CA 95677
045-590-027-000	4800 MIRAGE LN	ROCKLIN CA 95677
045-590-028-000	4802 MIRAGE LN	ROCKLIN CA 95677
045-590-029-000	4903 CAMBER LN	ROCKLIN CA 95677
045-590-030-000	4901 CAMBER LN	ROCKLIN CA 95677
045-590-031-000	4900 CAMBER LN	ROCKLIN CA 95677
045-590-032-000	4902 CAMBER LN	ROCKLIN CA 95677
045-590-033-000	5005 TRIUMPH LN	ROCKLIN CA 95677
045-590-034-000	5001 TRIUMPH LN	ROCKLIN CA 95677
045-590-035-000	5004 TRIUMPH LN	ROCKLIN CA 95677
045-590-036-000	5002 TRIUMPH LN	ROCKLIN CA 95677
045-590-037-000	5000 TRIUMPH LN	ROCKLIN CA 95677
045-590-038-000	4375 ROBINSON WY	ROCKLIN CA 95677
045-590-039-000	4377 ROBINSON WY	ROCKLIN CA 95677
046-640-001-000	3863 ROCK HILL WY	ROCKLIN CA 95677
046-640-002-000	3867 ROCK HILL WY	ROCKLIN CA 95677
046-640-003-000	3871 ROCK HILL WY	ROCKLIN CA 95677
046-640-004-000	3875 ROCK HILL WY	ROCKLIN CA 95677
046-640-005-000	3879 ROCK HILL WY	ROCKLIN CA 95677
046-640-006-000	3883 ROCK HILL WY	ROCKLIN CA 95677
046-640-007-000	4001 YORK HILL LN	ROCKLIN CA 95677
046-640-008-000	4005 YORK HILL LN	ROCKLIN CA 95677
046-640-009-000	4009 YORK HILL LN	ROCKLIN CA 95677
046-640-010-000	4013 YORK HILL LN	ROCKLIN CA 95677
046-640-011-000	4017 YORK HILL LN	ROCKLIN CA 95677
046-640-012-000	4021 YORK HILL LN	ROCKLIN CA 95677
046-640-013-000	4025 YORK HILL LN	ROCKLIN CA 95677

EXHIBIT A

046-640-014-000	4029 YORK HILL LN	ROCKLIN CA 95677
046-640-016-000	3939 CALVERHALL CT	ROCKLIN CA 95677
046-640-018-000	3940 CALVERHALL CT	ROCKLIN CA 95677
046-640-019-000	3936 CALVERHALL CT	ROCKLIN CA 95677
046-640-020-000	3932 CALVERHALL WY	ROCKLIN CA 95677
046-640-021-000	3928 CALVERHALL WY	ROCKLIN CA 95677
046-640-022-000	3924 CALVERHALL WY	ROCKLIN CA 95677
046-640-023-000	3920 CALVERHALL WY	ROCKLIN CA 95677
046-640-024-000	3916 CALVERHALL WY	ROCKLIN CA 95677
046-640-025-000	3912 CALVERHALL WY	ROCKLIN CA 95677
046-640-026-000	3915 CALVERHALL WY	ROCKLIN CA 95677
046-640-027-000	3919 CALVERHALL WY	ROCKLIN CA 95677
046-640-028-000	3923 CALVERHALL WY	ROCKLIN CA 95677
046-640-030-000	4022 YORK HILL LN	ROCKLIN CA 95677
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046-640-037-000	3864 ROCK HILL WY	ROCKLIN CA 95677
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046-640-040-000	3909 CALVERHALL WY	ROCKLIN CA 95677
046-640-046-000	3860 ROCK HILL CT	ROCKLIN CA 95677
364-090-024-000	2300 SUNSET BL	ROCKLIN CA 95765
365-020-067-000	6351 WEST OAKS BL	ROCKLIN CA 95765
365-020-068-000	6341 WEST OAKS BL	ROCKLIN CA 95765
365-020-069-000	6331 WEST OAKS BL	ROCKLIN CA 95765
365-020-070-000	6321 WEST OAKS BL	ROCKLIN CA 95765
365-020-071-000	6311 WEST OAKS BL	ROCKLIN CA 95765
365-020-072-000	6301 WEST OAKS BL	ROCKLIN CA 95765
371-010-005-000	3645 AMETHYST DR	ROCKLIN CA 95677
372-210-007-000	4220 SHADY MILLS CT	ROCKLIN CA 95765
372-210-008-000	4215 SHADY MILLS CT	ROCKLIN CA 95765
372-210-009-000	4210 SHADY MILLS CT	ROCKLIN CA 95765
372-210-010-000	4205 SHADY MILLS CT	ROCKLIN CA 95765
372-210-011-000	1304 BEAR CREEK DR	ROCKLIN CA 95765
372-210-015-000	1320 BEAR CREEK DR	ROCKLIN CA 95765
372-210-037-000	1200 BUCK RIDGE DR	ROCKLIN CA 95765
372-210-038-000	1202 BUCK RIDGE DR	ROCKLIN CA 95765
372-210-052-000	1321 BEAR CREEK DR	ROCKLIN CA 95765
374-060-002-000	2312 CLUBHOUSE DR	ROCKLIN CA 95765
374-070-006-000	2336 CLUBHOUSE DR	ROCKLIN CA 95765
374-180-029-000	3928 WOODHOUSE CT	ROCKLIN CA 95765
374-200-003-000	2578 CLUBHOUSE DR W	ROCKLIN CA 95765
374-200-012-000	2596 CLUBHOUSE DR W	ROCKLIN CA 95765
374-270-014-000	3841 IRON WHEEL CT	ROCKLIN CA 95765
376-020-002-000	3704 STONE TEMPLE CT	ROCKLIN CA 95765

376-020-004-000	3708 STONE TEMPLE CT	ROCKLIN CA 95765
376-020-010-000	3713 STONE TEMPLE CT	ROCKLIN CA 95765
376-030-004-000	2382 CLUBHOUSE DR	ROCKLIN CA 95765
376-030-015-000	3750 CLUBHOUSE CT	ROCKLIN CA 95765
376-060-002-000	3820 WHITNEY OAKS DR	ROCKLIN CA 95765
453-130-013-000	5841 LILY PAD CT	ROCKLIN CA 95677
453-130-014-000	5851 LILY PAD CT	ROCKLIN CA 95677
453-130-015-000	5861 LILY PAD CT	ROCKLIN CA 95677
453-130-016-000	5871 LILY PAD CT	ROCKLIN CA 95677
453-130-017-000	5881 LILY PAD CT	ROCKLIN CA 95677
453-130-018-000	5891 LILY PAD CT	ROCKLIN CA 95677
454-040-007-000	4025 CORNWALL CT	ROCKLIN CA 95677
454-040-012-000	4013 CORNWALL CT	ROCKLIN CA 95677
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491-040-034-000	1122 BENGAL LP	ROCKLIN CA 95765
491-040-035-000	1120 BENGAL LP	ROCKLIN CA 95765
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491-040-057-000	1180 BENGAL LP	ROCKLIN CA 95765
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491-040-072-000	1144 BENGAL LP	ROCKLIN CA 95765
491-040-073-000	1146 BENGAL LP	ROCKLIN CA 95765
491-040-074-000	1148 BENGAL LP	ROCKLIN CA 95765
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491-040-078-000	1156 BENGAL LP	ROCKLIN CA 95765
491-040-079-000	1158 BENGAL LP	ROCKLIN CA 95765
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491-040-081-000	1170 BENGAL LP	ROCKLIN CA 95765
491-040-088-000	1200 BENGAL LP	ROCKLIN CA 95765
491-050-003-000	1041 WHITNEY RANCH PW	ROCKLIN CA 95765
491-050-004-000	1031 WHITNEY RANCH PW	ROCKLIN CA 95765
491-050-005-000	1021 WHITNEY RANCH PW	ROCKLIN CA 95765
491-050-006-000	1011 WHITNEY RANCH PW	ROCKLIN CA 95765
497-080-053-000	2900 SONGBIRD WY	ROCKLIN CA 95765
497-090-007-000	3042 SIDEWINDER LP	ROCKLIN CA 95677
497-090-009-000	3050 SIDEWINDER LP	ROCKLIN CA 95677
497-090-014-000	3070 SIDEWINDER LP	ROCKLIN CA 95677
497-090-015-000	3074 SIDEWINDER LP	ROCKLIN CA 95677
497-090-016-000	3078 SIDEWINDER LP	ROCKLIN CA 95677
497-090-017-000	3082 PETTICOAT CT	ROCKLIN CA 95677
497-090-019-000	3090 PETTICOAT CT	ROCKLIN CA 95677
497-090-020-000	3094 PETTICOAT CT	ROCKLIN CA 95677
497-090-024-000	3109 PETTICOAT CT	ROCKLIN CA 95677
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497-090-033-000	3063 SIDEWINDER LP	ROCKLIN CA 95677
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497-090-035-000	3055 SIDEWINDER LP	ROCKLIN CA 95677
497-090-036-000	3051 SIDEWINDER LP	ROCKLIN CA 95677
497-090-039-000	759 BANDERA DR	ROCKLIN CA 95677
497-090-040-000	763 BANDERA DR	ROCKLIN CA 95677
497-090-041-000	3014 GALLOP CT	ROCKLIN CA 95677
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497-090-045-000	2998 GALLOP CT	ROCKLIN CA 95677
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497-090-047-000	2990 GALLOP CT	ROCKLIN CA 95677
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497-090-054-000	3003 GALLOP CT	ROCKLIN CA 95677
497-090-055-000	3007 GALLOP CT	ROCKLIN CA 95677
497-090-057-000	3015 GALLOP CT	ROCKLIN CA 95677

EXHIBIT A

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EXHIBIT A

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EXHIBIT A

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City of Rocklin

Fire Department

Fire Prevention

Division

PLEASE READ THE FOLLOWING IMPORTANT INFORMATION
ABOUT THE CITY OF ROCKLIN'S WEED ABATEMENT PROGRAM

Dear Parcel Owner,

Records on file with the Placer County Assessor's Office indicate that you are the owner of vacant property located in the City of Rocklin. This certified letter is to inform you that on April 14th, 2026, the Rocklin City Council declared all vacant parcels in the City of Rocklin a public nuisance and ordered the nuisance to be abated by June 1st, 2026. The City's "Annual Weed Abatement Program for Maintaining Vacant Parcels" requires the reduction of any fire hazard and/or public nuisance in the City. As part of this program, each property owner is required to take appropriate action to maintain their property throughout the year in accordance with the enclosed Vegetation Maintenance Standards.

THE CITY DOES NOT OFFER THE OPTION TO HAVE A CONTRACTOR MAINTAIN PRIVATE VACANT PARCELS FOR YOU. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO COMPLY WITH THE VEGETATION MAINTENANCE STANDARDS.

To ensure fire hazards and/or a public nuisance does not exist on vacant parcels, the City's inspector will be inspecting parcels **between May 15th and June 1st.** If the City's inspector during that 2-week period deems parcels non-compliant or partially compliant with the Vegetation Maintenance Standards, the City has the right to abate the public nuisance beginning June 1st. All costs incurred from performing this work, including direct costs and expenses, any applicable fines, and administrative charges and postage, will be charged to the property owner. In the event that parcels are found to be non-compliant more than once in the same calendar year, no further abatement proceedings are required and the City may proceed directly to abate the public nuisance and collect all associated costs. If such costs are not paid as required, those unpaid costs will constitute a lien and will be recorded against the property until paid. (See Gov. Code §§39560-39588; RMC Chapter 8.12 Weeds and Rubbish.)

If you have completed the required abatement and your property currently meets the enclosed Standards, please be advised **any re-growth throughout the season must also be abated and maintained at a maximum of 4" inches in height.**

The enclosed NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH sets forth your opportunity to object to the City Council's declaration that your property is a public nuisance at a meeting of the Rocklin City Council on **April 28, 2026, at 6:00 p.m.** Pursuant to Government Code section 39570, the decision of the City Council regarding any protest is final.

If you have questions or need any additional information, please contact us at (916) 625-5500.

Sincerely,

Rick Lawrence
Public Works Manager/Project Manager

Ryan Brayton
Deputy Chief-Fire Marshall

NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH

Notice is hereby given that on the 14th day of April, 2026, the City Council of the City of Rocklin passed a resolution declaring that noxious or dangerous weeds were growing upon the property, and that rubbish, refuse, and dirt were upon the property, in the City of Rocklin, as is more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of the weeds, rubbish, refuse, and dirt. Otherwise, they will be removed and the nuisance abated by the City and the costs of removal assessed upon the land from which the weeds, rubbish, refuse, and dirt are removed and will constitute a lien upon such land until paid. Reference is hereby made to the resolution for further particulars. A copy of said resolution is on file in the office of the City Clerk.

All property owners having any objections to the proposed removal of the weeds, rubbish, refuse, and dirt are hereby notified to attend a meeting of the City Council of the City of Rocklin to be held on April 28, 2026, at 6:00 p.m., when their objections will be heard and given due consideration.

Written protests may also be sent in writing to the City Clerk on or prior to April 28, 2026, at 5:00 p.m. Protests must be mailed to: The City of Rocklin, 3970 Rocklin Road, Rocklin, CA, Attention: City Clerk; or emailed to CityClerk@rocklin.ca.us with "Weed Abatement Protest" in the email subject line. Written protests will be read aloud by the City Clerk and given due consideration at the April 28, 2026, City Council meeting. Pursuant to Government Code section 39570, the decision of the City Council regarding any protest is final.

Dated this 14th day of April, 2026.

City Clerk
City of Rocklin

ROCKLIN
CALIFORNIA

VEGETATION MAINTENANCE STANDARD

Scope:
This guideline provides the requirements for open space land and all parcels within the City of Rocklin to reduce the impact of wildland fire. For the purpose of this guideline, certain terms are defined as follows:

Definitions:
Defensible Space. Defensible space is the buffer you create on your property between a structure and/or property line and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire—either from embers, direct flame contact or radiant heat.
Wildland Urban Interface. The WUI is the zone of transition between unoccupied land and human development. It is the line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.

References:
Rocklin Municipal Code Chapter 8.10 - Fire Safe Vegetation and Debris Management
Rocklin Municipal Code Chapter 8.12 - Weeds and Rubbish

Operational Standards for ALL Parcels:
Zone 1 (Within 30 feet of the property line or structures):

- Cut, mow, graze annual grass down to a maximum height of 4 inches.
- Create horizontal space between shrubs and trees. (See diagram)
- Create vertical space between grass, shrubs and trees. (See diagram)
- Remove branches that hang over property line.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Create a separation between trees, shrubs.

Zone 2 (Extends from 30 feet to 100 feet from structures):

- Cut, mow, graze annual grass down to a maximum height of 4 inches.
- Create horizontal space between shrubs and trees. (See diagram)
- Create vertical space between grass, shrubs and trees. (See diagram)

Operational Standards for VACANT Parcels:

- The required maintenance for vacant properties is based on the size of the parcels as listed below.

A. **Five (5) acres or smaller** shall be totally disced or mowed

B. **Larger than five (5) acres and smaller than twenty-five (25) acres** require fire breaks consistent with Zone 1, or one hundred (100) feet off closest structure, whichever is greater. The remainder of the parcel will require the appropriate number of thirty (30) foot fire breaks to segment (checkerboard) the land into four (4) acre +/ - sections.

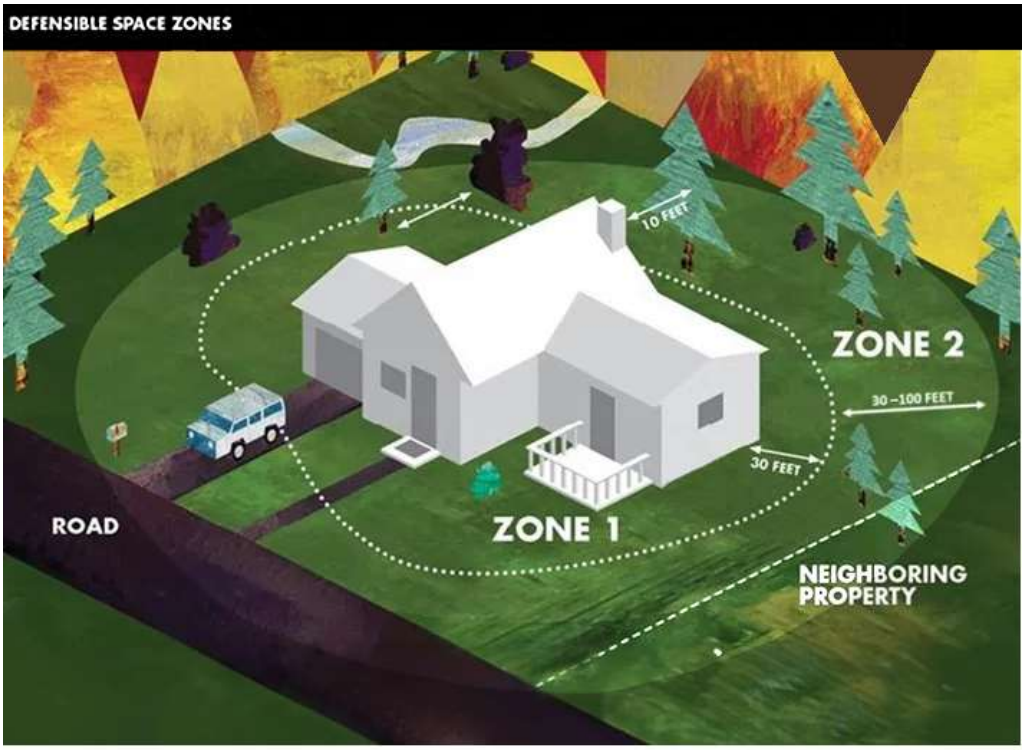
C. **Larger than twenty-five (25) acres** require fire breaks of thirty (30) feet off property line or one hundred (100) feet off closest structure, whichever is greater. The remainder of the parcel will require the appropriate number of thirty (30) foot firebreaks to segment (checkerboard) the land into five (5) acre + /- sections.

EXCEPTION: An approved fire access road plan may be substituted in lieu of five (5) acre segments.

- Parcels under agricultural or pasture land use require fire breaks of (30) feet adjacent to all developed areas, fences, or structures. The remainder of the property must be mowed or disced at time of harvest or have sufficient animals present to maintain height of combustible growth of six (6) inches.
- Fire breaks may be constructed by discing, mowing, or the use of a blade. The maximum height of combustible growth within a firebreak is four (4) inches. If a blade is used, the side boundaries of the break shall be leveled. Windrows are not permitted.
- Parcels may be maintained to allow reasonable access for firefighting operations.
- Rubbish and/or debris must be removed prior to any work on the property.

  Discing - Discing shall include rototilling or cultivating. Discs shall be set at an angle sufficient to cut and bury the growth existing at the time.

  Mowing - If this is used, the mowing shall be done each time the combustible growth exceeds four (4) inches.



TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:

ZONE 1: 30 feet of Lean, Clean & Green

1. Remove all dead plants, grass and weeds.
2. Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
3. Keep tree branches 10 feet away from your chimney and other trees.

ZONE 2: 30–100 feet of Reduced Fuel

4. Cut or mow annual grass down to a maximum height of 4 inches.
5. Create horizontal spacing between shrubs and trees.
6. Create vertical spacing between grass, shrubs and trees.

Use Equipment Properly to Keep from Sparking a Wildfire

7. Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.



VERTICAL SPACING

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."



HORIZONTAL SPACING

Create horizontal and vertical spacing between plants, the amount of spacing will depend on how steep the slope is and the size of the plants.

FILL OUT AND RETURN ONLY IF YOU NO LONGER OWN PARCEL(S)

Name_____
Previous Owner/Business

APN(s)_____
List

CHECK THE BOX, SIGN, AND RETURN ONLY IF PROPERTY HAS BEEN SOLD

☐ **I no longer own this property.**

THE PROPERTY WAS SOLD ON:

_____ to:
Month Day Year

_____
Buyer's Name (please print)

_____
Buyer's Address

_____
Buyer's (Area Code) Phone Number

Previous Owner Information

_____
Name (please print)

_____
Signature

_____
Your Address

_____
Phone Number

_____
E-mail

Please Return This Form To

U.S Mail:
City of Rocklin
Public Works Department
4081 Alvis Court
Rocklin, CA 95677

Fax (916) 625-5501
E-Mail to: PublicServices.Admin@rocklin.ca.us

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: City of Rocklin and Placer County Public Services Cooperation Agreement

Date: April 14, 2026

Submitted By: Aly Zimmermann, City Manager

Department: City Manager's Office

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Public Services Cooperation Agreement between the County of Placer and the City of Rocklin Related to the Use of County-owned Properties within the City of Rocklin.

Background:
The County of Placer estimates that the County as a whole will grow between 47,000 and 84,000 new residents between 2025 and 2050, and a majority of this growth is expected to occur in the western portion of the County. To plan for this growth, Placer County has located county-wide resident services in west Placer County, primarily within the boundary of the City of Rocklin.

The County operates county-wide services at 1000 Sunset Blvd. These services include Health and Human Services, Child Support, the Business Resource Center, and Probation. In 2023, the County opened Clerk-Recorder-Elections operations at 3715 Atherton Road. In 2024 and 2025, the County acquired two buildings at 5700 and 5750 West Oaks Blvd. These buildings are currently planned to house the West Placer Sheriff Station and a variety of resident-facing operations including Assessor and Development services.

The City has communicated to the County that the acquisition of four commercial properties in the City of Rocklin by the County creates potential revenue challenges for the City that could have been offset by commercial activities.

The County and the City have engaged in cooperative conversations to discuss these impacts and develop a mutually agreeable solution to mitigate the impacts. The City and the County wish to enter into an agreement to memorialize their understanding and agreement on the matters presented. The City and County have agreed to offset impacts created by locating County staff, as well as resident traffic to access these services at these properties, with a one-time in-lieu fee payment of $500,000 paid to the City by the County. In addition, the County proposes to offset impacts on City revenues in an annual amount of $400,000 for an

initial term of ten (10) years.

Upon mutual agreement by the Placer County Board of Supervisors and the Rocklin City Council, this impact offset payment may be renewed for two (2) additional five-years terms. The impact offset payment may be renegotiated during the initial term, subject to approval by the Placer County Board of Supervisors and the Rocklin City Council. The obligation to renegotiate shall be required if the County divests any of the four properties. Otherwise, the Parties can request renegotiation before the end of the initial term.

Fiscal Impact:
In the current fiscal year, the City will realize $500,000 to the General Fund as a result of the mutual execution of this agreement. Subsequent fiscal years include General Fund revenue of $400,000 annually, unless modified by mutual agreement. Such funds will be included in future operating budgets. The total revenue commitment over ten years is $4.5 million.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - Agreement

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC SERVICES COOPERATION AGREEMENT BETWEEN THE COUNTY OF PLACER AND THE CITY OF ROCKLIN RELATED TO THE USE OF COUNTY-OWNED PROPERTIES WITHIN THE CITY OF ROCKLIN

WHEREAS, the County of Placer (County) owns certain real property located within the City of Rocklin (City) commonly known as 5700 West Oaks Boulevard; 5750 West Oaks Boulevard; 1000 Sunset Boulevard; and 3715 Atherton Road (collectively, the County Properties); and

WHEREAS, as more fully set forth in the Recitals and terms and conditions in the "Public Services Cooperation Agreement By and Between the County of Placer and the City of Rocklin" (Agreement), attached hereto as Exhibit A, the City and County recognize the mutual benefit, economic impacts, and effect on revenue to the City related to the uses and tax-exempt status of the County Properties; and

WHEREAS, the City and County desire to enter into an agreement in order to, among other things, address financial impacts on the City and support ongoing delivery of public services by City to the County Properties.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Rocklin as follows:

Section 1. The City Council of the City of Rocklin finds that the Recitals set forth herein are true and correct.

Section 2. The City Council of the City of Rocklin approves the "Public Services Cooperation Agreement By and Between the County of Placer and the City of Rocklin" and hereby approves and authorizes the City Manager to execute said Agreement in substantially the form attached and incorporated hereto as Exhibit A.

PASSED AND ADOPTED this 14th day of April 2026, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

_____
Mayor

ATTEST:

_____
Avinta Singh, City Clerk

Public Services Cooperation Agreement

By and Between the County of Placer and the City of Rocklin

This Public Services Cooperation Agreement (“Agreement”) is made and entered into this___ day of _____ , 2026, by and among the County of Placer, a political subdivision of the State of California (“County”) and the City of Rocklin, a municipal corporation of the State of California ("City"). The parties may collectively be referred to herein as the “Parties,” and individually as a “Party.” This Agreement is made by the Parties with reference to the following Recitals:

A. County is the owner of certain real property in the City of Rocklin as more fully described on attached Exhibit A (“County Properties”); and

B. The County provides public services, including elected official constituent services, services of the Placer County Sheriff’s Office, Elections, Veterans Services, and Health and Human Services functions, from and at the County Properties, and such services benefit residents of the City and other areas the County; and

C. As a public entity, the County is exempt from real and personal property taxation on the County Properties; and

D. The City has asserted certain impacts associated with the County Properties, including a loss of tax revenue and impacts on City roadways and other City public services; and

E. The Parties recognize the mutual benefit of the County occupying and providing public services from the County Properties and the positive economic impacts, including generation of sales tax revenue, associated with the presence of County employees, visitors, and others using the County Properties; and

F. The Parties recognize that the County’s tax-exempt status results in certain reduced revenue to the City compared to occupancy by a non-exempt entity, and, further, that, as existing entitled land uses, the County Buildings did not require payment of traffic impact and other potential development impact fees from the County to the City once the County assumed ownership; and

G. The Parties have agreed to certain one-time and recurring payments from the County to the City to address financial impacts on the City, and to support the City’s ongoing delivery of public services to the County Properties; and

H. The Parties wish to enter into an agreement to memorialize their understanding and agreement on the matters above and other matters addressed herein.

NOW, THEREFORE, the Parties agree that the Recitals are true and correct and are incorporated herein by reference and in consideration of the promises and commitments contained in this Agreement, the Parties hereto agree as follows:

Section 1. County Payment of In-Lieu Traffic Fee. Within thirty (30) days of the Effective Date of this Agreement, County shall pay to City $500,000 (Five Hundred

Thousand Dollars) as a one-time, complete, and final payment for in-lieu traffic mitigation fees associated with the County's use and ownership of the County Properties ("In-Lieu Traffic Fee Payment"). In the County making and the City receiving the In-Lieu Traffic Fee Payment, the Parties agree and acknowledge that the City cannot require the County to pay the City's Traffic Fee (also referred to by the City as "Traffic Impact Fee" and "Traffic Circulation Impact Fee") or any other development impact fee and that the County is making the In-Lieu Traffic Fee Payment in the interests of cooperation with the City as provided for in this Agreement. The Parties agree that City may, and City does agree to use the In-Lieu Traffic Fee Payment for any lawful purposes applicable to the use of public funds generally. Accordingly, the City may in its discretion, use such Payment for any and all purposes for which the City established and collects its Traffic Fee as more fully described in that certain "Annual Compliance Report for AB 1600 Traffic Circulation Impact Fee Fiscal Year Ending June 30, 2025" adopted by the Rocklin City Council on November 18, 2025, or any other lawful use or purpose applicable generally to the use of public funds.

Section 2. County Payments to Offset Impacts on City Revenues.

(a) On or before December 31, 2026, and annually thereafter on or before December 31, County shall pay to City $400,000 (Four Hundred Thousand Dollars) per year, which payments are intended to partially offset impacts on City revenues associated with the County's ownership and use of the County Properties as a tax-exempt public entity ("Annual Offset Payment"). The Parties agree that the Annual Offset Payment shall not be subject to any inflationary or other increase or decrease, except as described in subsection 2.B. The Annual Offset Payment will be paid to the City, by the County for an initial term of 10 (ten) years. The Parties agree that upon approval by the Parties' governing bodies, this Agreement may be extended for two additional 5 (five) year terms.

(b) The Parties further agree that they shall renegotiate the Annual Offset Payment amount not later than the earlier of December 31, 2035 or the date of sale or conveyance, if any, of fee title by County to a third party of any of the County Properties. The County understands and agrees that notwithstanding the obligation to renegotiate said Payment amount, County shall remain obligated to, and shall timely pay the $400,000 (Four Hundred Thousand Dollars) Annual Offset Payment through 2035, unless and until a new Annual Offset Payment amount is mutually agreed upon by the Parties. For purposes of this paragraph, the term "sale or conveyance of fee title" shall refer to the first date on which County takes official action to either authorize the making of an offer to sell or convey one hundred percent of the County's real property interest in the subject County Property or Properties to a third party, or the first date on which County takes official action to accept an offer from a buyer for the sale and conveyance of one hundred percent of the County's interest in the subject County Property or Properties to a third party, whichever occurs first.

Section 3. City Commitments and Obligations. In consideration of the payments identified herein, the Parties agree as follows:

(a) City agrees and acknowledges that this Agreement is intended to respond to and satisfy all concerns raised by the City regarding traffic, impacts on public services,

revenue loss, and any and all related matters associated with the County's ownership and use of the County Properties. City agrees it will not intentionally or unreasonably restrict or refuse to cooperate with the County's implementation of the County's planned uses at the County Properties, including, without limitation, County use of any easement(s) or other property interest on or around any of the County Properties in which the City may have an interest.

(b) During the period of County ownership, City agrees to, 1) provide primary fire and emergency services to the County Properties; and 2) provide mutual aid and similar law enforcement services to the County Properties.

(c) City hereby provides its consent to the applicability of County building and land use codes and regulations to the development, construction, and use of the County Buildings during the term of County ownership. The Parties agree that the County has sole discretion to construct improvements at the County Properties and that City has no building or zoning permitting authority over the County Properties during the term of County ownership, consistent with State law. County agrees to notify City of any external facing improvements at the County Properties a minimum of 15 calendar days before the earlier of the date said improvements are undertaken or before an action of the Board of Supervisors to approve said improvements, if such action is required or is to occur.

Section 4. General Provisions.

(a) No Waivers. A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision operate as a waiver of such provision or of any other provisions.

(b) No Third Party Beneficiary. This Agreement is made and entered into for the sole protection and benefit of the Parties and their successors and assigns. This Agreement is not intended to, and shall not be construed to, create any right on the part of any third party
to bring any action or otherwise enforce any of its terms.

(c) Notice. All notices and payments required by this Agreement shall be deemed to have been made when hand delivered or mailed at the respective addresses as set forth below or such other addresses as the Parties may provide in writing to the other Party from time to time:

To the County:
County of Placer
County Executive Office
175 Fulweiler Avenue
Auburn, CA 95603
Attention: County Executive Officer

With a copy to:

County of Placer
Office of County Counsel
175 Fulweiler Avenue
Auburn, CA 95603
Attention: County Counsel

To the City:
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677
Attention: City Manager

With a copy to:
City of Rocklin
City Attorney's Office
3970 Rocklin Road
Rocklin, CA 95677
Attention: City Attorney

(d) Amendments. This Agreement may be modified or amended only by mutual and written agreement of the Parties.

(e) Severability. Notwithstanding any provision of applicable law to the contrary, if any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable, and this Agreement shall be construed and enforced as if such void, illegal, invalid, or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the void, illegal, invalid, or unenforceable provision or by its severance from this Agreement.

(f) Headings and Captions. Headings and captions on sections and subsections are provided for the convenience of the Parties only and shall not be considered in the construction or interpretation of this Agreement, nor limit, amend or affect the meaning of the provision to which they pertain.

(g) No Joint Venture or Partnership. This Agreement does not create any form of joint venture, partnership or other association between the County and the City, and the Parties agree that nothing in this Agreement or in any document executed in connection with it shall be construed as creating any such relationship.

(h) Termination. This Agreement shall remain in effect until the final Annual Offset Payment is made in 2035, unless the governing bodies of the Parties jointly exercise an extension of this Agreement as provided in subsection 2.A. The City's Commitments and Obligations shall survive the termination of this Agreement.

(i) Effective Date. This Agreement shall be effective as of the date of the last party's signature ("Effective Date").

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date.

County of Placer

By: _____
Print Name: _____
Its: _____
Date: _____

Approved as to Form

_____
County Counsel

City of Rocklin

By: _____
Print Name: _____
Its: _____
Date: _____

Approved as to Form

_____
City Attorney

Attachment(s):

Exhibit A - County Properties in City of Rocklin

Exhibit A - County Properties in City of Rocklin

Property

5700 West Oaks Blvd., Rocklin, CA 95765
5750 West Oaks Blvd., Rocklin, CA 95765
1000 Sunset Blvd., Rocklin, CA 95765
3715 Atherton Road, Rocklin, CA 95765

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Approval of the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority for the Benefit of Rocklin WJU 719, L.P.

Date: April 14, 2026

Submitted By: Megan Bressem, Management Analyst
Daniel Choe, Administrative Services Deputy Director

Department: Administrative Services - Finance

Recommendation:
Conduct a Public Hearing and Consider the Following Action:
Adopt a Resolution of the City Council of the City of Rocklin Approving a Plan of Finance including the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority in an Aggregate Outstanding Principal Amount Not to Exceed $115,000,000 to Finance and Refinance a Qualified Residential Rental Project for the Benefit of Rocklin WJU 719, L.P. (or an Affiliate), and Certain Other Matters Relating Thereto.

Background:
California Municipal Financing Authority (CMFA)
State law provides the ability for cities and counties to join together under cooperative agreements to form joint powers authorities to issue tax-exempt and/or taxable debt obligations to fund projects that provide a municipal benefit and serve the needs of residents within the jurisdictions of the participating members. Federal law allows these obligations to be issued on a tax-exempt basis under certain circumstances. Cities and counties in California have the ability to act as issuers of conduit bonds and other obligations, but many jurisdictions utilize joint powers authorities such as CMFA, primarily for economies of scale and to access specialized transaction knowledge and resources.

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 350 municipalities have become members of CMFA. The City of Rocklin became a member of CMFA on December 21, 2017 (Resolution No. 2017-278).

Rocklin WJU 719, L.P (Borrower)
The Borrower will be Rocklin WJU 719, L.P., a California limited partnership, or another limited partnership being a general partner of USA Properties Fund, Inc. or an affiliate for the purpose of owning the project. On behalf of the Borrower, USA Properties Fund, Inc. (the “Sponsor”),

has requested that CMFA undertake a proposed plan of finance that includes the issuance and reissuance from time to time of one or more series of exempt facility bonds in an aggregate principal amount not to exceed $115,000,000 (the “Bonds”).

The Bonds are to finance and refinance the acquisition, construction, development and equipping of a 324-unit (including three manager's units) qualified multifamily residential rental housing project (the “Project”). The Project is a qualified residential rental project under Section 142(d)(1)(B) of the Internal Revenue Code, meeting Federal requirements for affordable rental housing with a portion of the units reserved for low- or very low-income households. The Project is to be owned and operated by the Borrower and located west of University Avenue, east of Highway 65, north of Sunset Boulevard and south of Larkspur Drive, on an approximately 12.72-acre site, in the City of Rocklin, California (the “City”). The Project was entitled by the City on January 14, 2025, known as "The Frances Apartments" (formerly University Avenue Apartments).

The financing for the Project involves the issuance of tax-exempt bonds and may be completed through CMFA if the City approves the financing. The purpose of this TEFRA hearing is to receive public comment and request approval of the financing, as required by the Internal Revenue Code of 1986, as amended. Bond Counsel in this transaction, Anzel Galvan LLP, has coordinated with the City Clerk to properly notice this public hearing and has assisted in the preparation of the resolution (Attachment 1) for approval.

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California, but are to be paid for solely from funds provided by the Borrower.

The issuance of the exempt facility bonds as tax-exempt will reduce financing costs and debt service costs for the Borrower. In order to satisfy the requirements for the bonds to be issued as tax-exempt, an applicable elected representative which is also a member of CMFA is required to conduct the TEFRA hearing and approve the issuance of the tax-exempt bonds in accordance with Section147(f) of the Code. The City Council of the City of Rocklin constitutes an applicable elected representative under Section 147(f) of the Code.

The City Council is being asked to adopt a resolution that would approve the issuance of tax-exempt and taxable exempt facility bonds by the CMFA, in one or more series, in a maximum aggregate principal amount of $115,000,000 (the “Bonds”) to finance and refinance the acquisition, construction, development and equipping of a 324-unit (including three manager's units) qualified multifamily residential rental facility project, to be owned and operated by the Borrower and located on an approximately 12.72-acre site within the City of Rocklin, California.

With respect to the issuance of the Bonds, outside of holding the TEFRA public hearing and adopting the required resolution, no other participation or activity of the City or the City Council will be required.

Environmental Analysis:
The approval of the Exempt Facility Bonds to finance and refinance the Project is not subject to compliance with the California Environmental Quality Act (California Public Resources Code, Section 21100, et seq.).

Fiscal Impact:
The City has no responsibility for the tax-exempt status or the interest on the Exempt Facility Bonds, the debt service on the Exempt Facility Bonds or any other matter related to the Exempt Facility Bonds.

ATTACHMENTS:
1. Resolution
2. TEFRA Public Hearing Notice

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A PLAN OF FINANCE INCLUDING THE ISSUANCE OF EXEMPT FACILITY BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE OUTSTANDING PRINCIPAL AMOUNT NOT TO EXCEED $115,000,000 TO FINANCE AND REFINANCE A QUALIFIED RESIDENTIAL RENTAL PROJECT FOR THE BENEFIT OF ROCKLIN WJU 719, L.P. (OR AN AFFILIATE), AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, USA Properties Fund, Inc. (the "Sponsor"), on behalf of Rocklin WJU 719, L.P., a California limited partnership, or another limited partnership of which the Sponsor or a related person to the Sponsor is the general partner (such limited partnership or other ownership entity being referred to herein as the "Borrower"), has requested that the California Municipal Finance Authority (the "Authority") undertake a proposed plan of finance that includes the issuance and reissuance from time to time of one or more series of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the "Code"), in an aggregate principal amount not to exceed $115,000,000 (the "Bonds") to finance and refinance the acquisition, development, construction and equipping of a 324-unit (including three manager's units) multifamily rental housing project (the "Project"), to be owned and operated by the Borrower and located west of University Avenue, east of Highway 65, north of Sunset Boulevard and south of Larkspur Drive within the City of Rocklin, California (the "City"), and;

WHEREAS, an "applicable elected representative" of the jurisdiction in which the Project is to be located is required to approve the proposed plan of finance for the Project under Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the City Council of the City of Rocklin, California (the "City Council") is the elected legislative body of the City and is an "applicable elected representative" for purposes of Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the proposed plan of finance for the Project in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the proposed plan of finance for the Project;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rocklin, as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council hereby approves the proposed plan of finance for the Project that includes the issuance and reissuance from time to time of the Bonds in an outstanding principal amount not to exceed $115,000,000. It is the purpose and intent of the City Council that this resolution constitutes approval of the proposed plan of finance for the Project for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of a governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing for the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, development or equipping of the Project; or (iii) make any contribution or advance any funds whatsoever to the Authority.

Section 5. The City Clerk shall forward a certified copy of this Resolution to the Authority in care of its counsel:

Ronald E. Lee, Esq.
Jones Hall LLP
4 West Fourth Avenue, Suite 406
San Mateo, CA 94402

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 14th day of April, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

CERTIFICATE OF THE CITY CLERK

I, Avinta Singh, City Clerk of the City of Rocklin, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted at the meeting of the City Council of the City of Rocklin duly and regularly held in Rocklin, California, on April 14, 2026, of which meeting all of the members of said Board had due notice.

I further certify that I have carefully compared the foregoing copy with the original minutes of said meeting on file and of record in my office; that said copy is a full, true and correct copy of the original resolution adopted at said meeting and entered in said minutes; and that said resolution has not been amended, modified, rescinded or revoked in any manner since the date of its adoption, and the same is now in full force and effect.

IN WITNESS WHEREOF, I have executed this certificate and affixed the seal of the City of Rocklin hereto this 14th day of April, 2026.

_____
Avinta Singh, City Clerk

131226

NOTICE OF PUBLIC HEARING
CITY OF ROCKLIN

NOTICE IS HEREBY GIVEN that at 6:00 p.m., or as soon thereafter as the matter can be heard, on TUESDAY, APRIL 14, 2026, at City of Rocklin City Council Chambers, 3970 Rocklin Road, Rocklin California 95677, the City Council of the City of Rocklin (the "City Council") will conduct a public hearing (the "Public Hearing") as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), with respect to a proposed plan of finance that includes the issuance and reissuance from time to time, by the California Municipal Finance Authority (the "Authority"), of one or more series of exempt facility bonds for a qualified residential rental project in an outstanding principal amount not to exceed $115,000,000 (the "Bonds"), to finance and refinance the acquisition, construction, development and equipping of a 324-unit (including three manager's units) multifamily rental housing project located west of University Avenue, east of Highway 65, north of Sunset Boulevard and south of Larkspur Drive, on an approximately 12.72-acre site (the "Project"), in the City of Rocklin, California (the "City"). The Project is owned and operated by Rocklin WJU 719, L.P., a California limited partnership, or another limited partnership of which USA Properties Fund, Inc. (the "Sponsor"), or a related person to the Sponsor is the general partner (such limited partnership, the "Borrower").

The Bonds and the obligation to pay principal thereof and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be limited obligations of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower. The Public Hearing is intended to comply with the public approval requirements of Section 147(f) of the Code.

Interested persons wishing to express their views on the proposed plan of finance or on the nature and location of the facilities proposed to be financed and refinanced may attend the public hearing or, prior to the hour of 5:00p.m. on Tuesday, April 14, 2026, submit written comments addressed to the City Clerk, 3970 Rocklin Road, Rocklin, California 95677, or by email to the City Clerk at CityClerk@rocklin.ca.us.

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing. (Government Code Section 65009).

The location of the public meeting is fully accessible to mobility impaired individuals. In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs, including, but not limited to, non-English speaking assistance, in order to allow you to attend or participate in this public hearing process, please contact our office at (916) 625-5560 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

At the time and place noted above, all persons interested in the above matters may appear and be heard.

Dated and published: April 3, 2026

PUBLISHED IN THE PLACER HERALD: APRIL 3, 2026

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Approval of the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority for the Benefit of Rocklin Sierra 703, L.P.

Date: April 14, 2026

Submitted By: Megan Bressem, Management Analyst
Daniel Choe, Administrative Services Deputy Director

Department: Administrative Services - Finance

Recommendation:
Conduct a Public Hearing and Consider the Following Action:
Adopt a Resolution of the City Council of the City of Rocklin Approving a Plan of Finance including the Issuance of Exempt Facility Bonds by the California Municipal Finance Authority in an Aggregate Outstanding Principal Amount Not to Exceed $35,000,000 to Finance and Refinance a Qualified Residential Rental Project for the Benefit of Rocklin Sierra 703, L.P. (or an Affiliate), and Certain Other Matters Relating Thereto.

Background:
California Municipal Financing Authority (CMFA)
State law provides the ability for cities and counties to join together under cooperative agreements to form joint powers authorities to issue tax-exempt and/or taxable debt obligations to fund projects that provide a municipal benefit and serve the needs of residents within the jurisdictions of the participating members. Federal law allows these obligations to be issued on a tax-exempt basis under certain circumstances. Cities and counties in California have the ability to act as issuers of conduit bonds and other obligations, but many jurisdictions utilize joint powers authorities such as CMFA, primarily for economies of scale and to access specialized transaction knowledge and resources.

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 350 municipalities have become members of CMFA. The City of Rocklin became a member of CMFA on December 21, 2017 (Resolution No. 2017-278).

Rocklin Sierra 703, L.P. (Borrower)
The Borrower will be Rocklin Sierra 703, L.P., a California limited partnership, or another limited partnership being a general partner of USA Properties Fund, Inc. or an affiliate for the purpose of owning the project. On behalf of the Borrower, USA Properties Fund, Inc. (the

“Sponsor”), has requested that CMFA undertake a proposed plan of finance that includes the issuance and reissuance from time to time of one or more series of exempt facility bonds in an aggregate principal amount not to exceed $35,000,000 (the “Bonds”).

The Bonds are to finance and refinance the acquisition, construction, development and equipping of a 180-unit (including two manager's units) qualified multifamily residential rental housing project (the “Project”). The Project is a qualified residential rental project under Section 142(d)(1)(B) of the Internal Revenue Code, meeting Federal requirements for affordable rental housing with a portion of the units reserved for low- or very low-income households. The Project is to be owned and operated by the Borrower and located at 4930 Rocklin Road in the City of Rocklin, California (the “City”). The Project was entitled by the City on December 6, 2022, known as "The Steven Apartments" (formerly Sierra College Senior Apartments).

The financing for the Project involves the issuance of tax-exempt bonds and may be completed through CMFA if the City approves the financing. The purpose of this TEFRA hearing is to receive public comment and request approval of the financing, as required by the Internal Revenue Code of 1986, as amended. Bond Counsel in this transaction, Anzel Galvan LLP, has coordinated with the City Clerk to properly notice this public hearing and has assisted in the preparation of the resolution (Attachment 1) for approval.

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California, but are to be paid for solely from funds provided by the Borrower.

The issuance of the exempt facility bonds as tax-exempt will reduce financing costs and debt service costs for the Borrower. In order to satisfy the requirements for the bonds to be issued as tax-exempt, an applicable elected representative which is also a member of CMFA is required to conduct the TEFRA hearing and approve the issuance of the tax-exempt bonds in accordance with Section147(f) of the Code. The City Council of the City of Rocklin constitutes an applicable elected representative under Section 147(f) of the Code.

The City Council is being asked to adopt a resolution that would approve the issuance of tax-exempt and taxable exempt facility bonds by the CMFA, in one or more series, in a maximum aggregate principal amount of $35,000,000 (the “Bonds”) to finance and refinance the acquisition, construction, development and equipping of a 180-unit (including two manager's units) qualified multifamily residential rental facility project, to be owned and operated by the Borrower and located at 4930 Rocklin Road within the City of Rocklin, California.

With respect to the issuance of the Bonds, outside of holding the TEFRA public hearing and adopting the required resolution, no other participation or activity of the City or the City Council will be required.

Environmental Analysis:
The approval of the Exempt Facility Bonds to finance and refinance the Project is not subject to compliance with the California Environmental Quality Act (California Public Resources Code, Section 21100, et seq.).

Fiscal Impact:
The City has no responsibility for the tax-exempt status or the interest on the Exempt Facility Bonds, the debt service on the Exempt Facility Bonds or any other matter related to the Exempt Facility Bonds.

ATTACHMENTS:
1. Resolution
2. TEFRA Public Hearing Notice

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A PLAN OF FINANCE INCLUDING THE ISSUANCE OF EXEMPT FACILITY BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE OUTSTANDING PRINCIPAL AMOUNT NOT TO EXCEED $35,000,000 TO FINANCE AND REFINANCE A QUALIFIED RESIDENTIAL RENTAL PROJECT FOR THE BENEFIT OF ROCKLIN SIERRA 703, L.P. (OR AN AFFILIATE), AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, USA Properties Fund, Inc. (the "Sponsor"), on behalf of Rocklin Sierra 703, L.P., a California limited partnership, or another limited partnership of which the Sponsor or a related person to the Sponsor is the general partner (such limited partnership or other ownership entity being referred to herein as the "Borrower"), has requested that the California Municipal Finance Authority (the "Authority") undertake a proposed plan of finance that includes the issuance and reissuance from time to time of one or more series of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the "Code"), in an aggregate principal amount not to exceed $35,000,000 (the "Bonds") to finance and refinance the acquisition, development, construction and equipping of a 180-unit (including two manager's units) multifamily rental housing project (the "Project"), to be owned and operated by the Borrower and located at 4930 Rocklin Road within the City of Rocklin, California (the "City"), and;

WHEREAS, an "applicable elected representative" of the jurisdiction in which the Project is to be located is required to approve the proposed plan of finance for the Project under Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the City Council of the City of Rocklin, California (the "City Council") is the elected legislative body of the City and is an "applicable elected representative" for purposes of Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the proposed plan of finance for the Project in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the proposed plan of finance for the Project;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rocklin, as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council hereby approves the proposed plan of finance for the Project that includes the issuance and reissuance from time to time of the Bonds in an outstanding principal amount not to exceed $35,000,000. It is the purpose and intent of the City Council that this resolution constitutes approval of the proposed plan of finance for the Project for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of a governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing for the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, development or equipping of the Project; or (iii) make any contribution or advance any funds whatsoever to the Authority.

Section 5. The City Clerk shall forward a certified copy of this Resolution to the Authority in care of its counsel:

Ronald E. Lee, Esq.
Jones Hall LLP
4 West Fourth Avenue, Suite 406
San Mateo, CA 94402

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 14th day of April, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

CERTIFICATE OF THE CITY CLERK

I, Avinta Singh, City Clerk of the City of Rocklin, hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted at the meeting of the City Council of the City of Rocklin duly and regularly held in Rocklin, California, on April 14, 2026, of which meeting all of the members of said Board had due notice.

I further certify that I have carefully compared the foregoing copy with the original minutes of said meeting on file and of record in my office; that said copy is a full, true and correct copy of the original resolution adopted at said meeting and entered in said minutes; and that said resolution has not been amended, modified, rescinded or revoked in any manner since the date of its adoption, and the same is now in full force and effect.

IN WITNESS WHEREOF, I have executed this certificate and affixed the seal of the City of Rocklin hereto this 14th day of April, 2026.

_____
Avinta Singh, City Clerk

130842

NOTICE OF PUBLIC HEARING
CITY OF ROCKLIN

NOTICE IS HEREBY GIVEN that at 6:00 p.m., or as soon thereafter as the matter can be heard, on TUESDAY, APRIL 14, 2026, at City of Rocklin City Council Chambers, 3970 Rocklin Road, Rocklin California 95677, the City Council of the City of Rocklin (the "City Council") will conduct a public hearing (the "Public Hearing") as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), with respect to a proposed plan of finance that includes the issuance and reissuance from time to time, by the California Municipal Finance Authority (the "Authority"), of one or more series of exempt facility bonds for a qualified residential rental project in an outstanding principal amount not to exceed $35,000,000 (the "Bonds"), to finance and refinance the acquisition, construction, development and equipping of a 180-unit (including two manager's units) multifamily rental housing project located at 4930 Rocklin Road, on an approximately 7.3-acre site (the "Project"), in the City of Rocklin, California (the "City"). The Project is to be owned and operated by Rocklin Sierra 703, L.P., a California limited partnership, or another limited partnership of which USA Properties Fund, Inc. (the "Sponsor"), or a related person to the Sponsor is the general partner (such limited partnership, the "Borrower").

The Bonds and the obligation to pay principal thereof and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be limited obligations of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower. The Public Hearing is intended to comply with the public approval requirements of Section 147(f) of the Code.

Interested persons wishing to express their views on the proposed plan of finance or on the nature and location of the facilities proposed to be financed and refinanced may attend the public hearing or, prior to the hour of 5:00p.m. on Tuesday, April 14, 2026, submit written comments addressed to the City Clerk, 3970 Rocklin Road, Rocklin, California 95677, or by email to the City Clerk at CityClerk@rocklin.ca.us.

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing. (Government Code Section 65009).

The location of the public meeting is fully accessible to mobility impaired individuals. In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs, including, but not limited to, non-English speaking assistance, in order to allow you to attend or participate in this public hearing process, please contact our office at (916) 625-5560 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

At the time and place noted above, all persons interested in the above matters may appear and be heard.

Dated and published: March 27, 2026

PUBLISHED IN THE PLACER HERALD: MARCH 27, 2026

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Granite Lakes Estates Development Agreement / Development Agreement, DA2024-0001

Date: April 14, 2026

Submitted By: Nathan Anderson, Principal Planner
Arwen Wacht, Planning Manager
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
Conduct a Public Hearing and Consider the Following Action:
Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc., relative to the Granite Lake Estates Subdivision (Granite Lakes Estates Development Agreement / DA2024-0001).

Background:
The staff report is included as Attachment 1 in order to maintain the integrity of the formatting.

ATTACHMENTS:
1. Staff Report
2. SR Attachment 1 - Public Comments
3. SR Attachment 2 - Kimley Horn Aguilar Memorandum
4. SR Attachment 3 - Applicant Statement (Modified 4.07.26)
5. Ordinance
6. Ordinance Exhibit A - Development Agreement

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: **Granite Lakes Estates Development Agreement**
Development Agreement / DA2024-0001

Date: April 14, 2026

Submitted By: Nathan Anderson, Principal Planner
Arwen Wacht, Planning Manager
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
As the entitlement request includes a legislative action which requires approval of an ordinance, a two-meeting process is required.

The Planning Commission and staff recommend City Council approval of the following:

April 14, 2026 – First reading of ordinance:

> Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc., relative to the Granite Lake Estates Subdivision (Granite Lakes Estates Development Agreement / DA2024-0001).

April 28, 2026 – Final action for ordinance:

> Adopt an Ordinance of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc., relative to the Granite Lake Estates Subdivision (Granite Lakes Estates Development Agreement / DA2024-0001).

Application Request/Project Description:
The project requests approval of a Development Agreement (DA) for the remaining phases of the Granite Lakes Estates project, a 116-lot single-family residential subdivision. The Development Agreement would extend the term of the previously approved Tentative Subdivision Map (SD-2000-02A) and Oak Tree Preservation Plan Permit (TRE-2000-33A) for a period of ten (10) years, and would allow construction of the

remaining 65 residences to proceed concurrently with construction of the Monument Springs Bridge.

Owner/Applicant:
Capital Equity Management Group, Inc. owns APNs 454-070-049, -050, -051, -052, and -054.

Real Property Investment Pros, Inc. and Capital Equity Management Group, Inc. own APN 045-030-070.

The applicant is NG Alexander Real Estate Development, LLC. c/o Nick Alexander.

Location:
The Granite Lakes Estates project is generally located in the southern area of the City, at the southerly terminus of Greenbrae Road and Monument Springs Drive. The Assessor's Parcel Numbers (APNs) for the undeveloped portions of the project site are 046-030-070; 454-070-049, -050, -051, -052, and -054.

The originally approved project area also included APN 454-070-053, located in the northwest corner of the site. Since approval however, this approximately 12-acre open space parcel has been dedicated to the City of Rocklin. While the open space parcel still appears on some historic project exhibits, such as the Tentative Subdivision Map, it is no longer part of the project site and is not included in the proposed Development Agreement. See **Figures 1 through 4**.

Figure 1 – Granite Lakes Estates (General Location)

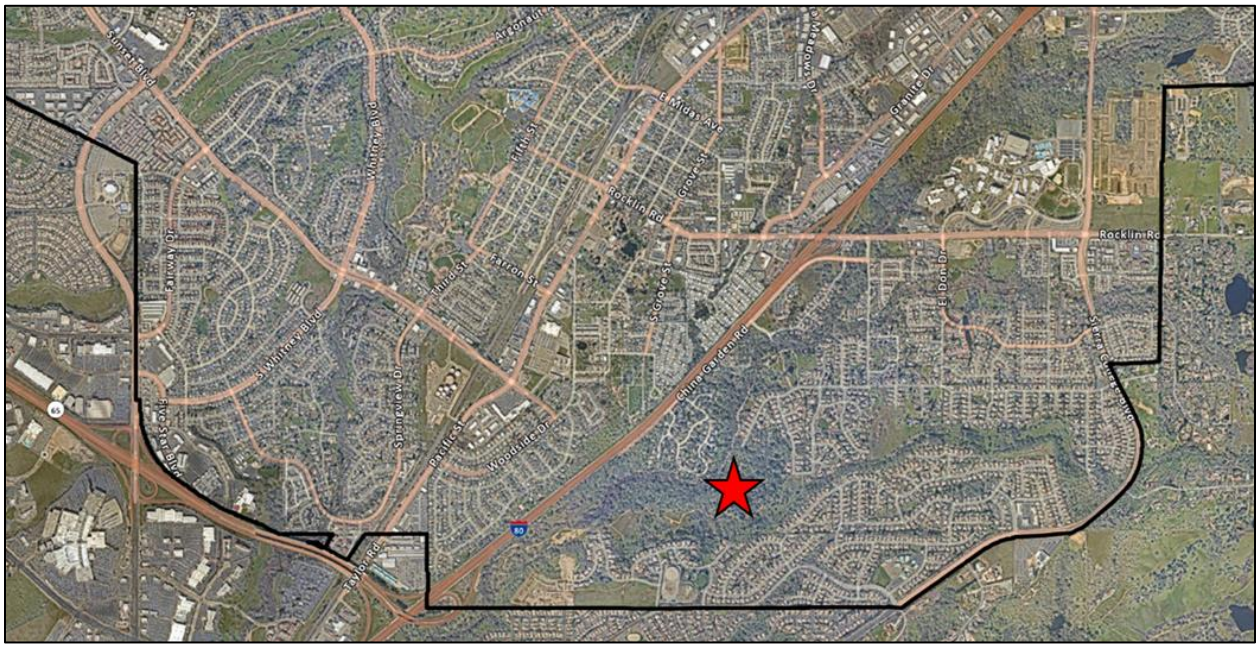


Figure 2 – Granite Lakes Estates (Project Boundaries)

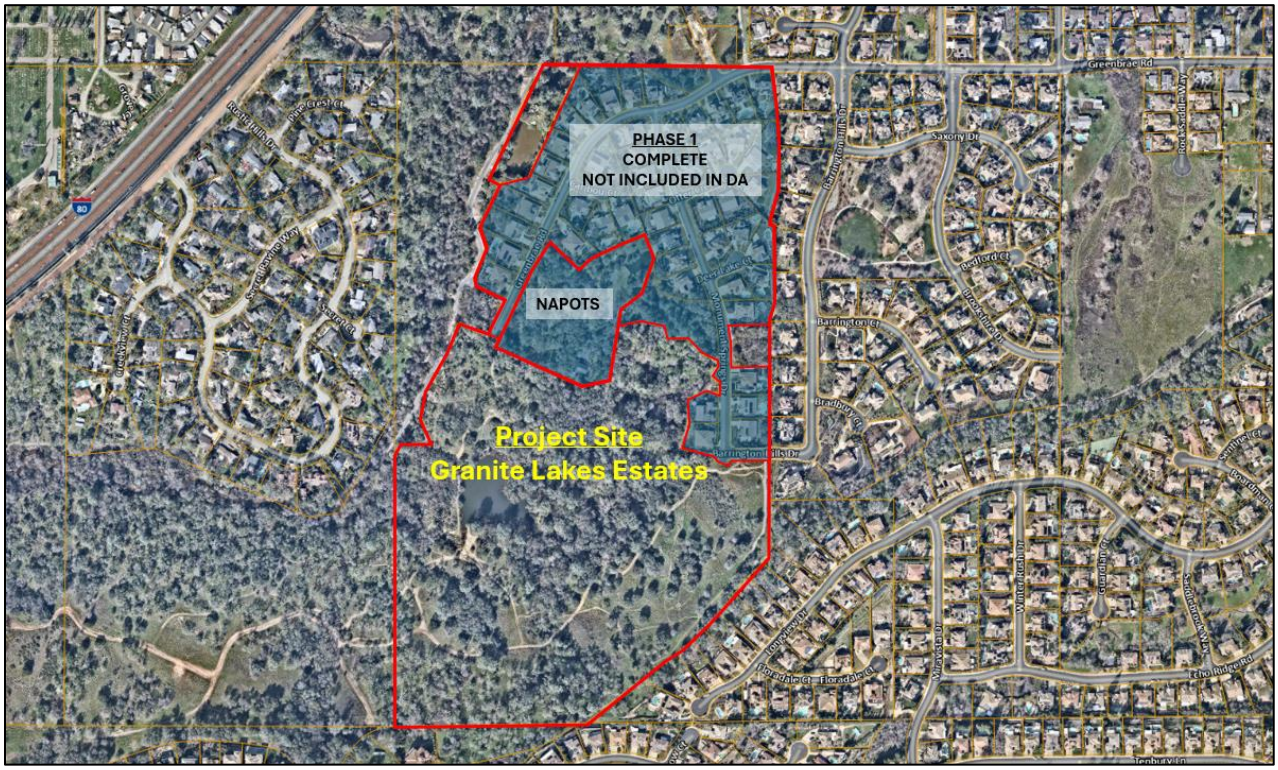


Figure 3 – Current Map with Phasing

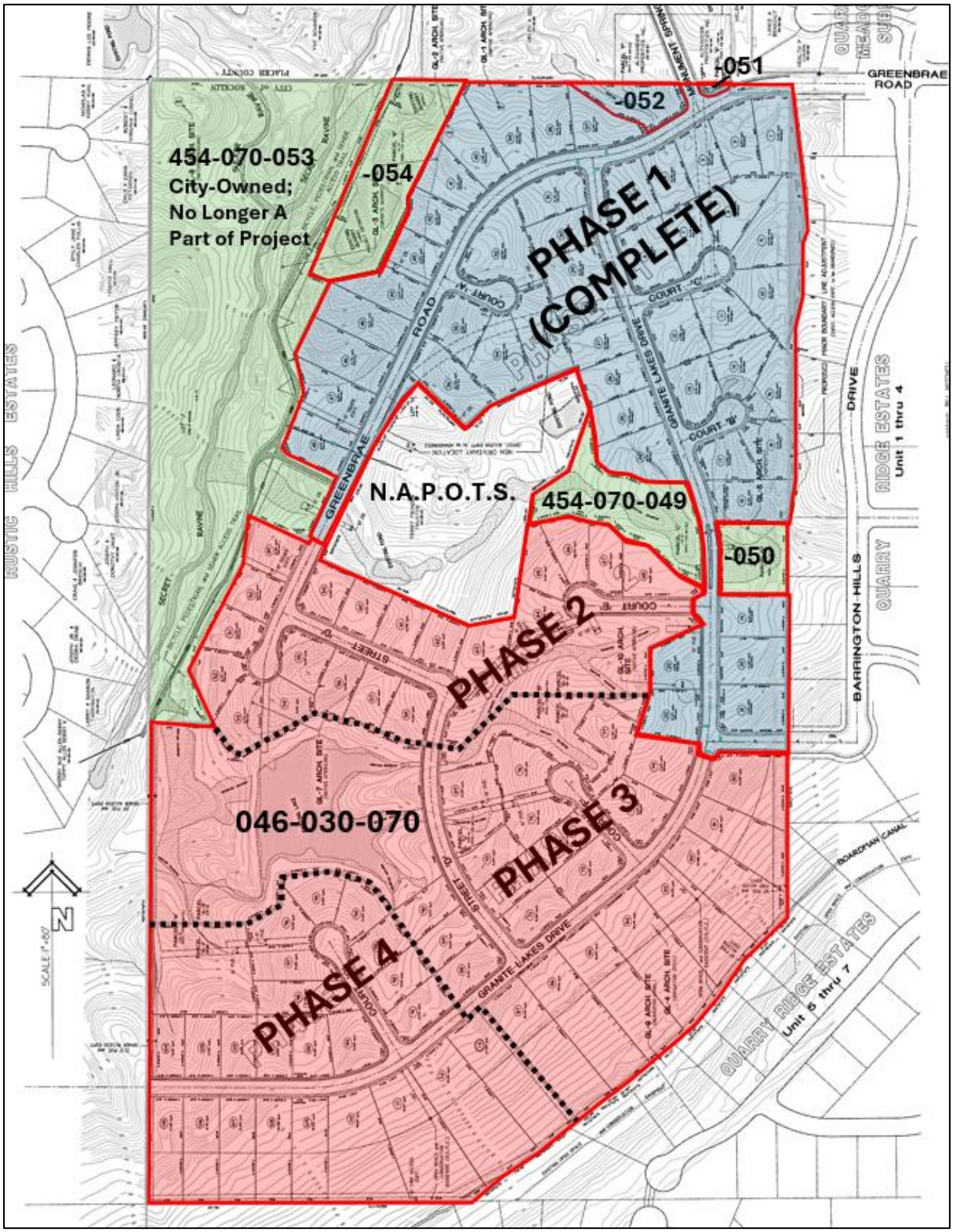
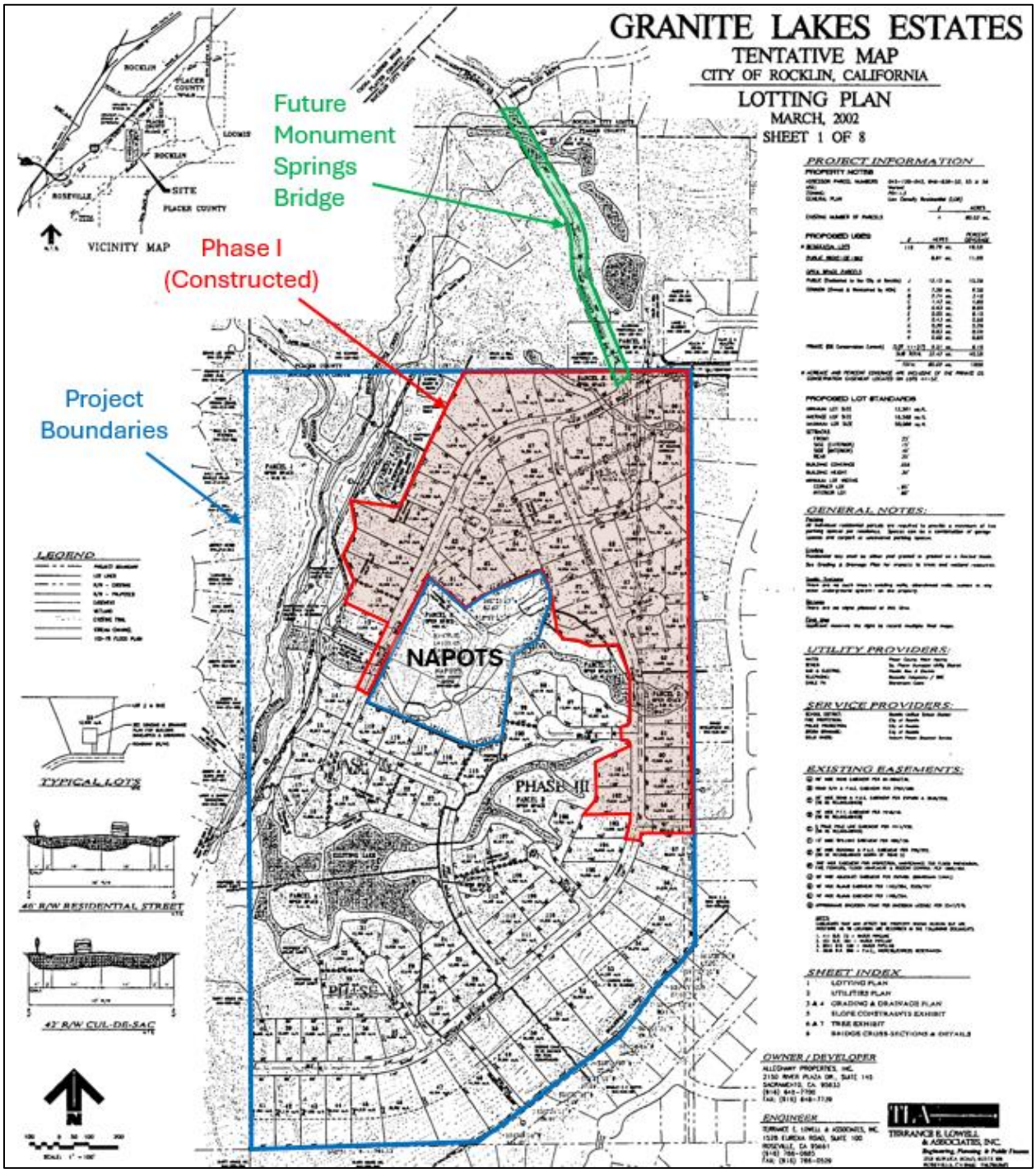


Figure 4 – Granite Lakes Estates Tentative Map



Summary of Planning Commission Hearing and Action:
On March 24, 2026, the Planning Commission considered the proposed project, with staff presenting the item, and two representatives of the applicant team, Nick Alexander and Andrew Katakis, providing testimony on behalf of the project. Mr. Alexander stated that concurrent construction of the homes and bridge would be beneficial to the area, as it has the potential to shorten the overall construction timeline. Mr. Katakis indicated that he as the applicant is willing to work with neighboring residents to develop a construction management plan to minimize potential impacts. The applicant team also noted that, under the current Tentative Subdivision Map, they are permitted to proceed with grading, site work, and infrastructure improvements, but are prohibited from constructing homes until the bridge is completed.

The Planning Commission then opened the public hearing, and approximately 10 members of the public provided comments. In general, commenters did not express opposition to the overall development of the project or approval of the Development Agreement. However, numerous speakers opposed proposed Item 8 of the agreement, which would allow issuance of the remaining building permits upon commencement of bridge foundation construction, with occupancy limited to model homes for business purposes until completion of the bridge. Commenters urged the decisionmakers to maintain the existing Tentative Subdivision Map condition requiring completion and operation of the Monument Springs Drive extension and bridge prior to issuance of additional building permits. Concerns were raised that, if bridge construction were to be delayed or halted after homes were constructed, the City would have limited ability to prevent future requests for occupancy.

Following public comment, the Commission closed the public hearing and deliberated. Commissioners identified construction traffic on Aguilar Road as a concern and expressed that allowing home construction prior to completion of the bridge could create additional traffic and access within the area. The Commission also emphasized the importance of the applicant working collaboratively with nearby residents to minimize construction-related impacts. Commissioners further noted that the project's history has contributed to a level of public skepticism, and encouraged the applicant to continue efforts to build trust with the surrounding community.

At the conclusion of deliberations, the Planning Commission voted 3–1 (with one member absent) to recommend approval of the Development Agreement, with a modification to remove Item 8, thereby retaining the existing condition requiring completion of the bridge prior to issuance of any additional building permits. The Planning Commissioner who cast the dissenting vote clarified that his position was based on a desire for the City Council to consider alternative approaches to linking home construction with the progress of the bridge, rather than eliminating Item 8 entirely. He indicated that he supports the remaining components of the Development Agreement.

As the Planning Commission serves in an advisory capacity, Item 8 has been retained in the version of the Development Agreement presented to the City Council for

consideration. The City Council may choose to remove Item 8, retain it as proposed, or modify its provisions at its discretion.

General Plan/Zoning:
The Granite Lakes Estates properties have General Plan designations of Low Density Residential (LDR) and Recreation Conservation (R-C) and are zoned Planned Development Residential 1.5 Dwelling Units per Acre (PD-1.5) and Open Area (OA) within the Granite Lakes Estates General Development Plan (PDG-2000-08), which was originally adopted via Ordinance No. 855 in 2002 and most recently amended in 2010 via Ordinance No. 958.

Background:
Original Approval
The Granite Lake Estates subdivision (SD-2000-02), a 119-lot single family residential development, was approved by the City Council on May 28, 2002 via Resolution No. 2002-166. The total lot count was later reduced to 116 via a substantial compliance adjustment to the map configuration when a final map for the first phase of the development was recorded. The project entitlements included an Environmental Impact Report (EIR), General Development Plan, Tentative Subdivision Map, Oak Tree Preservation Plan Permit, grading Design Guidelines, and a Development Agreement.

Monument Springs Bridge and Extension of Monument Springs Drive
Consistent with the requirements of the Southeast Rocklin Circulation Element, adopted in 1993, primary access to the project site was to be via an off-site extension of Monument Springs Drive from its terminus on the north side of Secret Ravine to Greenbrae Road. The extension included construction of a developer-funded bridge over the creek and a two-lane road to connect to Greenbrae Road (**Figure 5**).

At the time, the property for the bridge portion of this off-site improvement was located in an area under the jurisdiction of Placer County. Known as the Greenbrae Area, this island of Placer County-controlled land was annexed into the City of Rocklin in 2016. Based on its original approvals, the Granite Lakes Estates project was allowed to construct up to a maximum of 40 homes in the first phase of development in order to partially offset the cost of off-site improvements.

The extension of Monument Springs Drive and construction of the bridge has been delayed by a number of factors, including ownership changes, minor changes to the proposed road alignment, difficulty acquiring the needed right-of-way, and the downturn in the economy now known as the “Great Recession”. As a result, the project developer at the time, Alleghany Properties, Inc., applied to amend the project’s approvals to allow eight (8) additional homes to be constructed prior to completion of the bridge and roadway extension, for a total of 48 homes. The City Council approved the modification on March 9, 2010 via Ordinances No. 958 (General Development Plan Amendment) and No. 959 (Development Agreement Amendment).

Figure 5 – Extension of Monument Springs Drive and Bridge Location



Homes were completed on all 48 lots in the first phase of project development and construction of the bridge and roadway improvements commenced. Work on the bridge and roadway improvements were later halted, and ultimately the undeveloped portions of the subdivision went into receivership and were not pursued.

The property was later acquired by the current owners, Capitol Equity Management Group, Inc. and Real Property Investment Pros, Inc. Since that time, the property owners have been working with the City and the owners of the similarly conditioned Vista Oaks and Highlands Parcel A projects to identify options to finance and build the Monument Springs bridge and roadway improvements and allow the projects to be completed.

Original Development Agreement and Amendments
The original Development Agreement (DA) for the Granite Lakes Estates project (Ordinance No. 856) allowed for the creation of up to 40 lots, approximately one-third of the project, to be constructed and occupied prior to construction of the Monument Springs Bridge and completion of other offsite roadway improvements.

The DA was amended twice, with the First Amendment, approved by the City Council in 2010 (Ordinance No. 959), increasing the total number of homes that could be built in the

Granite Lakes Estates subdivision prior to completion of the bridge and roadway improvements from 40 to 48, as discussed above. The modified DA also extended the life of the project to July 11, 2020.

The City Council approved the Second Amendment to the DA in 2020, to extend the life of the project through July 11, 2021.

The applicant was in negotiations with the City for a Third Amendment to modify the terms of the agreement and extend the term of the project. However, due in part to delays and disruptions associated with the Covid-19 pandemic, agreement was not reached and the DA expired on July 11, 2021. At that time, it was determined that AB 1561, legislation enacting time extensions for tentative subdivision maps, was applicable to the project, thereby extending the validity of the Granite Lake Estates tentative subdivision map by eighteen months to January 11, 2023.

Tentative Subdivision Map Extension
In 2023, the City Council adopted Resolution No. 2023-24, which extended the Tentative Subdivision Map and Oak Tree Preservation Plan Permit for Granite Lakes Estates for four additional years, to January 11, 2027. If not extended by the proposed DA or some other mechanism, the project is currently set to expire on that date.

Bridge Financing and Funding
On May 10 and June 14, 2022, the City Council affirmed special conditions requiring the owners of the Granite Lakes Estates project, along with the Vista Oaks and Highlands Parcel A projects, to form a Bond Opportunities for Land Development (BOLD) Community Facilities District (CFD). This requirement is consistent with the City's Land Secured Financing policies and procedures adopted under Resolution No. 2005-112 and is intended to finance construction of the Monument Springs Bridge, roadway extension, and other eligible improvements prior to commencement of any site work for the subdivisions.

In addition to approximately $198,000 which had been previously collected by the City from Highlands Units 2 and 3 for construction of the bridge and roadway extension, the City Council took a significant step toward ensuring delivery of the Monument Springs Bridge on June 28, 2022, by allocating $1.5 million in the Fiscal Year 2022/23 Capital Improvement Plan.

During those same meetings in 2022, the City Council also considered applicant-initiated requests to modify the approved General Development Plan for the Granite Lakes Estates subdivision, as well as the conditions of approval for the Granite Lakes Estates and Vista Oaks Tentative Subdivision Maps. The proposed modifications were intended to facilitate construction of the Monument Springs Bridge and roadway extensions by allowing additional homes to be constructed prior to completion of the bridge and roadway improvements, in support of formation of a Community Facilities District and issuance of BOLD bonds.

Due to community concerns regarding increased traffic on Aguilar Road and uncertainty surrounding the timing of the bridge construction, the City Council did not approve the amendments to allow for the construction of additional homes within the Granite Lakes Estates project prior to completion of the Monument Springs Bridge and roadway improvements. The City Council did however adopt Resolution No. 2022-127, which amended the Granite Lakes Estates Tentative Subdivision Map and Oak Tree Preservation Plan Permit to change some conditions of approval, mainly related to BOLD financing.

As part of that same action, the City Council directed staff to evaluate the feasibility of advancing City funds to support earlier construction of the bridge and accelerate its delivery.

On November 18, 2022, the Board of Directors of the California Municipal Financing Authority (CMFA) adopted a Resolution of Intent to establish CMFA Community Facilities District (CFD) No. 2022-4 (City of Rocklin – Monument Springs), Improvement Area No. 1, as well as to incur bonded indebtedness for the CFD. On March 17, 2023, following a public hearing, the CMFA Board of Directors adopted a resolution approving formation of the CMFA BOLD City of Rocklin – Monument Springs CFD, Improvement Area No. 1 (Vista Oaks), along with the associated future annexation areas.

Following formation of the CMFA BOLD City of Rocklin – Monument Springs CFD, City staff conducted a capacity analysis to estimate the total eligible resources available for potential advancements, the projected bond proceeds available to repay those advancements, and the associated financial risks. The estimated cost to construct the Monument Springs Bridge is approximately $7.3 million, based on a developer-provided estimate from Summer 2022 and adjusted for inflation. Actual construction costs may vary depending on market conditions, final bid pricing, and other project-specific requirements.

On March 28, 2023, the City Council approved advancing City funds from the Traffic Circulation Impact Fees Fund to support early construction of the bridge, with reimbursement to the City to occur over time through the BOLD CFD. As part of that action, the City Council directed staff to assume responsibility for the project and deliver the bridge as quickly and efficiently as reasonably possible.

Bridge Timeline

To support the successful design and construction of the project, the City issued a Request for Proposals (RFP) on September 7, 2023, for bridge design and construction management services. On December 12, 2023, the City Council approved the selection of Dokken Engineering for the design component and Consor North America, Inc. for construction management.

Since that date, bridge design has been steadily progressing, with 90 percent design plans anticipated to be submitted by Dokken in May of this year. Environmental permitting is also underway. The current construction schedule anticipates a spring 2027 construction start date, with an anticipated completion date approximately six months

later. If the project continues to proceed as planned, the bridge is expected to be fully operational by the end of 2027.

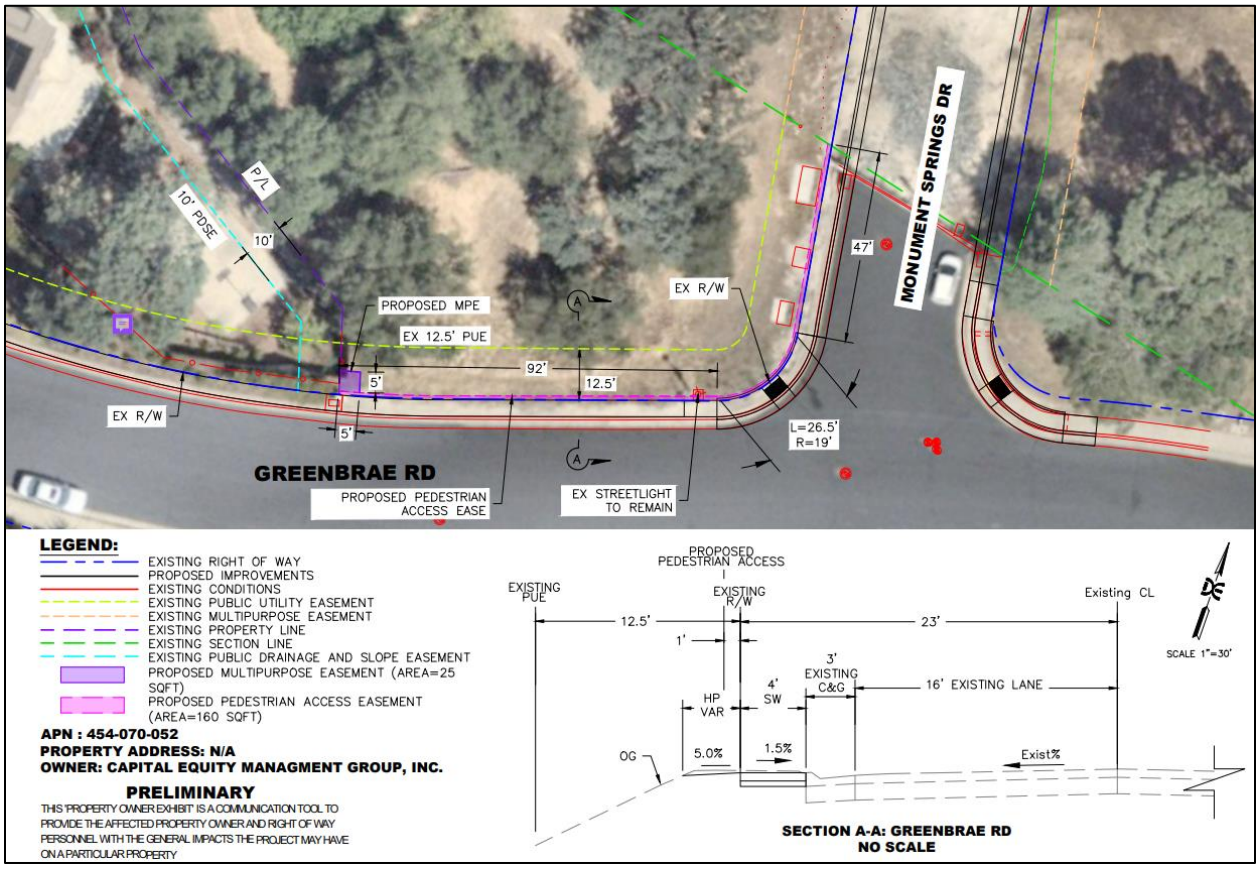
Proposed Development Agreement:
The proposed DA would extend the term of the previously approved Tentative Subdivision Map and Oak Tree Preservation Permit for an additional ten (10) years, and allow application for and construction of the remaining homes to proceed concurrently when the construction of the Monument Springs Bridge abutments commence.

According to the development team, the requested 10-year term is intended to provide a realistic and responsible entitlement horizon that accounts for potential uncertainties associated with bridge timing, funding coordination, permitting, construction sequencing, and broader economic conditions that could impact project delivery. The development team has stated that a shorter extension would risk requiring additional discretionary approvals before the project can reasonably be completed, repeating a pattern that has occurred previously and creating uncertainty for both the City and the development team.

The DA would allow building permits for the remaining 65 residences to be issued upon commencement of construction of the Monument Springs Bridge foundations and abutments. It would also allow for issuance of up to six (6) model home building permits and temporary certificates of occupancy, with the City Manager authorized to approve up to two (2) additional model home permits, for a maximum total of eight (8). No other certificates of occupancy could be approved until the City Council approves the Notice of Completion accepting the public improvements associated with the extension of Monument Springs Drive and completion of the Monument Springs Bridge, thus helping to minimize traffic on other local roadways from the remaining non-model home residences.

The DA would require the project to grant all reasonably necessary rights-of-way and temporary construction easements to the City, to the satisfaction of the City Engineer, to facilitate construction of the Monument Springs Bridge. These dedications would include any property interests necessary for bridge construction, access, and related infrastructure improvements (**Figure 6**).

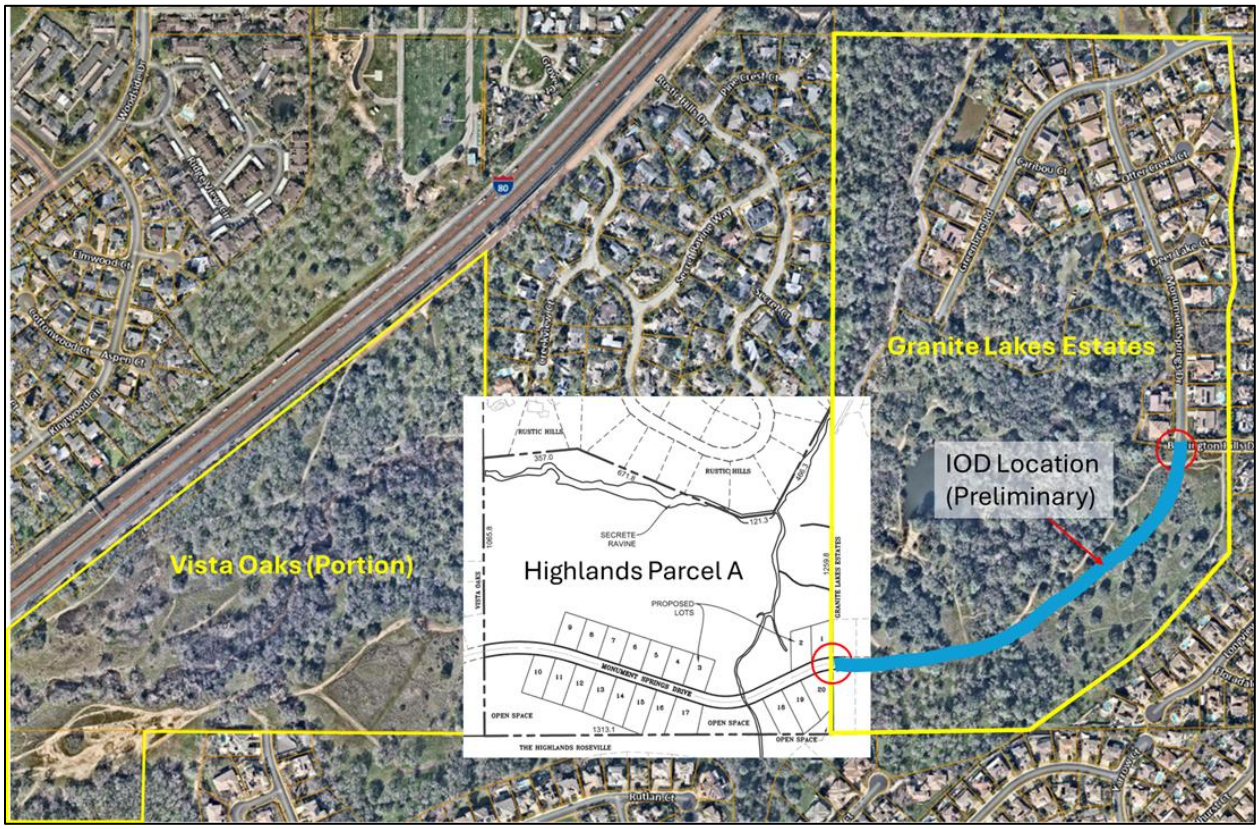
Figure 6 – Monument Springs Drive Modifications Required



In addition, the DA would require the Granite Lakes Estates project to coordinate with the City, as needed, to align the location and design of the on-site trail with the modified Highlands Parcel A/Vista Oaks trail.

The DA would also require the landowner to reasonably cooperate with the City in dedicating an Irrevocable Offer of Dedication (IOD) and construction easement to allow for a future roadway connection between the southern stub of Monument Springs Drive through the Granite Lakes Estates project area and the eastern terminus of Highlands Parcel A. This dedication would ensure that the Highlands Parcel A/Vista Oaks projects could connect to Monument Springs Drive if the Granite Lakes Estates project is not constructed. The preliminary location of this IOD is shown in blue on **Figure 7**. The ultimate location and design of the IOD would be to the satisfaction of the City Engineer.

Figure 7 – IOD Preliminary Location



Project Analysis:
The Granite Lakes Estates subdivision was originally approved more than two decades ago and has experienced multiple ownership changes, economic cycles, and infrastructure-related delays that were largely outside the control of any single development team. While Phase 1 of the project has been successfully completed, full buildout of the remaining lots has remained contingent upon completion of the Monument Springs Drive bridge connection.

Because the Monument Springs Bridge and extension of Monument Springs Drive are not anticipated to be completed until late 2027 at the earliest, the existing project approvals, which are set to expire in January 2027, would lapse absent further action. Given that construction of the remaining homes is a primary mechanism for reimbursing the City for the cost of the bridge, the time extension proposed through the DA would keep the project alive and help to facilitate this project's share of the reimbursements.

If the DA is approved, the applicant has indicated that buildout of the remaining homes would occur in phases coordinated with the commencement and completion of the bridge improvements. Allowing limited concurrent home construction with bridge construction is intended to minimize overall disruption to nearby neighborhoods by consolidating construction activity into a single, coordinated timeframe, rather than extending impacts over multiple years.

The development team has stated that it conducted informal discussions with surrounding residents, during which there was general support for concurrent construction as a means of reducing prolonged traffic impacts, construction noise, and repeated contractor mobilization.

The DA establishes clear safeguards that tie residential occupancy to completion of the bridge, while still allowing limited early construction activity to proceed efficiently once bridge foundations are underway. Because any certificates of occupancy issued prior to full operation of the bridge would be limited to a small number of model homes for business purposes only, construction of homes not permitted for occupancy would have minimal impact on local circulation. No residential occupancy would be allowed until the bridge is fully completed and a Notice of Completion is approved by the City Council.

Overall, the proposed 10-year term provides a framework that aligns infrastructure delivery with residential construction, supports reimbursement of bridge costs through assessments, and establishes a stable path forward that benefits the City, future residents, and the surrounding community. The term would also be consistent with the Vista Oaks and Highlands Parcel A Development Agreements, which both received an additional ten years in 2024.

Given the above, staff finds that approval of the proposed Development Agreement will allow a project that has been approved since 2002 to finally be completed. The City's commitment to construct the bridge represents the final critical infrastructure element necessary to enable completion of the subdivision. To allow the City to recoup the cost of the bridge in a timely manner, construction of the Granite Lakes Estates project must proceed, and the Development Agreement provides the necessary mechanism for this to occur, similar to the 2024 DA approvals for the Vista Oaks and Highlands Parcel A project.

Environmental:
An Environmental Impact Report (EIR) for this project was certified via City Council Resolution No. 2002-165 on May 28th, 2002. An Addendum to the EIR addressing modifications to the project was certified via City Council Resolution No. 2022-98, on May 10, 2022. Because no changes are proposed as part of this request for extension to the previously approved project, pursuant to Section 15162 of California Code of Regulations (CEQA Guidelines), no additional environmental review is required.

The EIR and Addendum are available at the Rocklin Community Development Department and can also be found at the following link:

Granite Lakes Estates Final EIR

Public Comment:
Since the project was originally noticed for the Planning Commission hearing, staff has received approximately 40 written comments from neighboring residents, the majority of which express opposition to the project. These comments have been compiled into **Attachment 1**. Most of the public comments raise concerns regarding the proposal to allow construction of residential units prior to completion of the Monument Springs Bridge,

with many of the letters referencing a similar request that was denied by the City Council in 2022. Commenters note that the City Council's previous decision was based on concerns regarding increased traffic along Aguilar Road and uncertainty surrounding the timing of the bridge construction. Several letters also state that Aguilar Road is already unsafe and therefore cannot safely accommodate additional traffic, and that allowing additional traffic, including construction traffic, could create impacts and safety risks that should not be overlooked. Some letters also reference the 2002 EIR, stating that it is too outdated to rely upon and does not include an analysis of Vehicle Miles Traveled (VMT), which is now a required analysis under the California Environmental Quality Act (CEQA).

Staff Responses to Public Comment

As discussed in the "Background" section above, the 2022 request to modify the General Development Plan and conditions of approval for the Granite Lake Estates and Vista Oaks Tentative Subdivision Maps was not approved by the City Council. However, that proposal differed from the current request in a few important ways. First, the applicant in 2022 proposed removing all restrictions on the construction or occupancy of additional homes prior to completion of the bridge, meaning there would have been no limitations tied to bridge construction. If the bridge construction stalled out for any reason, there would have been no restriction on construction or occupancy of the homes. In contrast, the current proposal includes defined limitations and only allows occupancy for business purposes for a maximum of six to eight model homes until such time that the bridge is accepted by the City Council as being complete.

Additionally, in 2022 the timing of construction of the bridge was far less certain. In 2023, the City Council approved advancing City funds from the Traffic Circulation Impact Fees Fund to support early construction of the bridge, with reimbursement to occur over time through the BOLD CFD. As part of that action, the City Council directed staff to assume responsibility for delivering the project and to move forward with construction of the bridge as quickly and efficiently as reasonably possible. This approach removes any uncertainty that the bridge will move forward compared to the circumstances that existed in 2022.

With respect to roadway safety concerns, the City hired the traffic engineering consulting firm of Kimley-Horn who prepared the *Aguilar Road Evaluation Safety Assessment* in late 2019, which provides a technical evaluation of existing conditions along Aguilar Road. The report evaluated the current roadway configuration, compared it to both past and current City and County standards, assessed the roadway's existing level of safety, and identified potential recommendations to improve safety conditions. This report has been included as **Attachment 2**.

The assessment concluded that while Aguilar Road's existing cross-section, including travel lane widths, shoulder presence and width, cross-slope, and right-of-way, does not meet current City of Rocklin standards, the facility does not exhibit an unsafe pattern of collisions. In fact, the roadway's collision rate was approximately half that of similar facilities elsewhere, as compared to the statewide collision rate for a 2-lane rural roadway. The report also noted that recent traffic data shows daily traffic volumes have decreased

slightly; however, prevailing vehicle speeds are approximately 10 miles per hour greater than the posted prima facie speed limit of 25 miles per hour.

To reinforce safety along Aguilar Road, the report recommended several strategies, including the installation of a centerline stripe where absent in order to visually narrow the perceived pavement width and help reduce prevailing speeds. The report also recommended installation of radar speed feedback signs in each direction to further reinforce the posted speed limit and reduce prevailing speeds. Both modifications have since been completed in accordance with those recommendations.

Staff acknowledges that the Kimley-Horn evaluation was prepared more than five years ago and that traffic conditions may have changed since that time. To account for this, staff obtained information regarding collisions that occurred along this segment of Aguilar Road during the interim period (2019-2026) from the Rocklin Police Department. While seven (7) collisions were reported within this interim period, a majority of these incidents were attributable to factors that occur on any roadway, and not necessarily attributable to roadway conditions. Specifically, the data showed that the primary collision factors for the collisions were speeding, driving under the influence, two instances of backing up or improper merging, an unsafe lane change, and one collision that did not have a primary collision factor noted.

With regard to CEQA, as stated in the “Environmental” section above, an Addendum to the EIR that addressed modifications to the project was adopted in 2022 (EIR-2000-01A), confirming that the original 2002 EIR was sufficient and no subsequent or supplemental EIR was required for the project. With respect to traffic, the Addendum acknowledged that the law had changed regarding how transportation-related impacts are evaluated under CEQA. Traditionally, lead agencies used Level of Service (LOS) to assess the significance of such impacts, with greater levels of congestion considered more significant than lesser levels. The State has since adopted criteria emphasizing reductions in Vehicle Miles Traveled (VMT). However, as described in the Addendum, State guidance makes clear that the VMT requirement does not apply to EIRs issued before July 1, 2020.

In light of this, the City is not required to re-evaluate nor consider the extent to which changes in traffic circumstances have affected the LOS analysis performed in the Certified Final EIR. Because LOS is no longer considered a significant environmental impact under CEQA, and because VMT analysis is not required for an addendum to an EIR that was issued in draft form prior to July 1, 2020, additional traffic analysis was not required for the 2022 Addendum.

Even if the Addendum were required to analyze VMT for the modified project, there would be no net increase in VMT compared to the originally approved project, as the modifications do not result in an increase in density. In fact, as previously discussed, the Certified Final EIR evaluated a total single-family lot count of 119; however, the total lot count has been modified multiple times and was ultimately reduced to a final lot count of 113. As a result, VMT associated with full buildout of the project would be slightly lower than the version of the project evaluated in the originally Certified Final EIR.

Finally, it is important to note that grading and installation of infrastructure associated with the project may still proceed under the currently approved Tentative Subdivision Map through the issuance of improvement plans, even without approval of the proposed Development Agreement. The applicant's request to construct homes concurrently with the infrastructure improvements could potentially shorten the overall construction timeline for the area, thereby reducing the duration of construction-related activity.

While the public comments raise concerns regarding traffic and safety along Aguilar Road, as well as CEQA-related issues, the available technical analysis and applicable State requirements do not identify conditions that would preclude approval of the proposed Development Agreement.

The applicant team has also provided a response to public concerns, which is included as **Attachment 3**.

Findings:
The Planning Commission finds the proposed DA, with recommended amendments incorporated, to be consistent with the existing General Plan designations, zoning, and requirements of the Government Code, and consistent with the requirements of Chapter 17.92 of the Rocklin Municipal Code. The proposed ten (10) year term would be compatible with anticipated development of surrounding residentially designated properties, and would be consistent to those which had recently been granted to the adjacent Highlands Parcel A and Visa Oaks projects to the west.

The proposed DA would not be detrimental to the health, safety and general welfare of persons residing in the immediate area, nor be detrimental or injurious to property or persons in the general neighborhood or the general welfare as a whole. The proposed DA will not adversely affect the orderly development of property or the preservation of property values. The proposed development agreement is consistent with the provisions of Government Code Section 65864 through 65869.5.

Planning Commission Recommendation:
The Planning Commission recommends that the City Council approve the Development Agreement as proposed, with the amendment to remove Item 8.

As the Planning Commission serves in an advisory capacity, Item 8 has been retained in the version of the Development Agreement presented to the City Council for consideration. The City Council may choose to remove Item 8, retain it as proposed, or modify its provisions at its discretion.

From:	Danielle Briscoe
To:	Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron
Cc:	David Mohlenbrok; Arwen Wacht; Nathan Anderson
Subject:	Subject: OPPOSE Granite Lakes Estates DA (DA2024-0001) — Feb. 17 Hearing — Public Safety & Liability Concerns
Date:	Sunday, February 15, 2026 4:55:56 PM

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dmbriscoe@gmail.com — Granite Lakes Estates Development Agreement (DA2024-0001)

Dear Planning Commissioners and Staff,

I am writing to oppose the proposed Development Agreement for Granite Lakes Estates (DA2024-0001) and to ask the Commission to recommend denial. I am a resident who lives near the project, and my concerns center on public safety, the permanent impact on Aguilar Road, and the City's legal liability.

The City Council already denied this. In 2022, the Council rejected a similar request from this developer specifically because of traffic safety concerns on Aguilar Road and uncertainty about the bridge timeline. Nothing has changed — the bridge is still not under construction and is not expected to be complete until late 2027 at the earliest.

Aguilar Road is dangerous for this traffic. It is a narrow street with no sidewalks, no curbs, and barely enough room for two cars to pass. Children play here. School buses stop here. Cyclists, joggers, and dog walkers use this road every day because there is nowhere else to go. The proposed DA would funnel heavy construction traffic from 65 homes down this road for up to two years. This is an obvious and serious safety hazard.

This is also a permanent traffic problem, not just a construction issue. Even after the bridge is built, residents of the 65 new homes heading south toward I-80, schools, and shopping will use Aguilar Road daily. That's an estimated 300+ additional daily trips on a road never designed for it. No traffic study has analyzed this impact. No condition of approval addresses it. The bridge only provides a northbound alternative — it does not eliminate the permanent load on Aguilar Road.

The City faces real legal liability. Under Government Code §835, the City is liable for injuries caused by dangerous conditions of public property when it has actual notice of the danger. The 2022 denial proves the City already knows Aguilar Road is inadequate for this traffic. Under Baldwin v. State of California and Bonanno v. Central Contra Costa Transit, the City cannot hide behind design immunity or blame third-party drivers when it knowingly created the dangerous condition.

The 2002 EIR is obsolete. It is 23 years old, uses traffic methodology (Level of Service) that is no longer valid under SB 743, and never analyzed the scenario of all traffic concentrated on Aguilar Road without the bridge. CEQA Guidelines §15162 requires supplemental environmental review when there are changed circumstances and new information — both of which clearly exist here.

I ask the Commission to:

- Recommend denial of DA2024-0001 as presented
- Require a current traffic study for Aguilar Road before any action
- Require Aguilar Road to be improved to City standards (widened, sidewalks, curbs) before construction begins
- Require supplemental CEQA review of the 23-year-old EIR

Build the bridge first. Fix Aguilar Road. Study the traffic. Then allow construction. Our neighborhood's safety depends on it.

Thank you for your time and consideration.

Sincerely,

Danielle Briscoe
5840 Green Mountain Lane, Rocklin, CA 95677

From:	Mary C Cowen
To:	David Mohlenbrok; Arwen Wacht; Nathan Anderson; Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron
Subject:	Monument Springs Bridge
Date:	Sunday, February 15, 2026 4:06:22 PM

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Please do not go back on promises.

Please build this bridge.

We have been residents for 30+ years in the same house at 5940 Green Mountain Lane and every time another house is built I fear that the safety of everyone evacuating in case of a fire will be deadly for a lot of us. My husband and I are 75 and 80 and my safety stress level goes up every year.

Please build this bridge before another developer talks you out of it. Please look out for us residents.

Sincerely,
Mary and Richard Cowen

From:	SARAH DOLLAR
To:	Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron; Nathan Anderson; Arwen Wacht; David Mohlenbrok
Subject:	OPPOSITION to 2/17/26 Agenda Item 2A: Granite Lake Estates Development Agreement (DA2024-0001)
Date:	Monday, February 16, 2026 5:45:41 PM

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To Whom It May Concern,
I am formally submitting this statement in support of and consistent with the contents of Mrs. Rozek's letter sent a few days ago (see below).
I reside at the end of Greenbrae Road. My parents, Terry and Jennifer Meinzer, have lived there for 48 years and previously owned all of the property now involved in this ongoing matter. I was not made aware of the underlying issues surrounding the subdivision and bridge obligation until I moved onto the property in 2014.
Upon moving there, I spoke with several neighboring homeowners who had recently built homes in the surrounding subdivision. They informed me that they were explicitly promised construction of the bridge at the time they met with the developer and designed their homes. Based on these representations, they proceeded with the purchase of their homes.
I subsequently learned that the bridge was intended to have been constructed more than 20 years ago and that approval of the subdivision was conditioned upon that commitment. The owners, investors, and builders involved agreed to those terms as part of the development process.
The continued failure to construct the bridge represents a longstanding unfulfilled obligation tied to the original development approval. This matter has persisted far too long and warrants resolution consistent with the commitments made to homeowners and the conditions under which the subdivision was permitted.
The bridge must be completed first to provide a dedicated route for construction traffic as originally intended. The request for "concurrent" construction circumvents the May 2022 City Council directive. Approving this amendment would set a dangerous precedent by ignoring established Conditions of Approval designed to protect residents.
Please do not allow history to repeat itself, as it did with prior decision-makers. The commitments made must be upheld.
I respectfully request that this issue be addressed promptly and in accordance with the original development agreements.
Sincerely,

Sarah Meinzer-Dollar

> On 02/11/2026 10:57 PM PST Jessica Rozek <jessicacook2016@gmail.com> wrote:
> Dear Rocklin Planning Commission Members, Community Development Director, and Planning Staff:
> As a resident of Granite Lake Estates for over a decade, I am writing to formally request that the Planning Commission deny the proposed Granite Lake Estates

Development Agreement (DA2024-0001). I am disappointed that the Staff Report recommends approval despite the negative impacts on our community and the disregard for prior City Council conditions.

This project has a documented history of timeline extensions, developer turnover, and unfulfilled promises. The developer is again requesting an extension and alterations to existing agreements that contradict prior Council directives. Specifically, the developer proposes that construction of the Monument Springs Bridge be "concurrent" with the construction of Granite Lake Estates. However, the current agreement requires the bridge to be completed prior to the issuance of any additional permits.

According to the Staff Report, the bridge may not be completed until late 2027 at the earliest. Under this proposal, the developer could begin massive infrastructure work immediately upon starting bridge construction. This would route all heavy equipment and construction vehicles through Aguilar, Greenbrae, and Foothill Roads. Routing construction traffic through these narrow residential streets for nearly two years poses a significant and avoidable safety risk. The City Council previously denied a similar request based on these public safety concerns, and no new circumstances justify a different outcome now.

The bridge must be completed first to provide a dedicated route for construction traffic as originally intended. The request for "concurrent" construction circumvents the May 2022 City Council directive. Approving this amendment would set a dangerous precedent by ignoring established Conditions of Approval designed to protect residents.

Sincerely,

Jessica Rozek
4200 Caribou Court
Rocklin, CA 95677
jessicacook2016@gmail.com

From:	lisa.douglas@att.net
To:	Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; michael.barron@rocklinca.us; Nathan Anderson; Arwen Wacht; David Mohlenbrok
Subject:	OPPOSITION to 2/17/26 Agenda Item 2A: Granite Lake Estates Development Agreement (DA2024-0001)
Date:	Tuesday, March 10, 2026 2:17:15 PM

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Wow, over $8million now to build the bridge!!! When we first started this mess, the city of Rocklin had the opportunity to build that bridge for under $2million. I request that any homeowners and taxpayers **DO NOT foot the bill for the difference**. It's not their fault our city can't manage our infrastructure plans.

The bridge must be completed first to provide a dedicated route for construction traffic as originally intended. The request for "concurrent" construction circumvents the May 2022 City Council directive. Approving this amendment would set a dangerous precedent by ignoring established Conditions of Approval designed to protect residents. There is no reason the contractor can't begin the sites at the back section accessing China Gardens route.

I don't trust that the contractor won't just clear-cut the area and then go bankrupt again… leaving us all holding the cost due to procrastination.

Regards,
Lisa Douglas

From:	Eric Feller
To:	Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron
Cc:	Nathan Anderson
Subject:	Granite Lakes Estate proposal
Date:	Friday, February 13, 2026 7:48:54 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Commissioners,

My name is Eric Feller and my wife and I have lived on Green Mountain Court, one of the streets that would be directly impacted by the Granite Lake Estates proposal, since 2012. I am writing to respectfully express my strong opposition to the developer's request to begin infrastructure construction concurrently with the Monument Springs Bridge project.

Shortly after we moved here in 2012, we were told that no new neighborhood construction would commence until the bridge was complete. Despite this, two new neighborhoods have been built off of Aguilar Road since then.

As you know, the developer's request was previously denied by the City Council for good reason. The existing Development Agreement clearly ties development activity to completion of the bridge. Allowing grading, deforestation, road construction, and model home development to begin before the bridge is completed would shift years of heavy construction traffic onto Aguilar and Freeman Roads — roads that were not designed or intended to handle that volume or type of use.

The bridge is not expected to be completed until the end of 2027. That would mean nearly two additional years of large construction vehicles, heavy equipment transport, dust, noise, and safety concerns affecting established neighborhoods. This is not a minor modification — it is a substantial change to the original agreement that residents relied upon when purchasing their homes.

Beyond the inconvenience and infrastructure impacts, there are serious public safety concerns. In June 2025, our area experienced a fire that highlighted the limitations of our current road network. Our residents already face constrained ingress and egress, and this incident only served to demonstrate how vulnerable our neighborhood could be if emergency access were to be restricted. Adding heavy construction traffic and road obstructions before the bridge is completed would further compromise emergency response times and evacuation routes, placing residents at unacceptable risk.

My primary concerns include:

- Significant traffic and safety impacts for families, children, pedestrians, and cyclists
- Compromised emergency access and evacuation capacity, as demonstrated during the June 2025 fire
- Road deterioration and infrastructure strain
- Increased noise, dust, and environmental disruption
- The precedent of modifying previously established and relied-upon development conditions.

Residents built their lives here with the understanding that the bridge would be completed before major development activity commenced. Approving this request would undermine that agreement and shift both the safety risks and the burden of construction impacts onto existing neighborhoods.

I respectfully urge you to uphold the intent of the original Development Agreement, prioritize public safety, and deny the request to allow concurrent construction.

Thank you for your time, service, and thoughtful consideration of the community's concerns.

From:	Megan Foulger
Cc:	Ben Foulger
Subject:	Attention: Neighbors against allowing Granite Lakes Estates Building to Commence Prior to Monument Springs Bridge Completion
Date:	Thursday, February 12, 2026 10:35:30 AM

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Dear Planning Commissioners and Planning Staff,

My name is Megan Foulger, and my husband, Ben Foulger, and I reside on Barrington Court, one of the neighboring streets that would be directly impacted by the Granite Lake Estates proposal. I am writing to respectfully express my strong opposition to the developer's request to begin infrastructure construction concurrently with the Monument Springs Bridge project.

As you know, this request was previously denied by the City Council for good reason. The existing Development Agreement clearly ties development activity to completion of the bridge. Allowing grading, deforestation, road construction, and model home development to begin before the bridge is completed would shift years of heavy construction traffic onto Aguilar and Freeman Roads — roads that were not designed or intended to handle that volume or type of use.

The bridge is not expected to be completed until the end of 2027. That would mean nearly two additional years of large construction vehicles, heavy equipment transport, dust, noise, and safety concerns affecting established neighborhoods. This is not a minor modification — it is a substantial change to the original agreement that residents relied upon when purchasing their homes.

Beyond the inconvenience and infrastructure impacts, there are serious public safety concerns. In June 2025, our area experienced a fire that highlighted the limitations of our current road network. Our residents already face constrained ingress and egress, and this incident only served to demonstrate how vulnerable our neighborhood could be if emergency access were to be restricted. Adding heavy construction traffic and road obstructions before the bridge is completed would further compromise emergency response times and evacuation routes, placing residents at unacceptable risk.

My primary concerns include:

• Significant traffic and safety impacts for families, children, pedestrians, and cyclists
• Compromised emergency access and evacuation capacity, as demonstrated during the June 2025 fire
• Road deterioration and infrastructure strain

• Increased noise, dust, and environmental disruption
• The precedent of modifying previously established and relied-upon development conditions
Residents built their lives here with the understanding that the bridge would be completed before major development activity commenced. Approving this request would undermine that agreement and shift both the safety risks and the burden of construction impacts onto existing

neighborhoods.

I respectfully urge you to uphold the intent of the original Development Agreement, prioritize public safety, and deny the request to allow concurrent construction.

Thank you for your time, service, and thoughtful consideration of the community's concerns.

Sincerely,

Megan and Ben Foulger

From: David Mohlenbrok
To: Arwen Wacht; Nathan Anderson
Subject: Fwd: Granite Lakes Estates Development Agreement / Development Agreement, DA2024-0001
Date: Monday, February 16, 2026 10:46:15 AM

Begin forwarded message:

From: Aly Zimmermann <alyz@rocklin.ca.us>
Date: February 15, 2026 at 10:12:50 PM PST
To: David Mohlenbrok <David.Mohlenbrok@rocklin.ca.us>
Subject: FW: Granite Lakes Estates Development Agreement / Development Agreement, DA2024-0001

FYI

From: Bill Halldin <Bill.Halldin@rocklin.ca.us>
Sent: Sunday, February 15, 2026 7:42 PM
To: Aly Zimmermann <alyz@rocklin.ca.us>
Subject: FW: Granite Lakes Estates Development Agreement / Development Agreement, DA2024-0001

Bill Halldin
Councilmember, City of Rocklin
916-718-1251
Bill.Halldin@rocklin.ca.us

From: Greg Halstead <ghalstead@sbcglobal.net>
Sent: Sunday, February 15, 2026 11:19 AM
To: Jared Thomas <Jared.Thomas@rocklin.ca.us>; Gregg McKenzie <Gregg.McKenzie@rocklin.ca.us>; Twiana Armstrong <Twiana.Armstrong@rocklin.ca.us>; Michael Barron <Michael.Barron@rocklin.ca.us>; Roberto Cortez <Roberto.Cortez@rocklin.ca.us>
Cc: David Bass <David.Bass@rocklin.ca.us>; Bill Halldin <Bill.Halldin@rocklin.ca.us>; Ken Broadway <Ken.Broadway@rocklin.ca.us>; Jill Gayaldo <Jill.Gayaldo@rocklin.ca.us>; Greg Janda <Greg.Janda@rocklin.ca.us>
Subject: Granite Lakes Estates Development Agreement / Development Agreement, DA2024-0001

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caution when opening attachments or clicking links, especially from unknown senders.

Planning Commission Members,

I am writing to express opposition to the request to allow residential construction to proceed prior to completion of the Monument Springs Bridge.

Historically, the City has recognized that the bridge is the critical infrastructure element needed to safely support full buildout of the Granite Lakes Estates project. While limited early construction was allowed in earlier phases to help offset infrastructure costs, the City has more recently reinforced the importance of ensuring bridge delivery before allowing significant additional residential development. This position has been based on traffic circulation impacts to surrounding neighborhoods, particularly along Aguilar Road, as well as uncertainty in past bridge construction timelines.

Allowing additional home construction before the bridge is complete risks repeating past patterns where housing advances ahead of critical infrastructure, potentially increasing traffic congestion and neighborhood impacts while leaving the community dependent on future bridge completion.

The long-standing policy direction has been to ensure the bridge is funded, constructed, and operational as the primary access point before full residential buildout occurs. Maintaining that sequencing protects existing residents, ensures proper traffic circulation, and upholds the intent of prior City decisions.

For these reasons, I respectfully urge the Planning Commission to maintain the City's historical position and require completion of the Monument Springs Bridge prior to allowing further residential construction beyond previously established limits.

Respectfully,

Greg
6291 Brooshire Dr

From:	Christine Pasley-Bogni
To:	Jared Thomas; Gregg McKenzie; David Mohlenbrok; arwen.wacht@rockin.ca.us; Nathan Anderson; Twiana Armstrong; Roberto Cortez; Michael Barron
Subject:	Monument Bridge
Date:	Friday, February 13, 2026 1:29:43 PM

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Good afternoon,
I am contacting all of you in effort to encourage you to stand against big developers and continue to support your existing residents by turning down any more construction to take place until the original promise of building Monument Bridge has taken place. That bridge was in plans to be built as far back as 1995 and somehow each time a new developer becomes the new land owner that piece gets forgotten about. The city has already done its part to appease them by building the China Garden bridge, now the developers need to uphold their end of the plans. The residents comforts and concerns should be taken into account before another developer repeats history and back out of their end of the deal. They will make more money at our cost and then leave til next time. I urge you all to deny their sneaky underhanded tactics once again. The needs and wants of our existing Rocklin residents should come first, before the wants of a big business.

Sincerely
Christine Pasley-Bogni

Sent from my iPhone

From:	Nathan Anderson
Bcc:	"Megan Foulger"; Ben Foulger; "Jessica Rozek"; "Christina Smith"; "Carol Rubin"; "Christine Pasley-Bogni"; "Andy Sutter"; "Eric Feller"; "Mary C Cowen"; "Danielle Briscoe"; "Vanessa Whitmore"; "Christine Sloan"; "Derrick Schmidt"; "SARAH DOLLAR"; "Vicki Schwermann"
Subject:	Planning Commission Item 2A: Granite Lakes Estates DA
Date:	Tuesday, February 17, 2026 2:38:19 PM

Good afternoon.

In light of input received, including some legal questions that require additional review, staff will be recommending that the Planning Commission's consideration of the Granite Lakes Estates Development Agreement be continued to a date certain of **March 17, 2026**.

Thank you for your continued engagement in this process.

Nathan Anderson | Principal Planner
Planning Division | City of Rocklin
3970 Rocklin Road | Rocklin, CA 95677
nathan.anderson@rocklin.ca.us | (916) 625-5114 | **www.rocklin.ca.us**

From:	Jessica Rozek
To:	Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron; Nathan Anderson; Arwen Wacht; David Mohlenbrok
Subject:	Subject: OPPOSITION to 2/17/26 Agenda Item 2A: Granite Lake Estates Development Agreement (DA2024-0001)
Date:	Wednesday, February 11, 2026 10:57:34 PM

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Dear Rocklin Planning Commission Members, Community Development Director, and Planning Staff:

As a resident of Granite Lake Estates for over a decade, I am writing to formally request that the Planning Commission deny the proposed Granite Lake Estates Development Agreement (DA2024-0001). I am disappointed that the Staff Report recommends approval despite the negative impacts on our community and the disregard for prior City Council conditions.

This project has a documented history of timeline extensions, developer turnover, and unfulfilled promises. The developer is again requesting an extension and alterations to existing agreements that contradict prior Council directives. Specifically, the developer proposes that construction of the Monument Springs Bridge be "concurrent" with the construction of Granite Lake Estates. However, the current agreement requires the bridge to be completed prior to the issuance of any additional permits.

According to the Staff Report, the bridge may not be completed until late 2027 at the earliest. Under this proposal, the developer could begin massive infrastructure work immediately upon starting bridge construction. This would route all heavy equipment and construction vehicles through Aguilar, Greenbrae, and Foothill Roads. Routing construction traffic through these narrow residential streets for nearly two years poses a significant and avoidable safety risk. The City Council previously denied a similar request based on these public safety concerns, and no new circumstances justify a different outcome now.

The bridge must be completed first to provide a dedicated route for construction traffic as originally intended. The request for "concurrent" construction circumvents the May 2022 City Council directive. Approving this amendment would set a dangerous precedent by ignoring established Conditions of Approval designed to protect residents.

Sincerely,

Jessica Rozek
4200 Caribou Court
Rocklin, CA 95677
jessicacook2016@gmail.com

Aguilar Road is a 1.5 lane, old county road that in the past 20 years has become the default freeway access for an increasing number of developments (GLE 1, Rocklin Meadows, Granite Bluffs). There is already too much traffic for this road, with property lines very close to the roadway and only intermittent sidewalks. The lack of a second egress point is a serious safety issue for the whole neighborhood.

Until recently, everyone in the area, including GLE Phase 1, that relies on Aguilar Road for egress had to tolerate additional daily construction traffic from the Rocklin Meadows development. And now you are about to repeat that mistake by allowing so-called "concurrent" construction of the Monument Springs Bridge with the buildout of GLE.

Page 12 of the Staff Report asserts that the "development team" talked with "surrounding residents" who support the "concurrent" approach because it would reduce prolonged traffic impacts and related detriments. **This assertion is demonstrably nonsense.** What will happen is work on the Bridge will be strung out as long as possible while building the homes will be accelerated, and meanwhile all the construction vehicles will travel the length of Greenbrae and Aguilar Roads. The only way to reduce traffic impact on Greenbrae and Aguilar during the proposed buildout is to FINISH THE BRIDGE first. On page 9 of the Report, Staff states that prep work for the Bridge is "90%" complete and that construction would take 6 months. **So do it now**. Get it over with.

The City of Rocklin and the various owners of the proposed developments have been procrastinating the Bridge construction for more than 20 years. But even now, page 8 of the proposed Development Agreement specifically states: *[The] Parties agree that the building permit for the 49th residential dwelling and all such subsequent building permits may be issued upon* ***commencement*** *of construction of the bridge foundations/abutments [and]* ***there shall be no restrictions*** *on issuance of a total of eight 8 [building permits for model homes] and temporary certificates of occupancy therefor without further amendment to this Agreement*.

Let me repeat: Per the proposed DA, the Developers get 8 model homes and all the building permits at the first shovelful of Bridge construction **with no restrictions**. If they go bankrupt, or sell the properties, or just abandon the project (as happened previously) we will be stuck with a Bridge that consists of a couple of cubic feet of concrete and a bunch of half-finished model homes while the parties again point fingers at each other and evade responsibility. We are well past "Fool us twice, shame on us" territory and into "Fool us three or four times –." Enough. Don't do this.

Comments on the Staff Report:

Application Request/Project Description The project requests approval of a Development Agreement for the remaining phases of the Granite Lakes Estates project, a 116-lot single-family residential subdivision. The Development Agreement would extend the term of the previously approved Tentative Subdivision Map (SD-2000-02A) and Oak Tree Preservation Plan Permit (TRE-2000- 33A) for a period of ten (10) years, and would allow construction of the remaining 65 residences to proceed concurrently with construction of the Monument Springs Bridge.

Commented [CR1]: This is substantially the same agreement the developer(s) requested in 2022.

Monument Springs Bridge and Extension of Monument Springs Drive

Consistent with the requirements of the Southeast Rocklin Circulation Element, adopted in 1993, primary access to the project site was to be via an off-site extension of Monument Springs Road from its terminus on the north side of Secret Ravine to Greenbrae Road. The extension included construction of a developer-funded bridge over the creek and a two-lane road to connect to Greenbrae Road (Figure 5).

At the time, the property for the bridge portion of this off-site improvement was located in an area under the jurisdiction of Placer County. Known as the Greenbrae Area, this island of Placer County controlled land was annexed into the City of Rocklin in 2016. Based on its original approvals, the Granite Lakes Estates project was allowed to construct up to a maximum of 40 homes in the first phase of development in order to partially offset the cost of off-site improvements.

Homes were completed on all 48 lots in the first phase of project development and construction of the bridge and roadway improvements commenced. Work on the bridge and roadway improvements were later halted, and ultimately the undeveloped portions of the subdivision went into receivership and were not pursued.

Bridge Financing and Funding On May 10 and June 14, 2022, the City Council affirmed special conditions requiring the owners of the Granite Lakes Estates project, along with the Vista Oaks and Highlands Parcel A projects, to form a Bond Opportunities for Land Development (BOLD) Community Facilities District (CFD). This requirement is consistent with the City's Land Secured Financing policies and procedures adopted under Resolution No. 2005-112 and is intended to finance construction of the Monument Springs Bridge, roadway extension, and other eligible improvements prior to commencement of any site work for the subdivisions. In addition to approximately $198,000 which had been previously collected by the City from Highlands Units 2 and 3 for construction of the bridge and roadway extension, the City Council took a significant step toward ensuring delivery of the Monument Springs Bridge on June 28, 2022, by allocating $1.5 million in the Fiscal Year 2022/23 Capital Improvement Plan.

Commented [CR2]: Meaningless, unenforceable

During those same meetings in 2022, the City Council also considered applicant-initiated requests to modify the approved General Development Plan for the Granite Lakes Estates subdivision, as well as the conditions of approval for the Granite Lakes Estates and Vista Oaks Tentative Subdivision Maps. The proposed modifications were intended to facilitate construction of the Monument Springs Bridge and roadway extensions by allowing additional homes to be constructed prior to completion of the bridge and roadway improvements, in support of formation of a Community Facilities District and issuance of BOLD bonds. Due to community concerns regarding increased traffic on Aguilar Road and uncertainty

surrounding the timing of the bridge construction, the City Council did not approve the amendments to allow for the construction of additional homes within the Granite Lakes Estates project prior to completion of the Monument Springs Bridge and roadway improvements. The City Council did however approve Resolution No. 2022-127, which amended the Granite Lakes Estates Tentative Subdivision Map and Oak Tree Preservation Plan Permit to change some conditions of approval, mainly related to BOLD financing.

On March 28, 2023, the City Council approved advancing City funds from the Traffic Circulation Impact Fees Fund to support early construction of the bridge, with reimbursement to the City occurring over time through the BOLD CFD. As part of that action, the City Council directed staff to assume responsibility for the project and deliver the bridge as quickly and efficiently as reasonably possible.

Bridge Timeline To support the successful design and construction of the project, the City issued a Request for Proposals (RFP) on September 7, 2023, for bridge design and construction management services. On December 12, 2023, the City Council approved the selection of Dokken Engineering for the design component and Consor North America, Inc. for construction management. Since that date, bridge design has been steadily progressing, with 90 percent design plans anticipated to be submitted by Dokken in May of this year. Environmental permitting is also underway. The current construction schedule anticipates a spring 2027 construction start date with an anticipated completion date approximately six months later. If the project proceeds as planned, the bridge is expected to be fully operational by the end of 2027.

Proposed Development Agreement The proposed DA would extend the term of the previously approved Tentative Subdivision Map and Oak Tree Preservation Permit for an additional ten (10) years, and allow application for and construction of the remaining homes to proceed concurrently with construction of the Monument Springs Bridge.

According to the development team, the requested 10-year term is intended to provide a realistic and responsible entitlement horizon that accounts for potential uncertainties associated with bridge timing, funding coordination, permitting, construction sequencing, and broader economic conditions that could impact project delivery. The development team has stated that a shorter extension would risk requiring additional discretionary approvals before the project can reasonably be completed, repeating a pattern that has occurred previously and creating uncertainty for both the City and the development team.

The DA would allow building permits for the remaining 65 residences to be issued upon commencement of construction of the Monument Springs Bridge foundations and abutments. It would also allow for issuance of up to six (6) model home building permits and temporary certificates of occupancy, with the City Manager authorized to approve up to two (2) additional model home permits, for a maximum total of eight (8) No other certificates of occupancy could be approved until the City Council approves the Notice of Completion accepting the public improvements associated with the extension of Monument Springs Drive and completion of the Monument Springs Bridge, thus helping to minimize automobile trips on local roadways such as Aguilar Road from the remaining non-model home residences.

If the DA is approved, the applicant has indicated that buildout of the remaining homes would occur in phases coordinated with the commencement and completion of the bridge improvements. Allowing

Commented [CR3]: I think you mean “slowly” here

Commented [CR4]: SO, after 20 years, not even the first shovel of dirt for another year, and that’s just “anticipated”

Commented [CR5]: Bridge construction will take 6 months. Do it already.

Commented [CR6]: That’s 65 additional homes and still no bridge! Bridge completion **tentatively** in late 2027. Construction on many/most of the houses will be in progress before the bridge is complete. If the developer abandons the project again, we are stuck with 65 more houses/building permits and no bridge!

Commented [CR7]: Actually, a longer extension increases the risk of requiring additional approvals

Commented [CR8]: Developers can dig one hole and instantly get 65 permits

Commented [CR9]: All the construction traffic for the infrastructure of the entire development and the 8 model homes would go down Greenbrae and Aguilar. If the project is sold or abandoned during construction we are left with 8 half-completed houses, 65 building permits AND STILL NO BRIDGE.

limited concurrent home construction with bridge construction is intended to minimize overall disruption to nearby neighborhoods by consolidating construction activity into a single, coordinated timeframe, rather than extending impacts over multiple years.

The development team has stated that it conducted informal discussions with surrounding residents, during which there was general support for concurrent construction as a means of reducing prolonged traffic impacts, construction noise, and repeated contractor mobilization.

The DA establishes clear safeguards that tie residential occupancy to completion of the bridge, while still allowing limited early construction activity to proceed efficiently once bridge foundations are underway. Because any certificates of occupancy issued prior to full operation of the bridge would be limited to a small number of model homes, construction of homes not permitted for occupancy would have minimal impact on local circulation. No residential occupancy would be allowed until the bridge is fully completed and a Notice of Completion is approved by the City Council.

The proposed DA would not be detrimental to the health, safety and general welfare of persons residing in the immediate area, nor be detrimental or injurious to property or persons in the general neighborhood or the general welfare as a whole.

Commented [CR10]: No hard and fast timelines. The only way to minimize disruption to the nearby neighborhood is to finish the Bridge first and establish an alternate egress before any subdivision construction begins.

Commented [CR11]: What residents? I would like to hear from them. This is nonsense.

Commented [CR12]: I haven't seen any yet.

Commented [CR13]: Contradicts the previous sentence. 8 COs would be approved at the first shovel of dirt for the bridge, plus the developer gains building permits for the rest of the homes in the subdivision, all still with no Bridge

Commented [CR14]: Only if the Bridge is completed first. There are significant traffic flow and safety concerns without an alternate exit to Rocklin Road and I-80

Comments on the Development Agreement

Owner/Applicant Capital Equity Management Group, Inc. owns APNs 454-070-049, -050, -051, -052, and -054.

Real Property Investment Pros, Inc. and

Capital Equity Management Group, Inc. own 045-030-070.

The applicant is NG Alexander Real Estate Development, LLC. c/o Nick Alexander.

DEVELOPMENT AGREEMENT RELATIVE TO GRANITE LAKES ESTATES This Development Agreement ("Agreement") is entered into as of this ____ day of _____, 2026, by and between the CITY OF ROCKLIN, a municipal corporation ("City"), and CAPITAL EQUITY MANAGEMENT GROUP, INC., a California corporation and REAL PROPERTY INVESTMENT PROS INC., a Nevada corporation (collectively, "Landowners"). City and Landowners are hereinafter sometimes collectively referred to as the "Parties" and singularly as "Party."

Notwithstanding Project Approvals requiring the extension of Monument Spring Drive and construction of Monument Springs Bridge before the 49th building permit, the Parties agree that the building permit for the 49th residential dwelling and all such subsequent building permits may be issued upon commencement of construction of the bridge foundations/abutments for the Monument Springs Drive Bridge.Notwithstanding anything to the contrary herein, there shall be no restrictions on issuance of up to six (6) model home building permits and temporary certificates of occupancy therefor. The City Manager shall have authority to permit issuance of an additional two (2) model home building permits (for a total of eight (8)) and temporary certificates of occupancy therefor without further amendment to this Agreement upon a showing of good cause by Landowners. No other Certificates of Occupancy shall be approved until a Notice of Completion is approved by the City Council, signifying the acceptance of public improvements related to the extension of Monument Springs Drive and the completion of the Monument Springs Drive Bridge. .

Commented [CR15]: Developers get all the building permits and no restrictions on COs for 6-8 model homes at the first and potentially only shovel of dirt for the Bridge.

Commented [CR16]: But if the project is abandoned, the 8 COs and building permits remain – without a Bridge.

From:	Derrick Schmidt
To:	Nathan Anderson
Subject:	Granite Lakes Estate Subdivision Extension
Date:	Monday, February 16, 2026 4:42:44 PM
Attachments:	Greenbrae Road Trucks.jpg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Anderson,

My name Derrick Schmidt. I have been a resident of "Greenbrae Island", specifically 4584 Greenbrae Road, Rocklin CA 95677, for almost 22 years now (we occupied our home in July of 2004).

It has come to my attention that the entity planning to build additional homes in the Grantie Lakes Estates Development is **AGAIN** attempting to postpone constructing the Monument Springs Drive extension.

PLEASE, all of you, walk down Aguilar Road sometime and imagine what it was like the previous times major excavation projects happened in our neighborhood – at least 3 since I have lived here. Walk your dog(s) down Aguilar Road, ride your E-bikes down Aguilar with your kids, stand at the school bus stop with the kids on Aguilar Road or at the intersection of Aguilar and Greenbrae Roads. There is barely enough room for two cars driving opposite directions. We must pull into the dirt when the school bus drives down Aguilar Road because of how narrow it is. Then imagine what it would be like (as it has been in the past) with a constant caravan of large dump trucks.

The Monument Springs Drive extension is needed **ESPECIALLY BEFORE** any significant development.

It is just not safe having all the existing traffic going through Aguilar Road, much less all the additional construction traffic. I am also concerned with ever increasing fire danger (having been recently required by my homeowner's insurance company to make fire resistant modifications to my home) that we would be trapped without additional egress options. This has come to be much more of a concern for me after my childhood home burned to the ground in the Palisades fire.

Included is a photo – just a glimpse – of one of our previous experiences with development down the street.

Thank you for your attention to this matter.

Respectfully,

From:	Christine Sloan
To:	Arwen Wacht; David Mohlenbrok; Nathan Anderson; Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron
Subject:	RE Feb 17th planning commission meeting
Date:	Monday, February 16, 2026 3:28:05 PM

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Planning Commissioners and Planning Staff,

In light of the Granite Lake Estates Concurrent Construction Request:

I am a resident of Brookshire Drive and will be directly affected. Please do not allow further development to proceed without having the Monument Spring Bridge complete. Aguilar Road is narrow and does not have sidewalks. I think it is dangerous and irresponsible to allow construction traffic on it for such a big project. During the last construction project the road was torn up multiple times with potholes. The road is not suitable for the wear and tear that will occur or the added traffic.

We love living in Rocklin and hope and trust you will make decisions in the best interests for the residents of Rocklin.

Thank you, Christine Sloan

From:	Christina Smith
To:	David Mohlenbrok; Arwen Wacht; Nathan Anderson; Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron
Subject:	Opposition to Granite Lake Estates Concurrent Construction Request – Feb. 17 Planning Commission Meeting
Date:	Thursday, February 12, 2026 9:39:22 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Commissioners and Planning Staff,

My name is Christina Smith, and I am a resident on one of the main streets (Greenbrae) that would be directly impacted by the Granite Lake Estates proposal. I am writing to respectfully express my strong opposition to the developer's request to begin infrastructure construction concurrently with the Monument Springs Bridge project.

As you know, this request was previously denied by City Council for good reason. The existing Development Agreement clearly ties development activity to completion of the bridge. Allowing grading, deforestation, road construction, and model home development to begin before the bridge is completed would shift years of heavy construction traffic onto Aguilar and Freeman Roads — roads that were not intended to handle that volume or type of use.

The bridge is not expected to be completed until the end of 2027. That would mean nearly two years of large construction vehicles, heavy equipment transport, dust, noise, and safety concerns affecting existing neighborhoods. This is not a minor adjustment — it is a substantial change to the original agreement that residents relied upon.

My primary concerns include:

- Significant traffic and safety impacts for families, children, and pedestrians
- Road deterioration and infrastructure strain
- Increased noise, dust, and environmental disruption
- The precedent of modifying previously established and relied-upon development conditions

Residents purchased homes and built their lives here with the understanding that the bridge would be completed before major development activity commenced. Approving this request undermines that agreement and places the burden on existing neighborhoods.

I respectfully urge you to uphold the intent of the original Development Agreement and deny the request to allow concurrent construction.

Thank you for your time, service, and thoughtful consideration of the community's

From:	mike.stromar@outlook.com
To:	Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron; Nathan Anderson; Arwen Wacht; David Mohlenbrok
Subject:	Public Comment – DA2024-0001 (Granite Lake Estates Development Agreement)
Date:	Tuesday, February 17, 2026 3:36:54 PM

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Dear Planning Commission Members,

I just learned about the Agenda Item 2A – Granite Lake Estates Development Agreement (DA2024-0001).

My wife and I purchased our home at 4439 Greenbrae Road in December 2021. At the time of purchase, the approved Conditions of Approval required completion of the Monument Springs Bridge prior to issuance of additional permits for the remaining homes. That sequencing was a material component of the development framework governing this area.

The bridge-first requirement was not symbolic. It was the mechanism intended to:

- Provide a dedicated access route for future construction traffic
- Prevent extended heavy construction routing through established residential streets
- Protect pedestrian safety and emergency access
- Ensure infrastructure capacity keeps pace with build-out

The proposed amendment would materially alter that sequencing by allowing additional homes to proceed "concurrently" with bridge construction. Based on the Staff Report, the bridge may not be completed until late 2027. That could result in prolonged construction traffic through Greenbrae, Aguilar, and Foothill Roads before the intended mitigation infrastructure is operational.

When homeowners purchase property subject to published Conditions of Approval, there is reasonable reliance that those conditions will be enforced as written — especially when those conditions were reaffirmed by the City Council as recently as May 2022. Modifying them now, without bridge completion as a prerequisite, undermines predictability in land use governance and shifts risk to existing residents.

If the Commission considers approval, I respectfully request that it require objective, enforceable milestones tied to actual bridge completion — not merely commencement

of construction. For example:

- Full execution and bonding of the bridge improvement agreement
- Demonstrated construction progress milestones
- A defined cap on building permits or certificates of occupancy prior to bridge completion
- Automatic suspension triggers if bridge construction is delayed

Starting bridge construction is not equivalent to completing it.

The Conditions of Approval were established to balance development rights with community protection. Maintaining the original sequencing preserves that balance and protects the integrity of prior Council decisions.

For these reasons, I respectfully request denial of DA2024-0001 as currently proposed, or, at minimum, substantial modification to ensure bridge completion remains the controlling prerequisite for additional residential construction.

Sincerely,
Michael & Lori Stromar
4439 Greenbrae Road
Rocklin, CA 95677

From:	Andy Sutter
To:	Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron
Cc:	David Mohlenbrok; Arwen Wacht; Nathan Anderson
Subject:	OPPOSE Granite Lakes Estates DA (DA2024-0001) — Feb. 17 Hearing — Public Safety & Liability Concerns
Date:	Friday, February 13, 2026 6:02:18 PM
Attachments:	Formal Opposition to Granite Lakes Estates Development Agreement 2-13-2026.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Commissioners and Staff,

I am writing to oppose the proposed Development Agreement for Granite Lakes Estates (DA2024-0001) and to ask the Commission to recommend denial. I am a resident who lives near the project, and my concerns center on public safety, the permanent impact on Aguilar Road, and the City's legal liability.

The City Council already denied this. In 2022, the Council rejected a similar request from this developer specifically because of traffic safety concerns on Aguilar Road and uncertainty about the bridge timeline. Nothing has changed — the bridge is still not under construction and is not expected to be complete until late 2027 at the earliest.

Aguilar Road is dangerous for this traffic. It is a narrow street with no sidewalks, no curbs, and barely enough room for two cars to pass. Children play here. School buses stop here. Cyclists, joggers, and dog walkers use this road every day because there is nowhere else to go. The proposed DA would funnel heavy construction traffic from 65 homes down this road for up to two years. This is an obvious and serious safety hazard.

This is also a permanent traffic problem, not just a construction issue. Even after the bridge is built, residents of the 65 new homes heading south toward I-80, schools, and shopping will use Aguilar Road daily. That's an estimated 300+ additional daily trips on a road never designed for it. No traffic study has analyzed this impact. No condition of approval addresses it. The bridge only provides a northbound alternative — it does not eliminate the permanent load on Aguilar Road.

The City faces real legal liability. Under Government Code §835, the City is liable for injuries caused by dangerous conditions of public property when it has actual notice of the danger. The 2022 denial proves the City already knows Aguilar Road is inadequate for this traffic. Under Baldwin v. State of California and Bonanno v. Central Contra Costa Transit, the City cannot hide behind design immunity or blame third-party drivers when it knowingly created the dangerous condition. If someone — especially a child — is hurt on Aguilar Road because of this project, this letter will be Exhibit A.

The 2002 EIR is obsolete. It is 23 years old, uses traffic methodology (Level of Service) that is no longer valid under SB 743, and never analyzed the scenario of all traffic concentrated on Aguilar Road without the bridge. CEQA Guidelines §15162 requires supplemental environmental review when there are changed circumstances and new information — both of which clearly exist here.

I ask the Commission to:

- Recommend denial of DA2024-0001 as presented
- Require a current traffic study for Aguilar Road before any action

- Require Aguilar Road to be improved to City standards (widened, sidewalks, curbs) before construction begins
- Require supplemental CEQA review of the 23-year-old EIR
- Forward this letter to the City Attorney as formal notice of a dangerous condition under §835.2(a)

Please build the bridge first, fix Aguilar Road, and study the traffic. Then allow construction. Our neighborhood's safety depends on it.

Thank you for your time and consideration.

Sincerely,

Anthony D. Sutter, P.E.
Licensed Civil Engineer
5933 Green Mountain Ln
Rocklin, CA 95677

attachment: Formal Opposition to Granite Lakes Estates Development Agreement 2-13-2026.pdf

Anthony D. Sutter
5933 Green Mountain Ln
Rocklin, CA 95677
andy.sutter.pe@gmail.com
(916) 835-3588
February 13, 2026

Rocklin Planning Commission
City of Rocklin Community Development Department
3970 Rocklin Road
Rocklin, CA 95677

Via Email and U.S. Mail to: All Planning Commissioners and Planning Staff (addresses below)

RE: OPPOSITION AND FORMAL NOTICE OF LIABILITY CONCERNS — Granite Lakes Estates Development Agreement (DA2024-0001) — February 17, 2026 Planning Commission Hearing

Dear Chair Thomas, Commissioners McKenzie, Armstrong, Cortez, and Barron:

I am writing to **urge the Planning Commission to recommend denial** of the proposed Development Agreement (DA2024-0001) for the Granite Lakes Estates project. I am a resident who lives near the project site, and I have serious concerns about public safety, legal liability, and the adequacy of environmental review. I respectfully request that this letter be made part of the permanent public record and forwarded to the City Attorney's Office.

This letter addresses not only the temporary construction-phase impacts of this proposal, but also the permanent, ongoing traffic safety impacts that 65 additional homes will impose on Aguilar Road and the surrounding neighborhood — impacts that no current traffic study has analyzed and that no condition of approval addresses.

1. The City Council Already Denied This Request in 2022

In June 2022, the City Council considered and rejected the developer's request to allow construction of additional homes within the Granite Lakes Estates project prior to completion of the Monument Springs Bridge and roadway improvements. As the Staff Report for this very hearing acknowledges, the City Council denied that request due to community concerns about increased traffic on Aguilar Road and uncertainty surrounding the timing of bridge construction.

Those same concerns have not been resolved — they have only intensified. The bridge is still not under construction. It is not even at final design: 90% design plans are not expected until May 2026, and construction is not anticipated to begin until spring 2027 at the earliest, with completion by late 2027 in the best-case scenario. The developer is now back before the City, repackaging essentially the same request the City Council already rejected, and asking the Planning Commission to override that prior decision.

2. The Proposed DA Overrides Existing Safety Protections

The existing conditions of approval (Resolution 2022-127, Special Condition 19d) are clear: the extension of Monument Springs Drive and the bridge over Secret Ravine must be completed and open to traffic before the 49th building permit is issued. This condition was specifically designed to protect existing residents from traffic impacts.

Section 8 of the proposed Development Agreement directly overrides this protection. It would allow the 49th building permit — and **all subsequent permits for the remaining 65 homes** — to be issued as soon as construction of the bridge foundations and abutments merely "commences." In addition, up to **8 model home building permits could be issued with no bridge-related trigger at all**. This means the developer could begin full-scale grading, infrastructure construction, road building, lot development, and home construction across the entire remaining subdivision while the bridge remains years from completion.

3. Aguilar Road Cannot Safely Handle Construction Traffic

Without the Monument Springs Bridge, all construction traffic — heavy equipment, grading machinery, concrete trucks, lumber deliveries, contractor vehicles, and all other construction-related trips — must use Aguilar Road and/or Freeman Road to access the project site. These roads are completely inadequate and unsafe for this type and volume of traffic.

Aguilar Road is a narrow, rural residential street. It has **no sidewalks**. It has **no curbs** along significant portions. It is barely wide enough for two passenger vehicles to pass each other safely. On any given day, you will find children playing near the road, school buses picking up and dropping off students, cyclists sharing the road with no bike lane or shoulder, joggers and runners with no sidewalk to use, and residents walking their dogs — all forced to share the same narrow pavement with vehicles because there is simply nowhere else for them to go.

Adding a constant stream of heavy construction vehicles — excavators and bulldozers being trailered in, dump trucks hauling dirt and fill, concrete mixers, flatbed trucks delivering building materials, and dozens of daily contractor vehicle trips — to this environment for one to two years or longer is an obvious, foreseeable, and serious danger to residents, children, pedestrians, and cyclists.

4. The Permanent Traffic Impact on Aguilar Road Has Been Ignored

This is not solely a construction-traffic issue. The project will permanently and substantially increase daily traffic on Aguilar Road, and this impact has never been studied or addressed.

The Monument Springs Bridge, when eventually completed, will provide a connection northward across Secret Ravine to China Garden Road. However, for residents of the Granite Lakes Estates subdivision heading south toward I-80, commercial services, schools, and other destinations, the most direct route is south through Greenbrae Road to Aguilar Road. The bridge does not eliminate Aguilar Road traffic — it merely provides an alternative route in one direction.

Using standard ITE trip generation rates for single-family homes (approximately 9–10 vehicle trips per household per day), **65 new homes will generate approximately 585–650 new daily vehicle trips**. Even if half of those trips use the bridge route northward, that still means approximately **300 or more additional daily vehicle trips on Aguilar Road — permanently**.

Combined with the existing 48 Phase 1 homes already using this road, this could more than double the current traffic volume on a road with no sidewalks, no curbs, and no capacity for it.

Critically, existing Condition 19c of Resolution 2022-127 states that upon bridge completion, "construction traffic for the Granite Lake Estates subdivision shall utilize that roadway instead of Aguilar Road." This condition applies only to construction vehicles. There is no condition restricting or even addressing the permanent daily residential traffic that 65 new households will generate on Aguilar Road. The DA is entirely silent on this issue.

The 2002 EIR's traffic analysis was built on the assumption that the Monument Springs Bridge would serve as primary access, consistent with the Southeast Rocklin Circulation Element adopted in 1993. But no updated traffic study has been conducted analyzing the cumulative impact of adding 65 homes to Aguilar Road under current conditions. The Commission is being asked to approve a project with a massive, permanent traffic impact on a substandard road without any current data on whether that road can safely handle it.

5. Aguilar Road Must Be Improved to City Standards as a Condition of Approval

If the City is going to approve a project that will permanently increase traffic on Aguilar Road by hundreds of daily vehicle trips, then Aguilar Road must be improved to safely handle that traffic before construction begins. The conditions of approval require full urban improvements — curbs, gutters, sidewalks, street lights — for the new streets inside the subdivision. Yet Aguilar Road, the existing public road that will actually absorb the traffic impact, receives nothing. This is an unacceptable inconsistency.

I request that the following be added as conditions of approval:

a. **A current, comprehensive traffic study** must be completed for Aguilar Road and Freeman Road analyzing both construction-phase and post-buildout permanent traffic volumes, pedestrian and bicycle safety, school bus operations, and road capacity.

b. **Aguilar Road must be improved to current City street standards** prior to any construction activity. Improvements should include widening to accommodate two-way traffic plus construction/service vehicles, sidewalks on both sides, curbs and gutters, adequate drainage, and street lighting.

c. **A Construction Traffic Management Plan** must be prepared and approved by the City Engineer, specifying haul routes, hours of operation, speed limits, flagging requirements, school-bus-schedule avoidance windows, and pedestrian safety measures.

d. **The developer must fund or proportionally contribute to Aguilar Road improvements**, just as developers are required to build infrastructure inside their subdivisions. Fair-share traffic mitigation fees should be assessed for the permanent increase in traffic on Aguilar Road.

e. **Traffic signals or traffic control improvements** must be evaluated at key intersections along the Aguilar Road corridor to safely manage the increased volumes.

f. **The developer must post a bond for road damage repair** on Aguilar Road and Freeman Road attributable to construction traffic.

6. The "Consolidation" Argument Is Misleading

The Staff Report suggests that allowing concurrent construction would minimize disruption by consolidating activity into a single timeframe. This framing is misleading. Concurrent construction means the neighborhood would experience both bridge construction and full-scale subdivision construction simultaneously — doubling the heavy equipment, doubling the truck traffic, and doubling the daily disruption, all routed through Aguilar Road. This does not consolidate impacts. It concentrates and amplifies them during the very period when Aguilar Road is least able to handle additional traffic safely.

7. Formal Notice of Liability Under Government Code §835

I write to place this Planning Commission and City Council on formal notice that approving this Development Agreement creates a foreseeable dangerous condition of public property under Government Code §835.

Government Code §835 imposes liability on a public entity for injury caused by a "dangerous condition" of its property when the entity had actual or constructive notice. Section 830(a) defines a dangerous condition as one creating a substantial risk of injury when the property is used with due care in a reasonably foreseeable manner. Pedestrians, children, cyclists, and joggers using Aguilar Road are exercising due care in a reasonably foreseeable manner.

The City's own 2022 denial establishes actual notice under §835.2(a). When the City Council denied the same request in 2022 specifically because of traffic safety concerns on Aguilar Road, it created an irrefutable record of actual knowledge of the dangerous condition. The City cannot now claim ignorance. This letter, and every public comment submitted at this hearing, adds additional documented notice.

Under the California Supreme Court's decision in Baldwin v. State of California (1972) 6 Cal.3d 424, a public entity "may not, ostrich-like, hide its head in the blueprints, blithely ignoring the actual operation of the plan." When changed physical conditions — such as dramatically increased traffic volumes on a narrow road — make a roadway dangerous, design immunity under §830.6 is lost. The three-element test established in Cornette v. Department of Transportation (2001) 26 Cal.4th 63 is satisfied here: (1) the design has become dangerous due to changed conditions, (2) the City has actual notice, and (3) the City has had reasonable time to act.

Under Bonanno v. Central Contra Costa Transit Authority (2003) 30 Cal.4th 139, the City remains liable even if a third-party driver's negligence is the immediate cause of injury, because the City created the condition that exposed residents to increased danger. The reasonableness defense under §835.4 is unavailable when the City has already deemed this routing unreasonable by denying the same proposal in 2022.

If this DA is approved and any person — a child, a cyclist, a jogger, a dog walker, a school bus passenger — is injured or killed on Aguilar Road as a result of construction traffic or increased residential traffic from this project, the City will face substantial tort liability. I preserve the right to file tort claims under Government Code §§900–913 in the event of any such injury. I request this letter be forwarded to the City Attorney and retained as formal notice of a dangerous condition under §835.2(a).

8. The Developer Indemnification Is Inadequate to Protect the Public

The DA's indemnification provision requiring the developer to indemnify the City is itself an admission that the City recognizes the project creates foreseeable liability risk. However, this

indemnification is inadequate for several reasons. First, it protects only the City's financial exposure, not the safety of residents. Injured residents are not parties to the DA and cannot enforce the indemnification clause. Second, if the developer becomes insolvent — as notably occurred with this very project when construction stalled around 2009 and the property went into receivership — the indemnification becomes worthless, leaving the City fully exposed. Third, under Civil Code §2782, indemnification provisions that cover the indemnitee's own negligence may be void or unenforceable.

The City cannot outsource its obligation to protect public safety by contractually shifting financial risk to a private developer. Indemnification is a financial mechanism, not a safety measure. It does nothing to prevent a child from being struck by a cement truck on a road with no sidewalks.

9. CEQA Requires Supplemental Environmental Review

The 2002 Environmental Impact Report (EIR-2000-01) is now 23 years old and functionally obsolete for purposes of analyzing the impacts of this Development Agreement. The DA constitutes a new discretionary approval that triggers CEQA Guidelines §15162, which requires a supplemental or subsequent EIR when there are substantial changes to a project or its circumstances, or new information of substantial importance.

Three independent triggers under §15162(a) compel supplemental review:

Substantial changes to the project (§15162(a)(1)): The DA fundamentally alters construction phasing by allowing all 65 homes before the bridge is complete. The 2002 EIR analyzed impacts assuming the bridge would provide primary access. The DA creates an entirely new traffic pattern — all construction and a significant portion of permanent residential traffic concentrated on Aguilar Road — that was never analyzed.

Changed circumstances (§15162(a)(2)): In 23 years, traffic volumes in the area have increased, residential density has grown, and regulatory standards have changed dramatically. Most significantly, SB 743 replaced Level of Service (LOS) with Vehicle Miles Traveled (VMT) as the required metric for transportation impact analysis, codified at CEQA Guidelines §15064.3 and mandatory since July 1, 2020. The 2002 EIR's entire traffic analysis uses a methodology that is no longer legally valid under CEQA.

New information of substantial importance (§15162(a)(3)): The City's own 2022 finding that Aguilar Road traffic is a safety concern, the lack of any current traffic study, and the absence of any analysis of construction-phase impacts on Aguilar Road in the scenario where the bridge does not yet exist all constitute new information that was not before the City in 2002.

Under Communities for a Better Environment v. South Coast AQMD (2010) 48 Cal.4th 310, the environmental baseline must reflect existing physical conditions, not 23-year-old data. The City cannot rely on a 2002 EIR to approve a 2026 Development Agreement that creates traffic and safety impacts never contemplated in the original analysis. I request that the City prepare a supplemental EIR or, at minimum, an updated traffic impact analysis before acting on this DA.

10. The Developer's Claimed Neighbor Support Is Unverified

The Staff Report notes that the development team claims to have conducted "informal discussions with surrounding residents" showing "general support for concurrent construction." This is a vague and unverifiable claim. No documentation, petition, survey results, or other evidence has been presented. The Commission should not give weight to unsubstantiated

assertions, especially when the City Council heard directly from residents opposing this concept in 2022. I request that the developer be required to provide specific documentation of these claimed discussions, including dates, locations, names of residents contacted, and the substance of those conversations.

11. A 10-Year Extension Is Excessive

The proposed DA would extend the life of this project for an additional ten years. This project was originally approved in 2002 and has been through multiple ownership changes, amendments, and extensions over more than two decades. Entitlements that have never been fully exercised should be reevaluated under current conditions and standards, not perpetually extended. Granting another decade of vested rights removes the City's ability to revisit the project's terms if circumstances change — including changes in traffic conditions, environmental regulations, or community needs.

12. Public Records Act Requests

Pursuant to the California Public Records Act (Government Code §§7920.000–7930.215), I intend to submit formal requests for the following categories of records, and I place the City on notice to preserve all responsive documents:

- All traffic studies, impact analyses, traffic counts, and speed surveys for Aguilar Road and Freeman Road from 2018 to present
- All internal staff communications (emails, memos, messages) regarding Aguilar Road safety, the DA, and construction traffic routing
- All communications between City staff and the developer regarding the DA, bridge timing, and construction phasing
- Documentation of the developer's claimed "informal discussions" with neighbors — sign-in sheets, presentation materials, meeting summaries, and correspondence
- All bridge construction timelines, engineering reports, milestone schedules, and funding/financing documents
- All records from the 2022 City Council denial — staff reports, deliberations, audio recordings, and the findings and basis for denial
- All fire department, EMS, and police input regarding Aguilar Road access and safety during construction
- All resident complaints regarding traffic safety on Aguilar Road
- All risk assessments, vehicle trip generation estimates, and insurance certificates related to the DA

13. My Requests to the Planning Commission

For the reasons set forth above, I respectfully ask the Planning Commission to:

1. **Recommend denial of the proposed Development Agreement (DA2024-0001) as presented.**
2. **Uphold the City Council's 2022 decision** and the existing condition requiring completion of the Monument Springs Bridge and Monument Springs Drive extension before issuance of the 49th building permit.

3. **Require a current, comprehensive traffic study** analyzing both construction-phase and permanent post-buildout traffic impacts on Aguilar Road and Freeman Road before any action is taken on this DA.
4. **Require Aguilar Road to be improved to current City street standards** — widened with sidewalks on both sides, curbs, gutters, and adequate lighting — prior to any construction activity, with costs borne by the developer.
5. **Require supplemental CEQA review** of the 23-year-old EIR, including a current traffic analysis using VMT methodology as required by SB 743.
6. **Require a Construction Traffic Management Plan** approved by the City Engineer before any construction activity on Aguilar Road or Freeman Road.
7. **Require formal, documented community outreach** — not informal, unverifiable developer conversations — before this matter returns to the City Council.
8. **Forward this letter to the City Attorney** and retain it as formal notice of a dangerous condition under Government Code §835.2(a).

The Monument Springs Bridge was always intended as the critical infrastructure that would unlock the remaining phases of Granite Lakes Estates. The City Council understood this when it denied the same request in 2022. Nothing has changed — no sidewalks added, no curbs installed, no road widening performed, no traffic study completed. What has changed is that we now understand the problem is even larger than previously recognized: Aguilar Road will bear not only temporary construction traffic, but a permanent increase of hundreds of daily vehicle trips from 65 new households.

Build the bridge first. Improve Aguilar Road. Study the traffic impacts. Then allow construction to proceed. The safety of our neighborhood demands nothing less.

Thank you for your consideration. I plan to attend the February 17, 2026 hearing.

Respectfully,



Sincerely,
Anthony D. Sutter
5933 Green Mountain Ln
Rocklin, CA 95677

---

cc (via email):
David Mohlenbrok, Director of Community Development — David.mohlenbrok@rocklin.ca.us
Arwen Wacht, Planning Manager — Arwen.wacht@rocklin.ca.us
Nathan Anderson, Principal Planner — Nathan.anderson@rocklin.ca.us
Commissioner Jared Thomas — jared.thomas@rocklin.ca.us
Commissioner Gregg McKenzie — gregg.mckenzie@rocklin.ca.us
Commissioner Twiana Armstrong — twiana.armstrong@rocklin.ca.us
Commissioner Roberto Cortez — roberto.cortez@rocklin.ca.us
Commissioner Michael Barron — michael.barron@rocklin.ca.us
City of Rocklin City Attorney's Office

From: Merlyn Van Regenmorter
To: Nathan Anderson
Subject: Granite Lakes Development Agreement (DA2024-0001) proposal
Date: Tuesday, March 3, 2026 12:17:14 PM

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Dear Mr. Anderson.

I am writing in regard to the Planning Commission hearing to be held on Tuesday, March 17 regarding the Granite Lakes Development Agreement (DA2024-0001). I live about two blocks away from the proposed developments.

I would like to express my extreme disapproval with this proposal that would allow the clearing of building sites and construction of any residences prior to, or concurrently with the construction of the Monument Springs Bridge.

The company has already demonstrated a failure to abide by terms of agreements in the past and that they do not follow through with the requirements and stipulations mandated by the Planning Commission as prerequisites of those approvals. This developer in the original development agreement was supposed to pay for the bridge before starting their work, now they want to start the work first and not pay the bridge costs but rather have the city and taxpayers front it. It reminds me of a spoiled child who is told "no" by a parent, so they continue to ask and ask until the parent finally gives in.

The bridge and roadway improvements must be completed prior to allowing any more homes to be built in either project for a variety of reasons. The reasons that the Planning Commission mandated this in the past are all still valid.

This entire base of this existing neighborhood has extreme concerns about traffic in general, construction traffic, fire safety, and other issues. The reason for mandating that the bridge must be completed PRIOR to any construction or clearing of building sites was to specifically address all of these concerns. Eliminating this requirement would cause chaos, unnecessary disruption of the neighborhood and roadways, and greatly diminish the quality of life for those of us who purchased homes in this neighborhood based on the Planning Commission's previous rulings.

There is also supposed to be significant open space for the community, yet the development will have a private park and access to the quarry pond and an HOA which prevents local access to this location that has had trailways and access for decades.

I urge you to please vote NO on this proposal in order to preserve the integrity of the decisions already made by the Commission and to minimize the substantial impact that will be thrust upon the entire nearby community of existing homes.

Thank you.

Dr. Merlyn Van Regenmorter

4431 Barrington Court

Rocklin, CA 95677

From:	Vanessa Whitmore
To:	David Mohlenbrok; Arwen Wacht; Nathan Anderson; Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron
Subject:	Opposition to Granite Lake Estates Concurrent Construction Request – Feb. 17 Planning Commission Meeting
Date:	Monday, February 16, 2026 9:06:49 AM

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Dear Planning Commissioners and Planning Staff,

My name is Vanessa Whitmore, and I reside on Brookshire Drive, one of the neighboring streets that would be directly impacted by the Granite Lake Estates proposal. I am writing to respectfully express my strong opposition to the developer's request to begin infrastructure construction concurrently with the Monument Springs Bridge project.

As you know, this request was previously denied by the City Council for good reason. The existing Development Agreement clearly ties development activity to completion of the bridge. Allowing this substantial change to the original agreement is concerning on multiple levels:

- The bridge is not expected to be completed until the end of 2027. That would mean nearly two additional years of large construction vehicles, heavy equipment transport, dust, noise, and safety concerns affecting established neighborhoods which already have limited ingress/egress that cannot support such endeavors safely.

- Beyond the inconvenience and infrastructure impacts, there are serious public safety concerns. In June 2025, our area experienced a fire that highlighted the limitations of our current road network. The fire was directly next to my home, and there is only one road in/out, which has been blocked before during storms or roadwork. This incident only served to demonstrate how vulnerable our neighborhood could be if emergency access were to be restricted. Adding heavy construction traffic and road obstructions before the bridge is completed would further compromise emergency response times and evacuation routes, placing residents at unacceptable risk.

- The Rocklin x I-80 interchange work is planned for Oct 2026. This is a huge undertaking and will create additional strain. Our infrastructure on Aguilar dates back to before the area was incorporated as part of the City and simply cannot handle both of these projects happening at one time.

- Furthermore, I have become aware that Andrew Katakis is a convicted felon for

real estate fraud:
Office of Public Affairs | Two Real Estate Investors Convicted for Roles in Bid-Rigging Conspiracy in San Joaquin County, Calif. Real Estate Foreclosure Auctions | United States Department of Justice
Is this someone you trust to make decisions that are in the best interest of our community? He has a demonstrated track record of unethical business dealings, and this bid to accelerate the construction timeline seems like a push to increase profit at the expense of commitments the City of Rocklin has made to our residents.

I respectfully urge you to uphold the intent of the original Development Agreement, prioritize public safety, and deny the request to allow concurrent construction.

Thank you for your time, service, and thoughtful consideration of the community's concerns.

Sincerely,

Vanessa Whitmore

From:	Andrew
To:	Nathan Anderson
Cc:	Aly Zimmermann; Nicholas G. Alexander (ngalexander@comcast.net)
Subject:	RE: Attention: Neighbors against allowing Granite Lakes Estates Building to Commence Prior to Monument Springs Bridge Completion
Date:	Thursday, February 12, 2026 7:52:30 PM

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I will be sending out the below to all the people who are concerned. I spoke for some time with Jessica Rozek and I tried to further clarify what we are doing. I think the below is helpful for not only staff in the meeting but for the neighborhood and for planning to focus on.

Hope it works and thanks for all your hard work to date!

Dear Granite Lakes and Surrounding Neighbors,
We understand that several recent emails to the City express concern about "concurrent construction" and the belief that this request would newly allow infrastructure work to begin before the Monument Springs Bridge is completed. We want to respectfully clarify an important point: Granite Lakes already has the legal right—based on longstanding approvals dating back many years—to complete site work, roads, utilities, and lot improvements without the bridge being built. That is not what this Development Agreement changes, and it is not what is being requested.
The Development Agreement currently before the Planning Commission does **not** grant new rights to perform infrastructure work. It does **not** eliminate the safeguard tying residential occupancy to completion of the bridge. What it does allow is limited model home construction and coordinated timing so that bridge construction and project buildout can proceed as one organized effort instead of three separate construction phases.
From a purely logistical standpoint, the bridge cannot be constructed from only one side. It requires access, staging, and heavy equipment mobilization from both the Greenbrae side and the Granite Lakes side so the structure can meet in the middle. Traffic associated with bridge construction therefore cannot be avoided or routed exclusively in one direction. Even if the bridge were required to be built first, heavy equipment and construction vehicles would still utilize the same surrounding streets during that phase.
If construction is required to occur sequentially, the impacts would unfold in three distinct phases:

1. **Phase One – Bridge Construction (6+- months):** Heavy equipment access from both sides.

2. **Phase Two – Infrastructure Installation (approximately 6–8+- months):** Roads, utilities, grading.
3. **Phase Three – Home Construction (8-12+- months):** Vertical construction activity (*This is an estimated timeframe to build a house* of which the models will start concurrently).

That approach stretches disruption across multiple years.

By contrast, coordinating infrastructure work with bridge construction consolidates the activity into a more defined and efficient window. The proposed schedule anticipates:

- Site work and infrastructure: approximately 6–8 months
- Bridge construction: approximately 6 months
- Model homes beginning concurrent with bridge work
- No residential occupancy (other than limited models) until the bridge is completed and accepted by the City

When treated as one cohesive infrastructure project, the total disruption period is shorter and more predictable. It avoids restarting heavy mobilization multiple times and reduces prolonged neighborhood impacts.

It is also important to reiterate that the City of Rocklin is now responsible for delivering the bridge. The City assumed that role in 2023, approved advancing funds, and is managing design and construction. The bridge is being financed through bonds associated with new development projects, meaning it is paid proportionally by the benefiting developments—not by existing residents. This change significantly reduces the uncertainty that existed in prior years when delivery depended solely on private development timing.

We recognize that past delays and prior extensions have created frustration and skepticism. That is understandable. Years of planning, financing coordination, design work, and public hearings have led to the Development Agreement now in front of the City. Our goal is to create a clear, enforceable framework with defined contingencies so that the bridge is built and the subdivision is finally completed in a structured, efficient manner.

We apologize if the recent agenda item caught anyone off guard. That was not our intention. We are reaching out directly because we want to engage constructively and address concerns before positions become entrenched. If there are specific ideas that would improve traffic management, construction phasing, or communication during the build, we are open to discussing them. If there is a better solution that accomplishes the same goals with fewer impacts, we are willing to evaluate it.

Our objective is not to disregard neighborhood concerns, but to implement what we believe is the most practical path that delivers the long-awaited bridge while minimizing prolonged disruption. We remain open to ideas, constructive conversation by all

impacted by this project.
Please feel free to reply directly or let us know if you would like to schedule a small group meeting to discuss further.
Sincerely,
Andrew B. K.
Granite Lakes Estates

From: Nathan Anderson <Nathan.Anderson@rocklin.ca.us>
Sent: Thursday, February 12, 2026 10:48 AM
To: Andrew <discovery@gd-ltd.com>
Subject: FW: Attention: Neighbors against allowing Granite Lakes Estates Building to Commence Prior to Monument Springs Bridge Completion

External sender <nathan.anderson@rocklin.ca.us>
Make sure you trust this sender before taking any actions.

From: Megan Foulger <meganfbfoulger@gmail.com>
Sent: Thursday, February 12, 2026 10:35 AM
Cc: Ben Foulger <benjaminfoulger@gmail.com>
Subject: Attention: Neighbors against allowing Granite Lakes Estates Building to Commence Prior to Monument Springs Bridge Completion

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Dear Planning Commissioners and Planning Staff,

My name is Megan Foulger, and my husband, Ben Foulger, and I reside on Barrington Court, one of the neighboring streets that would be directly impacted by the Granite Lake Estates proposal. I am writing to respectfully express my strong opposition to the developer's request to begin infrastructure construction concurrently with the Monument Springs Bridge project.

As you know, this request was previously denied by the City Council for good reason. The existing Development Agreement clearly ties development activity to completion of the bridge. Allowing grading, deforestation, road construction, and model home development to begin before the bridge is completed would shift years of heavy

construction traffic onto Aguilar and Freeman Roads — roads that were not designed or intended to handle that volume or type of use.

The bridge is not expected to be completed until the end of 2027. That would mean nearly two additional years of large construction vehicles, heavy equipment transport, dust, noise, and safety concerns affecting established neighborhoods. This is not a minor modification — it is a substantial change to the original agreement that residents relied upon when purchasing their homes.

Beyond the inconvenience and infrastructure impacts, there are serious public safety concerns. In June 2025, our area experienced a fire that highlighted the limitations of our current road network. Our residents already face constrained ingress and egress, and this incident only served to demonstrate how vulnerable our neighborhood could be if emergency access were to be restricted. Adding heavy construction traffic and road obstructions before the bridge is completed would further compromise emergency response times and evacuation routes, placing residents at unacceptable risk.

My primary concerns include:

• Significant traffic and safety impacts for families, children, pedestrians, and cyclists
• Compromised emergency access and evacuation capacity, as demonstrated during the June 2025 fire
• Road deterioration and infrastructure strain

• Increased noise, dust, and environmental disruption
• The precedent of modifying previously established and relied-upon development conditions
Residents built their lives here with the understanding that the bridge would be completed before major development activity commenced. Approving this request would undermine that agreement and shift both the safety risks and the burden of construction impacts onto existing neighborhoods.

I respectfully urge you to uphold the intent of the original Development Agreement, prioritize public safety, and deny the request to allow concurrent construction.

Thank you for your time, service, and thoughtful consideration of the community's concerns.

CAPITAL EQUITY MANAGEMENT GROUP INC.

Capital Equity Management Group Inc.
P.O. Box 1747 Modesto, CA 95353-1747 www.cemginc.com

RE: Granite Lakes Estates – Development Agreement Proposal

Good Evening Chair and Commissioners.

First, I want to thank the Planning Commission and City staff for the significant amount of work that has gone into this project over many years. I also want to acknowledge that many residents have taken the time to write letters and attend tonight's meeting. It is clear that people care deeply about their neighborhood, and I respect that.

Before discussing the Development Agreement, I want to ask that everyone participating tonight approach this discussion with respect — toward one another, toward City staff, and toward the Commission. These issues have existed for decades, and none of the individuals currently involved created the circumstances that brought us here.

Granite Lakes Estates is not a new subdivision proposal. This community was approved many years ago and developed in phases. Phases One and Two are already built, and many residents in the surrounding area live in homes that were created as part of the same approved project.

What remains today is simply the final phase of that long-standing subdivision.

The Monument Springs Bridge has been a difficult issue for many years. Ownership changes, economic cycles, and other factors delayed construction long before I became involved. What matters now is that the City has taken major steps to finally deliver that bridge. The City has allocated funding, retained engineering firms, and is advancing design and permitting so the bridge can be constructed.

The Development Agreement before you tonight does not eliminate the bridge requirement. The bridge must still be completed before residential occupancy of the homes can occur, with the exception of a small number of model homes.

The question before the Commission is simply whether construction activities can be coordinated so that bridge construction and subdivision construction occur during the same general timeframe, rather than forcing the neighborhood to experience several separate construction phases over multiple years.

If the work were required to occur sequentially — bridge construction first, then infrastructure, then home construction — each phase would require separate mobilization of heavy equipment and extended disruption. Coordinating construction can actually shorten the overall duration of impacts on nearby streets.

CAPITAL EQUITY MANAGEMENT GROUP INC.

Capital Equity Management Group Inc.
P.O. Box 1747 Modesto, CA 95353-1747 www.cemginc.com

I understand that many residents have concerns about traffic on Aguilar Road and surrounding streets. Those concerns are understandable and deserve thoughtful consideration. At the same time, this project has long-standing approvals, and infrastructure work on the site is already permitted under the existing entitlements.

My goal is not to ignore community concerns. About a year and a half ago I spoke with several residents who had previously contacted the City in order to better understand their perspectives. Based on those conversations, I believed there might be common ground around minimizing prolonged construction disruption. If that outreach did not reach everyone or created confusion, I sincerely apologize.

What I hope we can do now is move this discussion toward constructive solutions.

If there are reasonable measures that can help address neighborhood concerns — such as construction traffic management, communication protocols with neighbors, or construction hour limitations — I am open to those ideas and willing to work with City staff and the community to implement them.

Ultimately, what we are trying to do is finish a project that has been in place for decades and finally deliver the Monument Springs Bridge that everyone has been waiting for.

Every resident in this room had the opportunity at some point to move into a home that was created through development. The families who may eventually live in the remaining homes deserve the same opportunity to become part of this community.

My hope is that we can work together — the City, the neighborhood, and the development team — to complete this long-approved project and do so in a way that respects both existing residents and future residents of Rocklin.

Thank you for your time and consideration.

Respectfully,

Andrew B. K.

Granite Lakes Dvp. Team
CEMG Inc.

From: Suzette Campbell
To: Meeting Comments
Subject: Build the Bridge First
Date: Tuesday, March 17, 2026 1:54:50 PM

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Hello from Barrington Hills Dr.

I am reaching out to ask that you "**build the bridge first"!** It makes no sense to begin construction prior to building the bridge. We live here with our children and grandchildren. Such construction would create an unsafe environment for the residents who call this neighborhood home

Suzette Campbell
916-416-7178
6204 Barrington Hills Dr
Rocklin, CA 95677

From:	SARAH DOLLAR
To:	Meeting Comments
Subject:	3/17/25 meeting
Date:	Monday, March 16, 2026 3:53:05 PM

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Build the bridge first, no permits should be issued to builders until bridge is 100% completed!!!
If the 65 homes get built and there is some delay with the bridge, we, the current residents and the future residents will be in danger if there is a fire...not enough road access to get away safely.
Thank you

From: Megan Foulger
To: Meeting Comments
Subject: Build the Bridge First - Neighbors Against Concurrent Construction
Date: Tuesday, March 17, 2026 3:39:16 PM

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Hello,

As a resident of Barrington Court, I am seriously concerned about the recommedations made during the review by the planning commission to approve concurrent construction of 6 homes in Quarry Lakes Estates during the Monument Springs Bridge Build. The developer has suggested that the construction at the same time would be good for the neighborhood. This is categorically false. The bridge won't be completed until the end of 2027 (if at all) so all of his construction traffic will flow either down Aguilar or Foothill. This is unacceptable and not in line with what the Council approved 4 years ago.

I am seriously concerned that the city is overlooking important aspects of our safety and creating dangerous and overcrowded traffic in our neighborhood. Namely, our neighborhood experienced a fire in June 2025. We are grateful for the quick response of our city's fire department. However, the planning commission's review of this proposal did not address this concern. This area is already overcrowded and without a sufficient egress in the event of an emergency evacuation. I would like to address how the city plans to ensure our safety should there be a need to evacuate when there are TWO major construction projects utilizing our only egress to safety and likely significantly slowing an already impacted evacuation route.

Our safety should be the city's first priority. Minimizing construction dust and noise is a small price to pay to keep the safety of my family and my neighbors in the event of an emergency for an area that is a known fire risk, with 2 fires occurring in the area since 2020. I'm extremely disappointed that this proposal is being considered by the city given the background of this developer. I can't trust him and it's unfortunate that you all seem to.

In closing, I am strongly against permits being issued for this development until the bridge is completed and usable for the neighborhood and construction.

Megan Foulger
4410 Barrington Court

From: Nikki
To: Meeting Comments
Subject: Granite Lake Estates Development
Date: Thursday, March 12, 2026 3:28:10 PM

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Hello,

Before we develop the final phase of the Granite Lake Estates can we please:
- add private property, civic code section1008 and no e-bike/motor bikes signs behind the houses along the Boardman Canal
- connect the bike lane that parallel's the creek
- add continuous sidewalks from Aguilar to Rocklin Road

Thanks for your consideration.

From:	Nikki
To:	Meeting Comments
Subject:	Granite Lake Estates Development
Date:	Saturday, March 14, 2026 1:52:03 PM

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Hello,

Part of what makes Rocklin a great place to live are the open, green spaces and wildlife they attract. We have a family of wild turkeys that live in a tree in the area to be developed for Granite Lake Estates. As we create new homes for families to move into that area, can you please have the development spare their tree and create green space around it to protect the turkey family?

Thanks for your consideration.

From: Justin Rozek
To: Meeting Comments
Cc: Jessica Rozek; Carol Rubin
Subject: Planning Commission Hearing 3/17/2026
Date: Tuesday, March 17, 2026 3:12:05 PM

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Hello,
I have been a homeowner in the Granite Lake Estates for the last 12 years. Numerous times now the developer (Katakis) has tried to get the bridge built concurrently with the construction of 6 (or more most likely) homes. His rhetoric is that the construction at the same time would be good for the neighborhood. This is categorically false. The bridge won't be completed until the end of 2027 (if at all) so all of his construction traffic will flow either down Aguilar (bad idea) or Foothill (worse idea). This is unacceptable and not in line with what the Council approved 4 years ago.

We are not anti-growth or anti-new homes. We're anti the city not looking out for us and creating dangerous and overcrowded traffic in our neighborhood. This is a last ditch attempt by the developer to get approval so he can turn around and sell it to a developer. He has no cares about our community and only wants to sell off his poor investment decision per his own statements (he bought the land on the steps of the Auburn courthouse not knowing anything about the property). He's also a former felon who the city should not be working with whatsoever. His communication with the neighborhood is farcical as no one in the community has spoken with him in any regard. He's a charlatan trying to pull a fast one on the city that will make everything worse while he walks away.

In closing; no permits until the bridge is completed and usable for the neighborhood and construction. Period.

Justin Rozek
4200 Caribou Ct

From:	Carol Rubin
To:	Meeting Comments; Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron; David Mohlenbrok; Arwen Wacht; Nathan Anderson
Cc:	David Bass; Bill Halldin; Ken Broadway; Jill Gayaldo; Greg Janda
Subject:	Planning Commission Agenda Item 2A, March 17, 2026: Monument Springs Bridge
Date:	Friday, March 13, 2026 11:17:15 AM

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Hello All,

The City has expedited the funding for the Bridge and has taken over construction (thank you!), but if the proposed DA is adopted it gives a great deal of leverage to the GLE2 developer:

"Notwithstanding Project Approvals requiring the extension of Monument Spring Drive and construction of Monument Springs Bridge before the 49th building permit, the Parties agree that the building permit for the 49th residential dwelling and all such subsequent building permits may be issued upon ***commencement*** *of construction of the bridge foundations/abutments for the Monument Springs Drive Bridge. Notwithstanding anything to the contrary herein,* ***there shall be no restrictions*** *on issuance of up to six (6) model home building permits and temporary certificates of occupancy therefor."*

The minute the bulldozer starts on the Bridge, the developer is guaranteed 6 (maybe 8) COs and 49 Building Permits **without restrictions,** while the language regarding Bridge construction in the staff report Is vague and intentional:

"The current construction schedule anticipates a spring 2027 construction start date, with an anticipated completion date approximately six months later. ***If the project proceeds as planned****, the bridge is expected to be fully operational by the end of 2027."*

When Bridge construction stalls, all the developer has to do is go to the City Council and claim that Bridge delays are not his fault and that he needs more COs or he will go into receivership and be forced to abandon the project. No one wants this, so the City Council will grant a few more COs and the process will repeat until the Bridge is finally finished or GLE 2 has been built out. This was exactly the scenario that got us into this mess 15 years ago, but this time the neighborhoods that will suffer include not just Aguilar Road properties, but all the homeowners who need access to Greenbrae Road to leave the area.

Extend the GLE2 Subdivision Map for 10 more years, but do not allow home construction until the Bridge is complete.

Carol Rubin

Aguilar Road

From: Margueritte Schneringer
To: Meeting Comments
Subject: Build the Bridge First
Date: Tuesday, March 17, 2026 2:08:31 PM

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My name is Margueritte Schneringer and I live at 6250 Brookshire Drive in Rocklin CA and I am advocating to build the bridge prior to erecting a new development in our area. We pay increased insurance premiums to live in a FIRE ZONE and with the greenbelt around us and a lack of roads leading out of these neighborhoods, it is JUST DANGEROUS. Please consider doing this ONE thing before you add more housing to this area!!!

Thank you.

From:	Vicki Schwermann
To:	David Mohlenbrok; Arwen Wacht; Nathan Anderson; Jared Thomas; Gregg McKenzie; Twiana Armstrong; Roberto Cortez; Michael Barron; Ken Broadway; David Bass; Jill Gayaldo; Bill Halldin; Greg Janda; Carol Rubin; Robert Schwermann
Subject:	Monument Springs Bridge
Date:	Thursday, March 12, 2026 4:33:03 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council, Planning Staff, and Commissioners,

After the February meeting was canceled, I spoke with a neighbor about the Monument Springs Bridge. He said he had been told that the City has taken over the design and construction of the bridge and that construction would begin in about six months. That would certainly be welcome news.

However, I recall hearing something very similar back in 2023—that construction would begin in about six months at that time. I was even asked not to share that information. Now it is 2026 and the bridge has still not been built.

With that in mind, I was surprised to receive an email from Andrew just prior to the canceled meeting outlining a proposed construction sequence. His email suggests development activity beginning before the bridge is completed, which appears to conflict with what many of us have previously been told by City representatives and project contacts. His entire letter is below

He stated that the current proposed plan is:

• Site work and infrastructure: approximately 6–8 months

• Bridge construction: approximately 6 months

• Model homes beginning concurrent with bridge work

• No residential occupancy (other than limited models) until the bridge is completed

Over the past several years I have spoken with what I believe are all of Andrew's listed contacts, and not one indicated they would consider

allowing construction to begin before the bridge is completed. The reason is obvious: the bridge represents critical access for the area.

Community concern about this issue has been very clear. I gathered 119 signatures several years ago and another 50 just last month from neighbors who share these concerns. I would prefer not to have to gather additional signatures or mobilize neighbors to attend future meetings on this issue.

If the City is now responsible for planning and funding the bridge, the question seems straightforward: why is the bridge not being built now so that it is completed before any development begins?

Equally important are the public safety implications. The bridge represents the primary emergency access for this area. Proceeding with site work, construction traffic, or development activity before that access is completed raises obvious concerns regarding fire response, medical access, evacuation routes, and overall public safety. Given California's recent wildfire history, it is difficult to understand how development activity would be considered before the bridge is built and operational.

Ensuring that adequate emergency access is in place before development occurs is also a fundamental planning and environmental review consideration in California. For that reason, the sequencing of infrastructure and development is not simply a scheduling matter—it is directly tied to public safety and responsible planning.

I would appreciate clarification on the City's timeline and intentions regarding construction of the Monument Springs Bridge.

Many neighbors are following this issue closely, and we look forward to seeing the City prioritize safety and responsible infrastructure planning as this project moves forward.

Sincerely,

Victoria Schwermann

> On Tuesday, February 17, 2026, 9:43 AM, Andrew <discovery@gd-ltd.com> wrote:

Dear Granite Lakes and Surrounding Neighbors,

We would like to respectfully clarify several points that appear to have caused understandable concern.

At no time did we state that we met with all surrounding residents. More than a year ago, we spoke with a small number of neighbors, for whom we had contact information from the prior meeting over a year ago, to informally discuss the project and hear initial thoughts. Those conversations were courteous and constructive. We did not represent those discussions as reflecting the views of the entire neighborhood, nor was it our intention to suggest broad consensus. If any prior communication created confusion on that point, we sincerely apologize.

We also understand that recent emails to the City express concern that "concurrent construction" would newly allow infrastructure work to begin before the Monument Springs Bridge is completed. It is important to clarify that Granite Lakes already has longstanding entitlements that permit site work, roads, utilities, and lot improvements independent of bridge completion. The Development Agreement before the Planning Commission does not create new infrastructure rights, nor does it remove the requirement that the bridge be completed and accepted by the City prior to residential occupancy (other than limited model homes).

What the agreement does allow is coordination — enabling bridge construction, infrastructure installation, and limited model construction to proceed in an organized manner rather than in three separate, extended phases.

From a logistical standpoint, the bridge cannot be constructed from only one side. It requires access, staging, and heavy equipment mobilization from both the Greenbrae and Granite Lakes sides so the structure can meet in the middle. Even if the bridge were required to be built first, heavy construction traffic would still utilize surrounding streets during that phase.

If construction were strictly sequential, impacts would likely occur over multiple years:

- Bridge construction (approximately 6 months)
- Infrastructure installation (approximately 6–8 months)

- Vertical home construction (approximately 8–12 months)

By coordinating these efforts, the disruption is consolidated into a shorter, more predictable timeframe:

- Site work and infrastructure: approximately 6–8 months
- Bridge construction: approximately 6 months
- Model homes beginning concurrent with bridge work
- No residential occupancy (other than limited models) until the bridge is completed

This approach avoids repeated mobilization of heavy equipment and reduces prolonged neighborhood disruption.

It is also important to note that the City of Rocklin assumed responsibility for delivering the bridge in 2023, approved advancing funds, and is managing its design and construction. The bridge is financed through bonds associated with new development projects, meaning costs are allocated proportionally to benefiting developments rather than existing residents. This significantly reduces the uncertainty that existed in prior years.

We recognize that past delays have created frustration and skepticism. That is understandable. Our objective is not to disregard public safety concerns or neighborhood input, but to implement what we believe is the most practical and enforceable path to finally deliver the long-awaited bridge while minimizing extended disruption.

We are not seeking conflict. We are open — and remain open — to constructive dialogue. If there are specific traffic management measures, construction-hour limitations, communication protocols, or oversight mechanisms that would provide additional reassurance, we welcome those discussions.

We hope the upcoming meeting remains respectful and solution-oriented. Please feel free to reach out directly or let us know if you would like to schedule a small group discussion in advance.

Thank you for taking the time to engage.

Sincerely,
Andrew B. K.
Granite Lakes Estates
800-276-5020

Anthony D. Sutter, P.E.
Green Mountain Lane, Rocklin, California 95677
California Licensed Professional Engineer

March 16, 2026
City of Rocklin Planning Commission
c/o Nathan Anderson, Principal Planner
3970 Rocklin Road, Rocklin, California 95677
CC: City Council; City Attorney; City Manager
Via: Certified Mail and Electronic Delivery

RE: Development Agreement DA2024-0001

Granite Lakes Estates — March 17, 2026 Planning Commission Hearing

Chair and Members of the Planning Commission:

This letter and the attached exhibits present my analysis of DA2024-0001 and its impact on Aguilar Road. I am a California licensed professional engineer and a resident of Rocklin. I respectfully request three conditions:

1	**BUILD THE BRIDGE FIRST** The Monument Springs Bridge and Drive shall be 100% complete, open to traffic, and accepted by the City before any construction activity begins on the Granite Lakes Estates subdivision.
2	**BRING AGUILAR ROAD UP TO CITY STANDARDS** Continuous sidewalks on both sides, curb, gutter, pavement widening, street lighting, and ADA-compliant pedestrian facilities. Developer-funded per Government Code §66462.5, with fair market value compensation to any affected property owner.
3	**INDEPENDENT TRAFFIC STUDY** A professional traffic impact study analyzing construction-phase trip generation, daily heavy truck counts, and pedestrian safety on Aguilar Road—chosen and contracted by the City, not the developer.

PERMANENT IMPACT: 618 DAILY TRIPS REGARDLESS OF THE BRIDGE

SEE EXHIBIT 1: DISTANCE & TURNS

I measured both routes from the subdivision entrance to the Rocklin Road/I-80 interchange. The Aguilar Road route is **shorter and more direct**. The majority of the subdivision's 618 permanent daily trips will use Aguilar Road.

3,640 FT Aguilar Road Route	**4,010 FT** Monument Springs Route	**370 FT / 2 TURNS** Difference

Based on the ITE Trip Generation Manual (Land Use 210, 9.52 trips per dwelling unit × 65 homes), the subdivision will generate approximately **618 daily vehicle trips**. With Aguilar Road as the shorter route by 370 feet and requiring only one turn versus three, the majority of daily commute traffic will use Aguilar Road permanently.

618 Permanent Daily Trips	**~400 / DAY** Est. on Aguilar Road (~65%)	**~215 / DAY** Est. on Monument Springs (~35%)

The bridge satisfies the Fire Code's two-access requirement (Appendix D, Section D107.1). The bridge does **not** meaningfully reduce daily traffic on Aguilar Road. Aguilar Road improvements—sidewalks, curb, gutter, widening, street lighting—are the mitigation that addresses this permanent impact.

AGUILAR ROAD: ROAD WIDTH

SEE EXHIBIT 2: ROAD WIDTH

49%	20 FT	34 FT CURB-TO-CURB
Of Roadway Has Deficient Width	Minimum Width (Fire Code Min.)	City Standard (42-ft ROW)

SECTION	LENGTH	REQUIRED	PROVIDED	DEFICIENCY
0–246	246 ft	24 ft	27 ft	0
246–386	140 ft	24 ft	20–21 ft	3–4 ft
386–1086	700 ft	24 ft	25 ft	0
1086–1994	908 ft	24 ft	21–22.7 ft	1.3–4 ft
1994–2220	226 ft	24 ft	23.8–43.3 ft	0–0.2
2220–2600	380 ft	24 ft	54 ft	0

At 20 feet, Aguilar Road is exactly the bare minimum required by the City's adopted California Fire Code, Section 503.2.1, for fire apparatus access. Any obstruction in the roadway—a trash can on collection day, a parked vehicle, a pedestrian, a school bus stopped for loading—reduces the effective width **below the fire code minimum**. There is zero margin for error.

The Granite Lakes Estates subdivision's own internal streets require a **46-foot-wide right-of-way** (Resolution 2022-127, Condition 6(a)(3)(iv)). Aguilar Road—the only access during construction—has a right-of-way as narrow as 20 feet.

AGUILAR ROAD: SIGHT DISTANCE

SEE EXHIBIT 3: SIGHT DISTANCE

AASHTO requires 280 feet of intersection sight distance for a left turn at 25 mph (Table 9-7). Two intersections on Aguilar Road fail this standard:

INTERSECTION	REQUIRED	PROVIDED	DEFICIENCY
Gray Lodge Loop	**280 ft**	**120 ft**	**160 ft (57% short)**
Sycamore Drive	**280 ft**	**50 ft**	**230 ft (82% short)**

At Sycamore Drive, the available sight distance is **50 feet**—less than one-fifth of what AASHTO requires. A driver pulling onto Aguilar Road from Sycamore can see oncoming traffic for approximately one second at 25 mph.

City police collision data confirms the danger. Two of seven documented crashes on Aguilar Road (29%) involved CVC §22106—unsafe starting or backing on a highway—at the Gray Lodge Loop and China Garden Road intersections. This violation occurs when a driver enters the roadway without adequate sight distance to detect oncoming traffic.

AASHTO stopping sight distance at 25 mph is 155 feet (Green Book, Table 3-1). AASHTO intersection sight distance for right turns at 25 mph is 240 feet (Table 9-7). Both intersections fail all three standards.

AGUILAR ROAD: SIDEWALKS

SEE EXHIBIT 4: SIDEWALKS

89%	68%	80%
East Side Missing Sidewalk	West Side Missing Sidewalk	Total Sidewalk Deficiency

SIDE	PROVIDED	REQUIRED	DEFICIENCY	DEFICIENCY %
East Side	**237 ft**	**2,223 ft**	**1,986 ft**	**89%**
West Side	**700 ft**	**2,223 ft**	**1,523 ft**	**68%**
TOTAL	**937 ft**	**4,446 ft**	**3,509 ft**	**80%**

Aguilar Road has no white stripe and no shoulder. Pedestrians—children, seniors, dog walkers, cyclists—walk in the travel lanes. **There is nowhere else for them to go.**

FHWA found that roads without sidewalks have more than twice the pedestrian crash risk of roads with sidewalks (Knoblauch et al., FHWA/RD-87/038). McMahon et al. (FHWA-RD-01-101) found sidewalks reduce crash-site probability by 88.2%. The Governors Highway Safety Association reports that approximately 65% of all U.S. pedestrian fatalities occur in locations without sidewalks (2023 NHTSA FARS data).

The Insurance Institute for Highway Safety (December 2024) found that at 25 mph, a pedestrian struck by a pickup truck faces a **62% chance of serious injury** versus 30% for a standard car. Construction vehicles—concrete mixers, dump trucks, graders—routinely exceed 40-inch hood heights and weigh 30,000–80,000 pounds.

AGUILAR ROAD: OVERHEAD UTILITIES & STREET LIGHTING

SEE EXHIBIT 5: POWER POLES

SEE EXHIBIT 7: STREET LIGHTS

19	15 FT	11
Overhead Line Crossings	Lowest Clearance (CPUC Req: 25 ft)	Street Lights (16–18 Required)

The 15-foot overhead clearance is below the CPUC General Order 95, Rule 37 minimum of 25 feet for 12kV distribution lines over urban roadways. Construction vehicles and equipment trailers may exceed 15 feet in height.

METRIC	REQUIRED	PROVIDED	STATUS
Street Lights	**16–18**	**11**	**DEFICIENT**
Light Spacing	**150–175 ft**	**260 ft**	**DEFICIENT**
Overhead Clearance	**25 ft (CPUC GO 95)**	**15 ft (lowest)**	**VIOLATION**

Rocklin's November 2016 Improvement Standards require LED street lights on dedicated steel or aluminum poles with underground wiring, compliant with IES RP-8. Aguilar Road's existing lights are legacy fixtures mounted on wooden utility poles with overhead wiring—none meet the current standard.

AGUILAR ROAD: DAILY HAZARDS

SEE EXHIBIT 6: HAZARDS

On any given day, the effective travel width of Aguilar Road is further reduced by routine obstructions:

GARBAGE COLLECTION DAYS	SCHOOL BUS LOADING
Trash cans placed at the road edge reduce the already-narrow 20-foot travel way. Two vehicles cannot pass in opposite directions when cans are present. Vehicle mirrors are regularly found on the ground after trash day.	School buses stop for loading on Aguilar Road. When a bus stops, opposing traffic must also stop (CVC §22454). A 40-foot bus occupies the full travel lane. Pedestrians—including children walking to and from the bus stop—share the travel lane with vehicles.

Current heavy truck traffic on Aguilar Road is essentially zero—an occasional garbage truck and school buses. Under DA2024-0001 as proposed, heavy construction vehicles (concrete mixers, dump trucks, graders, excavators on flatbed trailers) would share this road with pedestrians, school buses, and garbage collection for seven to twelve months.

AGUILAR ROAD: DOCUMENTED CRASH HISTORY

SEE EXHIBIT 8: ACCIDENTS

7	29%	1
Crashes (2019–2025)	Caused by Sight Distance (CVC §22106)	Pedestrian Encounters

#	DATE	LOCATION	TYPE	CITATION
1	11/19/2019	China Garden/Aguilar	Vehicle-vehicle	CVC §22350 (Speed)
2	06/01/2020	5555 Aguilar Rd	Vehicle-object	—
3	02/03/2021	5500 Aguilar Rd	Vehicle collision	CVC §23152(f) (DUI)
4	09/21/2021	Gray Lodge/Aguilar	Vehicle-vehicle	CVC §22106 (Sight Dist.)
5	08/03/2023	Rocklin Rd/Aguilar	Vehicle-vehicle	CVC §21453(a) (Red Light)
6	03/10/2024	China Garden/Aguilar	Vehicle-vehicle	CVC §22106 (Sight Dist.)
7	01/03/2025	Arrowhead/Aguilar	Vehicle-object	CVC §22107 (Unsafe Turn)

Additionally, City calls-for-service records document: a motor vehicle/pedestrian encounter (September 16, 2023); and two motor vehicle accidents with injuries (September 7, 2021 at Rocklin Rd/Aguilar and December 1, 2021 at China Garden/Aguilar). These incidents occurred with essentially zero heavy truck traffic.

POST-DEVELOPMENT: IMPACT VS. INVESTMENT

SEE EXHIBIT 9: POST-DEVELOPMENT IMPACT VS. INVESTMENT

ROUTE	ADDITIONAL TRIPS/YEAR	INVESTMENT
Monument Springs	**68,000 – 90,000**	**$20,000,000**
Aguilar Road	**135,000 – 158,000**	**$0**

$20,000,000 Invested in Monument Springs	**$0** Invested in Aguilar Road

The $51 million project budget includes $20 million in public bond/Mello-Roos financing for the Monument Springs Bridge and Drive extension. Aguilar Road—which will carry nearly twice as many annual trips as Monument Springs—receives **zero dollars in improvements**.

Funding source: CMFA Community Facilities District No. 2022-4, authorized bond amount $23.4 million. This is public financing ultimately paid by Granite Lakes Estates homeowners through special tax assessments.

CONSTRUCTION TRAFFIC: TWO SCENARIOS

SEE EXHIBIT 10: DEVELOPER'S PLAN

SEE EXHIBIT 11: PUBLIC SAFETY PLAN

	DA2024-0001 AS PROPOSED	REQUESTED: BRIDGE FIRST
Subdivision construction on Aguilar Rd	~7–12 months	0 days
Bridge construction on Aguilar Rd	~7–12 months	~7–12 months
Est. subdivision trips on Aguilar	~11,000 – 26,000+	0
Est. bridge-only trips on Aguilar	~3,000 – 9,000	~3,000 – 9,000
TOTAL est. construction trips	~14,000 – 35,000+	~3,000 – 9,000
AVOIDABLE trips (difference)	11,000 – 26,000+	0 additional
Est. peak daily trips on Aguilar	150 – 350+ / day	20 – 90 / day
Quarry grading/haul trucks	100 – 250+ / day	None
Second fire access during construction	Not available	Available (bridge complete)
Total project cost	$51 million	$51 million
Aguilar Rd improvements included	$0	$0

The project cost is identical under either approach. The developer saves approximately eight months of project timeline. The residents of Aguilar Road absorb seven to twelve months of the heaviest construction traffic on a road with 80% sidewalk deficiency.

WHAT DA2024-0001 DOES TO EXISTING PROTECTIONS

PROTECTION	RESOLUTION 2022-127	DA2024-0001
Building Permit Cap	48 permits until bridge is complete and open (Condition 19d)	All 65 permits once bridge foundations are poured (Section 8.1)
Occupancy Restriction	Bridge complete before 49th permit	No occupancy of 49th unit until Notice of Completion (Section 8.2)
Aguilar Road Traffic	Condition 19c redirects traffic after bridge complete	No protection during construction. Condition 19c only applies after bridge is finished.

CITY STAFF DOES NOT SUPPORT THE APPLICANT'S PROPOSAL

Staff's February 2025 comments state: the City Council, at its May 21, 2022 meeting, "directed staff to maintain the existing building permit cap at 48 until the bridge and all necessary road improvements were completed" due to "concerns about increased traffic on Aguilar Road and fire safety."

Staff further states: "Staff has received no indication from the City Council or City Manager that the original 2022 directive should be revised."

The applicant originally proposed eliminating all occupancy restrictions. Staff rejected that proposal.

NOTICE OF KNOWN DANGEROUS CONDITION

This letter constitutes formal notice under **Government Code Section 835**. The following facts are now part of the record:

The City owns Aguilar Road (2016 Greenbrae Island annexation, LAFCo #2015-04; Placer County Resolution 2017-073; Tax Revenue Sharing Agreement).
The City knows 49% of Aguilar Road has no sidewalk and pedestrians walk in the travel lanes.
The City knows the road is 20 feet wide at its narrowest—exactly the California Fire Code minimum (Section 503.2.1)—with zero margin for any obstruction.
City police records document seven vehicle collisions and a motor vehicle/pedestrian encounter on Aguilar Road since 2019, with essentially zero heavy truck traffic present.
The City Council, at its May 21, 2022 meeting, specifically directed staff to maintain the 48-building-permit cap on Granite Lakes Estates due to concerns about increased traffic on Aguilar Road and fire safety.
The City has received this letter, the Katakis correspondence, and three CPRA requests documenting these conditions.

Resolution 2022-127, Section 1.I, contains the City's finding that "the design of the subdivision and type of improvements will not cause serious public health problems." That finding was made under Government Code Section 66474(f) when the only access to the subdivision was Aguilar Road and the building permit cap of 48 was in place. DA2024-0001 proposes to remove the building permit cap while the bridge remains incomplete. The factual basis for the Section 1.I finding no longer holds if 65 homes can be permitted and constructed while 11,000 to 26,000 or more heavy construction vehicle trips are routed onto Aguilar Road.

Design immunity under Government Code Section 830.6 is likely unavailable—Rocklin did not design Aguilar Road; Placer County did. Even if it attached, *Baldwin v. State of California* (1972) 6 Cal.3d 424 holds that design immunity is lost when changed conditions make the original design dangerous. Approving 65 homes and their construction traffic creates those changed conditions.

If a pedestrian is struck on Aguilar Road during construction, the evidentiary trail leads to this approval.

SUPPORTING LEGAL AUTHORITY

Subdivision Map Act Gov. Code §66474(f)	Mandatory denial when subdivision design is likely to cause serious public health problems. §66462.5 authorizes the City to require the developer to pay all costs of off-site right-of-way acquisition, with existing property owners receiving fair market value compensation.
CEQA Guidelines §15162	The 2002 EIR was prepared by the City of Rocklin as lead agency. The 2016 annexation brought Aguilar Road into City jurisdiction, changing applicable road standards. The 2022 Addendum did not analyze Aguilar Road under City fire code or pedestrian safety standards. Supplemental review is warranted.
ADA, 28 CFR 35.150	Barden v. City of Sacramento (2002) 292 F.3d 1073—public sidewalks are a City program under Title II. Approving 65 homes on a road with no accessible pedestrian route raises program-access concerns.
Complete Streets Act Gov. Code §65302(b)(2)	Rocklin's Circulation Element never evaluated Aguilar Road under Complete Streets. Approving pedestrian-generating development on a road with zero multimodal facilities is inconsistent.
General Plan Consistency Gov. Code §65867.5	Aguilar Road meets none of Rocklin's adopted road standards (November 2016: 42-ft ROW minimum, curb, gutter, sidewalks, white stripe, 4-ft bike lanes required).

CONCLUSION: THREE OPTIONS

1	Require the Monument Springs Bridge and Monument Springs Drive to be 100% complete before any construction begins on Granite Lakes Estates.
2	Bring Aguilar Road up to City standards as a condition of approval—curb, gutter, sidewalks on both sides, widening, bike lanes, white stripe, undergrounding overhead utilities, street lights—with the developer funding all improvement and right-of-way acquisition costs pursuant to Government Code Section 66462.5, and with full fair market value compensation to any affected property owner.
3	Approve DA2024-0001 as proposed—and accept the liability that comes with routing 11,000 to 26,000 or more heavy construction vehicle trips onto a road with no sidewalks where pedestrians walk in the travel lane.

I request that this letter and all enclosures be made part of the public record for DA2024-0001.

Respectfully submitted,

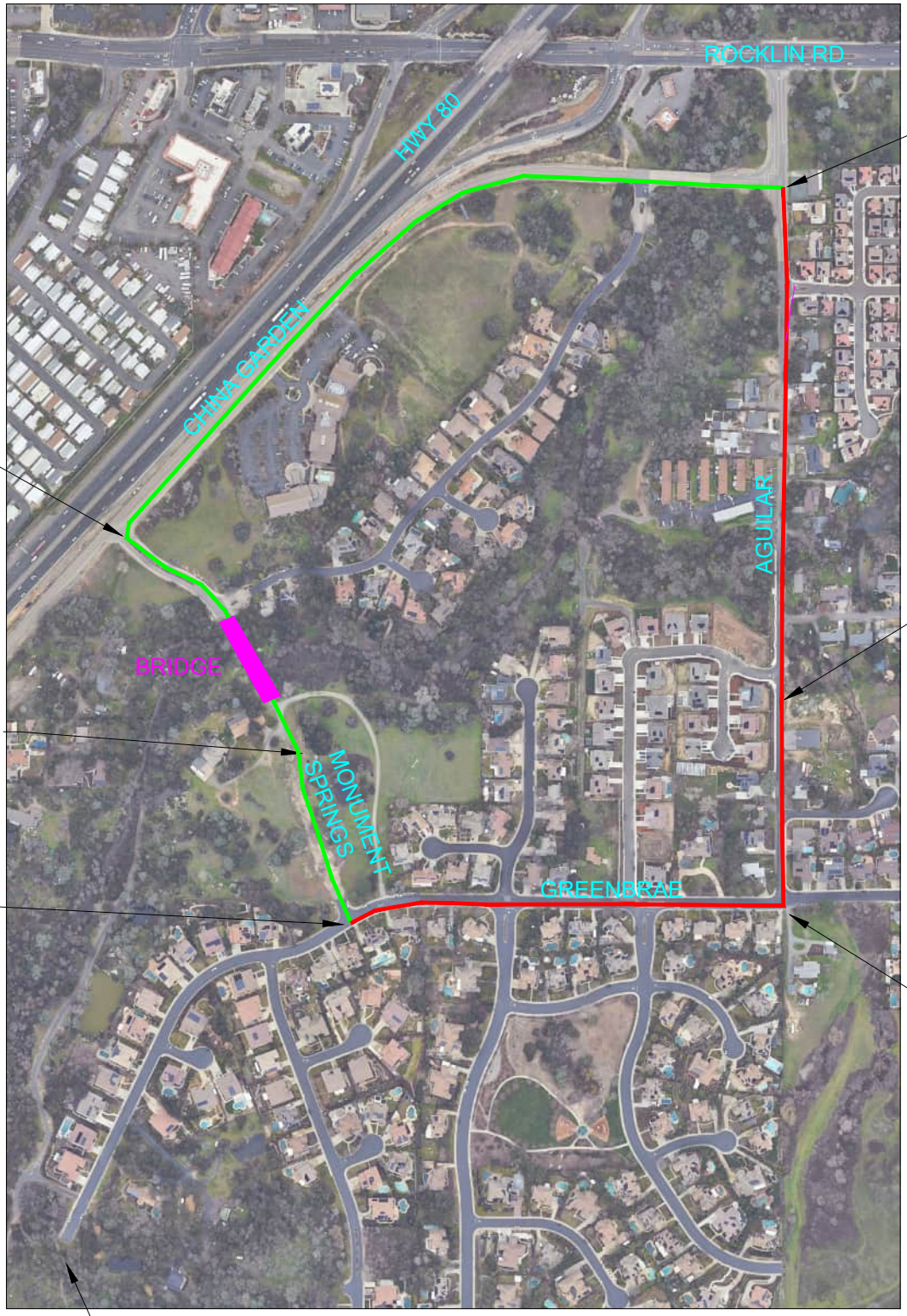
Anthony D. Sutter, P.E.

California Licensed Professional Engineer
Resident, Green Mountain Lane, Rocklin, CA

ENCLOSURES

1	Exhibits 1–11: Aguilar Road Field Measurement Data, Photographs, Route Comparison, and Construction Traffic Analysis
2	Construction Schedule Comparison and Trip Estimates (Spreadsheet)
3	Pedestrian Safety Research Summary
4	Construction Cost Estimate
5	City of Rocklin Police Collision Data, Aguilar Road (2019–2025)
6	City of Rocklin Calls for Service, Aguilar Road (2020–2026)
7	City Staff Comments on DA2024-0001 (February 2025)
8	Resolution 2022-127 with Conditions of Approval
9	Placer County Resolution No. 2017-073
10	Greenbrae Island Tax Revenue Sharing Agreement
11	Greenbrae Annexation Area Map (City of Rocklin)
12	CPRA Requests (3)—Certified Mail Receipts

EXHIBIT 1
DISTANCE & TURNS



ROUTE:	DISTANCE	TURNS
MONUMENT SPRINGS:	4010 FT	3
AGUILAR:	3640 FT	1
INCREASE TOTAL	370 FT	2

EXHIBIT 2
ROAD WIDTH



ROAD WIDTH 54 FT.

ROAD WIDTH 23.8 TO 43.3 FT

SECTION	LENGTH FT	WIDTH REQUIRED FT	WIDTH PROVIDED FT	DEFICIENCY FT
0-246	246	24	27	0
246-386	140	24	20-21	3-4
386-1086	700	24	25	0
1086-1994	908	24	21 TO 22.7	1.3 TO 4
1994-2220	226	24	23.8 TO 43.3	0.2 TO 0
2220-2600	380	24	54	0

TOTAL ROADWAY WITH DEFICIENT WIDTH: 1274 FT: 49%

NOTE: 1. REQUIRED WIDTH IS TWO 12' WIDE LANES

2. ROCKLIN'S STANDARD IS 34 FT CURB-TO-CURB FOR A 42-FT ROW RESIDENTIAL STREET

ROAD WIDTH 21 TO 22.7 FT

ROAD WIDTH 25 FT

ROAD WIDTH 20 TO 21 FT

0 TO ROAD WIDTH 27 FT

EXHIBIT 3
SIGHT DISTANCE





SIGHT DISTANCE
120 FT



SIGHT DISTANCE
50 FT

	SIGHT DISTANCE		
SECTION	DISTANCE REQUIRED FT	DISTANCE PROVIDED FT	DEFICIENCY FT
GRAY LODGE	280	120	160
SYCAMORE	280	50	230

NOTES: FOR A 25 MPH ROAD, AASHTO REQUIRES:

1. STOPPING SIGHT DISTANCE: 155 FT (AASHTO GREEN BOOK, TABLE 3-1)

2. INTERSECTION SIGHT DISTANCE (LEFT TURN): 280 FT (AASHTO TABLE 9-7, FOR 25 MPH DESIGN SPEED)

3. INTERSECTION SIGHT DISTANCE (RIGHT TURN): 240 FT (AASHTO TABLE 9-7)

EXHIBIT 4
SIDEWALKS



TOTAL DISTANCE: 2223 FT

SIDEWALKS

SECTION	WIDTH PROVIDED FT	WIDTH REQUIRED FT	DEFICIENCY FT	DEFICIENCY %
EAST SIDE	237	2223	1986	89%
WEST SIDE	700	2223	1523	68%
TOTAL	937	4446	3509	80%

SIDEWALK 700'
WEST SIDE ONLY

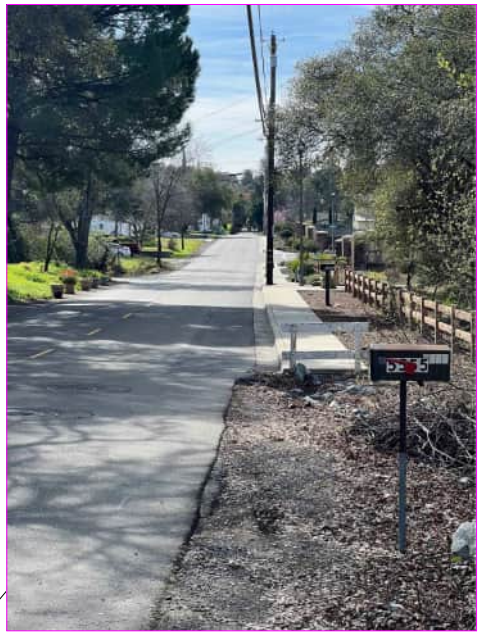
SIDEWALK 237'
EAST SIDE ONLY

EXHIBIT 5
POWER POLES



OVERHEAD LINES: 19 OVERHEAD CROSSINGS. SOME AS LOW AS 15 FT ABOVE ROADWAY.





NOTE: THE 15-FT OVERHEAD CLEARANCE IS BELOW CPUC GO 95 RULE 37 MINIMUM OF 25 FT FOR 12KV DISTRIBUTION LINES OVER URBAN ROADWAYS.

POWER POLES IN SIDEWALK



EXHIBIT 6
HAZARDS





GARBAGE CANS



SCHOOL BUS



EXHIBIT 7
STREET LIGHTS



SUBSTANDARD,
LEGACY STREET LIGHT



11 STREET
LIGHTS TOTAL.

2600 FT TOTAL
LENGTH

	STREET LIGHTING			
	REQUIRED	PROVIDED	SPACING REQUIRED FT	SPACING PROVIDED FT
LIGHTS	16-18	11	150-175	260

EXHIBIT 8
ACCIDENTS



1. AT CHINA GARDEN/AGUILAR (TOP OF MAP):
DATE: 11/19/2019 | INCIDENT: VEHICLE-VEHICLE COLLISION. CVC §22350 (UNSAFE SPEED). NO INJURIES.
DATE: 03/10/2024 | INCIDENT: VEHICLE-VEHICLE COLLISION. CVC §22106 (UNSAFE STARTING/BACKING — SIGHT DISTANCE). NO INJURIES.

2. BETWEEN CHINA GARDEN AND GRAY LODGE:
DATE: 06/01/2020 | INCIDENT: VEHICLE-OBJECT COLLISION AT 5555 AGUILAR RD. NO INJURIES.
DATE: 02/03/2021 | INCIDENT: VEHICLE COLLISION AT 5500 AGUILAR RD. DUI (CVC §23152(F)). HIT AND RUN. NO INJURIES.

3. AT GRAY LODGE/AGUILAR:
DATE: 09/21/2021 | INCIDENT: VEHICLE-VEHICLE COLLISION. CVC §22106 (UNSAFE STARTING/BACKING — SIGHT DISTANCE). NO INJURIES.

4. AT ARROWHEAD/AGUILAR:
DATE: 01/03/2025 | INCIDENT: VEHICLE-OBJECT COLLISION. CVC §22107 (UNSAFE TURN). NO INJURIES.

5. BETWEEN BROOKSHIRE AND SYCAMORE:
DATE: 09/16/2023 | INCIDENT: MOTOR VEHICLE/PEDESTRIAN ENCOUNTER (CFS DISPATCH).

6. AT ROCKLIN RD/AGUILAR (TOP OF MAP)
DATE: 08/03/2023 | INCIDENT: VEHICLE-VEHICLE COLLISION. CVC §21453(A) (RED LIGHT). 1 MINOR INJURY.

7. ADDITIONAL CFS ENTRIES (MVA WITH INJURIES):
DATE: 09/07/2021 | INCIDENT: MVA WITH INJURIES.
LOCATION: ROCKLIN RD/AGUILAR.
DATE: 12/01/2021 | INCIDENT: MVA WITH INJURIES.
LOCATION: CHINA GARDEN/AGUILAR.

EXHIBIT 9
POST-DEVELOPMENT
IMPACT VS. INVESTMENT



INVESTMENT: 20,000,0000

ADDITIONAL 68K TO 90K TRIPS / YEAR

INVESTMENT: $0

ADDITIONAL 135K TO 158K TRIPS / YEAR

PROJECT

ROUTE:	ADDITIONAL TRIPS/YR	INVESTMENT
MONUMENT SPRINGS:	68K TO 90K	$20,000,000
AGUILAR:	135K TO 158K	$0

FUNDING SOURCE: PUBLIC: BOND/ MELLO-ROOS

PHASE 1

EXHIBIT 10
DEVELOPER'S PLAN

3,000 – 9,000 TRIPS
(BRIDGE CREW
ONLY)



14,000 – 35,000+
TRIPS
(ALL SUBDIVISION
+ BRIDGE
CONSTRUCTION
TRAFFIC)

PHASE 2

~215 TRIPS/DAY
~78,500
TRIPS/YEAR



~400 TRIPS/DAY
~146,000
TRIPS/YEAR

PHASE 1

EXHIBIT 11
PUBLIC SAFETY PLAN



3,000 – 9,000 TRIPS
(BRIDGE CREW
ONLY)

0 TRIPS
(BRIDGE
COMPLETE
BEFORE
SUBDIVISION
CONSTRUCTION)

PHASE 2



~215 TRIPS/DAY
~78,500
TRIPS/YEAR

~400 TRIPS/DAY
~146,000
TRIPS/YEAR

GRANITE LAKES ESTATES — DA2024-0001

Construction Schedule: DA as Proposed vs. Requested Condition

Prepared by Anthony D. Sutter, P.E. — March 2026

All trip figures are engineering estimates (CalEEMod defaults, standard practice). A professional traffic study is requested to confirm.

	DA2024-0001 AS PROPOSED Subdivision starts before bridge is complete	REQUESTED CONDITION Bridge shall be 100% complete before subdivision work begins
How it works	Subdivision construction begins while bridge is under construction. All traffic uses Aguilar Rd until bridge opens (~7–12 mo).	Bridge and MS Drive built first. Then subdivision construction accesses site via Monument Springs. No subdivision traffic on Aguilar Rd.
Total project duration	~20–25 months	~28–33 months (+8 months)
Total project cost	$51 million	$51 million (identical)
AGUILAR ROAD IMPACT		
Subdivision construction traffic on Aguilar Rd	**~7–12 months (heaviest phases: grading, earthwork, tree removal, utilities)**	**0 days**
Bridge construction traffic on Aguilar Rd	**~7–12 months**	**~7–12 months (unavoidable — bridge crew access)**
Est. total construction trips on Aguilar Rd	**~14,000 – 35,000+ (est.) (subdivision + bridge combined)**	**~3,000 – 9,000 (bridge crew only, est.)**
Est. peak daily trips on Aguilar Rd	**150 – 350+/day (overlapping heavy phases)**	**20 – 90/day (bridge crew only)**
Heavy trucks/day on Aguilar (haul, concrete, graders)	**40 – 150+ trucks/day during peak grading**	**5 – 30 trucks/day (bridge materials only)**
Pedestrians exposed to subdivision construction traffic (49% of Aguilar Rd has no sidewalk)	**~7–12 months**	**0 months**

Second fire access during construction	**Not available (bridge incomplete)**	**Available (bridge already open)**
Aguilar Rd improvements included in project	**$0**	**$0**

AFTER ALL CONSTRUCTION		
Permanent daily trips on Aguilar Rd (ITE 9.52 × 65 DU = 618/day)	~618 trips/day	~618 trips/day (identical)
Sidewalks on Aguilar Rd	Still none	Still none

The developer saves ~8 months. Aguilar Road residents absorb 7–12 months of heavy construction traffic on a road missing 75% of its sidewalks. The cost is identical.

Current heavy truck traffic on Aguilar Rd: essentially zero (occasional garbage truck, school buses).

ESTIMATED CONSTRUCTION VEHICLE TRIPS

Engineering estimates — CalEEMod v2022.1 defaults, standard practice, project-specific quarry conditions

A professional traffic study shall be conducted to confirm these estimates.

Construction Activity	Est. Duration	Est. Avg Daily Trips (one-way)	Est. Peak Daily Trips (one-way)	Heavy Truck %
BEFORE BRIDGE OPENS (~7–12 months) — All traffic on Aguilar Rd				
Bridge construction	~130–250 days	20–60	50–90	25–40%
MS Road extension	~60 days	30–60	50–80	20–35%
GLE – Clear/grub/tree removal	25–55 days	30–60	60–80	30–50%
GLE – Rough grading (quarry)	45–60 days	100–250+	200–400+	40–60%
GLE – Underground utilities (start)	~30 days	40–70	80–100	15–25%
Combined peak (overlapping)	30–60 days	150–350+	300–500+	30–50%
AFTER BRIDGE OPENS (~13 months) — Traffic shifts to Monument Springs				
GLE – Utilities (remainder)	~30 days	40–70	80–100	15–25%
GLE – Roads/curb/gutter	20–30 days	50–95	100–130	20–35%
GLE – Pad grading (granite)	30–45 days	40–80	80–120	35–50%
GLE – House construction (65)	250–390 days	60–100	120–150	10–20%

AGUILAR RD TOTAL (DA as proposed, ~7–12 mo)

Low: ~75 avg/day × 22 working days/mo × 7 mo ≈ 11,550 trips
Mid: ~120 avg/day × 22 working days/mo × 9 mo ≈ 23,760 trips
High: ~170 avg/day × 22 working days/mo × 12 mo ≈ 44,880 trips

Stated range: ~11,000 – 26,000+ one-way trips on Aguilar Rd (conservative; 12-month scenario could exceed 35,000).
Under requested condition (bridge first): ~3,000 – 9,000 trips (bridge crew only).

BRIDGE-ONLY TRIPS (both scenarios)

Bridge crew: ~20–60 avg/day × 22 working days/mo × 7–12 mo ≈ 3,080 – 15,840 trips
Stated range: ~3,000 – 9,000 bridge-only trips (conservative midpoint).

AVOIDABLE TRIPS (difference between DA as proposed and requested condition)

Under DA as proposed: 11,000 – 26,000+ ADDITIONAL subdivision construction trips on Aguilar Rd
Under requested condition: 0 additional subdivision construction trips on Aguilar Rd

Route (DA as proposed)	Notes
AGUILAR RD	City staff report: ~6 mo; evidence supports 12–18 mo (seasonal creek restrictions, $7.3M scope)
AGUILAR RD	
AGUILAR RD	Est. several hundred oak trees (arborist report needed for exact count)
AGUILAR RD	Former quarry; 2–5× CalEEMod fill default
AGUILAR RD	First ~30 days before bridge opens
AGUILAR RD	Multiple activities simultaneous
MONUMENT SPRINGS	Per Condition 19c, Reso. 2022-127
MONUMENT SPRINGS	
MONUMENT SPRINGS	
MONUMENT SPRINGS	CalEEMod: 0.36 worker + 0.107 vendor/DU/day

CONSTRUCTION SCHEDULE COMPARISON

Durations are engineering estimates. Actual durations will vary.

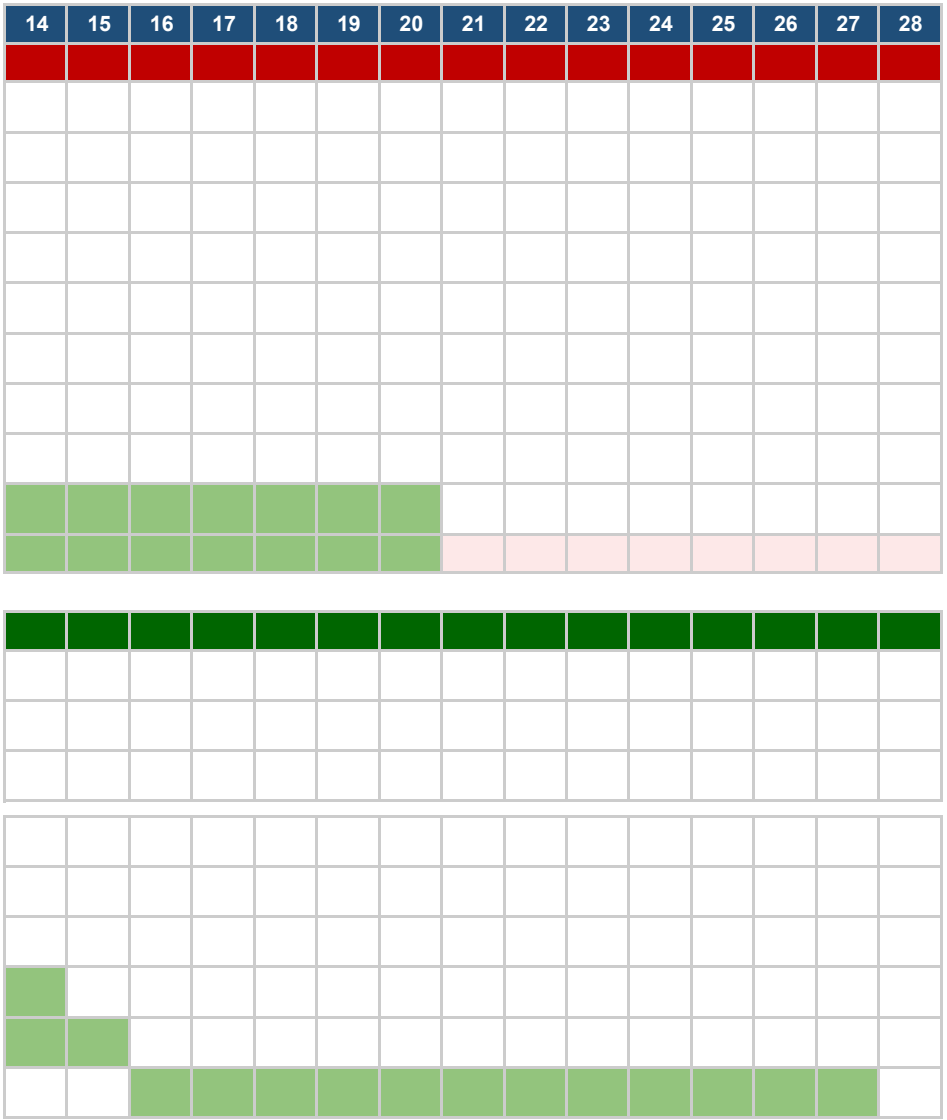
Activity	Duration	Route	1	2	3	4	5	6	7	8	9	10	11	12	13
DA2024-0001 AS PROPOSED															
Bridge construction	~7–12 mo	AGUILAR RD													
MS Road extension	~4 mo	AGUILAR RD													
Bridge opens → traffic shifts		—													
GLE – Clear/grub/trees	~2 mo	AGUILAR RD													
GLE – Rough grading (quarry)	~3 mo	AGUILAR RD													
GLE – Underground utilities	~3 mo	AGUILAR → MS													
GLE – Roads/curb/gutter	~2 mo	ONUMENT SPRINGS													
GLE – Pad grading	~2 mo	ONUMENT SPRINGS													
GLE – Houses (65)	~12 mo	ONUMENT SPRINGS													
AGUILAR RD: ~7–12 MONTHS		then Monument Springs													

REQUESTED CONDITION: BRIDGE COMPLETE FIRST															
Bridge construction	~7–12 mo	CHINA GARDEN RD													
MS Road extension	~4 mo	CHINA GARDEN RD													
Bridge open / accepted	~1 mo	—													
GLE – Clear/grub/trees	~2 mo	ONUMENT SPRINGS													
GLE – Rough grading (quarry)	~3 mo	ONUMENT SPRINGS													
GLE – Underground utilities	~3 mo	ONUMENT SPRINGS													
GLE – Roads/curb/gutter	~2 mo	ONUMENT SPRINGS													
GLE – Pad grading	~2 mo	ONUMENT SPRINGS													
GLE – Houses (65)	~12 mo	ONUMENT SPRINGS													

AGUILAR RD: 0 DAYS SUBDIVISION TRAFFIC	NONE													

Red = traffic on Aguilar Rd
Green = traffic on Monument Springs / China Garden
Orange = bridge opens, traffic shifts




14
15
16
17
18
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20
21
22
23
24
25
26
27
28

CONSTRUCTION COST ESTIMATE

Engineering estimate for comparative purposes. Actual costs will vary.

Item	Description	Quantity	Unit	Unit Cost	Subtotal	Days
MONUMENT SPRINGS ROAD & BRIDGE						
MS-1	SWPPP / Erosion Control	0.8	AC	$5,000	$4,000	5
MS-2	Clear and Grub	0.8	AC	$8,000	$6,400	5
MS-3	Tree Removal	5.0	EA	$2,500	$12,500	3
MS-4	Rough Grading	0.8	AC	$50,000	$40,000	15
MS-5	Bridge Construction	1.0	LS	$20,000,000	$20,000,000	130
MS-6	Asphalt Pavement	30,752.0	SF	$10	$307,520	20
MS-7	Water Main	961.0	LF	$149	$143,189	22
MS-8	Sanitary Sewer	961.0	LF	$193	$185,473	22
MS-9	Gas Main	961.0	LF	$55	$52,855	10
MS-10	Electric (Underground)	961.0	LF	$75	$72,075	10
MS-11	Telephone/Cable	961.0	LF	$40	$38,440	8
MS-12	Curb, Gutter, Sidewalk	6,727.0	SF	$12	$80,724	10
MS-13	Street Lighting	5.0	EA	$8,500	$42,500	3
MS-14	Landscape/Erosion Repair	1.0	LS	$25,000	$25,000	5
	MONUMENT SPRINGS SUBTOTAL				**$21,010,676**	
GRANITE LAKES ESTATES (65 LOTS)						
GLE-1	SWPPP / Erosion Control	24.5	AC	$5,000	$122,500	10
GLE-2	Clear and Grub	24.5	AC	$8,000	$196,000	25
GLE-3	Oak Tree Removal	1.0	LS	$549,158	$549,158	30
GLE-4	Rough Grading	24.5	AC	$50,000	$1,225,000	60
GLE-5	Sanitary Sewer	3,948.0	LF	$193	$761,964	45
GLE-6	Storm Drain	3,949.0	LF	$166	$655,534	38
GLE-7	Water Main	3,948.0	LF	$149	$588,252	38
GLE-8	Gas Main	3,948.0	LF	$55	$217,140	15
GLE-9	Electric (Underground)	3,948.0	LF	$75	$296,100	15
GLE-10	Telephone/Cable	3,948.0	LF	$40	$157,920	10

GLE-11	Asphalt Pavement	126,336.0	SF	$10	$1,263,360	30
GLE-12	Curb, Gutter, Sidewalk	27,636.0	SF	$12	$331,632	20
GLE-13	Street Lighting	22.0	EA	$8,500	$187,000	5
GLE-14	Pad Grading (65 lots)	65.0	EA	$8,750	$568,750	45
GLE-15	Landscape/Erosion Repair	1.0	LS	$150,000	$150,000	15
GLE-16	House Construction (65)	65.0	EA	$350,000	$22,750,000	260
	GRANITE LAKES SUBTOTAL				**$30,020,310**	

TOTAL PROJECT COST **$51,030,986**

AGUILAR RD IMPROVEMENTS **$0**

Notes
Granite quarry
~6 months per staff report
32' wide

5,720 in @ $96/in
Former granite quarry
Rock trenching
Rock trenching

32' wide internal roads
Internal streets only
Granite substrate
~12 months

PEDESTRIAN SAFETY — ROADS WITHOUT SIDEWALKS

Finding	Statistic	Source
Crash risk: no sidewalk vs. sidewalk	**2× higher**	FHWA/RD-87/038
Crash-site probability reduction with sidewalk	**88.2% lower**	FHWA-RD-01-101
Crash rate per mile (no sidewalk)	**3× higher**	Accident Analysis & Prevention (2021)
U.S. pedestrian fatalities without sidewalk	**~65%**	GHSA / 2023 NHTSA FARS
Potential crash reduction from walkways	**Up to 88%**	FHWA-SA-10-022
Serious injury: pickup vs. car at 25 mph	**62% vs. 30%**	IIHS (December 2024)
Fatal injury: large truck vs. car	**50% greater (OR=1.54)**	Desapriya et al. (2010)
Death risk: light truck vs. car	**2–3× higher**	Lefler & Gabler (2004)
Hood height >40 in. and ped fatality	**~45% more likely**	IIHS (2024)
Work zone fatalities (2023)	**~898**	FHWA
Pedestrians killed in work zones (2023)	**176**	FHWA
Fatal work zone crashes on local roads (2022)	**32 (doubled from 2021)**	FHWA

From: Jeanie Thurston
To: Meeting Comments
Subject: Granite Lakes Estates Momument Springs Bridge
Date: Tuesday, March 17, 2026 3:29:26 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Input for tonight's meeting; I live off Greenbrae in Rocklin and I would very much appreciate it if the planning commission would recommend that the bridge over Secret Ravine Creek off Monument Springs should be BUILT FIRST; before the new development is allowed to initiate construction. Thank you.

Jeanie Thurston
5820 Green Mountain Lane, Rocklin 95677

From: Susan Willson
To: Meeting Comments
Subject: Granite Lakes Estates Public Hearing Item
Date: Tuesday, March 17, 2026 1:37:19 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Planning Commission,

I am writing as a resident of more than 20 years to express my deep concern, and equally strong expectation, that the City uphold its long-standing commitment regarding the construction of the bridge in our community.

For decades, residents like myself have been assured that improving access and safety through completion of this bridge is not optional, but essential. The City has repeatedly stated that further development would not proceed until this critical infrastructure is in place. That commitment has been a cornerstone of trust between the City and the people who live here.

However, what we have witnessed over time is a troubling pattern. As land changes hands, new developers attempt to bypass or reinterpret these commitments, seeking loopholes or relying on shifting circumstances to move projects forward without delivering on the bridge first. This not only undermines the integrity of the original agreement, but also places our community at continued risk due to inadequate access, increased congestion, and compromised safety.

I urge the Commission to remain steadfast and vigilant. The decisions before you are not just about individual development proposals, they are about honoring a promise made to an entire community. Allowing further development to proceed without completion of the bridge would set a dangerous precedent and erode public trust.

I am not opposed to thoughtful growth. But growth must be responsible, and it must be accompanied by the infrastructure necessary to support it. In this case, that means completing the bridge, without exception, without delay, and without compromise.

I respectfully ask that you continue to uphold this requirement in all current and future deliberations. Our community is counting on your leadership to ensure that commitments are kept and that safety remains a top priority.

Thank you for your time, your service, and your careful consideration.

Sincerely,

Susan Willson

From: Karen Batchelor
To: Meeting Comments
Subject: Granite Lake Estates/Monument Springs Bridge
Date: Tuesday, March 17, 2026 5:12:01 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Commission,

My name is Karen Batchelor. My husband and I live on Green Mountain Lane. We have lived here for 9 years. We have watched as two housing projects were completed off of Aguilar Road.

Now, as we see a third building project, we are very concerned about the safety of our neighborhood. This is, especially as the developers request to delay the completion of Monument Springs Bridge to be concurrent to the completion of the Granite Lakes Estates.

This will add increased traffic of vehicles and heavy equipment on our only outlet streets, wear and tear of our roads, concern for safety of our families who daily exercise and walk along Aguilar Road, Foothills Road and Greenbrae Road. As well as the concern for any possible fires in our area with only two outlet roads.

We request the Planning Commision require the completion of the Monument Springs Bridge as originally planned, prior to the start of the Granite Lakes Estates building project.

Respectfully,

Doug and Karen Batchelor
5900 Green Mountain Ln

From: Jim Clifford
To: Meeting Comments
Subject: On Bridge Issue
Date: Tuesday, March 17, 2026 5:34:27 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

My opinion is the bridge should be built before any building permits are approved.

James Clifford
4443 Greenbrae Road
Rocklin

Kimley»Horn

Memorandum

To: Justin Nartker, Director
Public Services Department
City of Rocklin

From: Matt Weir, P.E., T.E., PTOE

Re: Aguilar Road Evaluation
Safety Assessment

Date: September 25, 2019

The purpose of this memorandum is to document a technical evaluation of the existing condition of Aguilar Road, compare the current roadway configuration to past and current City/County standards, qualify its current level of safety, and provide recommendations to improve the level of safety.

Executive Summary

We understand that the City desired to conduct an evaluation of Aguilar Road in response to safety related concerns raised at the June 25, 2019, City Council Meeting. Aguilar Road was annexed by the City from Placer County, thereby creating this situation in which the City inherited a roadway that was designed and constructed (by others) using non-City standards. As part of this assessment, we reviewed as-built roadway improvement plans and conducted research of City, County, and other applicable design standards to evaluate whether the road was constructed in accordance to the governing design standards (presumably Placer County) at the time of construction, and how the existing facility compares to current (City) standards. We also collected traffic data and analyzed the roadway's collision rate for the purpose of assessing the safety of its current operations.

The existing Aguilar Road has a daily traffic volume of approximately 1,500-vehicles per day (between China Garden Road and Greenbrae Road) which is well within the anticipated volume range for this facility. In fact, the Institute of Transportation Engineers[1] (ITE) notes a maximum volume of 3,000-vehicles per day for "minor residential collectors" with houses fronting the street. While the existing prevailing speeds are 10-mph higher than the posted speed limit (35 vs. 25-mph), the facility's 24-year collision history equates to a collision rate that is approximately half the statewide average for similar facilities. The posted speed limit of 25-mph was confirmed to be appropriately applied according to the requirements of the California Vehicle Code (CVC).

The existing physical characteristics of Aguilar Road were determined to provide inadequate shoulder width, excessive cross-slope, and a right-of-way that is too narrow when compared to the then-current County (1972) design standards. Similarly, the existing facility does not satisfy the City's current design standards for these critical cross-sectional elements. If the 40-foot standard right-of-way was applied to the corridor, it was determined that between 0.27- to 1.06-acres of additional right-of-way would be required to achieve the standard configuration.

In an effort to reinforce the safety of Aguilar Road, the City should consider the following strategies:

- Where absent, consider adding a centerline stripe (dashed yellow) in an effort to narrow the perceived pavement width for the desired purpose of reducing the prevailing speeds.
- Consider installing radar speed feedback signs, one in each direction, to further reinforce the posted speed limit and reduce the prevailing speeds.

[1] *Transportation and Land Development*, ITE, 2002.

Existing Conditions

Aguilar Road is a two-lane, rural collector roadway that provides vital connectivity between Rocklin Road and Greenbrae Road. Along with Foothill Road via El Don Drive, these two facilities provide the only connectivity for this area of the City to Rocklin Road and the rest of the transportation network.

Volume, Speed, and Collision Data

Table 1 summarizes existing and historical Aguilar Road volumes, while Table 2 summarizes existing speed data. The posted speed limit along Aguilar Road is 25 mph. Existing volume and speed data collected in August 2019 are included as Appendix A to this memorandum.

Table 1 – Existing and Historical Aguilar Road Volume Data

Collection Date	North of China Garden Rd			South of Arrowhead Dr		
	NB	SB	Total (VPD)	NB	SB	Total (VPD)
August 2019	1,514	1,495	3,009	751	720	1,471
April 2018	1,535	1,500	3,035	-	-	-
September 2016	-	-	-	840	799	1,639

Notes:
VPD = Vehicles per Day

Table 2 – Existing Aguilar Road Speed Data

Percentiles	Current Posted Speed Limit	North of China Garden Rd		South of Arrowhead Dr	
		NB	SB	NB	SB
Average (MPH)	25	24	24	29	29
85th % (MPH)		28	28	35	35

As shown in Table 1, daily traffic on Aguilar Road north of China Garden Road has decreased from 3,035 in April 2018 to 3,009 in August 2019. Daily traffic on Aguilar Road south of Arrowhead Drive has also decreased, from 1,639 in September 2016 to 1,471 in August 2019. Speed data collected north of China Garden Road yielded an average speed of 24 mph and an 85th percentile speed of 28 mph. Speed data collected south of Arrowhead Drive yielded an average speed of 29 mph and an 85th percentile speed of 35 mph. As previously noted, the current posted speed limit is 25 mph.

Collisions along Aguilar Road within the last approximately 24 years were evaluated using data provided by the City dating back to 1995. Table 3 summarizes the collision rate of Aguilar Road compared to the statewide collision rate for similar roads.

Table 3 – Aguilar Road Collision History and Rates

Road Segment	Total Collisions in 24 years	Calculated Collision Rate (ACC/MVM)	Statewide Rate* (ACC/MVM)
China Garden Rd to Greenbrae Rd	3	0.55	0.95

Notes:
ACC/MVM = Accidents per Million Vehicle Miles
* Per *2016 Collision Data on California State Highways*, 2 AND 3 LN rural

Aguilar Road from China Garden Road to Greenbrae Road has logged three collision in 24 years, yielding a collision rate of 0.55 ACC/MVM, while the statewide collision rate for a 2-Lane rural roadway is 0.95 ACC/MVM.

Cross-Section Elements

There are 23 driveways/access points along the entire stretch of the Aguilar Road. The majority of the corridor has limited signing and striping elements including speed limit signs, no-parking signs, and temporary traffic control signs. Based on field observations and topographic survey information provided by the City, there are existing joint utility poles and private improvements (i.e., mail boxes, landscaping, decorative features, etc.) located directly adjacent to the existing edge of pavement.

The following is a summary of the various Aguilar Road segments' cross-section elements (see **Exhibit 1**):

- Rocklin Road to China Garden Road: This segment is compliant with current City standards for residential collectors and, therefore, was not included as a part of the evaluation.
- China Garden Road to Sycamore Place: This segment consists of two 10- to 12-foot travel lanes (not striped), within 32- to 40-feet of apparent right-of-way (ROW). There are currently no shoulders on either side of the road.
- Sycamore Place to Greenbrae Road: This segment consists of two 13-foot travel lanes (striped), curb and gutter, and a sidewalk along the eastern side of the segment within 50.5-feet of apparent ROW. There is no sidewalk or shoulder on the western side of the road.

Design Standards Evaluation

We completed an evaluation to assess Aguilar Road's physical characteristics compared to both prior (Placer County) and current (City of Rocklin) design standards. First, we considered whether or not the facility was compliant with the then-current (1972) Placer County standards at the time of construction. Second, we assessed the facility against the current City standards. Both typical cross-sections, the County's 1972 and the current City, are depicted in **Exhibit 2**. **Table 4** summarizes the findings of this evaluation of Aguilar Road against these design standards.

Table 4 – Aguilar Road (China Garden Road to Sycamore Place)
Cross-Sectional Elements Evaluation

Cross-Sectional Element	Existing Condition (per As-Builts)	County Standard (1972)	Consistent with County Standard (1972)?	Current City Standard	Consistent with City Standard?
Travel Lane (ft)	10 - 12	9	Yes	12	No
Shoulder (Paved) (ft)	0	4	No	4 - 6	No
Shoulder (Unpaved) (ft)	0	3	No		
Cross-Slope (%)	1 - 5	2	No	2	No
Total Right-of-Way (ft)	32 - 40	50	No	36 - 40	No

As shown in **Table 4**, the existing Aguilar Road does not provide minimum required shoulder width, has a cross-slope (north of Arrowhead Drive) that exceeds 5-percent, and does not have the right-of-way required to be consistent with the then-current County (1972) design standards. Similarly, the existing facility does not satisfy the City's current design standards for these critical cross-sectional elements.

Furthermore, applying the City's 40-foot right-of-way requirement per the current design standard (Semi-Rural Roadway, DWG# 3-6A), we also assessed the amount of additional right-of-way that would be required to achieve this standard. Three different conditions have been considered and are provided to

assist the City with identifying the various right-of-way needs for future potential roadway improvements. The following is a summary of these findings:

- Existing Conditions (**Exhibit 3**): As depicted, the northern portion of Aguilar Road is currently outside the apparent eastern right-of-way line. It is estimated that 11,755-square feet (sf) (0.27-acres) of additional right-of-way would be needed to correct this situation.
- Holding Eastern Edge of Pavement (**Exhibit 4**): If the eastern edge of pavement is held and the 40-foot right-of-way is offset to the west, it is estimated that 34,590-sf (0.79-acres) of additional right-of-way would be needed. It is important to note that this condition would also require the right-of-way noted in Exhibit 3 and discussed above, bringing to total for this condition to 46,345-sf (1.06-acres)
- Holding Eastern Right-of-Way (**Exhibit 5**): Holding the apparent existing eastern property line and offsetting the 40-foot right-of-way to the west is estimated to require 44,610-sf (1.02-acres) of additional right-of-way.

Posted Speed Limit Evaluation

According to Section 22352 of the *California Vehicle Code (CVC)*, a prima facie speed limit of 25-mph applies to "any highway other than a state highway, in any business or residence district". Application of the "residence district" definition per *CVC Section 515* and the *California Manual for Setting Speed Limits*, our assessment of Aguilar Road indicated a total of 29 separate "dwelling houses/business structures" compared to the requirement for at least 27 when considering the application of the required ratio of units to distance. As such, we have concluded that Aguilar Road, between China Garden Road and Greenbrae Road, satisfies the requirements for application of the 25-mph prima facie speed limit as a "residence district", thereby confirming the existing 25-MPH posted and enforceable speed limit.

Conclusions

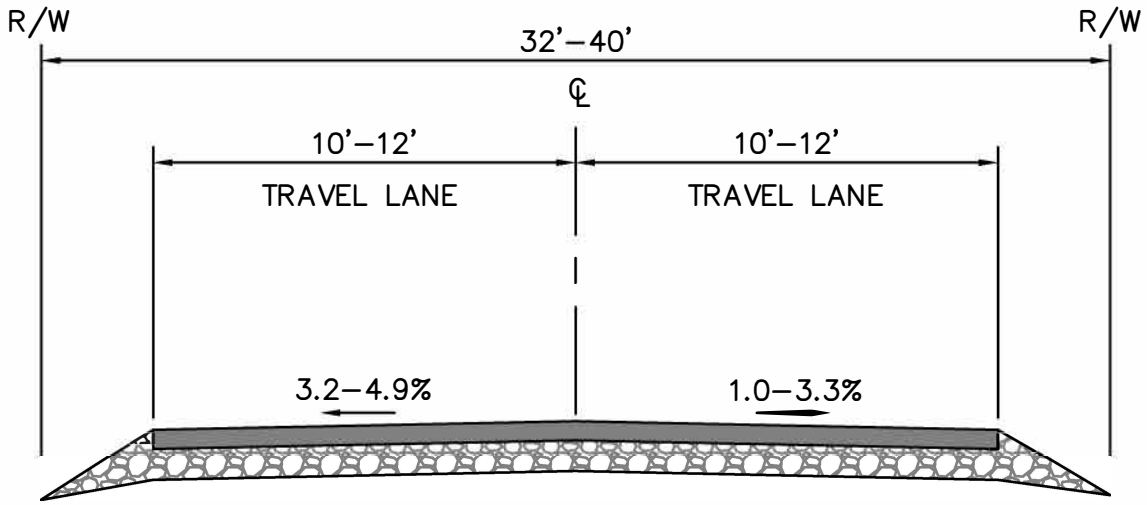
While the existing Aguilar Road's cross-section (travel lane widths, shoulder presence/width, cross-slope, and right-of-way) does not satisfy either the then-current Placer County or now-current City of Rocklin standards, the facility does not exhibit an unsafe pattern of collisions. In fact, the roadway's collision rate is approximately half that of other similar facilities statewide. Recent traffic data reveals that daily traffic volumes have decreased slightly, however the prevailing speeds are 10-mph greater than the posted prima facie speed limit of 25-mph. This combination of inadequate cross-section, low collision rate, low and decreasing daily traffic volumes, and excessive speeds combine to create a situation that should be addressed. In an effort to reinforce the safety of Aguilar Road, the City should consider the following strategies:

- Where absent, consider adding a centerline stripe (dashed yellow) in an effort to narrow the perceived pavement width for the desired purpose of reducing the prevailing speeds.
- Consider installing radar speed feedback signs, one in each direction, to further reinforce the posted speed limit and reduce the prevailing speeds.

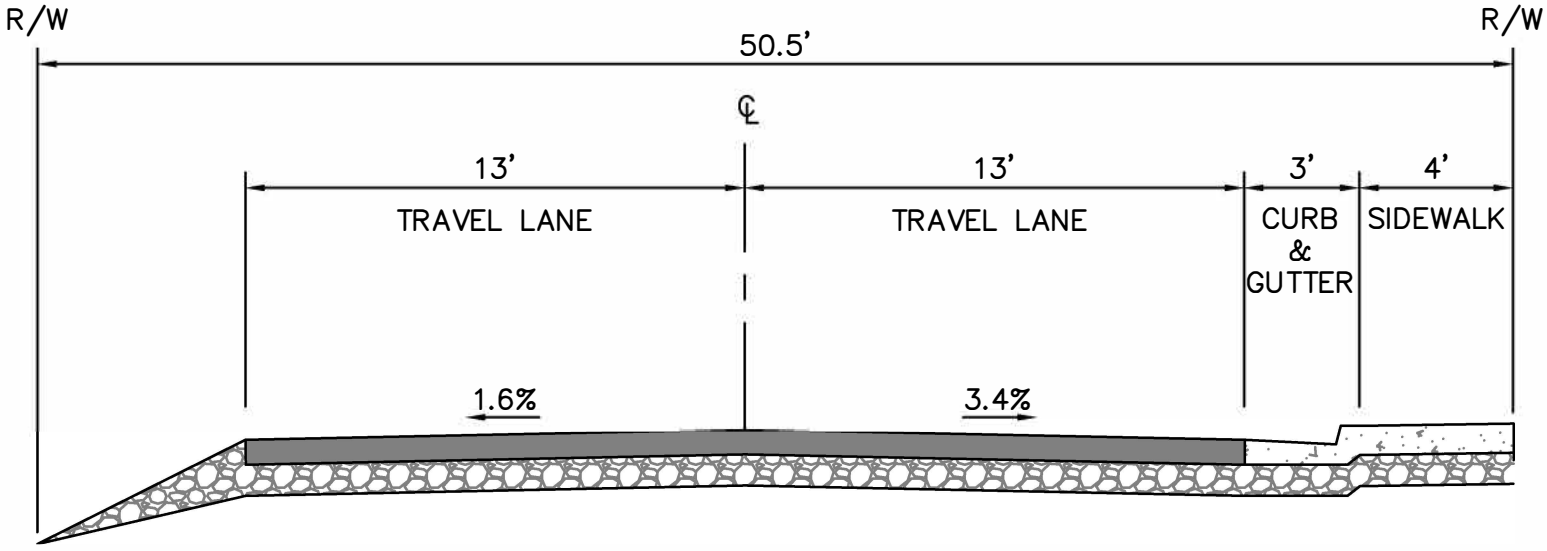
Attachments:

Exhibit 1 – Existing Typical Cross-Sections
Exhibit 2 – Prior and Current Standards
Exhibit 3 – Existing Right-of-Way
Exhibit 4 – 40' Roadway Holding Existing Eastern Edge of Pavement
Exhibit 5 – 40' Roadway Holding Existing Eastern Property Line

Appendix A – Existing Traffic Count and Speed Data



EXISTING AGUILAR ROAD
CHINA GARDEN ROAD TO SYCAMORE PLACE

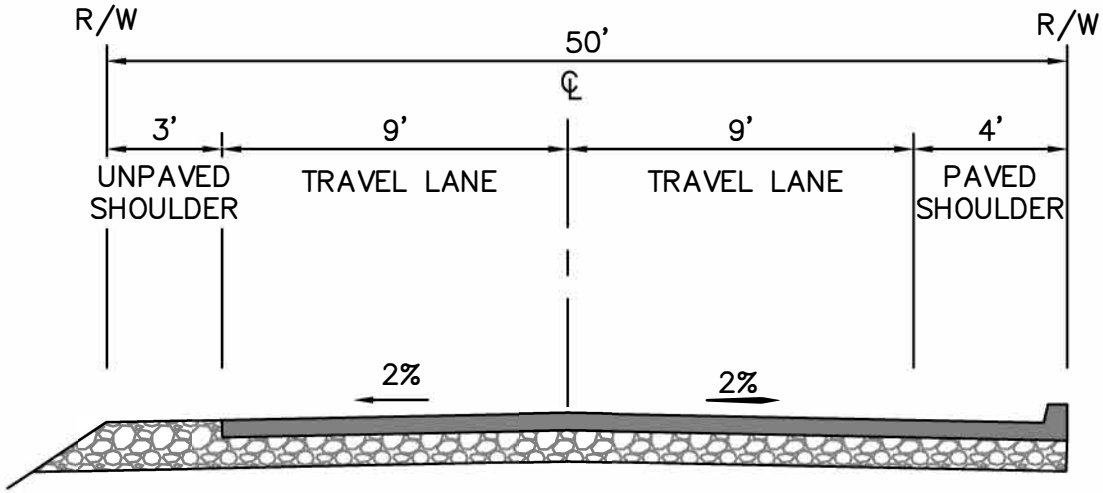


EXISTING AGUILAR ROAD
SYCAMORE PLACE TO GREENBRAE ROAD

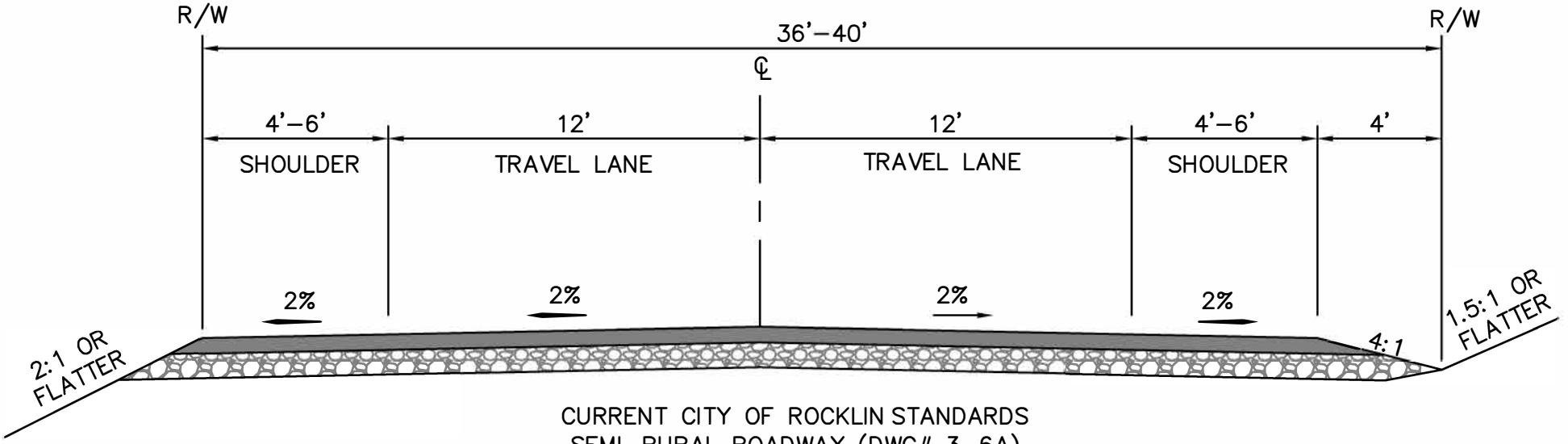
SOURCE: RIGHT OF WAY AND TOPOGRAPHIC INFORMATION DEVELOPED BY TSD ENGINEERING, INC., AUGUST 2015

Kimley»Horn

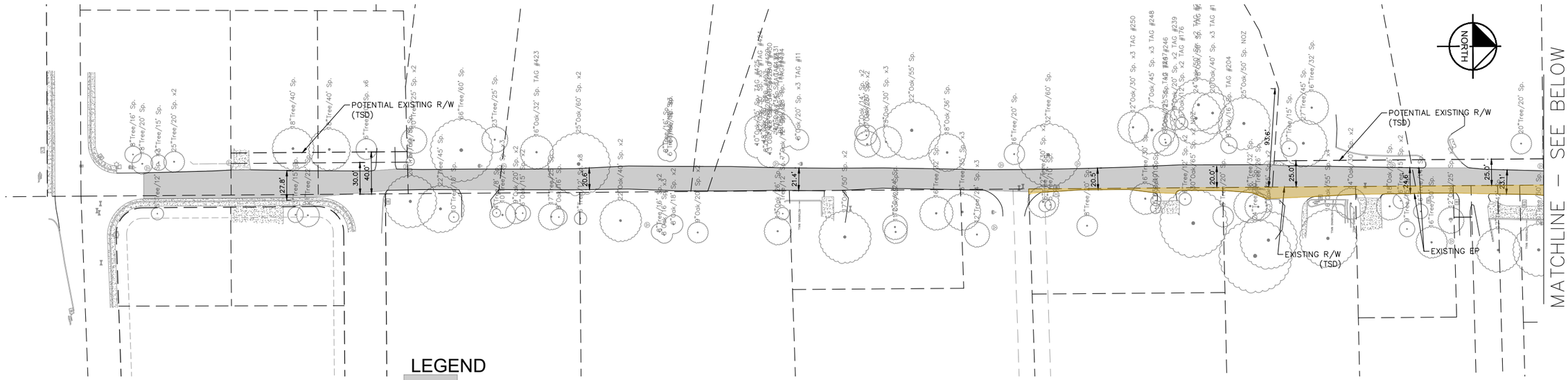
EXHIBIT 1
TYPICAL SECTIONS ON EXISTING AGUILAR RC

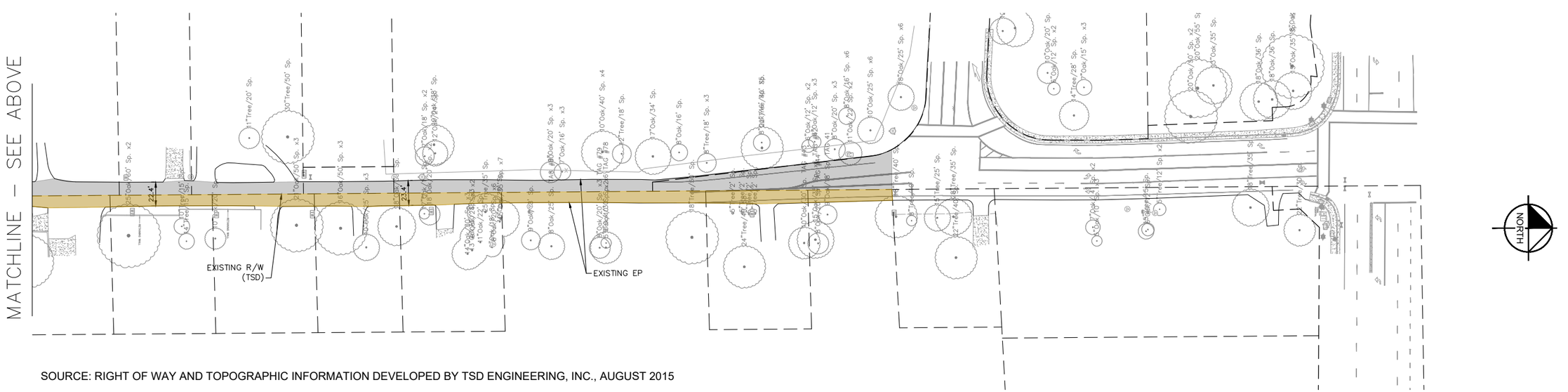


1972 PLACER COUNTY STANDARDS
RURAL MINOR ROADWAY (PLATE 2)



CURRENT CITY OF ROCKLIN STANDARDS
SEMI–RURAL ROADWAY (DWG# 3–6A)





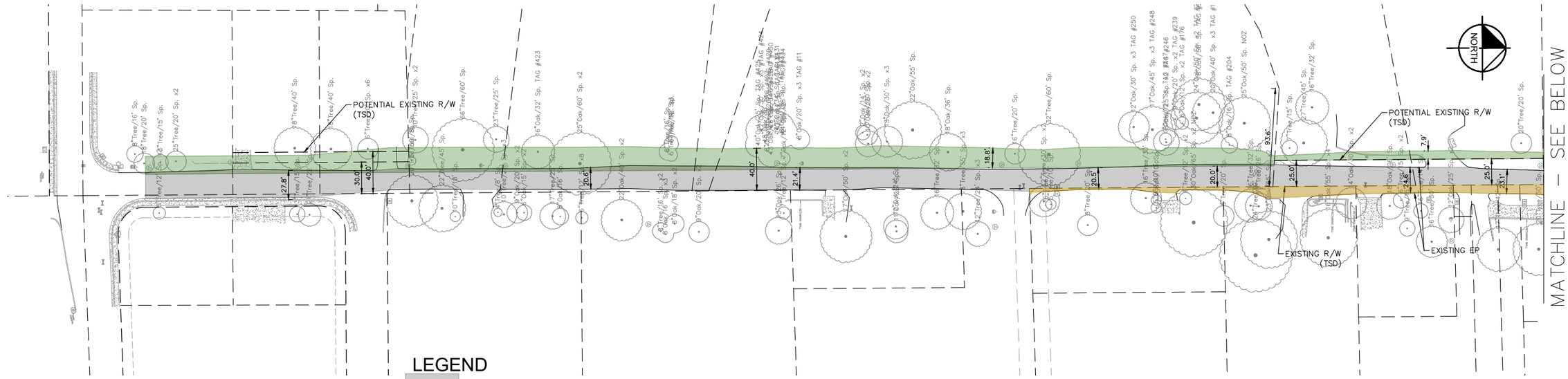
SOURCE: RIGHT OF WAY AND TOPOGRAPHIC INFORMATION DEVELOPED BY TSD ENGINEERING, INC., AUGUST 2015

EXISTING AGUILAR ROAD

EXHIBIT 3
EXISTING RIGHT-OF-WAY

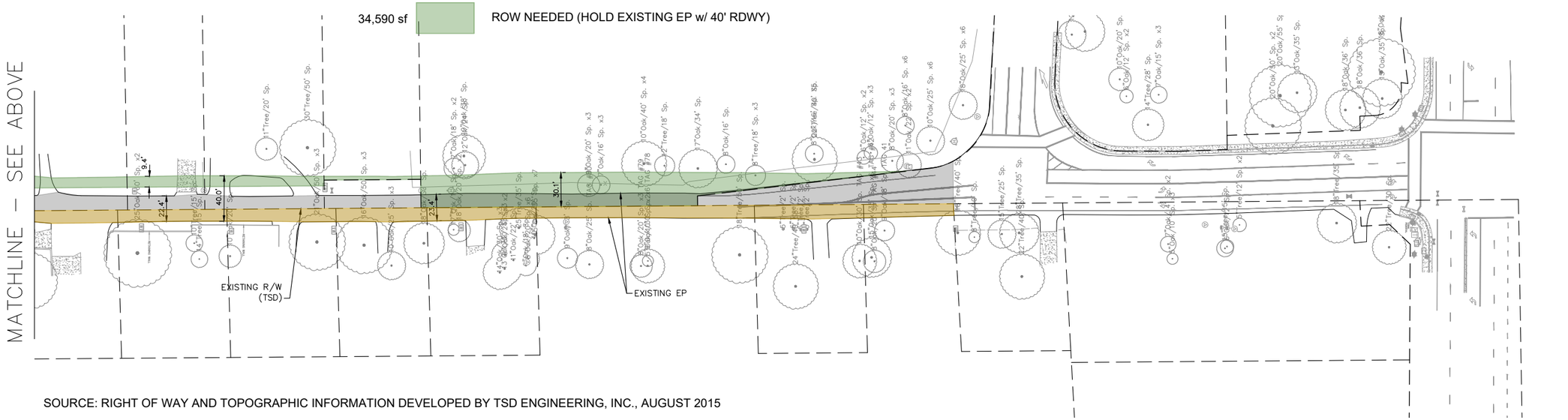
Kimley»Horn © 2019

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LEGEND

	EXISTING ROADWAY
11,755 sf	ROW NEEDED FOR EXISTING ROADWAY
34,590 sf	ROW NEEDED (HOLD EXISTING EP w/ 40' RDWY)



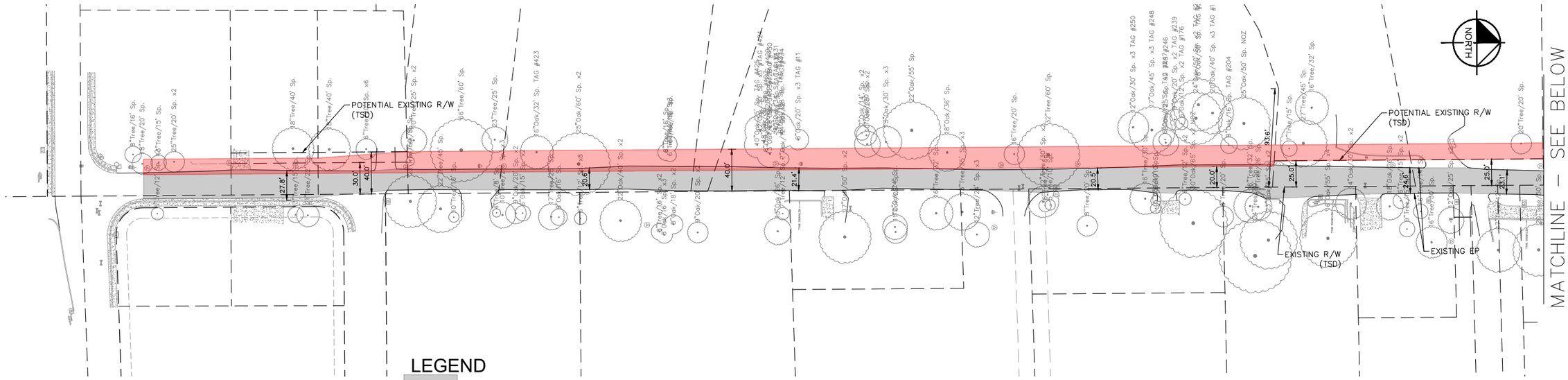
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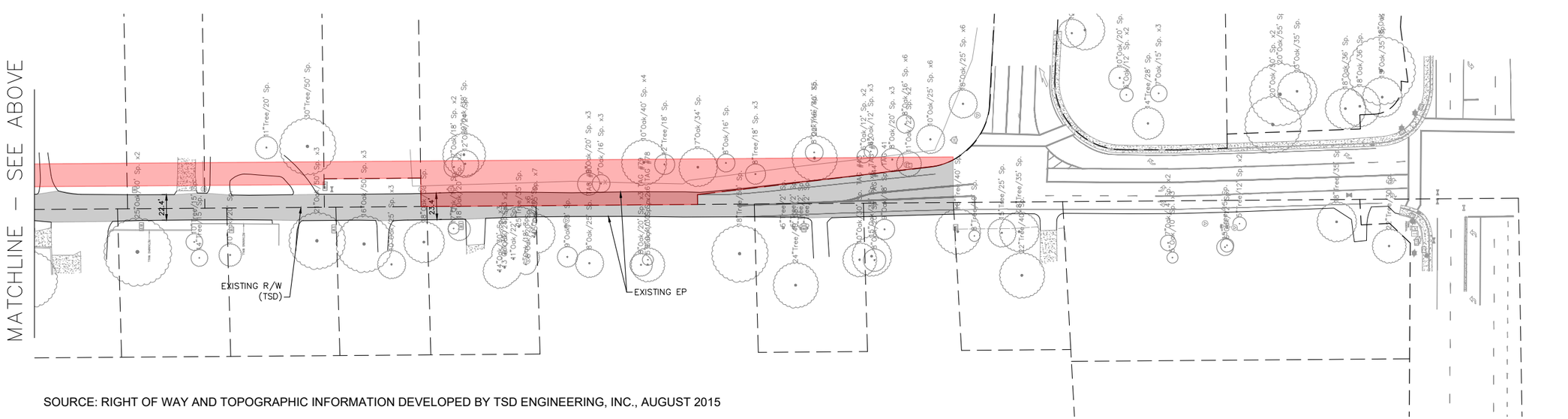
EXISTING AGUILAR ROAD

EXHIBIT 4
40' ROADWAY HOLDING EXISTING EASTERN EDGE OF PAVEMENT

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LEGEND

EXISTING ROADWAY

44,610 sf ROW NEEDED (HOLD EAST ROW w/ 40' RDWY)

SOURCE: RIGHT OF WAY AND TOPOGRAPHIC INFORMATION DEVELOPED BY TSD ENGINEERING, INC., AUGUST 2015

EXISTING AGUILAR ROAD

EXHIBIT 5
40' ROADWAY HOLDING EXISTING EASTERN PROPERTY LINE

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Appendix A

Existing Traffic Count and Speed Data

SPEED

Aguilar Rd N/O China Garden Rd

Day: Friday
Date: 8/23/2019

City: Rocklin
Project #: CA19_7280_001

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	3	8	2	0	0	0	0	0	0	0	0	0	13
1:00	0	0	9	3	0	0	0	0	0	0	0	0	0	12
2:00	0	2	4	4	0	0	0	0	0	0	0	0	0	10
3:00	0	0	3	2	1	0	0	0	0	0	0	0	0	6
4:00	0	2	8	7	0	0	0	0	0	0	0	0	0	17
5:00	0	6	19	18	1	1	0	0	0	0	0	0	0	45
6:00	1	8	48	35	4	2	0	0	0	0	0	0	0	98
7:00	2	35	98	61	8	2	0	0	0	0	0	0	0	206
8:00	8	23	116	69	13	0	0	0	0	0	0	0	0	229
9:00	5	25	74	43	8	0	0	0	0	0	0	0	0	155
10:00	2	24	71	64	5	2	0	0	0	0	0	0	0	168
11:00	1	17	107	61	14	0	0	0	0	0	0	0	0	200
12:00 PM	2	26	92	75	12	1	0	0	0	0	0	0	0	208
13:00	3	20	107	72	7	3	0	0	0	0	0	0	0	212
14:00	4	32	106	54	6	0	0	0	0	0	0	0	0	202
15:00	4	35	144	72	12	1	0	0	0	0	0	0	0	268
16:00	4	16	109	92	2	0	0	0	0	0	0	0	0	223
17:00	2	31	110	93	14	0	0	0	0	0	0	0	0	250
18:00	3	23	133	80	10	1	0	0	0	0	0	0	0	250
19:00	3	20	92	62	3	2	0	0	0	0	0	0	0	182
20:00	2	10	62	38	3	0	0	0	0	0	0	0	0	115
21:00	0	15	59	43	3	0	0	0	0	0	0	0	0	120
22:00	2	11	60	17	4	0	0	0	0	0	0	0	0	94
23:00	0	8	33	23	4	0	0	0	0	0	0	0	0	68
Totals	48	392	1672	1090	134	15								3351
% of Totals	1%	12%	50%	33%	4%	0%								100%

AM Volumes	19	145	565	369	54	7	0	0	0	0	0	0	0	1159
% AM	1%	4%	17%	11%	2%	0%								35%
AM Peak Hour	8:00	7:00	8:00	8:00	11:00	6:00								8:00
Volume	8	35	116	69	14	2								229
PM Volumes	29	247	1107	721	80	8	0	0	0	0	0	0	0	2192
% PM	1%	7%	33%	22%	2%	0%								65%
PM Peak Hour	14:00	15:00	15:00	17:00	17:00	13:00								15:00
Volume	4	35	144	93	14	3								268

Directional Peak Periods All Speeds	AM 7-9 Volume	AM 7-9 %	NOON 12-2 Volume	NOON 12-2 %	PM 4-6 Volume	PM 4-6 %	Off Peak Volumes Volume	Off Peak Volumes %
	435 ⟷	13%	420 ⟷	13%	473 ⟷	14%	2023 ⟷	60%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	20	24	24	28	30	3351

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd N/O China Garden Rd

Day: Friday
Date: 8/23/2019

City: Rocklin
Project #: CA19_7280_001

DAILY TOTALS	NB	SB	EB	WB	Total
	1,667	1,684	0	0	3,351

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	1		1		0	0	2		12:00	29		34		0	0	63	
0:15	1		2		0	0	3		12:15	33		29		0	0	62	
0:30	1		4		0	0	5		12:30	18		26		0	0	44	
0:45	0	3	3	10	0	0	3	13	12:45	15	95	24	113	0	0	39	208
1:00	2		2		0	0	4		13:00	22		23		0	0	45	
1:15	1		3		0	0	4		13:15	32		21		0	0	53	
1:30	0		1		0	0	1		13:30	28		29		0	0	57	
1:45	1	4	2	8	0	0	3	12	13:45	22	104	35	108	0	0	57	212
2:00	1		3		0	0	4		14:00	28		22		0	0	50	
2:15	1		1		0	0	2		14:15	34		25		0	0	59	
2:30	2		0		0	0	2		14:30	22		23		0	0	45	
2:45	1	5	1	5	0	0	2	10	14:45	24	108	24	94	0	0	48	202
3:00	1		0		0	0	1		15:00	30		52		0	0	82	
3:15	0		0		0	0			15:15	30		37		0	0	67	
3:30	0		1		0	0	1		15:30	31		25		0	0	56	
3:45	4	5	0	1	0	0	4	6	15:45	31	122	32	146	0	0	63	268
4:00	1		1		0	0	2		16:00	21		24		0	0	45	
4:15	3		0		0	0	3		16:15	17		35		0	0	52	
4:30	2		2		0	0	4		16:30	29		29		0	0	58	
4:45	7	13	1	4	0	0	8	17	16:45	29	96	39	127	0	0	68	223
5:00	10		1		0	0	11		17:00	26		36		0	0	62	
5:15	4		3		0	0	7		17:15	35		35		0	0	70	
5:30	12		2		0	0	14		17:30	29		35		0	0	64	
5:45	12	38	1	7	0	0	13	45	17:45	27	117	27	133	0	0	54	250
6:00	11		6		0	0	17		18:00	33		49		0	0	82	
6:15	10		7		0	0	17		18:15	33		35		0	0	68	
6:30	15		9		0	0	24		18:30	27		24		0	0	51	
6:45	30	66	10	32	0	0	40	98	18:45	26	119	23	131	0	0	49	250
7:00	32		8		0	0	40		19:00	20		27		0	0	47	
7:15	29		14		0	0	43		19:15	24		27		0	0	51	
7:30	40		20		0	0	60		19:30	20		20		0	0	40	
7:45	35	136	28	70	0	0	63	206	19:45	22	86	22	96	0	0	44	182
8:00	30		30		0	0	60		20:00	19		15		0	0	34	
8:15	38		20		0	0	58		20:15	7		16		0	0	23	
8:30	31		23		0	0	54		20:30	10		20		0	0	30	
8:45	38	137	19	92	0	0	57	229	20:45	6	42	22	73	0	0	28	115
9:00	21		19		0	0	40		21:00	13		21		0	0	34	
9:15	21		10		0	0	31		21:15	16		19		0	0	35	
9:30	25		16		0	0	41		21:30	8		16		0	0	24	
9:45	15	82	28	73	0	0	43	155	21:45	6	43	21	77	0	0	27	120
10:00	18		23		0	0	41		22:00	7		13		0	0	20	
10:15	18		18		0	0	36		22:15	5		25		0	0	30	
10:30	34		10		0	0	44		22:30	9		16		0	0	25	
10:45	22	92	25	76	0	0	47	168	22:45	6	27	13	67	0	0	19	94
11:00	19		17		0	0	36		23:00	4		11		0	0	15	
11:15	35		24		0	0	59		23:15	7		18		0	0	25	
11:30	26		30		0	0	56		23:30	8		5		0	0	13	
11:45	24	104	25	96	0	0	49	200	23:45	4	23	11	45	0	0	15	68
TOTALS		685		474				**1159**	**TOTALS**		982		1210				**2192**
SPLIT %		59.1%		40.9%				**34.6%**	**SPLIT %**		44.8%		55.2%				**65.4%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,667	1,684	0	0	3,351

AM Peak Hour	7:30	11:30				**7:30**	**PM Peak Hour**	17:15	15:00				**17:15**
AM Pk Volume	143	118				**241**	**PM Pk Volume**	124	146				**270**
Pk Hr Factor	0.894	0.868				**0.956**	**Pk Hr Factor**	0.886	0.702				**0.823**
7 - 9 Volume	273	162	0	0		**435**	**4 - 6 Volume**	213	260	0	0		**473**
7 - 9 Peak Hour	7:30	7:45				**7:30**	**4 - 6 Peak Hour**	16:30	16:45				**16:45**
7 - 9 Pk Volume	143	101	0	0		**241**	**4 - 6 Pk Volume**	119	145	0	0		**264**
Pk Hr Factor	0.894	0.842	0.000	0.000		**0.956**	**Pk Hr Factor**	0.850	0.929	0.000	0.000		**0.943**

SPEED

Aguilar Rd N/O China Garden Rd

Day: Saturday
Date: 8/24/2019

City: Rocklin
Project #: CA19_7280_001

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	3	17	12	2	0	0	0	0	0	0	0	0	34
1:00	0	4	17	6	0	0	0	0	0	0	0	0	0	27
2:00	0	3	8	10	1	0	0	0	0	0	0	0	0	22
3:00	0	0	3	3	0	0	0	0	0	0	0	0	0	6
4:00	0	2	4	1	0	0	0	0	0	0	0	0	0	7
5:00	1	3	6	3	0	0	0	0	0	0	0	0	0	13
6:00	0	3	13	14	1	1	0	0	0	0	0	0	0	32
7:00	0	8	53	44	8	0	0	0	0	0	0	0	0	113
8:00	2	23	79	40	6	1	0	0	0	0	0	0	0	151
9:00	1	27	99	67	10	0	0	0	0	0	0	0	0	204
10:00	1	30	80	69	5	2	0	0	0	0	0	0	0	187
11:00	4	38	100	76	10	0	0	0	0	0	0	0	0	228
12:00 PM	8	21	106	84	11	1	0	0	0	0	0	0	0	231
13:00	2	19	110	66	10	0	0	0	0	0	0	0	0	207
14:00	4	31	127	63	4	0	0	0	0	0	0	0	0	229
15:00	0	24	102	93	8	1	0	0	0	0	0	0	0	228
16:00	3	15	88	93	6	2	0	0	0	0	0	0	0	207
17:00	0	11	81	81	7	0	0	0	0	0	0	0	0	180
18:00	1	13	77	50	4	1	0	0	0	0	0	0	0	146
19:00	1	15	77	40	5	2	0	0	0	0	0	0	0	140
20:00	2	17	71	26	2	0	0	0	0	0	0	0	0	118
21:00	0	10	55	17	2	0	0	0	0	0	0	0	0	84
22:00	1	4	44	23	0	0	0	0	0	0	0	0	0	72
23:00	1	2	28	20	2	0	0	0	0	0	0	0	0	53
Totals	32	326	1445	1001	104	11								2919
% of Totals	1%	11%	50%	34%	4%	0%								100%

AM Volumes	9	144	479	345	43	4	0	0	0	0	0	0	0	1024
% AM	0%	5%	16%	12%	1%	0%								35%
AM Peak Hour	11:00	11:00	11:00	11:00	9:00	10:00								11:00
Volume	4	38	100	76	10	2								228
PM Volumes	23	182	966	656	61	7	0	0	0	0	0	0	0	1895
% PM	1%	6%	33%	22%	2%	0%								65%
PM Peak Hour	12:00	14:00	14:00	15:00	12:00	16:00								12:00
Volume	8	31	127	93	11	2								231

Directional Peak Periods All Speeds	AM 7-9			NOON 12-2			PM 4-6			Off Peak Volumes		
	Volume	↔	%	Volume	↔	%	Volume	↔	%	Volume	↔	%
	264		9%	438		15%	387		13%	1830		63%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	20	24	24	28	30	2919

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd N/O China Garden Rd

Day: Saturday
Date: 8/24/2019

City: Rocklin
Project #: CA19_7280_001

DAILY TOTALS	NB	SB	EB	WB	Total
	1,471	1,448	0	0	2,919

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	4		7		0	0	11		12:00	30		33		0	0	63	
0:15	5		5		0	0	10		12:15	33		22		0	0	55	
0:30	0		1		0	0	1		12:30	28		34		0	0	62	
0:45	4	13	8	21	0	0	12	34	12:45	25	116	26	115	0	0	51	231
1:00	4		9		0	0	13		13:00	30		36		0	0	66	
1:15	1		5		0	0	6		13:15	27		21		0	0	48	
1:30	1		3		0	0	4		13:30	21		20		0	0	41	
1:45	1	7	3	20	0	0	4	27	13:45	22	100	30	107	0	0	52	207
2:00	2		4		0	0	6		14:00	20		28		0	0	48	
2:15	0		3		0	0	3		14:15	29		32		0	0	61	
2:30	1		2		0	0	3		14:30	32		36		0	0	68	
2:45	6	9	4	13	0	0	10	22	14:45	20	101	32	128	0	0	52	229
3:00	2		1		0	0	3		15:00	26		37		0	0	63	
3:15	1		2		0	0	3		15:15	21		24		0	0	45	
3:30	0		0		0	0			15:30	17		33		0	0	50	
3:45	0	3	0	3	0	0		6	15:45	35	99	35	129	0	0	70	228
4:00	1		0		0	0	1		16:00	27		27		0	0	54	
4:15	1		1		0	0	2		16:15	26		25		0	0	51	
4:30	2		0		0	0	2		16:30	29		18		0	0	47	
4:45	2	6	0	1	0	0	2	7	16:45	27	109	28	98	0	0	55	207
5:00	1		4		0	0	5		17:00	28		23		0	0	51	
5:15	1		0		0	0	1		17:15	28		27		0	0	55	
5:30	2		0		0	0	2		17:30	18		18		0	0	36	
5:45	3	7	2	6	0	0	5	13	17:45	21	95	17	85	0	0	38	180
6:00	2		0		0	0	2		18:00	20		14		0	0	34	
6:15	5		1		0	0	6		18:15	19		23		0	0	42	
6:30	7		3		0	0	10		18:30	16		23		0	0	39	
6:45	13	27	1	5	0	0	14	32	18:45	14	69	17	77	0	0	31	146
7:00	7		7		0	0	14		19:00	18		21		0	0	39	
7:15	25		11		0	0	36		19:15	18		18		0	0	36	
7:30	20		10		0	0	30		19:30	18		24		0	0	42	
7:45	17	69	16	44	0	0	33	113	19:45	10	64	13	76	0	0	23	140
8:00	16		18		0	0	34		20:00	13		21		0	0	34	
8:15	24		15		0	0	39		20:15	12		18		0	0	30	
8:30	25		15		0	0	40		20:30	8		20		0	0	28	
8:45	26	91	12	60	0	0	38	151	20:45	9	42	17	76	0	0	26	118
9:00	23		12		0	0	35		21:00	9		13		0	0	22	
9:15	26		16		0	0	42		21:15	12		7		0	0	19	
9:30	39		23		0	0	62		21:30	7		11		0	0	18	
9:45	41	129	24	75	0	0	65	204	21:45	11	39	14	45	0	0	25	84
10:00	25		21		0	0	46		22:00	9		10		0	0	19	
10:15	27		18		0	0	45		22:15	5		10		0	0	15	
10:30	31		22		0	0	53		22:30	9		11		0	0	20	
10:45	23	106	20	81	0	0	43	187	22:45	10	33	8	39	0	0	18	72
11:00	21		26		0	0	47		23:00	5		15		0	0	20	
11:15	26		27		0	0	53		23:15	7		9		0	0	16	
11:30	31		24		0	0	55		23:30	1		10		0	0	11	
11:45	44	122	29	106	0	0	73	228	23:45	2	15	4	38	0	0	6	53
TOTALS		589		435				**1024**	**TOTALS**		882		1013				**1895**
SPLIT %		57.5%		42.5%				**35.1%**	**SPLIT %**		46.5%		53.5%				**64.9%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,471	1,448	0	0	2,919

AM Peak Hour	11:30	11:45			**11:45**	**PM Peak Hour**	15:45	14:15			**14:15**
AM Pk Volume	138	118			**253**	**PM Pk Volume**	117	137			**244**
Pk Hr Factor	0.784	0.868			**0.866**	**Pk Hr Factor**	0.836	0.926			**0.897**
7 - 9 Volume	160	104	0	0	**264**	**4 - 6 Volume**	204	183	0	0	**387**
7 - 9 Peak Hour	8:00	7:45			**8:00**	**4 - 6 Peak Hour**	16:30	16:00			**16:30**
7 - 9 Pk Volume	91	64	0	0	**151**	**4 - 6 Pk Volume**	112	98	0	0	**208**
Pk Hr Factor	0.875	0.889	0.000	0.000	**0.944**	**Pk Hr Factor**	0.966	0.875	0.000	0.000	**0.945**

SPEED

Aguilar Rd N/O China Garden Rd

Day: Sunday
Date: 8/25/2019

City: Rocklin
Project #: CA19_7280_001

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	1	10	15	6	1	0	0	0	0	0	0	0	0	33
1:00	3	3	21	9	0	0	0	0	0	0	0	0	0	36
2:00	0	2	12	8	0	0	0	0	0	0	0	0	0	22
3:00	0	1	4	4	1	0	0	0	0	0	0	0	0	10
4:00	0	0	3	3	0	0	0	0	0	0	0	0	0	6
5:00	0	2	4	2	0	0	0	0	0	0	0	0	0	8
6:00	0	2	8	7	2	0	0	0	0	0	0	0	0	19
7:00	0	1	23	24	0	0	0	0	0	0	0	0	0	48
8:00	0	7	62	40	6	0	0	0	0	0	0	0	0	115
9:00	0	13	62	67	8	1	0	0	0	0	0	0	0	151
10:00	1	20	98	66	7	1	0	0	0	0	0	0	0	193
11:00	2	22	94	50	9	1	0	0	0	0	0	0	0	178
12:00 PM	1	21	106	67	7	0	0	0	0	0	0	0	0	202
13:00	0	15	120	66	7	1	0	0	0	0	0	0	0	209
14:00	2	10	94	69	7	0	0	0	0	0	0	0	0	182
15:00	2	15	88	70	6	0	0	0	0	0	0	0	0	181
16:00	2	21	99	59	4	0	0	0	0	0	0	0	0	185
17:00	1	15	98	70	10	2	0	0	0	0	0	0	0	196
18:00	0	17	74	55	5	1	0	0	0	0	0	0	0	152
19:00	0	17	64	51	6	0	0	0	0	0	0	0	0	138
20:00	1	9	60	35	0	0	0	0	0	0	0	0	0	105
21:00	1	8	36	23	1	0	0	0	0	0	0	0	0	69
22:00	1	6	22	13	1	0	0	0	0	0	0	0	0	43
23:00	0	3	14	12	2	0	0	0	0	0	0	0	0	31
Totals	18	240	1281	876	90	7								2512
% of Totals	1%	10%	51%	35%	4%	0%								100%

AM Volumes	7	83	406	286	34	3	0	0	0	0	0	0	0	819
% AM	0%	3%	16%	11%	1%	0%								33%
AM Peak Hour	1:00	11:00	10:00	9:00	11:00	9:00								10:00
Volume	3	22	98	67	9	1								193
PM Volumes	11	157	875	590	56	4	0	0	0	0	0	0	0	1693
% PM	0%	6%	35%	23%	2%	0%								67%
PM Peak Hour	14:00	12:00	13:00	15:00	17:00	17:00								13:00
Volume	2	21	120	70	10	2								209

Directional Peak Periods All Speeds	AM 7-9 Volume		AM 7-9 %	NOON 12-2 Volume		NOON 12-2 %	PM 4-6 Volume		PM 4-6 %	Off Peak Volumes Volume		Off Peak Volumes %
	163	⟷	6%	411	⟷	16%	381	⟷	15%	1557	⟷	62%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	20	24	24	28	30	2512

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd N/O China Garden Rd

Day: Sunday
Date: 8/25/2019

City: Rocklin
Project #: CA19_7280_001

DAILY TOTALS	NB	SB	EB	WB	Total
	1,258	1,254	0	0	2,512

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		4		0	0	4		12:00	29		24		0	0	53	
0:15	3		5		0	0	8		12:15	17		27		0	0	44	
0:30	3		12		0	0	15		12:30	22		33		0	0	55	
0:45	1	7	5	26	0	0	6	33	12:45	19	87	31	115	0	0	50	202
1:00	1		10		0	0	11		13:00	22		34		0	0	56	
1:15	1		7		0	0	8		13:15	29		27		0	0	56	
1:30	6		6		0	0	12		13:30	24		23		0	0	47	
1:45	4	12	1	24	0	0	5	36	13:45	24	99	26	110	0	0	50	209
2:00	4		3		0	0	7		14:00	14		30		0	0	44	
2:15	0		2		0	0	2		14:15	20		18		0	0	38	
2:30	2		3		0	0	5		14:30	15		22		0	0	37	
2:45	5	11	3	11	0	0	8	22	14:45	26	75	37	107	0	0	63	182
3:00	1		4		0	0	5		15:00	26		19		0	0	45	
3:15	1		2		0	0	3		15:15	26		20		0	0	46	
3:30	1		0		0	0	1		15:30	15		23		0	0	38	
3:45	1	4	0	6	0	0	1	10	15:45	21	88	31	93	0	0	52	181
4:00	1		0		0	0	1		16:00	24		24		0	0	48	
4:15	1		1		0	0	2		16:15	24		21		0	0	45	
4:30	1		0		0	0	1		16:30	22		21		0	0	43	
4:45	1	4	1	2	0	0	2	6	16:45	22	92	27	93	0	0	49	185
5:00	1		1		0	0	2		17:00	35		21		0	0	56	
5:15	0		0		0	0			17:15	23		31		0	0	54	
5:30	1		2		0	0	3		17:30	19		27		0	0	46	
5:45	3	5	0	3	0	0	3	8	17:45	19	96	21	100	0	0	40	196
6:00	1		2		0	0	3		18:00	14		27		0	0	41	
6:15	3		0		0	0	3		18:15	14		23		0	0	37	
6:30	3		2		0	0	5		18:30	28		15		0	0	43	
6:45	7	14	1	5	0	0	8	19	18:45	18	74	13	78	0	0	31	152
7:00	2		2		0	0	4		19:00	16		13		0	0	29	
7:15	6		3		0	0	9		19:15	13		12		0	0	25	
7:30	9		4		0	0	13		19:30	18		24		0	0	42	
7:45	14	31	8	17	0	0	22	48	19:45	18	65	24	73	0	0	42	138
8:00	13		10		0	0	23		20:00	14		13		0	0	27	
8:15	21		13		0	0	34		20:15	11		20		0	0	31	
8:30	19		5		0	0	24		20:30	5		16		0	0	21	
8:45	25	78	9	37	0	0	34	115	20:45	8	38	18	67	0	0	26	105
9:00	35		8		0	0	43		21:00	12		15		0	0	27	
9:15	13		14		0	0	27		21:15	10		11		0	0	21	
9:30	24		15		0	0	39		21:30	8		9		0	0	17	
9:45	21	93	21	58	0	0	42	151	21:45	2	32	2	37	0	0	4	69
10:00	27		16		0	0	43		22:00	3		7		0	0	10	
10:15	36		19		0	0	55		22:15	2		5		0	0	7	
10:30	30		17		0	0	47		22:30	4		6		0	0	10	
10:45	28	121	20	72	0	0	48	193	22:45	9	18	7	25	0	0	16	43
11:00	28		28		0	0	56		23:00	5		4		0	0	9	
11:15	20		14		0	0	34		23:15	3		8		0	0	11	
11:30	24		18		0	0	42		23:30	1		5		0	0	6	
11:45	30	102	16	76	0	0	46	178	23:45	3	12	2	19	0	0	5	31
TOTALS		482		337				819	TOTALS		776		917				1693
SPLIT %		58.9%		41.1%				32.6%	SPLIT %		45.8%		54.2%				67.4%

DAILY TOTALS	NB	SB	EB	WB	Total
	1,258	1,254	0	0	2,512

AM Peak Hour	10:15	11:45				10:15	PM Peak Hour	16:15	12:15				12:30
AM Pk Volume	122	100				206	PM Pk Volume	103	125				217
Pk Hr Factor	0.847	0.758				0.920	Pk Hr Factor	0.736	0.919				0.969
7 - 9 Volume	109	54	0	0		163	4 - 6 Volume	188	193	0	0		381
7 - 9 Peak Hour	8:00	8:00				8:00	4 - 6 Peak Hour	16:15	16:45				16:45
7 - 9 Pk Volume	78	37	0	0		115	4 - 6 Pk Volume	103	106	0	0		205
Pk Hr Factor	0.780	0.712	0.000	0.000		0.846	Pk Hr Factor	0.736	0.855	0.000	0.000		0.915

SPEED

Aguilar Rd N/O China Garden Rd

Day: Monday
Date: 8/26/2019

City: Rocklin
Project #: CA19_7280_001

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	0	5	2	0	0	0	0	0	0	0	0	0	7
1:00	0	1	1	8	0	0	0	0	0	0	0	0	0	10
2:00	0	0	2	2	1	0	0	0	0	0	0	0	0	5
3:00	2	2	4	4	1	0	0	0	0	0	0	0	0	13
4:00	0	3	11	7	0	0	0	0	0	0	0	0	0	21
5:00	3	3	13	15	1	1	0	0	0	0	0	0	0	36
6:00	4	13	73	31	5	0	0	0	0	0	0	0	0	126
7:00	6	46	99	46	6	1	0	0	0	0	0	0	0	204
8:00	4	35	90	70	8	2	0	0	0	0	0	0	0	209
9:00	5	14	67	63	5	0	0	0	0	0	0	0	0	154
10:00	2	23	93	47	5	0	0	0	0	0	0	0	0	170
11:00	2	15	85	55	6	3	0	0	0	0	0	0	0	166
12:00 PM	3	37	81	78	10	0	0	0	0	0	0	0	0	209
13:00	8	29	108	77	5	0	0	0	0	0	0	0	0	227
14:00	12	37	103	62	6	0	0	0	0	0	0	0	0	220
15:00	2	28	88	61	7	0	0	0	0	0	0	0	0	186
16:00	5	22	99	66	8	0	0	0	0	0	0	0	0	200
17:00	3	30	125	97	7	2	0	0	0	0	0	0	0	264
18:00	1	19	94	67	11	0	0	0	0	0	0	0	0	192
19:00	0	11	78	51	6	0	0	0	0	0	0	0	0	146
20:00	0	10	63	42	2	0	0	0	0	0	0	0	0	117
21:00	0	15	48	21	8	0	0	0	0	0	0	0	0	92
22:00	1	3	24	10	2	0	0	0	0	0	0	0	0	40
23:00	0	2	4	5	1	0	0	0	0	0	0	0	0	12
Totals	63	398	1458	987	111	9								3026
% of Totals	2%	13%	48%	33%	4%	0%								100%

AM Volumes	28	155	543	350	38	7	0	0	0	0	0	0	0	1121
% AM	1%	5%	18%	12%	1%	0%								37%
AM Peak Hour	7:00	7:00	7:00	8:00	8:00	11:00								8:00
Volume	6	46	99	70	8	3								209
PM Volumes	35	243	915	637	73	2	0	0	0	0	0	0	0	1905
% PM	1%	8%	30%	21%	2%	0%								63%
PM Peak Hour	14:00	12:00	17:00	17:00	18:00	17:00								17:00
Volume	12	37	125	97	11	2								264

Directional Peak Periods All Speeds	AM 7-9 Volume		%	NOON 12-2 Volume		%	PM 4-6 Volume		%	Off Peak Volumes Volume		%
	413	⟷	14%	436	⟷	14%	464	⟷	15%	1713	⟷	57%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	20	24	24	28	30	3026

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd N/O China Garden Rd

Day: Monday
Date: 8/26/2019

City: Rocklin
Project #: CA19_7280_001

DAILY TOTALS	NB	SB	EB	WB	Total
	1,527	1,499	0	0	3,026

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		2		0	0	2		12:00	17		15		0	0	32	
0:15	1		3		0	0	4		12:15	23		30		0	0	53	
0:30	1		0		0	0	1		12:30	35		30		0	0	65	
0:45	0	2	0	5	0	0		7	12:45	33	108	26	101	0	0	59	209
1:00	3		1		0	0	4		13:00	27		26		0	0	53	
1:15	1		2		0	0	3		13:15	38		32		0	0	70	
1:30	0		1		0	0	1		13:30	25		23		0	0	48	
1:45	0	4	2	6	0	0	2	10	13:45	26	116	30	111	0	0	56	227
2:00	1		1		0	0	2		14:00	28		34		0	0	62	
2:15	1		0		0	0	1		14:15	27		28		0	0	55	
2:30	1		0		0	0	1		14:30	26		20		0	0	46	
2:45	0	3	1	2	0	0	1	5	14:45	23	104	34	116	0	0	57	220
3:00	1		0		0	0	1		15:00	41		19		0	0	60	
3:15	1		1		0	0	2		15:15	12		29		0	0	41	
3:30	3		2		0	0	5		15:30	14		30		0	0	44	
3:45	4	9	1	4	0	0	5	13	15:45	22	89	19	97	0	0	41	186
4:00	4		1		0	0	5		16:00	28		22		0	0	50	
4:15	5		0		0	0	5		16:15	18		28		0	0	46	
4:30	4		1		0	0	5		16:30	25		21		0	0	46	
4:45	6	19	0	2	0	0	6	21	16:45	25	96	33	104	0	0	58	200
5:00	6		3		0	0	9		17:00	23		39		0	0	62	
5:15	7		2		0	0	9		17:15	23		53		0	0	76	
5:30	11		3		0	0	14		17:30	31		37		0	0	68	
5:45	4	28	0	8	0	0	4	36	17:45	20	97	38	167	0	0	58	264
6:00	12		1		0	0	13		18:00	24		21		0	0	45	
6:15	23		13		0	0	36		18:15	20		31		0	0	51	
6:30	19		16		0	0	35		18:30	18		32		0	0	50	
6:45	25	79	17	47	0	0	42	126	18:45	18	80	28	112	0	0	46	192
7:00	24		13		0	0	37		19:00	21		20		0	0	41	
7:15	37		9		0	0	46		19:15	11		24		0	0	35	
7:30	48		15		0	0	63		19:30	14		26		0	0	40	
7:45	37	146	21	58	0	0	58	204	19:45	15	61	15	85	0	0	30	146
8:00	37		32		0	0	69		20:00	14		11		0	0	25	
8:15	32		23		0	0	55		20:15	12		20		0	0	32	
8:30	26		18		0	0	44		20:30	12		25		0	0	37	
8:45	22	117	19	92	0	0	41	209	20:45	6	44	17	73	0	0	23	117
9:00	18		16		0	0	34		21:00	7		17		0	0	24	
9:15	22		16		0	0	38		21:15	8		13		0	0	21	
9:30	21		16		0	0	37		21:30	14		15		0	0	29	
9:45	29	90	16	64	0	0	45	154	21:45	6	35	12	57	0	0	18	92
10:00	26		12		0	0	38		22:00	2		11		0	0	13	
10:15	21		22		0	0	43		22:15	3		9		0	0	12	
10:30	29		16		0	0	45		22:30	3		3		0	0	6	
10:45	17	93	27	77	0	0	44	170	22:45	4	12	5	28	0	0	9	40
11:00	16		20		0	0	36		23:00	1		2		0	0	3	
11:15	16		15		0	0	31		23:15	1		2		0	0	3	
11:30	27		23		0	0	50		23:30	2		2		0	0	4	
11:45	31	90	18	76	0	0	49	166	23:45	1	5	1	7	0	0	2	12
TOTALS		680		441				**1121**	**TOTALS**		847		1058				**1905**
SPLIT %		60.7%		39.3%				**37.0%**	**SPLIT %**		44.5%		55.5%				**63.0%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,527	1,499	0	0	3,026

AM Peak Hour	7:15	7:45			**7:30**	**PM Peak Hour**	12:30	17:00			**16:45**
AM Pk Volume	159	94			**245**	**PM Pk Volume**	133	167			**264**
Pk Hr Factor	0.828	0.734			**0.888**	**Pk Hr Factor**	0.875	0.788			**0.868**
7 - 9 Volume	263	150	0	0	**413**	**4 - 6 Volume**	193	271	0	0	**464**
7 - 9 Peak Hour	7:15	7:45			**7:30**	**4 - 6 Peak Hour**	16:45	17:00			**16:45**
7 - 9 Pk Volume	159	94	0	0	**245**	**4 - 6 Pk Volume**	102	167	0	0	**264**
Pk Hr Factor	0.828	0.734	0.000	0.000	**0.888**	**Pk Hr Factor**	0.823	0.788	0.000	0.000	**0.868**

SPEED

Aguilar Rd N/O China Garden Rd

Day: Tuesday
Date: 8/27/2019

City: Rocklin
Project #: CA19_7280_001

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	0	4	5	0	0	0	0	0	0	0	0	0	9
1:00	0	1	6	5	1	0	0	0	0	0	0	0	0	13
2:00	0	1	8	0	1	0	0	0	0	0	0	0	0	10
3:00	0	1	4	2	2	0	0	0	0	0	0	0	0	9
4:00	0	3	10	5	0	0	0	0	0	0	0	0	0	18
5:00	0	5	26	15	1	1	0	0	0	0	0	0	0	48
6:00	0	14	43	38	2	2	0	0	0	0	0	0	0	99
7:00	8	48	84	59	18	2	0	0	0	0	0	0	0	219
8:00	4	30	94	69	3	0	0	0	0	0	0	0	0	200
9:00	2	22	94	42	9	2	0	0	0	0	0	0	0	171
10:00	3	17	83	51	9	1	0	0	0	0	0	0	0	164
11:00	3	26	84	46	4	0	0	0	0	0	0	0	0	163
12:00 PM	5	31	90	52	8	0	0	0	0	0	0	0	0	186
13:00	3	22	80	63	7	0	1	0	0	0	0	0	0	176
14:00	2	17	83	57	7	0	0	0	0	0	0	0	0	166
15:00	6	36	123	80	6	0	0	0	0	0	0	0	0	251
16:00	5	21	118	80	3	0	1	0	0	0	0	0	0	228
17:00	8	27	115	84	14	2	1	0	0	0	0	0	0	251
18:00	0	20	86	73	9	0	0	0	0	0	0	0	0	188
19:00	1	17	79	50	6	1	0	0	0	0	0	0	0	154
20:00	2	10	75	35	3	0	0	0	0	0	0	0	0	125
21:00	0	7	54	31	2	0	0	0	0	0	0	0	0	94
22:00	0	4	23	12	2	0	0	0	0	0	0	0	0	41
23:00	0	2	9	8	2	0	0	0	0	0	0	0	0	21
Totals	52	382	1475	962	119	11	3							3004
% of Totals	2%	13%	49%	32%	4%	0%	0%							100%

AM Volumes	20	168	540	337	50	8	0	0	0	0	0	0	0	1123
% AM	1%	6%	18%	11%	2%	0%								37%
AM Peak Hour	7:00	7:00	8:00	8:00	7:00	6:00								7:00
Volume	8	48	94	69	18	2								219
PM Volumes	32	214	935	625	69	3	3	0	0	0	0	0	0	1881
% PM	1%	7%	31%	21%	2%	0%	0%							63%
PM Peak Hour	17:00	15:00	15:00	17:00	17:00	17:00	13:00							15:00
Volume	8	36	123	84	14	2	1							251

Directional Peak Periods	AM 7-9			NOON 12-2			PM 4-6			Off Peak Volumes		
All Speeds	Volume	↔	%	Volume	↔	%	Volume	↔	%	Volume	↔	%
	419	↔	14%	362	↔	12%	479	↔	16%	1744	↔	58%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	20	24	24	28	30	3004

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd N/O China Garden Rd

Day: Tuesday
Date: 8/27/2019

City: Rocklin
Project #: CA19_7280_001

DAILY TOTALS	NB	SB	EB	WB	Total
	1,503	1,501	0	0	3,004

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		1		0	0	1		12:00	27		16		0	0	43	
0:15	1		3		0	0	4		12:15	15		30		0	0	45	
0:30	0		2		0	0	2		12:30	19		27		0	0	46	
0:45	1	2	1	7	0	0	2	9	12:45	29	90	23	96	0	0	52	186
1:00	2		1		0	0	3		13:00	20		16		0	0	36	
1:15	1		2		0	0	3		13:15	26		22		0	0	48	
1:30	0		1		0	0	1		13:30	19		26		0	0	45	
1:45	3	6	3	7	0	0	6	13	13:45	27	92	20	84	0	0	47	176
2:00	0		1		0	0	1		14:00	19		15		0	0	34	
2:15	2		0		0	0	2		14:15	36		12		0	0	48	
2:30	2		2		0	0	4		14:30	20		20		0	0	40	
2:45	2	6	1	4	0	0	3	10	14:45	17	92	27	74	0	0	44	166
3:00	1		2		0	0	3		15:00	27		43		0	0	70	
3:15	0		1		0	0	1		15:15	27		36		0	0	63	
3:30	3		0		0	0	3		15:30	33		33		0	0	66	
3:45	1	5	1	4	0	0	2	9	15:45	23	110	29	141	0	0	52	251
4:00	2		0		0	0	2		16:00	14		32		0	0	46	
4:15	3		1		0	0	4		16:15	29		29		0	0	58	
4:30	2		0		0	0	2		16:30	20		37		0	0	57	
4:45	7	14	3	4	0	0	10	18	16:45	32	95	35	133	0	0	67	228
5:00	8		4		0	0	12		17:00	29		26		0	0	55	
5:15	8		0		0	0	8		17:15	30		39		0	0	69	
5:30	13		1		0	0	14		17:30	26		29		0	0	55	
5:45	12	41	2	7	0	0	14	48	17:45	28	113	44	138	0	0	72	251
6:00	13		4		0	0	17		18:00	17		29		0	0	46	
6:15	13		5		0	0	18		18:15	16		32		0	0	48	
6:30	19		6		0	0	25		18:30	16		28		0	0	44	
6:45	28	73	11	26	0	0	39	99	18:45	25	74	25	114	0	0	50	188
7:00	38		12		0	0	50		19:00	12		31		0	0	43	
7:15	38		17		0	0	55		19:15	18		21		0	0	39	
7:30	45		11		0	0	56		19:30	15		22		0	0	37	
7:45	38	159	20	60	0	0	58	219	19:45	15	60	20	94	0	0	35	154
8:00	32		23		0	0	55		20:00	15		20		0	0	35	
8:15	32		24		0	0	56		20:15	9		18		0	0	27	
8:30	19		19		0	0	38		20:30	10		24		0	0	34	
8:45	31	114	20	86	0	0	51	200	20:45	9	43	20	82	0	0	29	125
9:00	21		24		0	0	45		21:00	4		20		0	0	24	
9:15	26		27		0	0	53		21:15	7		16		0	0	23	
9:30	26		14		0	0	40		21:30	6		19		0	0	25	
9:45	23	96	10	75	0	0	33	171	21:45	5	22	17	72	0	0	22	94
10:00	25		19		0	0	44		22:00	4		10		0	0	14	
10:15	21		17		0	0	38		22:15	5		4		0	0	9	
10:30	19		19		0	0	38		22:30	5		4		0	0	9	
10:45	24	89	20	75	0	0	44	164	22:45	1	15	8	26	0	0	9	41
11:00	20		14		0	0	34		23:00	2		4		0	0	6	
11:15	20		18		0	0	38		23:15	1		3		0	0	4	
11:30	13		26		0	0	39		23:30	5		3		0	0	8	
11:45	29	82	23	81	0	0	52	163	23:45	2	10	1	11	0	0	3	21
TOTALS		687		436				**1123**	**TOTALS**		816		1065				**1881**
SPLIT %		61.2%		38.8%				**37.4%**	**SPLIT %**		43.4%		56.6%				**62.6%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,503	1,501	0	0	3,004

AM Peak Hour	7:00	11:45			**7:30**	**PM Peak Hour**	16:45	15:00			**15:00**
AM Pk Volume	159	96			**225**	**PM Pk Volume**	117	141			**251**
Pk Hr Factor	0.883	0.800			**0.970**	**Pk Hr Factor**	0.914	0.820			**0.896**
7 - 9 Volume	273	146	0	0	**419**	**4 - 6 Volume**	208	271	0	0	**479**
7 - 9 Peak Hour	7:00	7:45			**7:30**	**4 - 6 Peak Hour**	16:45	17:00			**17:00**
7 - 9 Pk Volume	159	86	0	0	**225**	**4 - 6 Pk Volume**	117	138	0	0	**251**
Pk Hr Factor	0.883	0.896	0.000	0.000	**0.970**	**Pk Hr Factor**	0.914	0.784	0.000	0.000	**0.872**

SPEED

Aguilar Rd N/O China Garden Rd

Day: Wednesday
Date: 8/28/2019

City: Rocklin
Project #: CA19_7280_001

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	1	5	6	1	0	0	0	0	0	0	0	0	13
1:00	0	3	4	2	0	0	0	0	0	0	0	0	0	9
2:00	0	0	0	3	0	0	0	0	0	0	0	0	0	3
3:00	0	1	1	3	1	0	0	0	0	0	0	0	0	6
4:00	0	0	7	9	2	0	0	0	0	0	0	0	0	18
5:00	0	6	20	15	0	0	0	0	0	0	0	0	0	41
6:00	1	25	52	22	8	1	0	0	0	0	0	0	0	109
7:00	7	23	95	62	12	2	0	0	0	0	0	0	0	201
8:00	7	31	90	63	5	2	0	0	0	0	0	0	0	198
9:00	3	15	68	47	11	0	0	0	0	0	0	0	0	144
10:00	1	18	76	49	7	0	0	0	0	0	0	0	0	151
11:00	1	14	80	66	4	0	0	0	0	0	0	0	0	165
12:00 PM	5	35	74	53	5	1	0	0	0	0	0	0	0	173
13:00	1	29	78	70	12	0	0	0	0	0	0	0	0	190
14:00	7	33	102	58	11	0	0	0	0	0	0	0	0	211
15:00	2	23	103	74	4	1	0	0	0	0	0	0	0	207
16:00	1	25	97	87	10	1	0	0	0	0	0	0	0	221
17:00	3	36	100	96	6	0	0	0	0	0	0	0	0	241
18:00	0	21	110	54	7	0	0	0	0	0	0	0	0	192
19:00	5	15	105	52	4	1	0	0	0	0	0	0	0	182
20:00	0	24	96	44	5	4	0	0	0	0	0	0	0	173
21:00	0	12	40	34	0	0	0	0	0	0	0	0	0	86
22:00	0	8	26	21	0	0	0	0	0	0	0	0	0	55
23:00	0	1	15	4	2	0	0	0	0	0	0	0	0	22
Totals	44	399	1444	994	117	13								3011
% of Totals	1%	13%	48%	33%	4%	0%								100%

AM Volumes	20	137	498	347	51	5	0	0	0	0	0	0	0	1058
% AM	1%	5%	17%	12%	2%	0%								35%
AM Peak Hour	7:00	8:00	7:00	11:00	7:00	7:00								7:00
Volume	7	31	95	66	12	2								201
PM Volumes	24	262	946	647	66	8	0	0	0	0	0	0	0	1953
% PM	1%	9%	31%	21%	2%	0%								65%
PM Peak Hour	14:00	17:00	18:00	17:00	13:00	20:00								17:00
Volume	7	36	110	96	12	4								241

Directional Peak Periods All Speeds	AM 7-9 Volume		AM 7-9 %	NOON 12-2 Volume		NOON 12-2 %	PM 4-6 Volume		PM 4-6 %	Off Peak Volumes Volume		Off Peak Volumes %
	399	⟷	13%	363	⟷	12%	462	⟷	15%	1787	⟷	59%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	20	24	24	28	30	3011

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd N/O China Garden Rd

Day: Wednesday
Date: 8/28/2019

City: Rocklin
Project #: CA19_7280_001

DAILY TOTALS	NB	SB	EB	WB	Total
	1,519	1,492	0	0	3,011

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	2		2		0	0	4		12:00	29		19		0	0	48	
0:15	1		4		0	0	5		12:15	17		14		0	0	31	
0:30	1		1		0	0	2		12:30	25		31		0	0	56	
0:45	2	6	0	7	0	0	2	13	12:45	13	84	25	89	0	0	38	173
1:00	0		1		0	0	1		13:00	26		20		0	0	46	
1:15	1		0		0	0	1		13:15	22		23		0	0	45	
1:30	2		3		0	0	5		13:30	20		25		0	0	45	
1:45	1	4	1	5	0	0	2	9	13:45	30	98	24	92	0	0	54	190
2:00	0		1		0	0	1		14:00	29		26		0	0	55	
2:15	0		0		0	0			14:15	24		16		0	0	40	
2:30	0		0		0	0			14:30	34		25		0	0	59	
2:45	1	1	1	2	0	0	2	3	14:45	27	114	30	97	0	0	57	211
3:00	1		1		0	0	2		15:00	19		32		0	0	51	
3:15	0		0		0	0			15:15	21		40		0	0	61	
3:30	1		1		0	0	2		15:30	23		26		0	0	49	
3:45	2	4	0	2	0	0	2	6	15:45	23	86	23	121	0	0	46	207
4:00	1		0		0	0	1		16:00	16		30		0	0	46	
4:15	2		0		0	0	2		16:15	22		44		0	0	66	
4:30	5		2		0	0	7		16:30	27		22		0	0	49	
4:45	7	15	1	3	0	0	8	18	16:45	28	93	32	128	0	0	60	221
5:00	3		2		0	0	5		17:00	26		43		0	0	69	
5:15	11		0		0	0	11		17:15	26		34		0	0	60	
5:30	12		1		0	0	13		17:30	25		28		0	0	53	
5:45	11	37	1	4	0	0	12	41	17:45	27	104	32	137	0	0	59	241
6:00	13		4		0	0	17		18:00	14		43		0	0	57	
6:15	17		4		0	0	21		18:15	27		31		0	0	58	
6:30	22		5		0	0	27		18:30	17		25		0	0	42	
6:45	30	82	14	27	0	0	44	109	18:45	10	68	25	124	0	0	35	192
7:00	40		7		0	0	47		19:00	20		25		0	0	45	
7:15	32		7		0	0	39		19:15	24		27		0	0	51	
7:30	50		16		0	0	66		19:30	20		28		0	0	48	
7:45	31	153	18	48	0	0	49	201	19:45	20	84	18	98	0	0	38	182
8:00	30		26		0	0	56		20:00	12		19		0	0	31	
8:15	34		19		0	0	53		20:15	13		29		0	0	42	
8:30	34		19		0	0	53		20:30	29		31		0	0	60	
8:45	18	116	18	82	0	0	36	198	20:45	17	71	23	102	0	0	40	173
9:00	20		12		0	0	32		21:00	5		16		0	0	21	
9:15	18		18		0	0	36		21:15	2		18		0	0	20	
9:30	29		15		0	0	44		21:30	11		18		0	0	29	
9:45	19	86	13	58	0	0	32	144	21:45	9	27	7	59	0	0	16	86
10:00	13		10		0	0	23		22:00	4		14		0	0	18	
10:15	20		20		0	0	40		22:15	6		6		0	0	12	
10:30	24		15		0	0	39		22:30	1		13		0	0	14	
10:45	30	87	19	64	0	0	49	151	22:45	5	16	6	39	0	0	11	55
11:00	23		18		0	0	41		23:00	3		5		0	0	8	
11:15	20		22		0	0	42		23:15	2		5		0	0	7	
11:30	15		19		0	0	34		23:30	0		5		0	0	5	
11:45	20	78	28	87	0	0	48	165	23:45	0	5	2	17	0	0	2	22
TOTALS		669		389				**1058**	**TOTALS**		850		1103				**1953**
SPLIT %		63.2%		36.8%				**35.1%**	**SPLIT %**		43.5%		56.5%				**64.9%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,519	1,492	0	0	3,011

AM Peak Hour	7:00	11:45				**7:30**	**PM Peak Hour**	13:45	16:15				**16:15**
AM Pk Volume	153	92				**224**	**PM Pk Volume**	117	141				**244**
Pk Hr Factor	0.765	0.742				**0.848**	**Pk Hr Factor**	0.860	0.801				**0.884**
7 - 9 Volume	269	130	0	0		**399**	**4 - 6 Volume**	197	265	0	0		**462**
7 - 9 Peak Hour	7:00	7:45				**7:30**	**4 - 6 Peak Hour**	16:30	16:15				**16:15**
7 - 9 Pk Volume	153	82	0	0		**224**	**4 - 6 Pk Volume**	107	141	0	0		**244**
Pk Hr Factor	0.765	0.788	0.000	0.000		**0.848**	**Pk Hr Factor**	0.955	0.801	0.000	0.000		**0.884**

SPEED

Aguilar Rd N/O China Garden Rd

Day: Thursday
Date: 8/29/2019

City: Rocklin
Project #: CA19_7280_001

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	1	7	4	0	0	0	0	0	0	0	0	0	12
1:00	0	1	4	2	0	0	0	0	0	0	0	0	0	7
2:00	0	0	2	2	0	0	0	0	0	0	0	0	0	4
3:00	0	1	2	1	2	0	0	0	0	0	0	0	0	6
4:00	0	2	13	6	0	0	0	0	0	0	0	0	0	21
5:00	0	7	22	24	1	0	0	0	0	0	0	0	0	54
6:00	1	19	51	28	12	2	0	0	0	0	0	0	0	113
7:00	0	32	89	59	14	2	0	0	0	0	0	0	0	196
8:00	7	28	79	60	12	1	0	0	0	0	0	0	0	187
9:00	1	14	74	50	6	1	0	0	0	0	0	0	0	146
10:00	0	18	75	47	11	1	1	0	0	0	0	0	0	153
11:00	5	22	82	75	5	0	0	0	0	0	0	0	0	189
12:00 PM	2	20	99	45	7	0	0	0	0	0	0	0	0	173
13:00	4	17	85	58	8	1	0	0	0	0	0	0	0	173
14:00	4	37	82	80	6	0	0	0	0	0	0	0	0	209
15:00	10	38	131	60	10	1	0	0	0	0	0	0	0	250
16:00	6	26	120	69	10	0	0	0	0	0	0	0	0	231
17:00	7	38	122	86	8	0	0	0	0	0	0	0	0	261
18:00	3	12	90	74	5	1	1	0	0	0	0	0	0	186
19:00	1	12	79	48	5	0	0	0	0	0	0	0	0	145
20:00	0	19	68	45	5	0	1	0	0	0	0	0	0	138
21:00	0	7	37	24	5	1	0	0	0	0	0	0	0	74
22:00	0	6	23	16	2	0	0	0	0	0	0	0	0	47
23:00	0	7	21	8	0	0	0	0	0	0	0	0	0	36
Totals	51	384	1457	971	134	11	3							3011
% of Totals	2%	13%	48%	32%	4%	0%	0%							100%

AM Volumes	14	145	500	358	63	7	1	0	0	0	0	0	0	1088
% AM	0%	5%	17%	12%	2%	0%	0%							36%
AM Peak Hour	8:00	7:00	7:00	11:00	7:00	6:00	10:00							7:00
Volume	7	32	89	75	14	2	1							196
PM Volumes	37	239	957	613	71	4	2	0	0	0	0	0	0	1923
% PM	1%	8%	32%	20%	2%	0%	0%							64%
PM Peak Hour	15:00	15:00	15:00	17:00	15:00	13:00	18:00							17:00
Volume	10	38	131	86	10	1	1							261

Directional Peak Periods	AM 7-9			NOON 12-2			PM 4-6			Off Peak Volumes		
All Speeds	Volume	↔	%	Volume	↔	%	Volume	↔	%	Volume	↔	%
	383		13%	346		11%	492		16%	1790		59%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	20	24	24	28	30	3011

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd N/O China Garden Rd

Day: Thursday
Date: 8/29/2019

City: Rocklin
Project #: CA19_7280_001

DAILY TOTALS	NB	SB	EB	WB	Total
	1,519	1,492	0	0	3,011

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		1		0	0	1		12:00	22		22		0	0	44	
0:15	1		4		0	0	5		12:15	30		25		0	0	55	
0:30	1		2		0	0	3		12:30	17		14		0	0	31	
0:45	1	3	2	9	0	0	3	12	12:45	20	89	23	84	0	0	43	173
1:00	1		0		0	0	1		13:00	22		28		0	0	50	
1:15	2		1		0	0	3		13:15	16		26		0	0	42	
1:30	1		1		0	0	2		13:30	18		25		0	0	43	
1:45	0	4	1	3	0	0	1	7	13:45	18	74	20	99	0	0	38	173
2:00	1		0		0	0	1		14:00	29		27		0	0	56	
2:15	1		1		0	0	2		14:15	28		21		0	0	49	
2:30	0		0		0	0			14:30	23		22		0	0	45	
2:45	0	2	1	2	0	0	1	4	14:45	29	109	30	100	0	0	59	209
3:00	0		1		0	0	1		15:00	27		41		0	0	68	
3:15	1		0		0	0	1		15:15	21		35		0	0	56	
3:30	1		1		0	0	2		15:30	29		41		0	0	70	
3:45	2	4	0	2	0	0	2	6	15:45	36	113	20	137	0	0	56	250
4:00	3		1		0	0	4		16:00	30		37		0	0	67	
4:15	2		0		0	0	2		16:15	28		34		0	0	62	
4:30	7		1		0	0	8		16:30	29		25		0	0	54	
4:45	4	16	3	5	0	0	7	21	16:45	25	112	23	119	0	0	48	231
5:00	7		2		0	0	9		17:00	24		48		0	0	72	
5:15	9		0		0	0	9		17:15	37		47		0	0	84	
5:30	14		2		0	0	16		17:30	27		33		0	0	60	
5:45	19	49	1	5	0	0	20	54	17:45	18	106	27	155	0	0	45	261
6:00	12		2		0	0	14		18:00	16		27		0	0	43	
6:15	23		7		0	0	30		18:15	24		36		0	0	60	
6:30	18		6		0	0	24		18:30	16		20		0	0	36	
6:45	36	89	9	24	0	0	45	113	18:45	18	74	29	112	0	0	47	186
7:00	23		16		0	0	39		19:00	16		17		0	0	33	
7:15	31		11		0	0	42		19:15	21		24		0	0	45	
7:30	42		9		0	0	51		19:30	7		27		0	0	34	
7:45	43	139	21	57	0	0	64	196	19:45	8	52	25	93	0	0	33	145
8:00	29		23		0	0	52		20:00	9		18		0	0	27	
8:15	39		19		0	0	58		20:15	16		28		0	0	44	
8:30	19		19		0	0	38		20:30	14		21		0	0	35	
8:45	21	108	18	79	0	0	39	187	20:45	4	43	28	95	0	0	32	138
9:00	20		13		0	0	33		21:00	9		10		0	0	19	
9:15	19		14		0	0	33		21:15	8		15		0	0	23	
9:30	25		23		0	0	48		21:30	6		14		0	0	20	
9:45	22	86	10	60	0	0	32	146	21:45	1	24	11	50	0	0	12	74
10:00	24		18		0	0	42		22:00	3		8		0	0	11	
10:15	14		12		0	0	26		22:15	5		6		0	0	11	
10:30	21		27		0	0	48		22:30	3		7		0	0	10	
10:45	25	84	12	69	0	0	37	153	22:45	6	17	9	30	0	0	15	47
11:00	21		20		0	0	41		23:00	8		6		0	0	14	
11:15	21		25		0	0	46		23:15	4		4		0	0	8	
11:30	26		17		0	0	43		23:30	4		4		0	0	8	
11:45	34	102	25	87	0	0	59	189	23:45	4	20	2	16	0	0	6	36
TOTALS		686		402				**1088**	**TOTALS**		833		1090				**1923**
SPLIT %		63.1%		36.9%				**36.1%**	**SPLIT %**		43.3%		56.7%				**63.9%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,519	1,492	0	0	3,011

AM Peak Hour	7:30	11:15					**7:30**		**PM Peak Hour**	15:30	17:00						**16:45**	
AM Pk Volume	153	89					**225**		**PM Pk Volume**	123	155						**264**	
Pk Hr Factor	0.890	0.890					**0.879**		**Pk Hr Factor**	0.854	0.807						**0.786**	
7 - 9 Volume	247	136	0	0			**383**		**4 - 6 Volume**	218	274	0	0				**492**	
7 - 9 Peak Hour	7:30	7:45					**7:30**		**4 - 6 Peak Hour**	16:30	17:00						**16:45**	
7 - 9 Pk Volume	153	82	0	0			**225**		**4 - 6 Pk Volume**	115	155	0	0				**264**	
Pk Hr Factor	0.890	0.891	0.000	0.000			**0.879**		**Pk Hr Factor**	0.777	0.807	0.000	0.000				**0.786**	

SPEED

Aguilar Rd S/O Arrowhead Dr

Day: Friday
Date: 8/23/2019

City: Rocklin
Project #: CA19_7280_002

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	0	2	2	0	0	0	0	0	0	0	0	0	4
1:00	0	0	0	0	1	0	1	0	0	0	0	0	0	2
2:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
3:00	0	0	0	1	1	1	0	0	0	0	0	0	0	3
4:00	0	0	0	3	2	0	0	0	0	0	0	0	0	5
5:00	0	0	1	6	10	2	1	0	0	0	0	0	0	20
6:00	0	2	6	17	21	6	0	0	0	0	0	0	0	52
7:00	1	4	16	42	48	7	0	0	0	0	0	0	0	118
8:00	0	3	15	43	30	11	0	0	0	0	0	0	0	102
9:00	1	0	8	34	22	7	0	0	0	0	0	0	0	72
10:00	1	2	8	24	26	7	0	0	0	0	0	0	0	68
11:00	1	1	11	31	35	13	2	0	0	0	0	0	0	94
12:00 PM	1	4	16	38	37	9	2	0	0	0	0	0	0	107
13:00	0	0	7	43	43	10	7	0	0	0	0	0	0	110
14:00	0	4	7	33	33	7	2	0	0	0	0	0	0	86
15:00	0	2	20	44	49	9	2	0	0	0	0	0	0	126
16:00	1	2	7	40	55	10	0	0	0	0	0	0	0	115
17:00	0	0	11	44	46	20	4	0	0	0	0	0	0	125
18:00	0	3	17	52	44	17	0	0	0	0	0	0	0	133
19:00	2	3	20	40	19	10	1	0	0	0	0	0	0	95
20:00	0	2	11	32	20	3	0	0	0	0	0	0	0	68
21:00	0	3	14	25	16	0	0	0	0	0	0	0	0	58
22:00	1	1	5	13	14	0	0	0	0	0	0	0	0	34
23:00	0	0	7	11	4	3	0	0	0	0	0	0	0	25
Totals	9	36	209	618	577	152	22							1623
% of Totals	1%	2%	13%	38%	36%	9%	1%							100%

AM Volumes	4	12	67	203	197	54	4	0	0	0	0	0	0	541
% AM	0%	1%	4%	13%	12%	3%	0%							33%
AM Peak Hour	7:00	7:00	7:00	8:00	7:00	11:00	11:00							7:00
Volume	1	4	16	43	48	13	2							118
PM Volumes	5	24	142	415	380	98	18	0	0	0	0	0	0	1082
% PM	0%	1%	9%	26%	23%	6%	1%							67%
PM Peak Hour	19:00	12:00	15:00	18:00	16:00	17:00	13:00							18:00
Volume	2	4	20	52	55	20	7							133

Directional Peak Periods All Speeds	AM 7-9 Volume	↔	%	NOON 12-2 Volume	↔	%	PM 4-6 Volume	↔	%	Off Peak Volumes Volume	↔	%
	220	↔	14%	217	↔	13%	240	↔	15%	946	↔	58%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	25	30	29	34	38	1623

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd S/O Arrowhead Dr

Day: Friday
Date: 8/23/2019

City: Rocklin
Project #: CA19_7280_002

DAILY TOTALS	NB	SB	EB	WB	Total
	819	804	0	0	1,623

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		0		0	0			12:00	13		19		0	0	32	
0:15	1		1		0	0	2		12:15	17		13		0	0	30	
0:30	0		1		0	0	1		12:30	10		15		0	0	25	
0:45	1	2	0	2	0	0	1	4	12:45	8	48	12	59	0	0	20	107
1:00	0		0		0	0			13:00	15		9		0	0	24	
1:15	1		1		0	0	2		13:15	20		9		0	0	29	
1:30	0		0		0	0			13:30	15		12		0	0	27	
1:45	0	1	0	1	0	0		2	13:45	8	58	22	52	0	0	30	110
2:00	0		0		0	0			14:00	10		10		0	0	20	
2:15	0		0		0	0			14:15	14		13		0	0	27	
2:30	0		0		0	0			14:30	15		7		0	0	22	
2:45	0		1	1	0	0	1	1	14:45	9	48	8	38	0	0	17	86
3:00	1		0		0	0	1		15:00	11		30		0	0	41	
3:15	0		0		0	0			15:15	19		17		0	0	36	
3:30	1		0		0	0	1		15:30	12		10		0	0	22	
3:45	1	3	0		0	0	1	3	15:45	10	52	17	74	0	0	27	126
4:00	0		0		0	0			16:00	11		10		0	0	21	
4:15	1		0		0	0	1		16:15	13		16		0	0	29	
4:30	1		0		0	0	1		16:30	15		14		0	0	29	
4:45	3	5	0		0	0	3	5	16:45	15	54	21	61	0	0	36	115
5:00	3		1		0	0	4		17:00	12		23		0	0	35	
5:15	2		0		0	0	2		17:15	20		16		0	0	36	
5:30	6		1		0	0	7		17:30	11		19		0	0	30	
5:45	7	18	0	2	0	0	7	20	17:45	11	54	13	71	0	0	24	125
6:00	5		3		0	0	8		18:00	14		25		0	0	39	
6:15	4		4		0	0	8		18:15	18		17		0	0	35	
6:30	7		4		0	0	11		18:30	15		20		0	0	35	
6:45	18	34	7	18	0	0	25	52	18:45	14	61	10	72	0	0	24	133
7:00	23		6		0	0	29		19:00	12		17		0	0	29	
7:15	15		8		0	0	23		19:15	16		12		0	0	28	
7:30	15		14		0	0	29		19:30	8		14		0	0	22	
7:45	23	76	14	42	0	0	37	118	19:45	8	44	8	51	0	0	16	95
8:00	12		10		0	0	22		20:00	13		8		0	0	21	
8:15	18		7		0	0	25		20:15	7		9		0	0	16	
8:30	15		17		0	0	32		20:30	7		8		0	0	15	
8:45	17	62	6	40	0	0	23	102	20:45	3	30	13	38	0	0	16	68
9:00	11		10		0	0	21		21:00	7		11		0	0	18	
9:15	10		3		0	0	13		21:15	8		10		0	0	18	
9:30	10		7		0	0	17		21:30	4		8		0	0	12	
9:45	7	38	14	34	0	0	21	72	21:45	4	23	6	35	0	0	10	58
10:00	7		12		0	0	19		22:00	1		2		0	0	3	
10:15	11		4		0	0	15		22:15	2		11		0	0	13	
10:30	11		2		0	0	13		22:30	3		7		0	0	10	
10:45	9	38	12	30	0	0	21	68	22:45	1	7	7	27	0	0	8	34
11:00	10		8		0	0	18		23:00	1		4		0	0	5	
11:15	16		7		0	0	23		23:15	4		5		0	0	9	
11:30	17		14		0	0	31		23:30	3		1		0	0	4	
11:45	9	52	13	42	0	0	22	94	23:45	3	11	4	14	0	0	7	25
TOTALS		329		212				**541**	**TOTALS**		490		592				**1082**
SPLIT %		60.8%		39.2%				**33.3%**	**SPLIT %**		45.3%		54.7%				**66.7%**

DAILY TOTALS	NB	SB	EB	WB	Total
	819	804	0	0	1,623

AM Peak Hour	7:00	11:45					**7:00**		**PM Peak Hour**	16:30	16:45						**16:45**	
AM Pk Volume	76	60					**118**		**PM Pk Volume**	62	79						**137**	
Pk Hr Factor	0.826	0.789					**0.797**		**Pk Hr Factor**	0.775	0.859						**0.951**	
7 - 9 Volume	138	82	0	0			**220**		**4 - 6 Volume**	108	132	0	0				**240**	
7 - 9 Peak Hour	7:00	7:45					**7:00**		**4 - 6 Peak Hour**	16:30	16:45						**16:45**	
7 - 9 Pk Volume	76	48	0	0			**118**		**4 - 6 Pk Volume**	62	79	0	0				**137**	
Pk Hr Factor	0.826	0.706	0.000	0.000			**0.797**		**Pk Hr Factor**	0.775	0.859	0.000	0.000				**0.951**	

SPEED

Aguilar Rd S/O Arrowhead Dr

Day: Saturday
Date: 8/24/2019

City: Rocklin
Project #: CA19_7280_002

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	0	2	3	2	3	0	0	0	0	0	0	0	10
1:00	0	0	3	6	4	0	0	0	0	0	0	0	0	13
2:00	0	0	0	0	3	0	0	0	0	0	0	0	0	3
3:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
4:00	0	1	0	1	1	0	0	0	0	0	0	0	0	3
5:00	0	0	1	1	1	1	0	0	0	0	0	0	0	4
6:00	0	0	1	7	6	2	1	0	0	0	0	0	0	17
7:00	0	1	4	8	20	5	1	0	0	0	0	0	0	39
8:00	0	0	10	20	28	8	1	0	0	0	0	0	0	67
9:00	1	3	20	38	37	8	2	0	0	0	0	0	0	109
10:00	1	3	17	30	36	4	1	0	0	0	0	0	0	92
11:00	1	2	10	38	44	9	2	0	0	0	0	0	0	106
12:00 PM	1	0	13	32	51	15	2	0	0	0	0	0	0	114
13:00	0	4	13	35	47	5	3	0	0	0	0	0	0	107
14:00	0	0	16	58	45	10	3	0	0	0	0	0	0	132
15:00	2	0	17	35	39	10	2	0	0	0	0	0	0	105
16:00	0	2	10	36	37	7	2	0	0	0	0	0	0	94
17:00	1	3	12	37	38	10	0	0	0	0	0	0	0	101
18:00	1	1	6	43	17	6	1	0	0	0	0	0	0	75
19:00	0	0	12	25	19	7	0	0	0	0	0	0	0	63
20:00	0	1	14	18	13	6	1	0	0	0	0	0	0	53
21:00	0	0	5	24	14	0	0	0	0	0	0	0	0	43
22:00	0	0	3	15	9	5	0	0	0	0	0	0	0	32
23:00	0	0	4	7	8	1	0	0	0	0	0	0	0	20
Totals	8	21	193	517	520	122	22							1403
% of Totals	1%	1%	14%	37%	37%	9%	2%							100%

AM Volumes	3	10	68	152	183	40	8	0	0	0	0	0	0	464
% AM	0%	1%	5%	11%	13%	3%	1%							33%
AM Peak Hour	9:00	9:00	9:00	9:00	11:00	11:00	9:00							9:00
Volume	1	3	20	38	44	9	2							109
PM Volumes	5	11	125	365	337	82	14	0	0	0	0	0	0	939
% PM	0%	1%	9%	26%	24%	6%	1%							67%
PM Peak Hour	15:00	13:00	15:00	14:00	12:00	12:00	13:00							14:00
Volume	2	4	17	58	51	15	3							132

Directional Peak Periods All Speeds	AM 7-9 Volume		%	NOON 12-2 Volume		%	PM 4-6 Volume		%	Off Peak Volumes Volume		%
	106	⟷	8%	221	⟷	16%	195	⟷	14%	881	⟷	63%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	25	30	30	34	38	1403

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd S/O Arrowhead Dr

Day: Saturday
Date: 8/24/2019

City: Rocklin
Project #: CA19_7280_002

DAILY TOTALS	NB	SB	EB	WB	Total
	718	685	0	0	1,403

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		0		0	0			12:00	18		14		0	0	32	
0:15	1		1		0	0	2		12:15	15		12		0	0	27	
0:30	0		0		0	0			12:30	13		17		0	0	30	
0:45	2	3	6	7	0	0	8	10	12:45	10	56	15	58	0	0	25	114
1:00	2		6		0	0	8		13:00	19		19		0	0	38	
1:15	0		0		0	0			13:15	13		9		0	0	22	
1:30	1		3		0	0	4		13:30	8		11		0	0	19	
1:45	1	4	0	9	0	0	1	13	13:45	9	49	19	58	0	0	28	107
2:00	0		0		0	0			14:00	12		16		0	0	28	
2:15	0		0		0	0			14:15	16		14		0	0	30	
2:30	0		0		0	0			14:30	22		20		0	0	42	
2:45	1	1	2	2	0	0	3	3	14:45	15	65	17	67	0	0	32	132
3:00	0		1		0	0	1		15:00	11		19		0	0	30	
3:15	0		0		0	0			15:15	13		10		0	0	23	
3:30	0		0		0	0			15:30	8		14		0	0	22	
3:45	0		0	1	0	0		1	15:45	12	44	18	61	0	0	30	105
4:00	0		0		0	0			16:00	11		13		0	0	24	
4:15	0		0		0	0			16:15	11		10		0	0	21	
4:30	1		0		0	0	1		16:30	15		12		0	0	27	
4:45	2	3	0		0	0	2	3	16:45	12	49	10	45	0	0	22	94
5:00	1		0		0	0	1		17:00	16		12		0	0	28	
5:15	1		0		0	0	1		17:15	15		16		0	0	31	
5:30	0		0		0	0			17:30	10		12		0	0	22	
5:45	1	3	1	1	0	0	2	4	17:45	11	52	9	49	0	0	20	101
6:00	1		0		0	0	1		18:00	12		8		0	0	20	
6:15	3		0		0	0	3		18:15	11		7		0	0	18	
6:30	2		2		0	0	4		18:30	9		10		0	0	19	
6:45	8	14	1	3	0	0	9	17	18:45	9	41	9	34	0	0	18	75
7:00	3		1		0	0	4		19:00	6		10		0	0	16	
7:15	8		3		0	0	11		19:15	9		9		0	0	18	
7:30	9		3		0	0	12		19:30	6		9		0	0	15	
7:45	7	27	5	12	0	0	12	39	19:45	6	27	8	36	0	0	14	63
8:00	4		7		0	0	11		20:00	4		9		0	0	13	
8:15	12		7		0	0	19		20:15	5		7		0	0	12	
8:30	10		5		0	0	15		20:30	6		10		0	0	16	
8:45	15	41	7	26	0	0	22	67	20:45	5	20	7	33	0	0	12	53
9:00	16		8		0	0	24		21:00	4		6		0	0	10	
9:15	20		9		0	0	29		21:15	7		5		0	0	12	
9:30	14		12		0	0	26		21:30	3		7		0	0	10	
9:45	17	67	13	42	0	0	30	109	21:45	8	22	3	21	0	0	11	43
10:00	10		10		0	0	20		22:00	1		3		0	0	4	
10:15	13		6		0	0	19		22:15	3		7		0	0	10	
10:30	14		16		0	0	30		22:30	4		5		0	0	9	
10:45	12	49	11	43	0	0	23	92	22:45	6	14	3	18	0	0	9	32
11:00	11		9		0	0	20		23:00	2		6		0	0	8	
11:15	13		12		0	0	25		23:15	3		5		0	0	8	
11:30	14		11		0	0	25		23:30	0		3		0	0	3	
11:45	24	62	12	44	0	0	36	106	23:45	0	5	1	15	0	0	1	20
TOTALS		274		190				**464**	**TOTALS**		444		495				**939**
SPLIT %		59.1%		40.9%				**33.1%**	**SPLIT %**		47.3%		52.7%				**66.9%**

DAILY TOTALS	NB	SB	EB	WB	Total
	718	685	0	0	1,403

AM Peak Hour	11:30	11:45				**11:45**	**PM Peak Hour**	14:00	14:15				**14:15**
AM Pk Volume	71	55				**125**	**PM Pk Volume**	65	70				**134**
Pk Hr Factor	0.740	0.809				**0.868**	**Pk Hr Factor**	0.739	0.875				**0.798**
7 - 9 Volume	68	38	0	0		**106**	**4 - 6 Volume**	101	94	0	0		**195**
7 - 9 Peak Hour	8:00	8:00				**8:00**	**4 - 6 Peak Hour**	16:30	16:30				**16:30**
7 - 9 Pk Volume	41	26	0	0		**67**	**4 - 6 Pk Volume**	58	50	0	0		**108**
Pk Hr Factor	0.683	0.929	0.000	0.000		**0.761**	**Pk Hr Factor**	0.906	0.781	0.000	0.000		**0.871**

SPEED

Aguilar Rd S/O Arrowhead Dr

Day: Sunday
Date: 8/25/2019

City: Rocklin
Project #: CA19_7280_002

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	1	5	3	3	3	0	0	0	0	0	0	0	15
1:00	0	0	5	7	3	0	0	0	0	0	0	0	0	15
2:00	0	0	1	3	2	0	0	0	0	0	0	0	0	6
3:00	0	0	0	1	2	0	0	0	0	0	0	0	0	3
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2
6:00	0	0	1	2	5	0	0	0	0	0	0	0	0	8
7:00	0	0	3	4	11	1	1	0	0	0	0	0	0	20
8:00	0	0	1	21	20	2	0	0	0	0	0	0	0	44
9:00	0	2	4	32	29	5	1	0	0	0	0	0	0	73
10:00	0	0	7	28	37	12	1	0	0	0	0	0	0	85
11:00	0	1	2	27	23	4	1	0	0	0	0	0	0	58
12:00 PM	1	0	16	29	37	11	0	0	0	0	0	0	0	94
13:00	0	1	18	40	46	8	2	0	0	0	0	0	0	115
14:00	0	1	14	35	32	12	1	0	0	0	0	0	0	95
15:00	2	2	5	35	35	6	2	0	0	0	0	0	0	87
16:00	0	1	10	27	34	11	0	0	0	0	0	0	0	83
17:00	0	0	5	32	37	15	1	0	0	0	0	0	0	90
18:00	0	1	9	29	33	8	1	0	0	0	0	0	0	81
19:00	0	1	11	20	22	6	0	0	0	0	0	0	0	60
20:00	0	3	10	18	14	9	1	0	0	0	0	0	0	55
21:00	0	1	6	15	6	2	0	0	0	0	0	0	0	30
22:00	0	0	3	8	6	1	0	0	0	0	0	0	0	18
23:00	1	0	2	4	2	2	1	0	0	0	0	0	0	12
Totals	4	15	138	421	440	118	13							1149
% of Totals	0%	1%	12%	37%	38%	10%	1%							100%

AM Volumes	0	4	29	129	136	27	4	0	0	0	0	0	0	329
% AM		0%	3%	11%	12%	2%	0%							29%
AM Peak Hour		9:00	10:00	9:00	10:00	10:00	7:00							10:00
Volume		2	7	32	37	12	1							85
PM Volumes	4	11	109	292	304	91	9	0	0	0	0	0	0	820
% PM	0%	1%	9%	25%	26%	8%	1%							71%
PM Peak Hour	15:00	20:00	13:00	13:00	13:00	17:00	13:00							13:00
Volume	2	3	18	40	46	15	2							115

Directional Peak Periods All Speeds	AM 7-9 Volume		%	NOON 12-2 Volume		%	PM 4-6 Volume		%	Off Peak Volumes Volume		%
	64	⟷	6%	209	⟷	18%	173	⟷	15%	703	⟷	61%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	25	30	30	35	38	1149

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd S/O Arrowhead Dr

Day: Sunday
Date: 8/25/2019

City: Rocklin
Project #: CA19_7280_002

DAILY TOTALS	NB	SB	EB	WB	Total
	567	582	0	0	1,149

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	1		1		0	0	2		12:00	18		13		0	0	31	
0:15	2		3		0	0	5		12:15	9		14		0	0	23	
0:30	0		4		0	0	4		12:30	6		14		0	0	20	
0:45	1	4	3	11	0	0	4	15	12:45	6	39	14	55	0	0	20	94
1:00	0		5		0	0	5		13:00	15		18		0	0	33	
1:15	0		4		0	0	4		13:15	17		14		0	0	31	
1:30	1		2		0	0	3		13:30	12		10		0	0	22	
1:45	3	4	0	11	0	0	3	15	13:45	14	58	15	57	0	0	29	115
2:00	1		3		0	0	4		14:00	6		10		0	0	16	
2:15	0		0		0	0			14:15	11		13		0	0	24	
2:30	0		0		0	0			14:30	10		14		0	0	24	
2:45	2	3	0	3	0	0	2	6	14:45	14	41	17	54	0	0	31	95
3:00	1		1		0	0	2		15:00	9		9		0	0	18	
3:15	0		1		0	0	1		15:15	7		11		0	0	18	
3:30	0		0		0	0			15:30	8		11		0	0	19	
3:45	0	1	0	2	0	0		3	15:45	15	39	17	48	0	0	32	87
4:00	0		0		0	0			16:00	8		10		0	0	18	
4:15	0		0		0	0			16:15	11		10		0	0	21	
4:30	0		0		0	0			16:30	17		7		0	0	24	
4:45	0		0		0	0			16:45	8	44	12	39	0	0	20	83
5:00	0		0		0	0			17:00	11		9		0	0	20	
5:15	0		0		0	0			17:15	12		18		0	0	30	
5:30	0		1		0	0	1		17:30	8		15		0	0	23	
5:45	1	1	0	1	0	0	1	2	17:45	6	37	11	53	0	0	17	90
6:00	1		2		0	0	3		18:00	6		14		0	0	20	
6:15	1		0		0	0	1		18:15	8		12		0	0	20	
6:30	2		0		0	0	2		18:30	14		7		0	0	21	
6:45	1	5	1	3	0	0	2	8	18:45	10	38	10	43	0	0	20	81
7:00	2		1		0	0	3		19:00	5		10		0	0	15	
7:15	4		1		0	0	5		19:15	8		7		0	0	15	
7:30	3		2		0	0	5		19:30	10		6		0	0	16	
7:45	5	14	2	6	0	0	7	20	19:45	4	27	10	33	0	0	14	60
8:00	3		4		0	0	7		20:00	8		7		0	0	15	
8:15	8		2		0	0	10		20:15	4		12		0	0	16	
8:30	8		2		0	0	10		20:30	4		8		0	0	12	
8:45	13	32	4	12	0	0	17	44	20:45	3	19	9	36	0	0	12	55
9:00	17		5		0	0	22		21:00	4		7		0	0	11	
9:15	6		6		0	0	12		21:15	4		3		0	0	7	
9:30	9		8		0	0	17		21:30	3		5		0	0	8	
9:45	16	48	6	25	0	0	22	73	21:45	1	12	3	18	0	0	4	30
10:00	12		8		0	0	20		22:00	2		4		0	0	6	
10:15	17		11		0	0	28		22:15	1		3		0	0	4	
10:30	13		4		0	0	17		22:30	1		2		0	0	3	
10:45	14	56	6	29	0	0	20	85	22:45	3	7	2	11	0	0	5	18
11:00	10		8		0	0	18		23:00	1		1		0	0	2	
11:15	6		4		0	0	10		23:15	1		6		0	0	7	
11:30	8		7		0	0	15		23:30	0		2		0	0	2	
11:45	11	35	4	23	0	0	15	58	23:45	1	3	0	9	0	0	1	12
TOTALS		203		126				**329**	**TOTALS**		364		456				**820**
SPLIT %		61.7%		38.3%				**28.6%**	**SPLIT %**		44.4%		55.6%				**71.4%**

DAILY TOTALS	NB	SB	EB	WB	Total
	567	582	0	0	1,149

AM Peak Hour	9:45	11:45				**11:45**	**PM Peak Hour**	13:00	12:15				**13:00**
AM Pk Volume	58	45				**89**	**PM Pk Volume**	58	60				**115**
Pk Hr Factor	0.853	0.804				**0.718**	**Pk Hr Factor**	0.853	0.833				**0.871**
7 - 9 Volume	46	18	0	0		**64**	**4 - 6 Volume**	81	92	0	0		**173**
7 - 9 Peak Hour	8:00	8:00				**8:00**	**4 - 6 Peak Hour**	16:30	16:45				**16:30**
7 - 9 Pk Volume	32	12	0	0		**44**	**4 - 6 Pk Volume**	48	54	0	0		**94**
Pk Hr Factor	0.615	0.750	0.000	0.000		**0.647**	**Pk Hr Factor**	0.706	0.750	0.000	0.000		**0.783**

SPEED

Aguilar Rd S/O Arrowhead Dr

Day: Monday
Date: 8/26/2019

City: Rocklin
Project #: CA19_7280_002

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	0	2	2	0	0	0	0	0	0	0	0	0	4
1:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	1	0	0	1	1	0	1	0	0	0	0	0	4
4:00	0	0	1	3	4	0	0	0	0	0	0	0	0	8
5:00	0	0	0	4	5	3	1	0	0	0	0	0	0	13
6:00	0	1	8	17	17	5	1	0	0	0	0	0	0	49
7:00	0	2	10	40	42	12	1	0	0	0	0	0	0	107
8:00	0	3	13	44	39	12	0	0	0	0	0	0	0	111
9:00	0	2	8	29	23	13	0	0	0	0	0	0	0	75
10:00	1	3	13	26	26	9	0	0	0	0	0	0	0	78
11:00	0	1	15	27	29	13	0	1	0	0	0	0	0	86
12:00 PM	1	3	11	35	42	13	2	0	0	0	0	0	0	107
13:00	0	5	17	39	38	14	2	0	0	0	0	0	0	115
14:00	2	5	21	36	36	9	0	0	0	0	0	0	0	109
15:00	0	1	10	30	28	14	0	1	0	0	0	0	0	84
16:00	0	0	9	30	43	14	3	0	0	0	0	0	0	99
17:00	1	0	13	58	57	9	0	0	0	0	0	0	0	138
18:00	1	2	11	36	30	8	2	0	0	0	0	0	0	90
19:00	1	3	4	33	30	2	1	0	0	0	0	0	0	74
20:00	0	2	13	17	21	5	1	0	0	0	0	0	0	59
21:00	0	4	5	13	10	3	1	0	0	0	0	0	0	36
22:00	0	0	4	3	3	2	0	0	0	0	0	0	0	12
23:00	0	0	4	2	1	0	0	0	0	0	0	0	0	7
Totals	7	38	192	525	526	161	15	3						1467
% of Totals	0%	3%	13%	36%	36%	11%	1%	0%						100%

AM Volumes	1	13	70	193	187	68	3	2	0	0	0	0	0	537
% AM	0%	1%	5%	13%	13%	5%	0%	0%						37%
AM Peak Hour	10:00	8:00	11:00	8:00	7:00	9:00	5:00	3:00						8:00
Volume	1	3	15	44	42	13	1	1						111
PM Volumes	6	25	122	332	339	93	12	1	0	0	0	0	0	930
% PM	0%	2%	8%	23%	23%	6%	1%	0%						63%
PM Peak Hour	14:00	13:00	14:00	17:00	17:00	13:00	16:00	15:00						17:00
Volume	2	5	21	58	57	14	3	1						138

Directional Peak Periods All Speeds	AM 7-9			NOON 12-2			PM 4-6			Off Peak Volumes		
	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%
	218		15%	222		15%	237		16%	790		54%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	25	30	30	35	38	1467

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd S/O Arrowhead Dr

Day: Monday
Date: 8/26/2019

City: Rocklin
Project #: CA19_7280_002

DAILY TOTALS	NB	SB	EB	WB	Total
	758	709	0	0	1,467

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		0		0	0			12:00	12		7		0	0	19	
0:15	1		2		0	0	3		12:15	18		15		0	0	33	
0:30	1		0		0	0	1		12:30	18		9		0	0	27	
0:45	0	2	0	2	0	0		4	12:45	15	63	13	44	0	0	28	107
1:00	0		0		0	0			13:00	10		16		0	0	26	
1:15	1		1		0	0	2		13:15	13		19		0	0	32	
1:30	0		0		0	0			13:30	18		6		0	0	24	
1:45	0	1	0	1	0	0		2	13:45	14	55	19	60	0	0	33	115
2:00	0		0		0	0			14:00	14		13		0	0	27	
2:15	0		0		0	0			14:15	20		10		0	0	30	
2:30	0		0		0	0			14:30	11		11		0	0	22	
2:45	0		0		0	0			14:45	14	59	16	50	0	0	30	109
3:00	0		0		0	0			15:00	12		8		0	0	20	
3:15	0		1		0	0	1		15:15	6		12		0	0	18	
3:30	2		0		0	0	2		15:30	9		14		0	0	23	
3:45	1	3	0	1	0	0	1	4	15:45	14	41	9	43	0	0	23	84
4:00	0		0		0	0			16:00	13		7		0	0	20	
4:15	4		0		0	0	4		16:15	8		15		0	0	23	
4:30	0		1		0	0	1		16:30	11		12		0	0	23	
4:45	3	7	0	1	0	0	3	8	16:45	15	47	18	52	0	0	33	99
5:00	3		0		0	0	3		17:00	9		18		0	0	27	
5:15	3		0		0	0	3		17:15	17		25		0	0	42	
5:30	6		0		0	0	6		17:30	19		16		0	0	35	
5:45	1	13	0		0	0	1	13	17:45	12	57	22	81	0	0	34	138
6:00	4		0		0	0	4		18:00	11		9		0	0	20	
6:15	12		4		0	0	16		18:15	9		12		0	0	21	
6:30	8		5		0	0	13		18:30	9		18		0	0	27	
6:45	10	34	6	15	0	0	16	49	18:45	5	34	17	56	0	0	22	90
7:00	17		4		0	0	21		19:00	5		8		0	0	13	
7:15	24		3		0	0	27		19:15	8		16		0	0	24	
7:30	14		14		0	0	28		19:30	5		15		0	0	20	
7:45	24	79	7	28	0	0	31	107	19:45	11	29	6	45	0	0	17	74
8:00	19		16		0	0	35		20:00	9		4		0	0	13	
8:15	15		13		0	0	28		20:15	7		15		0	0	22	
8:30	19		8		0	0	27		20:30	6		13		0	0	19	
8:45	12	65	9	46	0	0	21	111	20:45	1	23	4	36	0	0	5	59
9:00	13		10		0	0	23		21:00	3		10		0	0	13	
9:15	7		7		0	0	14		21:15	4		7		0	0	11	
9:30	8		5		0	0	13		21:30	3		3		0	0	6	
9:45	17	45	8	30	0	0	25	75	21:45	0	10	6	26	0	0	6	36
10:00	13		5		0	0	18		22:00	0		6		0	0	6	
10:15	8		8		0	0	16		22:15	2		1		0	0	3	
10:30	12		8		0	0	20		22:30	0		2		0	0	2	
10:45	7	40	17	38	0	0	24	78	22:45	1	3	0	9	0	0	1	12
11:00	6		13		0	0	19		23:00	1		1		0	0	2	
11:15	12		6		0	0	18		23:15	0		3		0	0	3	
11:30	15		10		0	0	25		23:30	0		1		0	0	1	
11:45	13	46	11	40	0	0	24	86	23:45	1	2	0	5	0	0	1	7
TOTALS		335		202				**537**	**TOTALS**		423		507				**930**
SPLIT %		62.4%		37.6%				**36.6%**	**SPLIT %**		45.5%		54.5%				**63.4%**

DAILY TOTALS	NB	SB	EB	WB	Total
	758	709	0	0	1,467

AM Peak Hour	7:15	7:30				**7:30**	**PM Peak Hour**	13:30	17:00				**17:00**
AM Pk Volume	81	50				**122**	**PM Pk Volume**	66	81				**138**
Pk Hr Factor	0.844	0.781				**0.871**	**Pk Hr Factor**	0.825	0.810				**0.821**
7 - 9 Volume	144	74	0	0		**218**	**4 - 6 Volume**	104	133	0	0		**237**
7 - 9 Peak Hour	7:15	7:30				**7:30**	**4 - 6 Peak Hour**	16:45	17:00				**17:00**
7 - 9 Pk Volume	81	50	0	0		**122**	**4 - 6 Pk Volume**	60	81	0	0		**138**
Pk Hr Factor	0.844	0.781	0.000	0.000		**0.871**	**Pk Hr Factor**	0.789	0.810	0.000	0.000		**0.821**

SPEED

Aguilar Rd S/O Arrowhead Dr

Day: Tuesday
Date: 8/27/2019

City: Rocklin
Project #: CA19_7280_002

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
2:00	0	0	0	2	2	0	0	0	0	0	0	0	0	4
3:00	0	0	0	1	0	1	0	0	0	0	0	0	0	2
4:00	0	0	1	1	2	1	0	0	0	0	0	0	0	5
5:00	0	0	2	8	11	3	1	0	0	0	0	0	0	25
6:00	1	0	12	18	14	1	0	0	0	0	0	0	0	46
7:00	0	3	23	48	41	8	2	0	0	0	0	0	0	125
8:00	1	8	16	34	28	9	2	0	0	0	0	0	0	98
9:00	1	4	18	30	25	9	1	0	0	0	0	0	0	88
10:00	1	2	7	27	25	7	2	0	0	0	0	0	0	71
11:00	0	1	14	32	21	7	0	0	0	0	0	0	0	75
12:00 PM	1	3	10	25	33	12	2	0	0	0	0	0	0	86
13:00	3	1	13	28	37	11	1	0	0	0	0	0	0	94
14:00	0	1	12	32	36	9	1	0	0	0	0	0	0	91
15:00	0	2	16	50	44	16	1	0	0	0	0	0	0	129
16:00	2	1	15	47	39	8	1	0	0	0	0	0	0	113
17:00	0	2	7	50	54	19	0	0	0	0	0	0	0	132
18:00	0	3	10	36	36	14	1	0	0	0	0	0	0	100
19:00	2	4	14	37	27	5	1	0	0	0	0	0	0	90
20:00	3	0	10	30	18	7	1	0	0	0	0	0	0	69
21:00	0	2	6	17	14	3	0	0	0	0	0	0	0	42
22:00	0	0	1	6	3	4	0	0	0	0	0	0	0	14
23:00	0	0	1	1	2	2	0	0	0	0	0	0	0	6
Totals	15	37	208	561	512	156	17							1506
% of Totals	1%	2%	14%	37%	34%	10%	1%							100%

AM Volumes	4	18	93	202	169	46	8	0	0	0	0	0	0	540
% AM	0%	1%	6%	13%	11%	3%	1%							36%
AM Peak Hour	6:00	8:00	7:00	7:00	7:00	8:00	7:00							7:00
Volume	1	8	23	48	41	9	2							125
PM Volumes	11	19	115	359	343	110	9	0	0	0	0	0	0	966
% PM	1%	1%	8%	24%	23%	7%	1%							64%
PM Peak Hour	13:00	19:00	15:00	15:00	17:00	17:00	12:00							17:00
Volume	3	4	16	50	54	19	2							132

Directional Peak Periods All Speeds	AM 7-9			NOON 12-2			PM 4-6			Off Peak Volumes		
	Volume	↔	%	Volume	↔	%	Volume	↔	%	Volume	↔	%
	223		15%	180		12%	245		16%	858		57%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	24	29	29	34	38	1506

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd S/O Arrowhead Dr

Day: Tuesday
Date: 8/27/2019

City: Rocklin
Project #: CA19_7280_002

DAILY TOTALS	NB	SB	EB	WB	Total
	772	734	0	0	1,506

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		0		0	0			12:00	10		9		0	0	19	
0:15	0		0		0	0			12:15	6		12		0	0	18	
0:30	0		0		0	0			12:30	13		15		0	0	28	
0:45	0		0		0	0			12:45	14	43	7	43	0	0	21	86
1:00	0		1		0	0	1		13:00	10		12		0	0	22	
1:15	0		0		0	0			13:15	14		9		0	0	23	
1:30	0		0		0	0			13:30	12		16		0	0	28	
1:45	0		0	1	0	0		1	13:45	12	48	9	46	0	0	21	94
2:00	0		1		0	0	1		14:00	14		10		0	0	24	
2:15	0		0		0	0			14:15	21		5		0	0	26	
2:30	0		1		0	0	1		14:30	12		8		0	0	20	
2:45	2	2	0	2	0	0	2	4	14:45	11	58	10	33	0	0	21	91
3:00	0		1		0	0	1		15:00	13		23		0	0	36	
3:15	0		0		0	0			15:15	15		22		0	0	37	
3:30	0		0		0	0			15:30	14		16		0	0	30	
3:45	1	1	0	1	0	0	1	2	15:45	14	56	12	73	0	0	26	129
4:00	0		0		0	0			16:00	10		10		0	0	20	
4:15	1		0		0	0	1		16:15	16		9		0	0	25	
4:30	0		0		0	0			16:30	13		18		0	0	31	
4:45	3	4	1	1	0	0	4	5	16:45	19	58	18	55	0	0	37	113
5:00	5		1		0	0	6		17:00	11		14		0	0	25	
5:15	4		0		0	0	4		17:15	19		20		0	0	39	
5:30	8		0		0	0	8		17:30	17		17		0	0	34	
5:45	5	22	2	3	0	0	7	25	17:45	12	59	22	73	0	0	34	132
6:00	5		2		0	0	7		18:00	8		15		0	0	23	
6:15	6		3		0	0	9		18:15	16		15		0	0	31	
6:30	10		4		0	0	14		18:30	4		12		0	0	16	
6:45	12	33	4	13	0	0	16	46	18:45	13	41	17	59	0	0	30	100
7:00	25		6		0	0	31		19:00	9		17		0	0	26	
7:15	24		10		0	0	34		19:15	10		14		0	0	24	
7:30	14		11		0	0	25		19:30	6		10		0	0	16	
7:45	24	87	11	38	0	0	35	125	19:45	12	37	12	53	0	0	24	90
8:00	16		10		0	0	26		20:00	5		12		0	0	17	
8:15	18		12		0	0	30		20:15	7		10		0	0	17	
8:30	9		8		0	0	17		20:30	8		14		0	0	22	
8:45	14	57	11	41	0	0	25	98	20:45	3	23	10	46	0	0	13	69
9:00	13		16		0	0	29		21:00	5		10		0	0	15	
9:15	13		12		0	0	25		21:15	3		8		0	0	11	
9:30	9		7		0	0	16		21:30	3		5		0	0	8	
9:45	15	50	3	38	0	0	18	88	21:45	0	11	8	31	0	0	8	42
10:00	8		5		0	0	13		22:00	0		6		0	0	6	
10:15	13		6		0	0	19		22:15	2		1		0	0	3	
10:30	7		9		0	0	16		22:30	0		1		0	0	1	
10:45	13	41	10	30	0	0	23	71	22:45	1	3	3	11	0	0	4	14
11:00	11		6		0	0	17		23:00	0		1		0	0	1	
11:15	6		14		0	0	20		23:15	0		1		0	0	1	
11:30	6		9		0	0	15		23:30	2		2		0	0	4	
11:45	13	36	10	39	0	0	23	75	23:45	0	2	0	4	0	0		6
TOTALS		333		207				540	TOTALS		439		527				966
SPLIT %		61.7%		38.3%				35.9%	SPLIT %		45.4%		54.6%				64.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	772	734	0	0	1,506

AM Peak Hour	7:00	8:15			7:00	PM Peak Hour	16:45	17:15			16:45
AM Pk Volume	87	47			125	PM Pk Volume	66	74			135
Pk Hr Factor	0.870	0.734			0.893	Pk Hr Factor	0.868	0.841			0.865
7 - 9 Volume	144	79	0	0	223	4 - 6 Volume	117	128	0	0	245
7 - 9 Peak Hour	7:00	7:30			7:00	4 - 6 Peak Hour	16:45	17:00			16:45
7 - 9 Pk Volume	87	44	0	0	125	4 - 6 Pk Volume	66	73	0	0	135
Pk Hr Factor	0.870	0.917	0.000	0.000	0.893	Pk Hr Factor	0.868	0.830	0.000	0.000	0.865

SPEED

Aguilar Rd S/O Arrowhead Dr

Day: Wednesday
Date: 8/28/2019

City: Rocklin
Project #: CA19_7280_002

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	0	3	0	0	0	0	0	0	0	0	0	0	3
1:00	0	0	0	2	0	0	0	0	0	0	0	0	0	2
2:00	0	0	0	1	0	1	0	0	0	0	0	0	0	2
3:00	0	0	1	0	0	1	1	0	0	0	0	0	0	3
4:00	0	0	0	3	2	0	0	0	0	0	0	0	0	5
5:00	0	0	1	5	10	2	0	0	0	0	0	0	0	18
6:00	0	3	12	15	14	2	0	0	0	0	0	0	0	46
7:00	1	3	15	43	46	7	0	0	0	0	0	0	0	115
8:00	1	3	9	46	40	7	1	0	0	0	0	0	0	107
9:00	1	2	8	27	16	8	0	0	0	0	0	0	0	62
10:00	0	1	6	27	20	8	0	0	0	0	0	0	0	62
11:00	0	3	10	30	29	14	2	0	0	0	0	0	0	88
12:00 PM	2	2	10	31	34	6	2	0	0	0	0	0	0	87
13:00	2	1	14	31	29	8	1	0	0	0	0	0	0	86
14:00	2	2	17	45	38	8	0	0	0	0	0	0	0	112
15:00	1	0	7	38	45	11	3	0	0	0	0	0	0	105
16:00	0	2	12	41	39	13	0	0	0	0	0	0	0	107
17:00	0	0	6	58	58	14	3	0	0	0	0	0	0	139
18:00	1	0	12	36	26	8	0	0	0	0	0	0	0	83
19:00	0	5	11	31	23	9	1	0	0	0	0	0	0	80
20:00	0	1	12	41	32	5	1	0	0	0	0	0	0	92
21:00	0	0	1	21	15	3	1	0	0	0	0	0	0	41
22:00	0	0	2	8	6	4	1	0	0	0	0	0	0	21
23:00	1	0	2	3	2	1	0	0	0	0	0	0	0	9
Totals	12	28	171	583	524	140	17							1475
% of Totals	1%	2%	12%	40%	36%	9%	1%							100%

AM Volumes	3	15	65	199	177	50	4	0	0	0	0	0	0	513
% AM	0%	1%	4%	13%	12%	3%	0%							35%
AM Peak Hour	7:00	6:00	7:00	8:00	7:00	11:00	11:00							7:00
Volume	1	3	15	46	46	14	2							115
PM Volumes	9	13	106	384	347	90	13	0	0	0	0	0	0	962
% PM	1%	1%	7%	26%	24%	6%	1%							65%
PM Peak Hour	12:00	19:00	14:00	17:00	17:00	17:00	15:00							17:00
Volume	2	5	17	58	58	14	3							139

Directional Peak Periods All Speeds	AM 7-9 Volume		%	NOON 12-2 Volume		%	PM 4-6 Volume		%	Off Peak Volumes Volume		%
	222	⟷	15%	173	⟷	12%	246	⟷	17%	834	⟷	57%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	25	30	29	34	38	1475

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd S/O Arrowhead Dr

Day: Wednesday
Date: 8/28/2019

City: Rocklin
Project #: CA19_7280_002

DAILY TOTALS	NB	SB	EB	WB	Total
	751	724	0	0	1,475

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		0		0	0			12:00	12		7		0	0	19	
0:15	0		1		0	0	1		12:15	9		6		0	0	15	
0:30	1		1		0	0	2		12:30	14		18		0	0	32	
0:45	0	1	0	2	0	0		3	12:45	12	47	9	40	0	0	21	87
1:00	0		0		0	0			13:00	14		7		0	0	21	
1:15	0		0		0	0			13:15	8		10		0	0	18	
1:30	1		1		0	0	2		13:30	10		12		0	0	22	
1:45	0	1	0	1	0	0		2	13:45	12	44	13	42	0	0	25	86
2:00	0		0		0	0			14:00	9		16		0	0	25	
2:15	0		0		0	0			14:15	14		9		0	0	23	
2:30	0		0		0	0			14:30	30		10		0	0	40	
2:45	1	1	1	1	0	0	2	2	14:45	13	66	11	46	0	0	24	112
3:00	0		0		0	0			15:00	9		21		0	0	30	
3:15	0		0		0	0			15:15	14		19		0	0	33	
3:30	0		1		0	0	1		15:30	13		10		0	0	23	
3:45	2	2	0	1	0	0	2	3	15:45	8	44	11	61	0	0	19	105
4:00	0		0		0	0			16:00	10		10		0	0	20	
4:15	1		0		0	0	1		16:15	15		19		0	0	34	
4:30	1		0		0	0	1		16:30	11		8		0	0	19	
4:45	3	5	0		0	0	3	5	16:45	17	53	17	54	0	0	34	107
5:00	3		0		0	0	3		17:00	13		21		0	0	34	
5:15	2		0		0	0	2		17:15	15		18		0	0	33	
5:30	8		0		0	0	8		17:30	20		16		0	0	36	
5:45	5	18	0		0	0	5	18	17:45	18	66	18	73	0	0	36	139
6:00	5		2		0	0	7		18:00	11		14		0	0	25	
6:15	7		1		0	0	8		18:15	7		12		0	0	19	
6:30	12		2		0	0	14		18:30	10		14		0	0	24	
6:45	11	35	6	11	0	0	17	46	18:45	4	32	11	51	0	0	15	83
7:00	25		3		0	0	28		19:00	2		18		0	0	20	
7:15	19		8		0	0	27		19:15	8		9		0	0	17	
7:30	18		14		0	0	32		19:30	9		19		0	0	28	
7:45	18	80	10	35	0	0	28	115	19:45	6	25	9	55	0	0	15	80
8:00	15		12		0	0	27		20:00	7		12		0	0	19	
8:15	20		14		0	0	34		20:15	5		12		0	0	17	
8:30	15		7		0	0	22		20:30	17		17		0	0	34	
8:45	10	60	14	47	0	0	24	107	20:45	12	41	10	51	0	0	22	92
9:00	12		5		0	0	17		21:00	3		11		0	0	14	
9:15	7		13		0	0	20		21:15	1		8		0	0	9	
9:30	11		5		0	0	16		21:30	6		8		0	0	14	
9:45	6	36	3	26	0	0	9	62	21:45	2	12	2	29	0	0	4	41
10:00	5		6		0	0	11		22:00	1		7		0	0	8	
10:15	12		7		0	0	19		22:15	2		2		0	0	4	
10:30	5		9		0	0	14		22:30	2		2		0	0	4	
10:45	13	35	5	27	0	0	18	62	22:45	1	6	4	15	0	0	5	21
11:00	9		8		0	0	17		23:00	1		2		0	0	3	
11:15	10		16		0	0	26		23:15	0		1		0	0	1	
11:30	6		9		0	0	15		23:30	0		5		0	0	5	
11:45	15	40	15	48	0	0	30	88	23:45	0	1	0	8	0	0		9
TOTALS		314		199				513	TOTALS		437		525				962
SPLIT %		61.2%		38.8%				34.8%	SPLIT %		45.4%		54.6%				65.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	751	724	0	0	1,475

AM Peak Hour	7:00	7:30					7:30		PM Peak Hour	14:00	17:00					17:00		
AM Pk Volume	80	50					121		PM Pk Volume	66	73					139		
Pk Hr Factor	0.800	0.893					0.890		Pk Hr Factor	0.550	0.869					0.965		
7 - 9 Volume	140	82	0	0			222		4 - 6 Volume	119	127	0	0			246		
7 - 9 Peak Hour	7:00	7:30					7:30		4 - 6 Peak Hour	17:00	17:00					17:00		
7 - 9 Pk Volume	80	50	0	0			121		4 - 6 Pk Volume	66	73	0	0			139		
Pk Hr Factor	0.800	0.893	0.000	0.000			0.890		Pk Hr Factor	0.825	0.869	0.000	0.000			0.965		

Prepared by National Data & Surveying Services

SPEED

Aguilar Rd S/O Arrowhead Dr

Day: Thursday
Date: 8/29/2019

City: Rocklin
Project #: CA19_7280_002

Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	1	1	1	2	0	0	0	0	0	0	0	0	5
1:00	1	0	0	0	0	0	0	0	0	0	0	0	0	1
2:00	0	0	0	1	1	0	0	0	0	0	0	0	0	2
3:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
4:00	1	0	1	1	0	0	0	0	0	0	0	0	0	3
5:00	0	0	1	7	10	5	0	0	0	0	0	0	0	23
6:00	0	0	11	23	22	2	1	0	0	0	0	0	0	59
7:00	0	2	14	48	46	13	1	0	0	0	0	0	0	124
8:00	1	1	9	35	29	12	4	0	0	0	0	0	0	91
9:00	0	6	14	24	17	7	0	0	0	0	0	0	0	68
10:00	1	1	15	20	21	6	0	0	0	0	0	0	0	64
11:00	0	5	4	24	23	11	6	0	0	0	0	0	0	73
12:00 PM	0	0	9	24	26	11	1	0	0	0	0	0	0	71
13:00	0	2	11	25	27	7	2	0	0	0	0	0	0	74
14:00	1	0	8	37	34	10	2	0	0	0	0	0	0	92
15:00	1	6	14	49	44	11	2	0	0	0	0	0	0	127
16:00	0	0	14	41	43	7	0	0	0	0	0	0	0	105
17:00	1	1	10	53	51	17	2	0	0	0	0	0	0	135
18:00	0	2	11	38	32	12	0	0	0	0	0	0	0	95
19:00	0	0	10	36	26	6	2	0	0	0	0	0	0	80
20:00	2	1	14	31	21	2	1	0	0	0	0	0	0	72
21:00	2	1	9	15	5	2	0	0	0	0	0	0	0	34
22:00	0	0	5	12	4	1	0	0	0	0	0	0	0	22
23:00	0	1	3	7	0	0	0	0	0	0	0	0	0	11
Totals	11	30	188	552	484	143	24							1432
% of Totals	1%	2%	13%	39%	34%	10%	2%							100%

AM Volumes	4	16	70	184	171	57	12	0	0	0	0	0	0	514
% AM	0%	1%	5%	13%	12%	4%	1%							36%
AM Peak Hour	1:00	9:00	10:00	7:00	7:00	7:00	11:00							7:00
Volume	1	6	15	48	46	13	6							124
PM Volumes	7	14	118	368	313	86	12	0	0	0	0	0	0	918
% PM	0%	1%	8%	26%	22%	6%	1%							64%
PM Peak Hour	20:00	15:00	15:00	17:00	17:00	17:00	13:00							17:00
Volume	2	6	14	53	51	17	2							135

Directional Peak Periods All Speeds	AM 7-9 Volume	↔	%	NOON 12-2 Volume	↔	%	PM 4-6 Volume	↔	%	Off Peak Volumes Volume	↔	%
	215	↔	15%	145	↔	10%	240	↔	17%	832	↔	58%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
Aguilar Rd	Summary	25	29	29	35	38	1432

Prepared by NDS/ATD

Prepared by National Data & Surveying Services

VOLUME

Aguilar Rd S/O Arrowhead Dr

Day: Thursday
Date: 8/29/2019

City: Rocklin
Project #: CA19_7280_002

DAILY TOTALS	NB	SB	EB	WB	Total
	730	702	0	0	1,432

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
0:00	0		0		0	0			12:00	15		9		0	0	24	
0:15	1		3		0	0	4		12:15	4		8		0	0	12	
0:30	0		1		0	0	1		12:30	9		5		0	0	14	
0:45	0	1	0	4	0	0		5	12:45	11	39	10	32	0	0	21	71
1:00	0		0		0	0			13:00	8		10		0	0	18	
1:15	1		0		0	0	1		13:15	7		13		0	0	20	
1:30	0		0		0	0			13:30	7		15		0	0	22	
1:45	0	1	0		0	0		1	13:45	9	31	5	43	0	0	14	74
2:00	0		0		0	0			14:00	10		14		0	0	24	
2:15	0		1		0	0	1		14:15	14		5		0	0	19	
2:30	0		0		0	0			14:30	17		9		0	0	26	
2:45	0		1	2	0	0	1	2	14:45	13	54	10	38	0	0	23	92
3:00	0		0		0	0			15:00	12		30		0	0	42	
3:15	0		0		0	0			15:15	13		17		0	0	30	
3:30	0		0		0	0			15:30	19		12		0	0	31	
3:45	1	1	0		0	0	1	1	15:45	14	58	10	69	0	0	24	127
4:00	1		1		0	0	2		16:00	10		14		0	0	24	
4:15	0		0		0	0			16:15	18		15		0	0	33	
4:30	1		0		0	0	1		16:30	13		12		0	0	25	
4:45	0	2	0	1	0	0		3	16:45	14	55	9	50	0	0	23	105
5:00	6		1		0	0	7		17:00	20		25		0	0	45	
5:15	2		0		0	0	2		17:15	17		24		0	0	41	
5:30	4		0		0	0	4		17:30	9		17		0	0	26	
5:45	9	21	1	2	0	0	10	23	17:45	10	56	13	79	0	0	23	135
6:00	3		0		0	0	3		18:00	8		17		0	0	25	
6:15	17		1		0	0	18		18:15	9		21		0	0	30	
6:30	9		2		0	0	11		18:30	7		7		0	0	14	
6:45	19	48	8	11	0	0	27	59	18:45	13	37	13	58	0	0	26	95
7:00	20		9		0	0	29		19:00	8		13		0	0	21	
7:15	19		8		0	0	27		19:15	7		14		0	0	21	
7:30	18		11		0	0	29		19:30	5		15		0	0	20	
7:45	24	81	15	43	0	0	39	124	19:45	6	26	12	54	0	0	18	80
8:00	16		10		0	0	26		20:00	3		12		0	0	15	
8:15	19		10		0	0	29		20:15	11		14		0	0	25	
8:30	9		9		0	0	18		20:30	5		11		0	0	16	
8:45	8	52	10	39	0	0	18	91	20:45	5	24	11	48	0	0	16	72
9:00	11		9		0	0	20		21:00	3		4		0	0	7	
9:15	8		5		0	0	13		21:15	3		12		0	0	15	
9:30	8		11		0	0	19		21:30	4		4		0	0	8	
9:45	10	37	6	31	0	0	16	68	21:45	2	12	2	22	0	0	4	34
10:00	10		10		0	0	20		22:00	3		5		0	0	8	
10:15	6		6		0	0	12		22:15	2		3		0	0	5	
10:30	8		7		0	0	15		22:30	2		2		0	0	4	
10:45	13	37	4	27	0	0	17	64	22:45	3	10	2	12	0	0	5	22
11:00	7		7		0	0	14		23:00	1		2		0	0	3	
11:15	8		9		0	0	17		23:15	0		1		0	0	1	
11:30	9		4		0	0	13		23:30	1		3		0	0	4	
11:45	19	43	10	30	0	0	29	73	23:45	2	4	1	7	0	0	3	11
TOTALS		324		190				**514**	**TOTALS**		406		512				**918**
SPLIT %		63.0%		37.0%				**35.9%**	**SPLIT %**		44.2%		55.8%				**64.1%**

DAILY TOTALS	NB	SB	EB	WB	Total
	730	702	0	0	1,432

AM Peak Hour	7:00	7:30				**7:00**	**PM Peak Hour**	16:15	17:00				**16:45**
AM Pk Volume	81	46				**124**	**PM Pk Volume**	65	79				**135**
Pk Hr Factor	0.844	0.767				**0.795**	**Pk Hr Factor**	0.813	0.790				**0.750**
7 - 9 Volume	133	82	0	0		**215**	**4 - 6 Volume**	111	129	0	0		**240**
7 - 9 Peak Hour	7:00	7:30				**7:00**	**4 - 6 Peak Hour**	16:15	17:00				**16:45**
7 - 9 Pk Volume	81	46	0	0		**124**	**4 - 6 Pk Volume**	65	79	0	0		**135**
Pk Hr Factor	0.844	0.767	0.000	0.000		**0.795**	**Pk Hr Factor**	0.813	0.790	0.000	0.000		**0.750**

Members of the City Council:

Nick Alexander: on behalf of Granite Lakes Estates:

At this time, we want to thank staff for working with us on this project.

We are in concurrence with a very well-written staff report.

- While there may be some debate on the issue of "Concurrent Construction". Concurrent Construction is defined in Section 8 of the Development Agreement and may not begin until the commencement of the bridge abutments. At this time, the only permits that may be issued are for 6 model homes.
- Except for the model homes that may be constructed upon **completion of the bridge abutments**, it is important to note that no **final occupancy permits may be issued until the Bridge is completed and accepted by the City.**
- Please note that the backbone infrastructure work for the subdivision may begin prior to the construction of the bridge it is not likely to begin until the 2027 construction season as the subdivision improvement plans have yet to be reviewed and approved by the city.
- There are many benefits **to** concurrent construction.
-
- The City of Rocklin has allocated monies in the CIP and is managing the design and construction of the bridge. To date, the city has advanced significant costs for the environmental and construction documents.

- **As documented in Section 7.2** of the Development Agreement, construction of the remaining homes is the primary mechanism for reimbursing the city for the cost of the Bridge through the approved BOLD **financing district** and allows the city to recoup its construction costs in a timely manner rather than over a period of years. Concurrent construction with the bridge results in acceleration of cash flow to the city's CIP budget, as well as savings in financing cost, and interest dollars.
- Allowing concurrent home and Bridge construction is intended to **minimize overall disruption** to nearby neighborhoods by consolidating the construction activity into an **organized and coordinated** time frame rather than occur sequentially over a period of several years.
- Concurrent Construction provides for an **early dedication of Right of Way, prior to the subdivision map being recorded,** for a southern extension of Monument Springs Drive (See Attached Figure 7) through the Granite Lakes subdivision. This southern roadway provides another point of access through the Vista Oaks and Highlands projects located to the Southwest. The southern extension of Monument Springs drive also results in decreased vehicle trips on Agular Road and another point of emergency egress by providing a more direct route to Sutter Roseville Medical Center. Furthermore, it also provides another point of access if for any reason Agular Road or Monument Springs Bridge becomes impassable.

- I would like to point out that the traffic study presented by Mr. Steve Sutter fails to include the new southern ROW of Monument Springs drive in his analysis.
- I would like to emphasize that **Section 8** of the Development Agreement establishes that the issuance of the final occupancy permits may not be permitted until the Monument Springs Bridge is completed and accepted by the City.

Given the benefits including but not limited to Tax and financing cost savings; minimizing overall community disruption; and improvement of emergency egress and access, we respectfully request that the Planning commission recommend to the City Council the approval of the development agreement before you tonight.

I would be glad to answer any questions.

Thank you

or the performance of any conditions with respect thereto or any performance required of Landowner hereunder, provided such fees and charges are applied on a City-wide basis to all substantially similar types of development projects and properties.

6.2. Development Impact Fees, Exactions, and Dedications. Landowners shall pay all development impact fees, connection fees, mitigation fees, and other exactions, and provide all dedications of land, required by City to support the construction of any public facilities and improvements or the provision of public services in relation to development of the Property (together "Exactions") authorized by City after the Effective Date so long as said Exactions otherwise comply with applicable law, including but not withstanding, Government Code Section 66000 *et seq.*, and are (1) required on a City-wide basis or (2) apply uniformly to all properties within the City that are zoned consistent with the Project Approvals. Except as otherwise provided in this Agreement, Exactions required by City to be paid by the Landowners that do not meet either of the preceding criteria, shall be the only Exactions authorized as of the Effective Date.

7. Community Facilities District.

7.1. Formation. Landowners shall take all steps necessary to include the Property within CMFA Community Facilities District No. 22-4 (City of Rocklin – Monument Springs) prior to recordation of the first small lot final map for the Property. The special tax rate established shall be no less than the rate applicable to the existing improvement area for the Vista Oaks Subdivision at the time of annexation. Notwithstanding the foregoing, in the event Landowners desire for the Monument Springs Bridge to be the only authorized facility within the improvement area to which the Property is annexed, the special tax rate shall be a lesser amount than provided in the preceding sentence. Unless otherwise agreed to by the Parties in writing, each in their sole discretion, the City shall not authorize or permit the levy of any special tax with respect to a parcel within the Project prior to the issuance of a building permit for such parcel.

7.2. Community Facilities District Bond Proceeds. Proceeds of bonds issued for, and/or special taxes collected from, the improvement area established in Section 7.1 shall first be used to reimburse the City for bridge costs, including soft cost, as contemplated by Recital 8 herein.

8. Timing of Extension of Monument Springs Drive and Construction of Monument Springs Drive Bridge/Issuance of Building Permits and Certificates of Occupancy. Notwithstanding Project Approvals requiring the extension of Monument Spring Drive and construction of Monument Springs Bridge before the 49th building permit, the Parties agree that the building permit for the 49th residential dwelling and all such subsequent building permits may be issued upon commencement of construction of the bridge foundations/abutments for the Monument Springs Drive Bridge. Notwithstanding anything to the contrary herein, there shall be no restrictions on issuance of up to six (6) model home building permits and temporary certificates of occupancy therefor. The City Manager shall have authority to permit issuance of an

additional two (2) model home building permits (for a total of eight (8)) and temporary certificates of occupancy therefor without further amendment to this Agreement upon a showing of good cause by Landowners. No other Certificates of Occupancy shall be approved until a Notice of Completion is approved by the City Council, signifying the acceptance of public improvements related to the extension of Monument Springs Drive and the completion of the Monument Springs Drive Bridge.

9. Bike/Pedestrian Trail Alignment. Landowners shall, at no out-of-pocket cost to Landowners and subject to Landowners' right to reasonably approve the form and location of same, cooperate with City's efforts to align the location and design of the trail within its boundaries with the modified Highlands Parcel A/Vista Oaks trail.

10. Monument Springs Drive/Bridge Dedication. Landowners shall, at no out-of-pocket cost to Landowners, cooperate with City to dedicate and/or grant all reasonably necessary right-of-way and temporary construction easements to the City for the completion of the Monument Springs Bridge, consistent with Exhibit D, to the satisfaction of the City Engineer. This dedication shall include any property interests necessary for bridge construction, access, and related infrastructure improvements. City shall not be required to compensate Landowners for the rights-of-way or easements required by this section, and no appraisal shall be required by either party before the grant of property interests to the City. The rights-of-way and temporary construction easements shall be conveyed to the City prior to the commencement of construction activities for the Monument Springs Drive Bridge.

11. Irrevocable Offer of Dedication/Construction Easement. Upon receipt of written request from the City, the Landowners shall reasonably cooperate with the City and, within twelve (12) months, dedicate and/or grant, as applicable, an irrevocable offer of dedication and temporary construction easement providing for a future roadway connection between the southern stub of Monument Springs Drive through the Granite Lakes Estates project area, ultimately connecting to the eastern terminus of the Highlands, consistent with Exhibit E, to the satisfaction of the City Engineer. This dedication and easement shall remain valid and enforceable to allow the Highlands Parcel A/Vista Oaks projects to connect to Monument Springs Drive in the event that the Granite Lakes Estates project is not constructed. The City shall be responsible for any and all costs associated therewith, including but not limited to surveying, field, and office costs and preparation of legal descriptions, plats, and exhibits. Landowners shall not be required to pay the City's public right of way grant fee.

12. Amendment or Cancellation.

12.1. Modification Because of Conflict with State or Federal Laws. In the event that State or Federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps, or permits approved by City, the Parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such Federal or State law or regulation. Any such amendment or

longer part of the project site and is not included in the proposed Development Agreement. See **Figures 1 through 4.**

Figure 1 – Granite Lakes Estates (General Location)

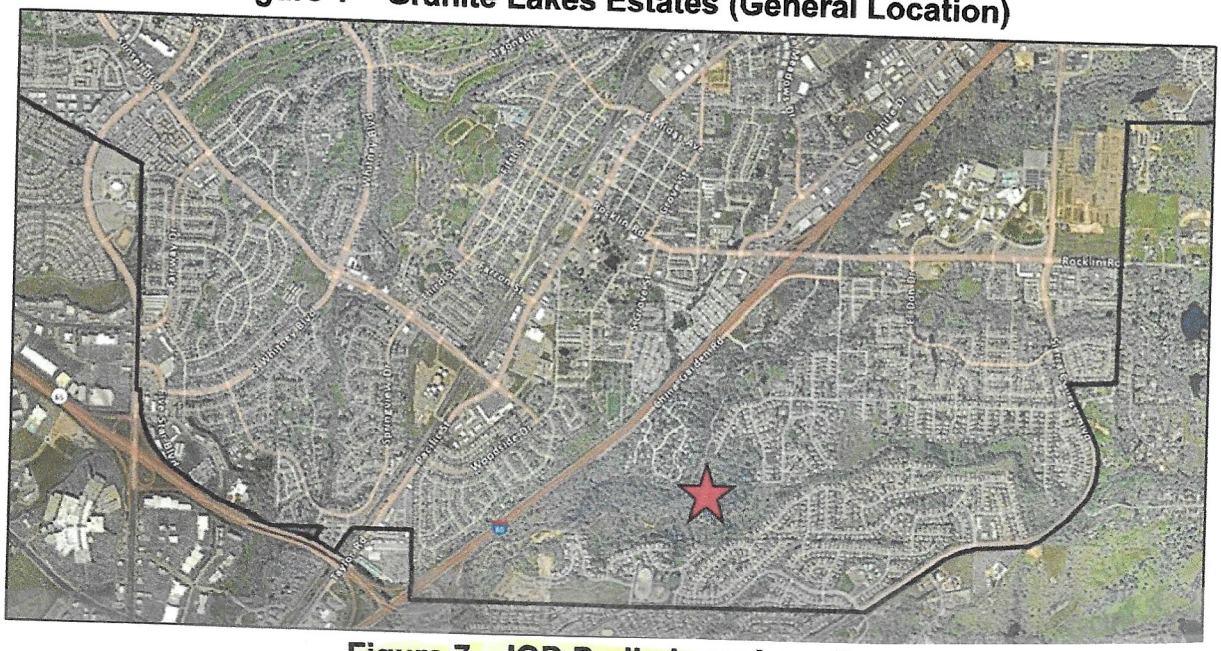
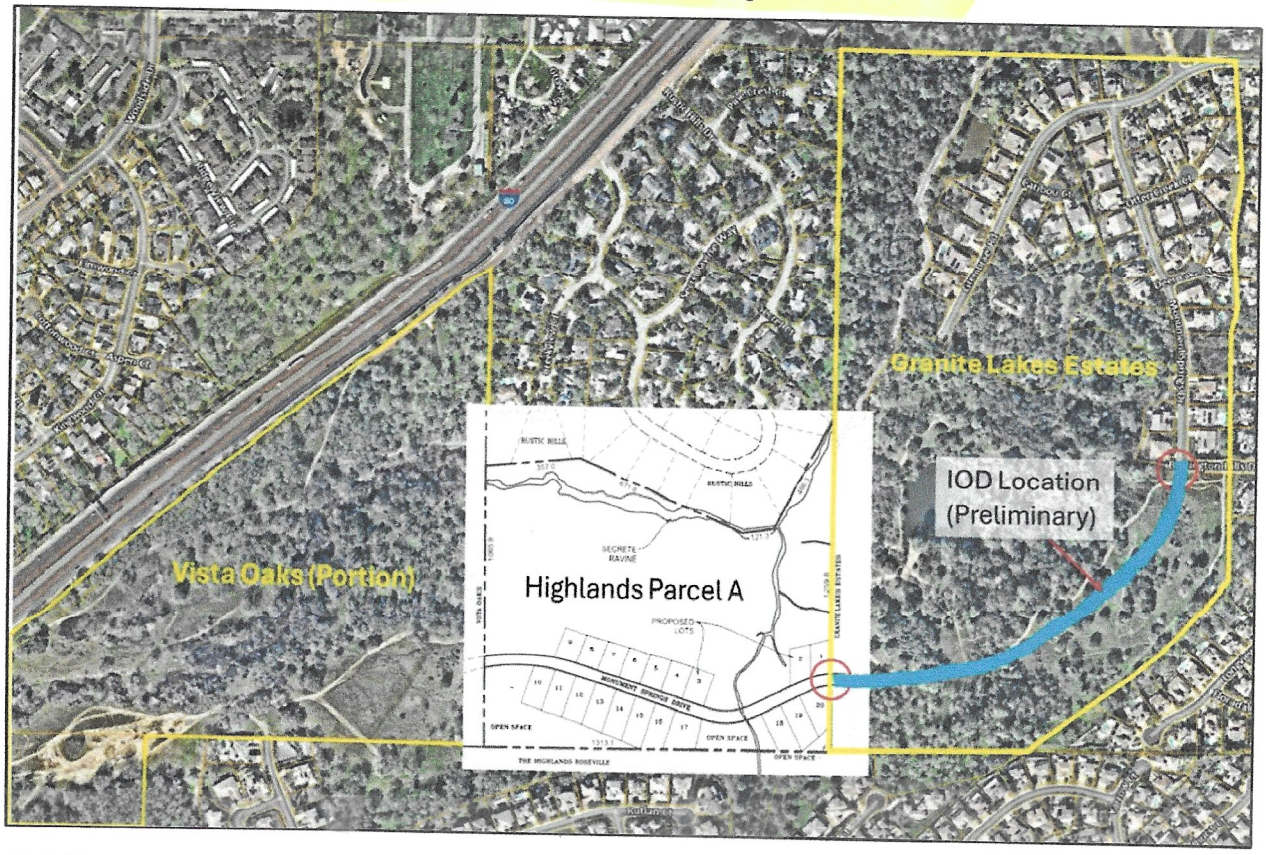


Figure 7 – IOD Preliminary Location



From: ngalexander@comcast.net
To: Nathan Anderson
Subject: City Council Communication fro Granite Lakes DA
Date: Tuesday, April 7, 2026 12:49:47 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Members of the Rocklin City Council:

Please consider my request below to modifying the Granite Lakes Estates Development to be heard on April 14, 2024

The applicant team is aware of several concerns raised by members of the public during the Planning Commission hearing regarding proposed Item #8. Commenters noted that unforeseen issues during construction of the bridge abutments, such as the discovery of cultural or archaeological resources, could delay completion of the bridge. In such a scenario, tying the issuance of additional building permits to the *commencement* of bridge abutment construction could allow residential development to proceed, even if bridge construction is stalled.

In response to these concerns, our team is proposing to revise the language of Item #8, as reflected in the highlighted text below. The revised language would instead tie the issuance of additional building permits to *completion* of the bridge abutments, rather than the commencement of construction.

This modification is intended to better align the timing of residential development with meaningful progress on the bridge, thereby addressing public concerns while still allowing the project to move forward in a coordinated manner.

8. Timing of Extension of Monument Springs Drive and Construction of Monument Springs Drive Bridge/Issuance of Building Permits and Certificates of Occupancy. Notwithstanding Project Approvals requiring the extension of Monument Spring Drive and construction of Monument Springs Bridge before the 49th building permit, the Parties agree that the building permit for the 49th residential dwelling and all such subsequent building permits may be issued upon ~~commencement~~ completion of construction of the abutments for the Monument Springs Drive Bridge and there shall be no restriction on issuance of certificates of occupancy thereafter. Notwithstanding anything to the contrary herein, there shall be no restrictions on issuance of up to six (6) model home building permits and temporary certificates of occupancy

therefor. The City Manager shall have authority to permit issuance of an additional two (2) model home building permits (for a total of eight (8)) and temporary certificates of occupancy therefor without further amendment to this Agreement upon a showing of good cause by Landowner.

On behalf of Granite Lakes Estates,

Nicholas G Alexander

ORDINANCE NO. XXXX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCKLIN AND CAPITAL EQUITY MANAGEMENT GROUP, INC. AND REAL PROPERTY INVESTMENT PROS, INC., RELATIVE TO THE GRANITE LAKES ESTATES SUBDIVISION

(Granite Lakes Estates Development Agreement / DA2024-0001)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. An Environmental Impact Report prepared for this project was certified for the Granite Lakes Estates project via City Council Resolution No. 2002-165, on May 28, 2002. An Addendum to the EIR was approved via City Council Resolution No. 2022-98, on May 10, 2022. The approval of the proposed Development Agreement will not result in any environmental impacts beyond those that were previously identified.

B. The proposed Development Agreement is consistent with and implements the objectives, policies, general land uses, and programs specified in the General Plan, including the Housing Element.

C. The proposed Development Agreement is compatible with the land uses authorized in and the regulations prescribed by the Granite Lakes Estates General Development Plan and Zoning, which was originally adopted via Ordinance No. 855 in 2002 and most recently amended in 2010 via Ordinance No. 958;

D. The proposed Development Agreement is in conformity with the public convenience, general welfare, and good land use practices;

E. The Development Agreement will not be detrimental to the health, safety, and welfare of persons residing in the immediate area, nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of residents of the city as a whole;

F. The proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property, on or off the project site.

Section 2. The City Council of the City of Rocklin hereby approves the proposed Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc. relative to the Granite Lakes Estates subdivision, in the form as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. The City Council of the City of Rocklin hereby directs the Mayor to sign the proposed Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc. relative to the Granite Lakes Estates subdivision on behalf of the City of Rocklin and directs the City Clerk to record said document with the Placer County Recorder.

Section 4. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on April 14, 2026, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers
ABSTAIN:	Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 2026, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

First Reading: 04.14.2026
Second Reading:
Effective Date:

Exhibit A

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677
Attn: City Clerk
Ph: (916) 625-5588

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

DEVELOPMENT AGREEMENT

BY AND BETWEEN
THE CITY OF ROCKLIN
AND
CAPITAL EQUITY MANAGEMENT GROUP, INC.
AND
REAL PROPERTY INVESTMENT PROS INC.
RELATIVE TO
GRANITE LAKES ESTATES

DEVELOPMENT AGREEMENT
RELATIVE TO GRANITE LAKES ESTATES

This Development Agreement ("Agreement") is entered into as of this ____ day of _____, 2026, by and between the CITY OF ROCKLIN, a municipal corporation ("City"), and CAPITAL EQUITY MANAGEMENT GROUP, INC., a California corporation and REAL PROPERTY INVESTMENT PROS INC., a Nevada corporation (collectively, "Landowners"). City and Landowners are hereinafter sometimes collectively referred to as the "Parties" and singularly as "Party."

RECITALS

1. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Section 65864, *et seq*., which authorizes City and any person having a legal or equitable interest in the real property to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.

2. Property. Landowners holds a legal or equitable interest in certain real property located in the City of Rocklin, County of Placer, more particularly described in Exhibit A-1 and depicted in Exhibit A-2 attached hereto (the "Property"). Landowners represent that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.

3. Project. Landowners have obtained various approvals from City (described in more detail in Recital 6 below), including approval for a tentative subdivision map for a project known as Granite Lake Estates (the "Project") to be located on the Property. All conditions of approval of the Project are incorporated into this Agreement as though fully set forth herein. Phase 1 of the Project with 48 single family homes has been built and this Agreement addresses the remaining 65 single-family lots.

4. Public Hearing. On _____, the Planning Commission of City, serving as City's planning agency for purposes of development agreement review pursuant to Government Code Section 65867, considered this Agreement and recommended approval of this Agreement to the City Council.

5. Environmental Review. On May 10, 2022 in Resolution No. 2022-98, the City Council approved the First Addendum to the Granite Lake Estates Environmental Impact Report, which was certified on May 28, 2002 by Resolution No. 2002-165 (State Clearinghouse No. 1998122053). The Environmental Impact Report and First Addendum thereto are incorporated into the Project and into the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.

6. Project Approvals. The following land use approvals which are collectively referred to hereinafter as the "Project Approvals" have been granted for the Property, which entitlements are the subject of this Agreement.

6.1. Tentative Subdivision Map (SD-2000-02) originally approved on May 28, 2002 via Resolution No. 2002-166 and as modified on June 14, 2022 via Resolution 2022-127 (SD-2000-02A), including all conditions of approval as modified in Resolution 2022-127 on June 14, 2022 attached hereto as Exhibit B ("Tentative Subdivision Map");

6.2. Oak Tree Preservation Plan Permit (TRE-2000-33) originally approved via Resolution No. 2002-166 on May 28, 2002 and as modified in Resolution 2022-127 (TRE-2000-33A) on June 14, 2022;

6.3. The Second Amendment to the General Development Plan (PDG-2000-08B) adopted in Ordinance 1148 on June 14, 2022, which amended the original and First Amendment to the General Development Plan (PDG-2000-33 and PDG-2000-33A) adopted in Ordinance Nos. 855 and 958, respectively;

6.4. The EIR Mitigation Monitoring Program (EIR-2000-01) originally adopted in Resolution No. 2002-165 and as revised in the First Addendum;

6.5. This Development Agreement, as adopted on _____ by City Ordinance No. _____.

7. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities, some of which services and facilities will be provided by City to the Project subject to the performance of Landowners' obligations hereunder. With respect to water, pursuant to Government Code Section 65867.5, any tentative map approved for the Property will comply with the provisions of Government Code 66473.7, if applicable.

8. Intent of the Parties; Public Benefit. The Parties desire to enter into this Agreement relating to the Property in conformance with the applicable provisions of state and local law in order to achieve the development of the Project in accordance with the Project Approvals, City ordinances and resolutions, and the Zoning Code, which together assure the health, safety, and general welfare of City and its existing and future residents. As a condition of approval, the Property, along with the Vista Oaks Subdivision and Highlands Parcel A projects, were conditioned to obtain rights of way and construct Monument Springs Drive, including the bridge, from China Garden Road to the Property ("Monument Springs Connection"). For numerous reasons, including the economic downturn in 2010, the Property has not yet fully developed, and construction of the Monument Springs Connection has been delayed. On June 22, 2021, City committed to ensure that the Monument Springs bridge is completed and allocated significant sums for this improvement that would be reimbursed, in part, through special tax assessments on the lots in the Property and properties in the Vista Oaks Subdivision and Highlands Parcel A. Extension of the Project Approvals through this

Agreement will facilitate completion of the Monument Springs Connection and thereby provide a public benefit and enable City to be reimbursed for the share of costs for the Monument Springs bridge attributable to the Property. City has determined that development of the Property in accordance with the Project Approvals, including this Agreement and ultimate construction of the Monument Springs Connection, provides clear public benefits that will accrue to the public and that may not otherwise be obtained to the same extent through applicable development approval processes.

9. Contribution to Costs of Facilities and Services. Landowners agree to contribute to the costs of such public facilities and services as may be required herein to mitigate impacts on the community of the development of the Property, and City agrees to provide such public facilities and services as may be required herein to assure that Landowners may proceed with and complete development of the Property in accordance with the terms of this Agreement. City and Landowners recognize and agree that, but for Landowners' contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the extension of the Project Approvals as provided by this Agreement and that, but for City's covenant to provide certain facilities and services for development of the Property, Landowners would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowners' agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of development of the Property as development occurs.

10. Development Agreement Ordinance. City and Landowners have taken all actions mandated by, and fulfilled all requirements set forth Chapter 17.92 of the City Zoning Code, establishing procedures for consideration of Development Agreements.

11. Consistency with General and Specific Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, in City Ordinance No. _____, City found that this Agreement satisfies the Government Code Section 65867.5 requirement of general plan and specific plan consistency.

NOW, THEREFORE, in consideration of the mutual promises, conditions, and covenants hereinafter set forth, the Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The Preamble, the Recitals, and all defined terms set forth therein are hereby incorporated into this Agreement as if set forth herein in full.

2. Relationship of City and Landowners. It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Landowners and that Landowners are not an agent of City. City and Landowners hereby renounce the existence of any form of joint venture or partnership between them

and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making City and Landowners joint venturers or partners.

3. Effective Date and Term.

3.1. Effective Date. The effective date of this Agreement ("Effective Date") is _____, which is the effective date of City Ordinance No._____, adopting this Agreement.

3.2. Term. Upon execution, the term of this Agreement shall commence on the Effective Date and extend for a period of ten (10) years, unless said term is terminated, modified, or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. Said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.

3.3. Term of Project Approvals. Pursuant to California Government Code Section 66452.6(a), the Project Approvals, including but not limited to the term of the Tentative Subdivision Map (SD-2000-02) and Oak Tree Preservation Permit (TRE-2000-33A), shall automatically be extended for the term of this Agreement.

3.4. Automatic Termination Upon Completion and Sale of Residential Lot. This Agreement shall automatically be terminated, without any further action by either Party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Project Approvals for residential use, upon completion of construction and issuance by City of a final occupancy permit for a dwelling unit upon such residential lot and conveyance of such improved residential lot by Landowners to a bona-fide good-faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that all improvements, which are required to serve the lot, as determined by City, have been accepted by City. Termination of this Agreement for any such residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

4. Use of Property.

4.1. Right to Develop. Landowners shall have the vested right to develop the Project in accordance with the terms and conditions of the Project Approvals, including this Agreement and any amendments to any of them as shall, from time to time, be approved pursuant to this Agreement. Landowner's vested right to develop the Property shall be subject to subsequent approvals; provided however, except as stated in Section 4.3, that any conditions, terms, restrictions, and requirements for such subsequent approvals shall not prevent development of the Property for the uses, or reduce the density and intensity of development, or limit the

rate or timing of development set forth in this Agreement, so long as Landowners are not in default under this Agreement.

4.2. Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, the location, design, and maintenance of on-site and off-site improvements, location of public utilities, and other terms and conditions of development applicable to the Property, shall be those set forth in the Project Approvals, including this Agreement and any amendments to this Agreement or the Project Approvals as shall, from time to time, be approved. City acknowledges that the Project Approvals provide for the land uses and approximate acreages for the Property as set forth in Exhibit C-1 and Exhibit C-2.

4.3. Moratorium, Quotas, Restrictions, or Other Growth Limitations. Subject to applicable law relating to the vesting provisions of development agreements, Landowners and City intend that, except as otherwise provided in this Agreement, this Agreement shall vest the Project Approvals against subsequent City resolutions, ordinances, and initiatives that directly or indirectly limit the rate, timing, sequencing of development, or prevent or conflict with the permitted uses, density, and intensity of uses as set forth in the Project Approvals; provided however, Landowners shall be subject to any growth limitation ordinance, resolution, rule, regulation, or policy which is adopted on a uniformly applied, City-wide or area-wide basis, and directly concerns a public health or safety issue, in which case City shall treat Landowners in a uniform, equitable, and proportionate manner with all properties, public and private, which are impacted by that public health or safety issue.

5. Applicable Rules, Regulations, Fees, and Official Policies.

5.1. Rules Regarding Permitted Uses. Except as provided in this Agreement, City's ordinances, resolutions, rules, regulations, and official policies governing the permitted uses of the Property, the density and intensity of use, the rate timing and sequencing of development, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land shall be those in force on the Effective Date of the Project Approvals. Except as provided in Section 6.2, this Agreement does not vest Landowners' rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge imposed by City. All fees and charges applied on a City-wide basis to all substantially similar types of development projects and properties shall be paid at the rate in effect at the time such fees are customarily due, unless otherwise provided for in this Agreement.

5.2. Rules Regarding Design and Construction. Unless otherwise expressly provided in this Agreement, all ordinances, resolutions, rules, regulations, and official policies governing design, improvement, and construction standards and specifications applicable to the Project and to public improvements to be constructed by the Landowners shall be those in force and effect at the time the applicable plan or

permit approval was granted, if granted prior to the Effective Date of this Agreement, those in force and effect at the time of permit application.

5.3. Changes in State or Federal Law. This Agreement shall not preclude the application to development of the Property of changes in City laws, regulations, plans, or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.

5.4. Reservation of Authority. Notwithstanding any other provision of this Agreement to the contrary, the following regulations and provisions shall apply to the development of the Property, which are collectively referred to in this Agreement as "City Law":

(A) Existing or new fees and charges of every kind and nature lawfully imposed by City to cover the actual costs to City of processing applications for Project Approvals or for monitoring compliance with any Project Approvals or subsequent approvals granted or issued, as such fees and charges are adjusted from time to time.

(B) Existing or new regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals, and any other matter of procedure, provided such procedures are adopted by the City Council and applied on a City-wide basis to all substantially similar types of development projects and properties.

(C) Existing or new regulations governing construction standards and specifications including City's building code, plumbing code, mechanical code, electrical code, fire code, and grading code, and all other uniform construction codes then applicable in the City and adopted by the City Council at the time of permit application.

(D) New City ordinances, rules, regulations, or policies which may be in conflict with this Agreement or the Project Approvals but which are reasonably necessary to protect the public health or safety, provided such new City ordinances, rules, regulations, or policies are adopted by the City Council and applied on a City-wide basis to all substantially similar types of development projects and properties.

(E) Any other existing or new City ordinances, rules, regulations, or policies applicable to the Property that are adopted by the City Council and do not conflict with this Agreement or the Project Approvals.

6. Subsequently Enacted Fees, Dedications, Assessments, and Taxes.

6.1. Processing Fees and Charges. Landowners shall pay those processing, inspection, and plan check fees and charges required by City under then current regulations for processing applications and requests for permits, approvals, and other actions, and monitoring compliance with any permits issued or approvals granted

or the performance of any conditions with respect thereto or any performance required of Landowner hereunder, provided such fees and charges are applied on a City-wide basis to all substantially similar types of development projects and properties.

6.2. Development Impact Fees, Exactions, and Dedications. Landowners shall pay all development impact fees, connection fees, mitigation fees, and other exactions, and provide all dedications of land, required by City to support the construction of any public facilities and improvements or the provision of public services in relation to development of the Property (together "Exactions") authorized by City after the Effective Date so long as said Exactions otherwise comply with applicable law, including but not withstanding, Government Code Section 66000 *et seq*., and are (1) required on a City-wide basis or (2) apply uniformly to all properties within the City that are zoned consistent with the Project Approvals. Except as otherwise provided in this Agreement, Exactions required by City to be paid by the Landowners that do not meet either of the preceding criteria, shall be the only Exactions authorized as of the Effective Date.

7. Community Facilities District.

7.1. Formation. Landowners shall take all steps necessary to include the Property within CMFA Community Facilities District No. 22-4 (City of Rocklin – Monument Springs) prior to recordation of the first small lot final map for the Property. The special tax rate established shall be no less than the rate applicable to the existing improvement area for the Vista Oaks Subdivision at the time of annexation. Notwithstanding the foregoing, in the event Landowners desire for the Monument Springs Bridge to be the only authorized facility within the improvement area to which the Property is annexed, the special tax rate shall be a lesser amount than provided in the preceding sentence. Unless otherwise agreed to by the Parties in writing, each in their sole discretion, the City shall not authorize or permit the levy of any special tax with respect to a parcel within the Project prior to the issuance of a building permit for such parcel.

7.2. Community Facilities District Bond Proceeds. Proceeds of bonds issued for, and/or special taxes collected from, the improvement area established in Section 7.1 shall first be used to reimburse the City for bridge costs, including soft cost, as contemplated by Recital 8 herein.

8. Timing of Extension of Monument Springs Drive and Construction of Monument Springs Drive Bridge/Issuance of Building Permits and Certificates of Occupancy. Notwithstanding Project Approvals requiring the extension of Monument Spring Drive and construction of Monument Springs Bridge before the 49th building permit, the Parties agree that the building permit for the 49th residential dwelling and all such subsequent building permits may be issued upon commencement of construction of the bridge foundations/abutments for the Monument Springs Drive Bridge. Notwithstanding anything to the contrary herein, there shall be no restrictions on issuance of up to six (6) model home building permits and temporary certificates of occupancy therefor. The City Manager shall have authority to permit issuance of an additional two (2) model home building permits (for a total of eight (8)) and temporary certificates of occupancy therefor without further amendment to this Agreement upon a showing of good cause by Landowners. No other Certificates of Occupancy shall be approved until a Notice of Completion is approved by the City Council, signifying the acceptance of public improvements related to the extension of Monument Springs Drive and the completion of the Monument Springs Drive Bridge.

9. Bike/Pedestrian Trail Alignment. Landowners shall, at no out-of-pocket cost to Landowners and subject to Landowners' right to reasonably approve the form and location of same, cooperate with City's efforts to align the location and design of the trail within its boundaries with the modified Highlands Parcel A/Vista Oaks trail.

10. Monument Springs Drive/Bridge Dedication. Landowners shall, at no out-of-pocket cost to Landowners, cooperate with City to dedicate and/or grant all reasonably necessary right-of-way and temporary construction easements to the City for the completion of the Monument Springs Bridge, consistent with Exhibit D, to the satisfaction of the City Engineer. This dedication shall include any property interests necessary for bridge construction, access, and related infrastructure improvements. City shall not be required to compensate Landowners for the rights-of-way or easements required by this section, and no appraisal shall be required by either party before the grant of property interests to the City. The rights-of-way and temporary construction easements shall be conveyed to the City prior to the commencement of construction activities for the Monument Springs Drive Bridge.

11. Irrevocable Offer of Dedication/Construction Easement. Upon receipt of written request from the City, the Landowners shall reasonably cooperate with the City and, within twelve (12) months, dedicate and/or grant, as applicable, an irrevocable offer of dedication and temporary construction easement providing for a future roadway connection between the southern stub of Monument Springs Drive through the Granite Lakes Estates project area, ultimately connecting to the eastern terminus of the Highlands, consistent with Exhibit E, to the satisfaction of the City Engineer. This dedication and easement shall remain valid and enforceable to allow the Highlands Parcel A/Vista Oaks projects to connect to Monument Springs Drive in the event that the Granite Lakes Estates project is not constructed. The City shall be responsible for any and all costs associated therewith, including but not limited to surveying, field, and office costs and preparation of legal descriptions, plats, and exhibits. Landowners shall not be required to pay the City's public right of way grant fee.

12. Amendment or Cancellation.

12.1. Modification Because of Conflict with State or Federal Laws. In the event that State or Federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps, or permits approved by City, the Parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such Federal or State law or regulation. Any such amendment or suspension of the Agreement shall be approved by the City Council in accordance with City Codes and this Agreement.

12.2. Amendment by Mutual Consent. This Agreement may be amended in writing from time to time by mutual consent of the Parties hereto and in accordance with the procedures of State law and City Codes and regulations.

12.3. Amendment of Project Approvals. Any amendment of the Project Approval(s) shall not require amendment of this Agreement unless the amendment of the Project Approval(s) relates specifically to some provision of this Agreement.

12.4. Cancellation by Mutual Consent. Except as otherwise permitted herein, this Agreement may be canceled in whole or in part only by the written mutual consent of the Parties or their successors in interest, in accordance with the provisions of City Codes. Any fees paid pursuant to this Agreement prior to the date of cancellation shall be retained by City.

13. Periodic Review.

13.1. Review Date. The annual review date for this Agreement shall be approximately the anniversary date of the Effective Date and follow the procedures set forth in Sections 17.92.180 to 17.92.190 of the City Zoning Code.

13.2. Initiation of Review. The City Manager shall initiate the annual review by giving to Landowners written notice that City intends to undertake such review. Within thirty (30) days of City's notice, Landowners shall provide evidence to the City Manager to demonstrate good faith compliance with the Agreement. The burden of proof, by substantial evidence of compliance, is upon the Landowners.

13.3. Staff Reports. City shall deposit in the mail to Landowners a copy of all staff reports, and related exhibits, concerning contract performance at least three (3) days prior to any annual review. Such materials shall also be emailed to Landowners at the email address provided in Section 28 at least three (3) days prior to any annual review.

13.4. Costs. Costs reasonably incurred by City in connection with the annual review shall be paid by Landowners in accordance with City's schedule of fees and billing rates in effect at the time of review.

13.5. Non-compliance with Agreement; Hearings. If the City Manager, or his/her designee, finds that Landowners have not complied in good faith with the terms and conditions of the Agreement during the period under review, the City Manager, or his/her designee, may refer the Agreement to the Planning Commission for review. Such referral shall be made by the City Manager or his/her designee, together with a staff report of the City Manager or his/her designee's findings. Upon such referral, the Planning Commission shall conduct a noticed public hearing to determine the good faith compliance by the Landowners with the terms of the Agreement and shall direct the issuance of a certificate of compliance upon a finding of good faith compliance, or make a determination of non-compliance on the basis of substantial evidence. A decision by the Planning Commission to issue a certificate of compliance shall be subject to appeal to the City Council in the manner set forth in Section 17.92.190 of the Rocklin Municipal Code. A determination of non-compliance by the Planning Commission, however, shall automatically be deemed appealed and reviewed de novo by the City Council. If the City Council finds, based on substantial evidence, that the applicant is not in compliance with the terms of the Agreement, it may either cancel the Agreement upon giving sixty (60) days notice to the applicant, or allow the Development Agreement to be continued by imposition of new terms and conditions intended to remedy such non-compliance. The City Council may impose such conditions as it deems necessary to protect the interests of City. The decision of the City Council shall be final.

14. Default. Subject to any applicable extension of time, failure by any Party to perform any term or provision of this Agreement required to be performed by such Party shall constitute an event of default ("Event of Default"). For purposes of this Agreement, a Party claiming another Party is in default shall be referred to as the "Complaining Party," and the Party alleged to be in default shall be referred to as the "Party in Default." A Complaining Party shall not exercise any of its remedies as the result of such Event of Default unless such Complaining Party first gives notice to the Party in Default as provided in Section 14.1.1, and the Party in Default fails to cure such Event of Default within the applicable cure period.

14.1. Procedure Regarding Defaults.

14.1.1. Notice of Default.
If an Event of Default occurs prior to exercising any remedies, the Complaining Party shall give the Party in Default written notice of such default.

14.1.2. Cure. If the default is reasonably capable of being cured within thirty (30) days, the Party in Default shall have such period to effect a cure prior to exercise of remedies by the Complaining Party. If the nature of the alleged default is such that it cannot practicably be cured within such thirty (30) day period, the cure shall be deemed to have occurred within such thirty (30) day period if: (1) the cure is commenced at the earliest practicable date following receipt of the notice; (2) the cure is diligently prosecuted to completion at all times thereafter; (3) at the earliest practicable date (in no event later than thirty (30) days after the curing party's receipt of the notice), the curing party provides written notice to the other Party that the cure cannot practicably be completed within such thirty (30) day period; and (4) the cure is

completed at the earliest practicable date. In no event shall Complaining Party be precluded from exercising remedies if a default is not cured within ninety (90) days after the first notice of default is given.

14.1.3. Failure to Assert. Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays by a Complaining Party in asserting any of its rights and remedies shall not deprive the Complaining Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert, or enforce any such rights or remedies.

14.1.4. Legal Proceedings. Subject to the foregoing, if the Party in Default fails to cure a default in accordance with the foregoing, the Complaining Party, at its option, may institute legal proceedings pursuant to this Agreement or, in the event of a material default, terminate this Agreement. Upon the occurrence of an Event of Default, the Parties may pursue all other remedies at law or in equity, which are not otherwise provided for or prohibited by this Agreement, or in City's regulations governing development agreements, expressly including the remedy of specific performance of this Agreement.

14.1.5. Effect of Termination. If this Agreement is terminated following any Event of Default of Landowners or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by City. Furthermore, no termination of this Agreement shall prevent Landowners from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by City that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit in effect at the time of such termination.

15. Estoppel Certificate. Either Party may, at any time, and from time to time, request written notice from the other Party requesting such Party to certify in writing that (1) this Agreement is in full force and effect and a binding obligation of the Parties; (2) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments; and (3) to the knowledge of the certifying Party the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof, or such longer period as may reasonably be agreed to by the Parties in writing. City Manager of City shall be authorized to execute any certificate requested by Landowners. Should the Party receiving the request not execute and return such certificate within the applicable period, this shall not be deemed to be a default.

16. Mortgagee Protection; Certain Rights of Cure.

16.1. Mortgagee Protection. This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof after the date of recording this Agreement, including the lien for any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value, but all the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

16.2. Mortgagee Not Obligated. Notwithstanding the provisions of Section 16.1 above, no Mortgagee shall have any obligation or duty under this Agreement, before or after foreclosure or a deed in lieu of foreclosure, to construct or complete the construction of improvements, or to guarantee such construction of improvements, or to guarantee such construction or completion, or to pay, perform or provide any fee, dedication, improvements or other exaction or imposition; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by the Project Approvals or by this Agreement.

16.3. Notice of Default to Mortgagee and Extension of Right to Cure. If City receives notice from a Mortgagee requesting a copy of any notice of default given Landowners hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Landowners, any notice given to Landowners with respect to any claim by City that Landowners has committed an Event of Default. Each Mortgagee shall have the right during the same period available to Landowners to cure or remedy, or to commence to cure or remedy, the Event of Default claimed set forth in the City's notice. City, through its City Manager, may extend the cure period provided in Section 14.1.2 for not more than an additional sixty (60) days upon request of Landowners or a Mortgagee.

17. Severability. Except as set forth herein, if any term, covenant, or condition of this Agreement or the application thereof to any person, entity, or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant, or condition to persons, entities, or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant, or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect thereof is to deprive a Party hereto of an essential benefit of its bargain hereunder, then such Party so deprived shall have the option to terminate this entire Agreement from and after such determination.

18. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

19. Attorneys' Fees and Costs in Legal Actions By Parties to the Agreement. Should any legal action be brought by either Party for breach of this Agreement or to enforce any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees, court costs, and such other costs as may be fixed by the Court.

20. Attorneys' Fees and Costs in Legal Actions By Third Parties to the Agreement. If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement or the Project Approvals, the Parties shall cooperate and appear in defending such action. Landowners shall bear its own costs of defense as a real party in interest in any such action, and Landowners shall reimburse City on an equal basis for all reasonable court costs and attorneys' fees expended by City in defense of any such action or other proceeding.

21. Transfers and Assignments. From and after recordation of this Agreement against the Property, Landowners shall have the full right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer, or conveyance thereof, and upon the express written assignment by Landowners and assumption by the assignee of such assignment in substantially the form attached hereto as Exhibit D and the conveyance of Landowners' interest in the Property related thereto, Landowners shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowners," with all rights and obligations related thereto, with respect to such conveyed property. Prior to recordation of this Agreement, any proposed assignment of this Agreement by Landowners shall be subject to the prior written consent of City Manager on behalf of City and the final form of such assignment shall be subject to the approval of City Attorney, neither of which shall be unreasonably withheld.

22. Agreement Runs with the Land. Except as otherwise provided for in this Agreement, all of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding upon the Parties and their respective heirs, successors and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitude and shall constitute covenants running with the land pursuant to applicable laws, including, but not limited to, Section 1468 of the Civil Code of the State of California. Each covenant to do, or refrain from doing, some act on the Property hereunder, or with respect to any owned property; (1) is for the benefit of such properties and is a burden upon such properties; (2) runs with such properties; and (3) is binding upon each Party and each successive owner during its ownership of such properties or any portion thereof, and shall be a benefit to and a burden upon each Party and its property hereunder and each other person succeeding to an interest in such properties.

23. Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

24. Indemnification. Landowners agree to indemnify, defend, and hold harmless City, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs (including legal fees and costs), and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or inactions by Landowners, or any actions or inactions of Landowners' contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Property and the Project, provided that Landowners shall have no indemnification obligation with respect to the gross negligence or willful misconduct of City, its contractors, subcontractors, agents or employees or with respect to the maintenance, use or condition of any improvement after the time it has been dedicated to and accepted by City or another public entity (except as provided in an improvement agreement or maintenance bond).

25. Insurance.

25.1. Public Liability and Property Damage Insurance. At all times that Landowners are constructing any improvements that will become public improvements, Landowners shall maintain in effect a policy of comprehensive general liability insurance with a per-occurrence combined single limit of not less than one million ($1,000,000) dollars and a deductible of not more than ten thousand ($10,000.00) dollars per claim. The policy so maintained by Landowners shall name City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

25.2. Workers' Compensation Insurance. At all times that Landowners is constructing any improvements that will become public improvements, Landowners shall maintain Workers' Compensation insurance for all persons employed by Landowners for work at the Project site. Landowners shall require each contractor and subcontractor similarly to provide Workers' Compensation insurance for its respective employees. Landowners agrees to indemnify City for any damage resulting from Landowners' failure to maintain any such insurance.

25.3. Evidence of Insurance. Prior to commencement of construction of any improvements which will become public improvements, Landowners shall furnish City satisfactory evidence of the insurance required in Sections 25.1 and 25.2 and evidence that the carrier is required to give City at least fifteen (15) days prior written notice of the cancellation or reduction in coverage of a policy. The insurance shall extend to City, its elective and appointive boards, commissions, officers, agents, employees, and representatives and to Landowners performing work on the Project.

26. Excuse for Nonperformance. Landowners and City shall be excused from performing any obligation or undertaking provided in this Agreement, except any obligation to pay any sum of money under the applicable provisions hereof, in the event and so long as the performance of any such obligation is prevented or delayed, retarded, or hindered by an act of God, fire, earthquake, flood, explosion, action of the elements, war, invasion, insurrection, riot, mob violence, sabotage, strikes, lockouts, action of labor unions, condemnation, requisition, laws, orders of governmental, civil,

military, or naval authority, or any other cause, whether similar or dissimilar to the foregoing, not within the control of, and which could not have been reasonably anticipated by, the Party claiming the extension of time to perform. The Party claiming such extension shall send written notice of the claimed extension to the other Party within thirty (30) days from the commencement of the cause entitling the Party to the extension.

27. Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Landowners and City and their successors and assigns. No other person shall have any right of action based upon any provision in this Agreement.

28. Notices. All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid, with a courtesy copy via email.

Notice required to be given to City shall be addressed as follows:

CITY OF ROCKLIN
Manager
3970 Rocklin Road
Rocklin, CA 95677
Email:

Notice required to be given to the Landowners shall be addressed as follows:

CAPITAL EQUITY MANAGEMENT GROUP, INC.
Attn: _____
_____
_____
Email:_____

REAL PROPERTY INVESTMENT PROS INC.
Attn: _____
_____
_____
Email:_____

Either Party may change the address stated herein by giving notice in writing to the other Party, and thereafter notices shall be addressed and transmitted to the new address.

29. Form of Agreement; Recordation; Exhibits. Except when this Agreement is automatically terminated due to the expiration of the Term of the Agreement or the provisions of Section 3.4 (Automatic Termination Upon Completion and Sale of

Residential Lot), City shall cause this Agreement, any amendment hereto, and any other termination of any parts or provisions hereof, to be recorded, at Landowners' expense, with the County Recorder within ten (10) days of the effective date thereof. Any amendment or termination of this Agreement to be recorded that affects less than all of the Property shall describe the portion thereof that is the subject of such amendment or termination. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This Agreement consists of ___ pages and ___ (__) exhibits, which constitute the entire understanding and agreement of the Parties.

30. Further Assurances. The Parties agree to execute such additional instruments and to undertake such actions as may be necessary to effectuate the intent of this Agreement.

31. City Cooperation. City agrees to cooperate with Landowners in securing all permits which may be required by City. City additionally agrees to cooperate with Landowners with respect to formation and implementation of community facilities districts if requested by Landowners. In the event State or Federal laws or regulations enacted after the Effective Date, or action of any governmental jurisdiction, prevent delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps, or permits approved by City, the Parties agree that the provisions of this Agreement shall be modified, extended, or suspended as may be necessary to comply with such State and Federal laws or regulations or the regulations of other governmental jurisdictions. Each Party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agrement or approved plans.

IN WITNESS WHEREOF, the City of Rocklin, a municipal corporation, has authorized the execution of this Agreement in duplicate by its Mayor and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the City Council of the City on the _____, and Landowners has caused this Agreement to be executed.

"CITY"

CITY OF ROCKLIN,
a municipal corporation

By:

_____

Name:

_____

Its: Mayor

Date:

_____

"LANDOWNERS"

CAPITAL EQUITY MANAGEMENT GROUP, INC., a California corporation

By:

_____

Its:

_____

Date:

_____

REAL PROPERTY INVESTMENT PROS

INC., a Nevada corporation

By: _____

Its: _____

Date: _____

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____

_____
City Attorney

Date: _____

EXHIBIT LIST

Exhibit A-1:	Legal Description of the Property
Exhibit A-2:	Diagram of the Property
Exhibit B:	Tentative Subdivision Map
Exhibit C-1:	Land Use Map for the Property
Exhibit C-2:	Land Use Table for the Property
Exhibit D:	Monument Springs Drive/Bridge Dedication
Exhibit E:	Irrevocable Offer of Dedication/Construction Easement
Exhibit F:	Form of Assignment

EXHIBIT A-1

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein is situated in the State of California, County of Placer, City of Rocklin, and is described as follows:

1. Lot P as shown on the Map of Granite Lakes Estates Phase 1, in the City of Rocklin, County of Placer, State of California, filed June 27, 2007 in Book BB, Page 76 of Maps, Official Records of Placer County.

   Assessor's Parcel Number: 046-030-070

2. All of the real property located in the City of Rocklin, Placer County, California, more particularly described as follows: Lots C, D, E, F, and K, as shown on the Subdivision Map entitled "Granite Lakes Estates Phase I" filed for Record on June 27, 2007, in Book BB of Maps at page 76, Official Records of Placer County.

   Assessor's Parcel Numbers: 454-070-049, -050, -051, -052, and -054

EXHIBIT A-2

DIAGRAM OF THE PROPERTY

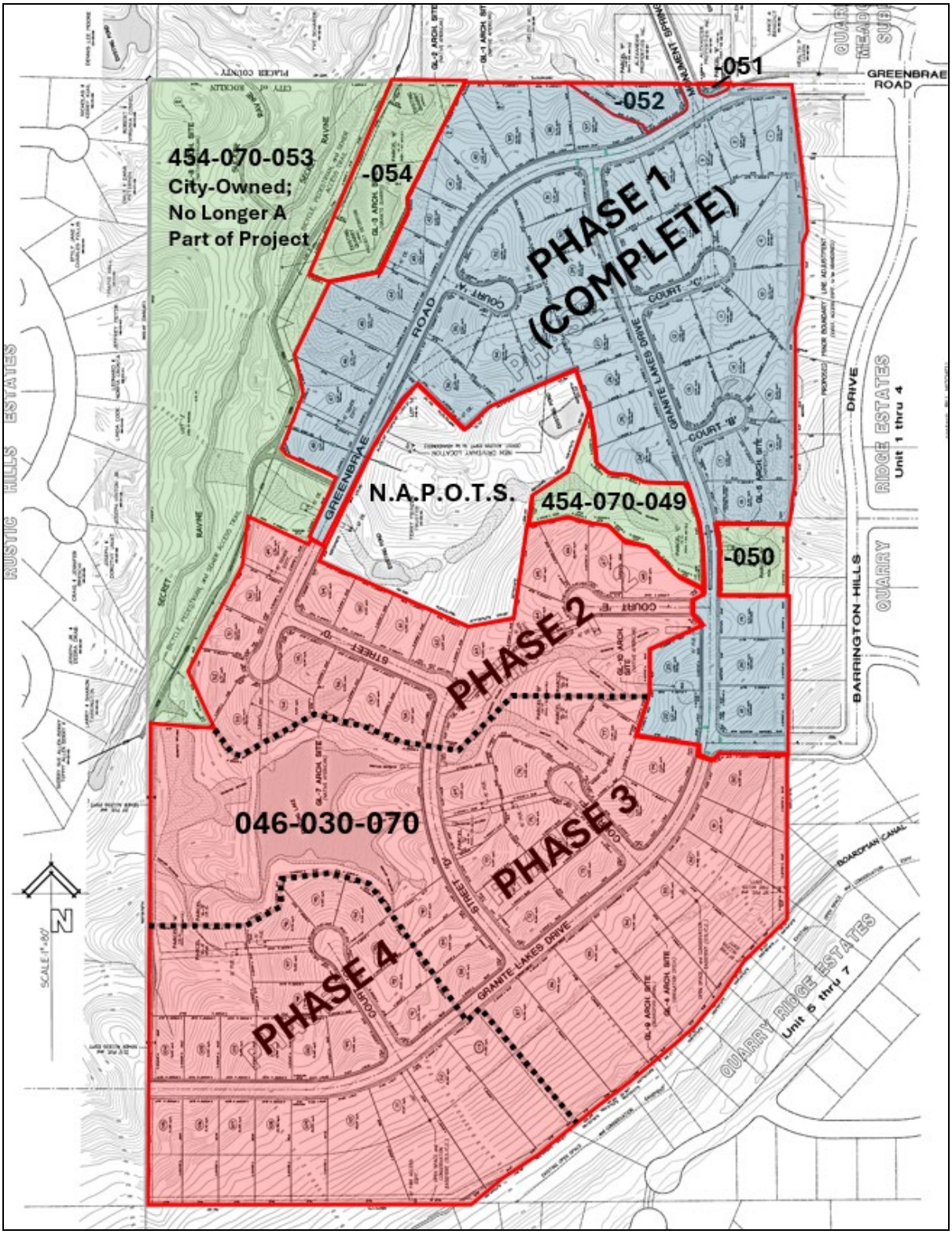


EXHIBIT B

TENTATIVE SUBDIVISION MAP

RESOLUTION NO. 2022-127

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A MODIFICATION TO A TENTATIVE SUBDIVISION MAP
AND OAK TREE PRESERVATION PLAN PERMIT

(Granite Lake Estates/SD-2000-02A and TRE-2000-33A)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Granite Lakes Estates a 119-lot subdivision in southeast Rocklin was approved on May 28, 2002 via City Council Resolution 2002-166. A substantial compliance modification of the project subsequently eliminated 6 lots reducing the total to 113. To date 48 lots have been developed and built out and 65 lots remain undeveloped. This modification proposes changes to the conditions of approval intended to facilitate the construction of the Monument Springs bridge and roadway extensions by allowing construction of additional homes prior to completion of the bridge and roadway improvements in support of the creation of a Community Facilities Finance District and issuance of Bond Opportunities for Land Development (BOLD) bonds. In addition, there are some revisions to old or outdated conditions.

B. An environmental impact report (EIR) for this project was certified via City Council Resolution 2002-165 on May 28th, 2002. An Addendum to the EIR has been prepared and certification for this modification via City Council Resolution 2022-98.

C. Upon approval of this Resolution modifying the conditions of approval for the Granite Lake Estates Tentative Subdivision Map by the City Council will rescind and supersede in its entirety City Council Resolution 2002-166.

D. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

F. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

G. The site is physically suitable for the proposed type and density of development.

H. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

I. The design of the subdivision and type of improvements will not cause serious public health problems.

J. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

K. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The tentative subdivision map (SD-2000-02) and Oak Tree Preservation Plan Permit (TRE-2000-33) as depicted in Exhibit(s) A attached hereto and by this reference incorporated herein, are hereby approved, subject to the modified conditions listed below. Unless otherwise expressly stated, the subdivider applicant is soley responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities.

a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the

subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans.

b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans.

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project.

1) Sewer access shall be maintained to the SPMUD trunk sewer line and maintenance access road traversing the northwest portion of the project site. The easement shall not be blocked by cross fences, structures, or other lot improvements.

2) Construction of the proposed paved bicycle/pedestrian trail shall be coordinated with SPMUD. Any damage to the sewer caused as a result of grading or construction operations for this project will be the responsibility of the subdivider/ owner/contractor and corrected at their expense.

c. Internet, Telephone, Gas, and Electricity – Internet, telephone, gas and electrical service shall be provided to the subdivision from Consolidated Communications / Pacific Bell, Wave Broadband or other local provider, and Pacific Gas & Electric (PG&E).

d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer.

e. No suspended utility lines other than those incorporated into the Monument Springs Bridge design will be permitted across the creek. Compliance with this requirement shall be confirmed by the City Engineer during review of Improvement Plans.

2. Schools.

a. Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities:

1) At the time of issuance of a building permit, the subdivider shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.

2) The above condition shall be waived by the City Council if the subdivider and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

b. Bus Stops: Improvement plans shall include school bus stops at the locations identified by the Rocklin Unified School District.

3. Fire Service.

a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency.

b. An emergency access for fighting wildland fire shall be provided for each phase of the final map. Temporary easements if required shall remain in place until such time as one of the two projects (Quarry Ridge and Granite Lakes Estates) is developed and the adjacent project has graded a parallel public roadway (replacement for the emergency easement) within the subdivision to the satisfaction of the Fire Chief. The temporary access easements, as determined by the Fire Chief, shall be located as follows:

1) For emergency fire access along Lots 41 through 55 the subdivider will dedicate a temporary 10-foot emergency fire access easement. The proposed easement will run from Lot 55 (the point where the easterly boundary of the project site and the existing Boardman Canal meet on Lot 55) to the far southwest corner of the project site (Lot 41). The 10-foot easement will connect to an existing 30-foot Roadway and P.U.E. (per799/292). This existing 30-foot road and P.U.E. will then connect to Road 5 as shown on sheet 1 of 8 of Exhibit A.

2) For emergency fire access along the project's easterly boundary the subdivider will dedicate a temporary 10-foot emergency fire access easement. The proposed easement will run parallel to the easterly property line across the back of Lots 62, 64, 65, 70, 71, 72, and 80.

c. An open space management plan shall be prepared by the project subdivider and approved by the Director of Public Works and Fire Chief prior to recording of any final maps for the project. The Open Space Management Plan shall include a Fuels Modification Plan, which addresses the following:

- Removed brush and trees (under 6-inches diameter at breast height) within all fuel breaks should be chipped.

- All undeveloped lots shall be subject to the City's Weed Abatement Program and follow established guidelines for fuel modifications.

- Access points should be developed for open space areas, and the fuel break should have emergency vehicle access through the entire area.

d. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief.

e. The subdivision shall be annexed into Rocklin Community Facilities District No. 1.

4. Drainage and Flood Control.

a. A master drainage plan shall be prepared and submitted prior to or concurrently with the subdivision improvement plans. The plan shall contain the following:

1) The large quarry shall be designed as a detention basin. Runoff water shall be detained in the detention basin (existing large quarry) consistent with the Nonstructural Policy Recommendations in the Dry Creek Plan and PCFCWCD determinations to allow for settling of sediment and heavy runoff particulates (i.e., naturally occurring metals).

2) Individual lot drainage, with individual lot drainage features, such as lined drainage swales, being included in the improvement plans;

3) Location and specifications of on-site detention basin(s).

b. All necessary drainage easements shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) on or with the final map.

c. A Detention Basin Maintenance Plan shall be prepared and implemented as indicated in Condition 13(b)(6) under Homeowners Association Items and Responsibilities.

d. The subdivider shall enter into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin. The agreement shall also indemnify the City against claims arising from subdivider's construction of improvements or development of the subdivision and shall be recorded and binding on successors in interest of subdivider.

e. The final map shall comply with Rocklin Municipal Code chapter 15.16 (Flood Hazard), including the following:

1) Delineation of the 100-year floodplain elevation;

2) Identification of finish floor elevation of each lot at two (2) feet above the 100-year floodplain elevation;

3) Notation that any building constructed on any lot may require flood zone development approval from the City Engineer;

4) Recordation of flood zone easement across the area of the 100-year floodplain boundary or fifty (50) feet from center line; whichever is greater.

f. Subdivider shall prepare a storm water pollutant protection plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.

g. Appropriate Best Management Practices (BMPs) and Best Available Technologies (BATs) shall be incorporated into the final project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives.

Stormwater runoff BMPs selected from the Storm Water Quality Task Force (California Storm Water Best Management Practices Handbook, 1993), the Bay Area Stormwater Management Agencies Association Design Guidance Manual, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Typical BMPs that could be used at the Proposed Project include, but are not limited to, the following:

- Minimize sources of concentrated flow by maximizing use of natural drainages to decelerate flows, collect pollutants and suspended sediment;
- Establish vegetation in stormwater drainages to achieve optimal balance of conveyance and water quality protection characteristics;
- Placement of velocity dissipaters, rip-rap, and/or other appropriate measures to slow runoff, promote deposition of waterborne particles, and reduce the erosive potential of storm flows;
- Prompt application of soil protection and slope stabilization practices to all disturbed areas; and
- Utilization of the proposed stormwater system's detention basins collect and temporarily detain stormwater so that sediment can settle prior to being discharged into the waterways.
- Creation of storage basins consisting of depressed areas, usually lined, that are sized to hold storm runoff and settle out material (the facility usually has a type of outlet device that is above the bottom of the basin or a small rip rapped berm over which the treated water can flow);
- Creation of a below-ground storage basin consisting of vertical or horizontal corrugated metal or HDPE pipes sized to allow the volume of water required to be treated to percolate into the ground;
- Use of fossil filters consisting of small filters that are placed like troughs around the inside top drain inlets or at ditch outlets.
- Creation of underground stormwater interceptors, which are underground tanks, similar to septic tanks, that are designed to allow material to settle out and also can have a grease trap to separate oil and petroleum products, prior to discharge; and

- Use of rock-lined ditches, which are surface ditches that are lined with rock, with or without filter material, with the rock lining material designed to allow water to filter into the ground.

h. Provisions for the maintenance and periodic inspection of permanent drainage facilities outside of the public right-of-way by the Granite Lakes Estates Homeowners Association will be provided for in the Covenants, Conditions, and Restrictions (CC&Rs) as noted in Condition 13(b)(7) under Homeowners Association Issues and Responsibilities.

i. Ongoing water quality and sediment monitoring and remediation, if necessary, are addressed in Conditions 13(b)(8, 9, &10) under Homeowner Association Issues and Responsibilities.

j. Oil and grit separators shall be provided at the last outfall before storm water is released to the creek. The design and location of the separators shall be to the satisfaction of the City Engineer.

k. Prior to recording of the final map and conveyance of the open space parcels (other than Parcel J) to the Homeowners Association, the subdivider shall be required to retain a qualified professional to conduct a more detailed evaluation of the existing pond/dam's stability, and complete any necessary improvements to the satisfaction of the City Engineer.

l. Storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.

5. Grading.

a. A master grading plan shall be included with the subdivision improvement plans.

b. Individual lot grading shall be in accordance with Exhibit A and the provisions of the Granite Lakes Estates Grading Design Guidelines adopted per City Council Resolution Number 2002-167.

6. Improvements/Improvement Plans.

a. The following subdivision improvements shall be designed and constructed and/or installed:

1) All on-site standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants.

2) Deleted.

3) The following on-site special improvements:

   i) The subdivider, prior to grading, shall provide safety measures, such as fencing and warning signs around the quarries to prevent unauthorized access. Final plans shall provide for the construction of an 8-foot high wrought iron style fence that meets pool fencing criteria (i.e., openings of no more than four inches (4") apart) and a self-latching access gate around each quarry to the satisfaction of the Community Development Director. Access provisions shall be provided for the Director of Public Works and the Rocklin Fire Department.

   ii) The subdivider shall encase the Boardman Canal as required by, and in compliance with the standards established by the Placer County Water Agency (PCWA). If the PCWA does not require the encasement of this portion of the canal, the subdivider shall construct a fence a minimum of 6 feet high, consisting of black vinyl coated chain link fencing along the north westerly side of the Boardman Canal for the length of the property, to the satisfaction of the Community Development Director, Fire Chief, and PCWA.

   iii) The subdivider shall design and construct a 10-foot wide paved bicycle and pedestrian trail with two-foot wide shoulders constructed of decomposed granite or other acceptable material (unless narrower shoulders are necessary at specific locations to avoid impacts to trees or other resources as determined by the City Engineer), through the Open Space Lot J and dedicate said trail to the City upon completion of all of the trail facilities. Trail construction shall be completed as part of Phase I improvements. Construction of the bicycle and pedestrian trail access to be adjacent to the southern boundary of Lot 13 as shown on the Tentative Subdivision Map. Temporary access on Greenbrae Road shall be provided to the access

point of the trail. The trail should contain center line striping and signage as determined necessary by the City Engineer.

iv) The proposed Residential Street cross sections consisting of a 46-foot-wide right-of-way for standard streets and 42' wide right-of-way for cul-de-sacs with sidewalk on one side only shall incorporate the use of vertical curbs rather than a rolled curb design on the side without sidewalk.

v) Appropriate traffic calming features such as circles, narrowings, and stop signs (where warranted) shall be installed at locations determined most appropriate by the City Engineer as part of the Improvement Plan process. Landscaping of these features shall be provided to the satisfaction of the Community Development Director. Likely locations for these types of features include but are not limited to, the second intersection of Monument Springs Drive and Greenbrae Road, the intersection of Monument Springs Drive and Road 5, and on Monument Springs Drive between the two cul-de-sacs on either side of Open Space Parcels C and D.

vi) Emergency access for the project shall be provided as indicated on Exhibit A on the page entitled Temporary Emergency Access, and shall only be modified with the approval of the Fire Chief and other circumstances noted in Condition B(3)(b).

4) The following off-site improvements:

Monument Springs Drive

i) The subdivider shall have formed a Bond Opportunities for Land Development (BOLD) Community Facilities District (CFD) consistent with policies and procedures for Land Secured Financings adopted pursuant to Resolution No. 2005-112 for purposes of financing construction of the Monument Springs bridge, roadway extension, and other eligible improvements prior to commencement of any site work for the subdivision.

ii) Prior to issuance of the 49th building permit, construction of Monument Springs Drive from the northern boundary of the subdivision, across the parcel to the north of the

Project site commonly known as the "Bell property," to connect the Property to the existing terminus of Monument Springs Drive, as shown on Exhibit A, shall be completed. This extension of Monument Springs Drive shall include design and construction of a bridge over Secret Ravine Creek.

iii) The Monument Springs Drive extension through the Bell property shall contain at minimum, two travel lanes and sidewalk on the east side.

Bridge Design and Construction

iv) The design of the Monument Springs bridge shall be generally consistent with Sheet 8 of 8 in Exhibit A.

v) The project subdivider shall minimize impacts to mature riparian trees, while still meeting the easement and engineering requirements of siting the crossing.

vi) The design angle of all crossings along Secret Ravine Creek shall minimize riparian disturbances while maintaining proper and safe street design.

vii) The subdivider shall obtain any required Streambed Alteration Agreement from the CDFW and replace any damaged riparian vegetation as recommended by the CDFW. If CDFW informs the project applicant and /or any developers that a Streambed Alteration Agreement is not required, the project applicant and/or any developers shall comply with the proposed mitigation measures, minimization and avoidance measures, and other environmentally protective terms set forth in the June 29, 2018, “1602 Streamed Alteration Agreement Application Package” for Granite Lake Estates submitted to CDFW, as prepared by Madrone Ecological Consulting

viii) The subdivider shall design and implement a siltation and erosion control program for stream crossing areas prior to construction to the satisfaction of the City Engineer. The Public Works inspector shall monitor ongoing construction activities to assure compliance.

ix) Runoff from the bridge deck shall not be allowed to drain directly into the creek. The bridge shall be designed to avoid

road gradients down to the bridge crossing that allow road drainage onto the bridge. The bridge shall be designed to include a side gutter or other similar feature to collect runoff from the deck to drain into the stream bank vegetation so that sediments can be filtered before reaching the stream.

x) The bridge shall be designed to have a minimum of three-(3) feet clearance above the 100-year flood surface elevation.

xi) The subdivider shall work with SPMUD and the City of Rocklin to incorporate a sewer crossing within the Monument Springs Bridge.

5) Deleted

6) The following off-site improvements within the City of Rocklin:

i) Deleted.

ii) The subdivider shall improve the frontage of the parcel assigned as APN 046-030-051 (Meinzer). At minimum the improvements shall consist of curb and gutter.

b. Improvement plans for all subdivision improvements shall conform with the City's Standard Specifications then in effect, and shall be submitted to and reviewed and approved by the City Engineer. Approval by the City Engineer shall be valid for a period of two years. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

c. shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless, at the discretion of the discretion of the City Council, the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer. The construction of the Monument Springs bridge and roadway improvements shall be included in any subdivision improvement agreement(s), or in a separate agreement approved concurrently, including the posting of a bond or bonds for unfinished work.

d. Improvement plans shall contain provisions for dust control, revegetation of disturbed areas, and erosion control, in conformance with the requirements of the City Engineer. If an application for a grading permit is made prior to execution of a subdivision improvement agreement, it shall include an erosion control plan approved by the City Engineer and shall be accompanied by financial security to ensure implementation of the plan.

e. All rights-of-way and easements associated with the subdivision improvements shall be offered on, or by separate instrument concurrently with, the final subdivision map.

f. The following shall be included in the project notes of the improvement plans to the satisfaction of the City Engineer:

Air Quality

1) Deleted

2) Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.

3) All grading operations shall be suspended when wind speeds exceed 25 m.p.h.

4) All adjacent paved streets shall be swept during construction.

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) Water or dust palliatives shall be applied 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 in good operating condition.

11) Construction equipment exhaust emissions shall not exceed District Rule 202 “Visible Emission” limitations.

12) No open burning of any kind shall be allowed.

13) Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. As a general rule, vehicle idling should be kept below 5 minutes.

14) The prime contractor shall submit to the Placer County Air Pollution Control District (PCAPCD) a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, may conduct as necessary initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

15) Construction Contracts shall stipulate that all equipment with horsepower ratings of 350 or greater, including scrapers, used during project grading shall meet the CARB’s Tier 3 emissions standards or cleaner.

16) Contractors shall use new low emission technologies to control ozone precursor emissions as they become available and feasible.

Noise

17) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers.

18) Equipment warm up areas, water tanks, and equipment storage areas shall be located in areas as far away from existing residences as is feasible.

19) The subdivider/contractor shall comply with the City of Rocklin Construction Noise Compatibility Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on

weekdays and between 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the Public Works Director and/or Building Official.

Archaeological Resources

20) If, during construction outside of the areas designated as CA-PLA-668 and CA-PLA-671, the project subdivider, any successor in interest, or any agents or contractors of the subdivider or successor discovers a cultural resource that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and the United Auburn Indian Community of the Auburn Rancheria ("Indian Community") shall be immediately notified. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified archaeologist, retained at the subdivider's expense, conducts an onsite evaluation, develops an opinion as to whether the resource qualifies as either an historical resource or an unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtained from the Indian Community within 72 hours (excluding weekends and State and federal holidays) of its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. At a minimum, any Native American artifacts shall be respectfully treated and offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact.

In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the subdivider and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor a unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1.

21) If, during construction outside of the areas designated as CA-PLA-668 and CA-PLA-671, the subdivider, any successor in interest, or any agents or contractors of the project subdivider or successor discovers any human remains, the following steps should be taken:

i) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(a) The project subdivider or its successor in interest contacts the Placer County Coroner so that Coroner can determine whether any investigation of the cause of death is required, and

(b) If the Coroner determines the remains to be Native American:

(1) The Coroner shall contact the Native American Heritage Commission within 24 hours (excluding weekends and State and federal holidays).

(2) After hearing from the Coroner, the project subdivider or its successor in interest shall immediately notify the City of Rocklin and the United Auburn Indian Community of the Auburn Rancheria ("Indian Community") of the Coroner's determination, and shall provide the Indian Community the opportunity, within 72 hours (excluding weekends and State and federal holidays) thereafter, to identify the most likely descendant.

(3) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

(4) The most likely descendent, as identified by either the Native American Heritage Commission or the Indian Community, may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

(ii) Subject to the terms of paragraph (iii) below, where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours (excluding weekends and State and federal holidays) after being notified by the Commission.

(b) The Indian Community is unable to identify a most likely descendent, or the most likely descendant identified by the Indian Community failed to make a recommendation within 72 hours (excluding weekends and State and federal holidays) after the project subdivider or its successor notified the Indian Community of the discovery of human remains; or

(c) The landowner or its authorized representative rejects the recommendation of the descendant identified by the Commission, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

iii) In the event that the Coroner determines that the remains are Native American in origin, and the Native American Heritage Commission and the Indian Community agree that the remains are of a person associated with the historic United Auburn Indian Community, the project subdivider or its successor, if permitted by state law, shall provide the remains and any associated grave goods to the Indian Community with the understanding that the Indian Community will provide for burial with appropriate dignity at an appropriate location that will not be subject to future disturbance.

Geotechnical, Blasting, and Hazardous Materials

22) The recommendations presented in the geotechnical reports prepared by Raney Geotechnical (Geotechnical Investigation – Granite Lakes Estates, Greenbrae Road, Rocklin, California, December 17, 1999) and Brown & Mills Inc. Geotechnical

Investigation (Report, Proposed Roadway Bridge, Monument Springs Drive, Rocklin, California, July 15, 1999), shall be followed to ensure that site preparation and construction methods are completed in accordance with the physical parameters of the project site.

23) If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted in order to obtain a blasting permit includes a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas and safety measures to be implemented such as the use of blast blankets. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media, nearby residents, and businesses, as determined appropriate by the Rocklin Police Department. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

24) If evidence of soil contamination, such as stained soil, or other evidence of hazardous materials is encountered during construction activities, work shall cease until an environmental professional, retained at the subdivider's expense, has evaluated the situation and identified necessary and appropriate follow-up actions. As part of this process, the City shall ensure that any necessary investigation or remmediation activities conducted in the project area are coordinated with the Placer County Division of Environmental Health and, if needed, other appropriate state agencies.

25) If, during construction, groundwater is encountered and dewatering is necessary, the water shall be analyzed by an environmental professional, retained at the subdivider's expense, to determine if the water contains elevated levels of contaminants that could present a risk to construction workers and to identify appropriate disposal methods prior to removal. Work shall not continue until results of the water analyses have been reported and the Placer County Division of Environmental Health has been informed and provided guidance.

Monument Springs Drive Extension/Bridge Construction – Work within the Creek Areas

26) Construction work within the creek shall generally be confined to the time periods identified by the CDFG through the 1603 Streambed Alteration Agreement (typically April 15 through October 15), in order to minimize erosion and impacts on the October-November spawning run and April-May out-migration of Chinook salmon.

27) Once the precise location of any creek crossing is determined, the construction zone (corridor) shall be flagged to allow easy identification. Heavy equipment shall be operated only within this designated corridor.

28) Deleted

29) Deleted

30) Deleted

31) Deleted

32) All protective paint coatings to the bridge materials shall be applied before construction and all hardware shall be galvanized. If painting is required, precautionary measures shall be taken.

33) If deck panels are made "composite" with the girders, fill joints with high, early-strength concrete. The underside of the joints must be securely blocked off to avoid concrete dripping into the stream below. Similarly, when joints are filled with bituminous (non-composite deck panels) for removable structures, ensure the lower part of the joints is well sealed with non-toxic filler.

34) Vegetation within the road clearing shall be retained to the extent practicable to prevent erosion and minimize disturbance to fish habitat.

7. <u>Improvements in the Public Right-of-way</u>

The subdivider shall obtain an encroachment permit for all improvements within the City of Rocklin right-of-way. Subdivider shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the

amount of 100% of the cost of the improvements to be constructed in the City right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of subdivider in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City.

8. Landscaping.

a. Landscaping shall be installed in all public areas associated with traffic calming features required by the City Engineer and incorporated into the Improvement Plans. Final landscaping plans shall be prepared by the subdivider and approved by the Community Development Director and Public Works Director. The approved landscape plans shall be included in the improvement plans submitted to the City Engineer for approval. The landscaping plans shall comply with the following:

1) The landscaping plan shall be prepared by a landscape architect.

2) The plan shall be certified by the landscape architect that (a) topsoil within the landscape area is suitable for the proposed landscaping, and (b) that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591 et seq.

3) The plan shall include an automatic irrigation system.

b. All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form landscaping improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.

c. The subdivision shall be annexed into Rocklin Community Facilities District No.5 to provide for public maintenance of the landscaping and lighting located within the public right-of-way. The subdivider shall maintain the landscaping and irrigation systems for two years from the date the landscaping is accepted by the City, without reimbursement from the District. Subdivider shall apply for and obtain an encroachment

permit from the City Engineer to do the maintenance prior to the landscaping being accepted by the City.

9. Trees.

a. Prior to the issuance of any grading permit for any portion of the subdivision, an inventory of all existing trees in the subdivision and a schedule of removal of those trees shown on the tentative map to be removed shall be submitted to and approved by the Director of Community Development.

b. Mitigation for all oak trees authorized to be removed within the City of Rocklin shall be per the City of Rocklin Oak Tree Ordinance and may include a combination of replacement plantings or payment of in lieu fees.

If fees were utilized as mitigation for all tree removal the estimated fees would be $549,158.40

c. Deleted

d. The subdivider shall retain a certified arborist to review the design of the subdivision improvements and recommend measures to protect the trees, which are designated to remain, both during construction and afterwards. These measures shall be incorporated into, or filed prior to or concurrently with the subdivision improvement plans, for review and approval of the City Engineer. The protection measures shall include appropriate fencing around those trees to remain. The protection measures shall be approved prior to the issuance of a grading permit for all or any portion of the subdivision.

e. The subdivider shall retain a certified arborist to prepare and implement an inspection plan providing for the periodic inspection of the site during grading and construction, and verification to the City Engineer that the approved protection measures are properly implemented.

10. Parks.

a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per single family unit is $1,985.

11. Hillside and Bluff Protection.

a. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over that portion of the subdivision described as follows for purposes of hillside and bluff protection:

Lots 41 through 57 except the area contained within 130 linear feet from the front property line of each of those lots.

The easement shall be in substantial compliance with the City's form Grant of Open Space and Conservation Easement, and shall prohibit among other things, grading, removal of native vegetation except for fire prevention purposes, deposit of any type of debris, lawn clippings, chemicals or trash, and the building of any structures, including fencing, except that fencing described along the Boardman Canal in Condition 6(a)(3)(ii) is permitted.

b. The final map shall show a primary structure setback line located parallel to and 20 feet from the boundary of the open space and conservation easement.

12. Riparian Area and Creek Protection.

a. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

Open Space Lots A, B, C, D, E, F, G, H, K and the parcel that will be created containing the small quarry. These sites will be open space parcels held in common ownership by the Homeowners Association.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing; provided, that native vegetation may be removed as necessary for fire prevention. Native vegetation removed for flood control and protection shall also be permitted pursuant to a permit issued by the California Department of Fish and Game.

b. The open space area shall be permanently marked in the field with 4" x 4" concrete posts or other suitable and permanent markers.

13. Home Owners Association Items and Responsibilities.

Open Space -- Common Areas -- Maintenance

a. The following portions of the subdivision are proposed to be common areas:

Open Space Lots A, B, C, D, E, F, G, H, K and the parcel that will be created containing the small quarry.

b. Subdivider shall provide for the maintenance of the common area through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements:

1) Assignment to the homeowner's association responsibility for maintenance of riparian areas, water quality in ponded waters, wetlands, detention basins, mosquito control, and other common areas and structures.

2) The Homeowners Association will also be required to retain a qualified professional to monitor and correct any degradation of the downstream slope that may occur during the life of the existing pond/dam.

3) Assignment to the Homeowner's Association responsibility to monitor and report to the City of Rocklin on activities and violations of any of these conditions, easement restrictions, or any other ordinance, rule or regulation of the City occurring within the common area.

4) Statement that the City may, at its option, cause the maintenance of the common areas to be performed and assess (lien) the cost to the homeowner's association in the event the common area is not maintained in accordance with the approved plans. (RMC §17.60.040)

5) Implementation of the Open Space Management Plan referred to in Condition 3(c) must be carried out on an ongoing basis by the Homeowner's Association within all open space parcels that are not dedicated to the City.

Detention and Drainage Facilities Maintenance

6) A detention basin maintenance plan shall be developed by the subdivider and submitted to and approved by the City Engineer. The plan shall include a program for the operation and maintenance of the drainage facilities to ensure that flooding impacts are not experienced because of a lack of maintenance. Financial obligations for implementation of the program by the Homeowners Association shall be identified as part of the program.

7) Provisions for the maintenance and periodic inspection of permanent drainage facilities outside of the public right-of-way by the Homeowners Association will be provided for in the Covenants, Conditions, and Restrictions (CC&Rs). These provisions would include periodic inspection, cleaning, and the replacement of filter materials, as necessary to retain the integrity of the BMP. Homeowners Association Maintenance activities shall be conducted to the satisfaction of the Director of Public Works.

Water Quality and Sediment Monitoring and Remediation

8) The Homeowners Association shall contract with a qualified professional to conduct annual water quality testing at the detention basin, pond, and at locations upstream and downstream of the project site to ensure consistency with standards set by the RWQCB, to the satisfaction of the Public Works Director, and to further ensure that water coming into Secret Ravine Creek from the project site will result in no net adverse change in water quality in Secret Ravine Creek. Costs associated with the water quality testing shall be funded by the Homeowners Association. The Covenants, Conditions, and Restrictions (CC&Rs) for the project shall:

   i) provide for the collection of an assessment from property owners sufficient to fund this testing in perpetuity,
   ii) require the Homeowners Association to furnish annual reports of the water quality tests to the City's Public Works Director,
   iii) expressly include an obligation that water coming into Secret Ravine Creek from the project site will not, by itself, result in any net adverse change in water quality in Secret Ravine Creek, and
   iv) provide the City with the legal right to seek an injunction against the Homeowners Association in the event that the

water quality tests are not performed or the 'no net adverse change in water quality standard' is not satisfied.

v) provide the City with the legal right to enter Homeowners Association owned property for the purpose of water quality testing by the City.

vi) provide that the City may, at its option, cause the required water quality and sediment testing/monitoring to be performed and assess (lien) the Homeowner's Association for all costs associated with these activities in the event that the testing/monitoring is not being completed in accordance with the conditions of approval and mitigation monitoring plan for the project.

9) If the results of the water quality testing indicate stormwater discharges from the project site are contributing to water quality degradation in Secret Ravine Creek, as determined by the Director of Public Works, the Homeowners Association shall contract with a qualified professional to develop and implement a remediation plan to ensure no net change in water quality due to water entering Secret Ravine Creek from the project site. Plan actions could include, but would not be limited to: procedures for managing known or potential changes in water quality (e.g., additional physical or administrative source controls); and/or remediation.

10) In addition to the water quality testing described above, information regarding the depth to sediment in detention facilities and the onsite pond shall be provided every two years or other time frame approved by the Director of Public Works. This requirement will begin the first year that grading construction commences.

If it is determined (through consultation with the Director of Public Works) that sediment needs to be removed from the pond and/or detention facilities to ensure adequate stormwater capacity is available, the contractor shall implement appropriate BMPs to protect terrestrial and aquatic resources and water quality to the satisfaction of the Public Works Director. Sediments removed shall be tested for contaminants and disposed of according to laws and regulations in effect at that time. All costs associated with sediment monitoring, removal, and disposal shall be paid by the Homeowner's Association.

12) The Homeowners Association shall retain a qualified professional

to monitor and correct any degradation of the downstream slope that may occur during the life of the existing dam.

13) Unless already addressed by the subdivider or the contractor for the project through implementation of Condition 14(e), the Homeowners Association shall be responsible for retention of a qualified biologist to monitor wetland areas in the southern portion of the project site during at least one growing season after the Boardman Canal is piped to determine if the wetland areas lose value and function due to the removal of this potential water source. If necessary the Homeowners Association shall also be responsible for any wetland replacement that may be required by the USCOE.

c. The documents creating the homeowner's association shall be structured so that the obligations and duties of the HOA imposed by these conditions are irrevocable and binding upon the HOA in perpetuity. The formation document shall be reviewed and approved by the City Attorney for compliance with the conditions of approval stated in this Resolution.

14. Biological Resources/Wetlands Preservation.

The following shall be incorporated in the project Improvement Plans:

a. The subdivider shall mitigate impacts to ensure the avoidance of any net loss of seasonal wetlands and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers, under Section 404 of the Clean Water Act, and under Sections 1600 – 1607 of the California Fish and Game Code, as administered by the California Department of Fish and Wildlife (CDFW), which includes obtaining all required permits from the U.S. Army Corps of Engineers and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.

If CDFW informs the project applicant and /or any developers that a Streambed Alteration Agreement is not required, the project applicant and/or any developers shall comply with the proposed mitigation measures, minimization and avoidance measures, and other environmentally protective terms set forth in the June 29, 2018, "1602 Streamed Alteration Agreement Application Package" for Granite Lake

Estates submitted to CDFW, as prepared by Madrone Ecological Consulting.

b. The subdivider shall mitigate impacts to elderberry shrubs hosting the Valley Elderberry Longhorn Beetle (VELB) by avoiding any net loss of such shrubs. Such avoidance may be achieved by entering into a formal consultation with the US Fish and Wildlife Services (USFWS), by obtaining the necessary take permit for VELB, and by taking all necessary steps required to comply with the take permit issued by USFWS for avoidance and replacement of elderberry shrubs consistent with USFWS guidelines.

   Subdivider shall submit to the Community Development Director and the City Engineer verification from the USFWS that the project meets all regulations and that the subdivider has obtained all required permits relating to elderberry shrubs hosting the Valley Elderberry Longhorn Beetle (VELB).

c. The subdivider shall develop a revegetation plan (in consultation with CDFG) which shall compensate for riparian acreage eliminated by stream crossing construction. This plan will require approval by the CDFG and shall be implemented by a qualified revegetation contractor.

d. Delete

e. The subdivider, contractor, and/or Homeowners Association shall retain a qualified biologist to monitor wetland areas in the southern portion of the project site during at least one growing season after the Boardman Canal is piped to determine if the wetland areas lose value and function due to the removal of this potential water source. Monitoring reports shall be submitted to the City of Rocklin Community Development Department and the USCOE. If necessary the wetland areas shall be replaced consistent with the USCOE requirements.

f. The subdivider, in consultation with the City of Rocklin and CDFG, shall conduct a one-time pre-construction raptor breeding-season (approximately February 1 through September 1) survey of the project site during the same calendar year that construction is planned to begin. The survey is to be conducted at some time within the timeframe described above.

   If phased construction procedures are planned for the Proposed Project, the results of the above survey shall be valid only for the season when it is conducted.

The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the Proposed Project site.

A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted. A map showing the location(s) of any raptor nests observed on the project site.

If the above survey does not identify any nesting raptor species on the project site, no further mitigation would be required. However, should any raptor species be found nesting on the project site, the following mitigation measure shall be implemented.

The subdivider, in consultation with the City of Rocklin and CDFG, shall avoid all birds-of-prey nest sites located in the project site during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.

g. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after September 1st, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.

15. Archaeological Resources.

a. The project subdivider shall preserve within CA-PLA-668 a large grinding stone ("site") identified by a representative of the Indian Community as being worthy of preservation, and shall record a deed restriction for that site, in the name of the Indian Community, requiring the preservation of the site. This deed restriction shall run with the land, and shall bind all successors in interest.

b. In the event that project construction activities commence on some portions of the Granite Lake Estates property prior to completion of data recovery activities mandated by the 1997 Data Recovery Plan, the project subdivider shall erect a fence around CA-PLA-668 to ensure that construction activities do not harm CA-PLA-668 prior to completion of mandated data recovery activities.

c. The project subdivider or its successor shall notify the Tribal Historic Preservation Committee of the Indian Community 30 days prior to the construction of the proposed roadway through CA-PLA-668.

16. Phasing.

Multiple final maps may be filed subject to the following criteria:

a. The existing access easement across the project site to the parcel located across the Boardman Canal (known as APN 046-030-054) and adjacent to the southeast corner of the Granite Lakes Estates project site, shall be maintained until such time as access to the parcel is provided via a public street.

b. As noted in Condition 6(a)(3)(iii) construction of bicycle/pedestrian trail along Secret Ravine Creek shall be completed as part of Phase I improvements.

17. Notice of Design Guidelines and Other Items Recorded by Separate Instrument.

a. A notice shall be included in the subdivision's CC&Rs, and recorded by separate instrument with the final map(s), stating that:

Individual lot grading shall be in accordance with the provisions of the Granite Lakes Estates Grading Design Guidelines adopted per City Council Resolution Number 2002-167.

These grading guidelines are available from the City of Rocklin Department of Community Development.

b. Other items to be recorded by separate instrument with the final map(s) include:

1) A document prepared by or on behalf of the subdivider for the education of all residents within the project addressing the following air quality concerns:

i) Open burning, wood burning, and air pollution: problems and solutions.

i) Transportation Control Measures: ride sharing, mass transit availability/schedules, computerized ride-matching services,

and other measures designed to reduce both the use of single-occupancy vehicles and vehicle miles traveled.

2) Notice that the construction of the extension of Monument Springs Drive and construction of a bridge over Secret Ravine Creek shall be completed prior to the issuance of the 49th building permit for the project.

18. Monitoring.

Prior to recording of the first final map or any grading on the property, the subdivider shall deposit with the City of Rocklin fees for mitigation monitoring as established by Council Resolution at the time of filing to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program on each subsequent final map. These amounts shall be paid prior to recording subsequent final maps on this project.

19. Special Conditions.

a. The subdivision shall be annexed into City of Rocklin Community Facilities District No. 5, or other appropriate financing district, to fund the maintenance of the City owned facilities including but not limited to, the open space and bicycle and pedestrian trail.

b. Landowner and City shall enter into a Reimbursement and Acquisition Agreement for the construction of the Monument Spring Bridge and roadway extension. The landowner and City will cooperate in the formation of a Bond Opportunities for Land Development (BOLD) Community Facilities District (CFD) for purposes of financing construction of the Monument Springs Bridge and roadway extension. City acknowledges that it holds approximately $198,000.00 in an account, collected from Highlands 2 & 3, and allocated $1,500,000.00 in the Capital Improvement Plan (CIP) to be used for the road extension and bridge construction. The funds held by the City will be advanced as the initial funding and progress payments toward bridge construction pursuant to the Reimbursement and Acquisition Agreement between the City and landowner / subdivider.

c. Upon completion of the Monument Springs bridge and roadway improvements, construction traffic for the Granite Lake Estates subdivision shall utilize that roadway instead of Aguilar Road.

d. Prior to issuance of the 49th building permit in the Granite Lake Estates subdivision, the extension of Monument Springs Drive, including a bridge over Secret Ravine, shall be completed and open to allow traffic between China Garden Road and Greenbrae Road. If these improvements have not been constructed prior to recording a final map for any additional phases of this project, completion of the work shall be addressed in a "Subdivision Improvement Agreement" and shall be guaranteed by a performance bond in an amount and with terms acceptable to the City.

20. Indemnification and Duty to Defend.

Within 15 days of approval of this entitlement by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City Planning Commission or City Council, which action is brought. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspection related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed. (CITY ATTORNEY)

21. Effective Date.

Pursuant to AB1561, the approval shall expire on January 11, 2023.

PASSED AND ADOPTED this 14th day of June, 2022, by the following vote:

AYES:	Councilmembers:	Broadway, Gayaldo, Halldin, Patterson
NOES:	Councilmembers:	Janda
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Bill Halldin, Mayor

ATTEST:

Hope Ithurburn, City Clerk

EXHIBIT A

(Maps, etc.)

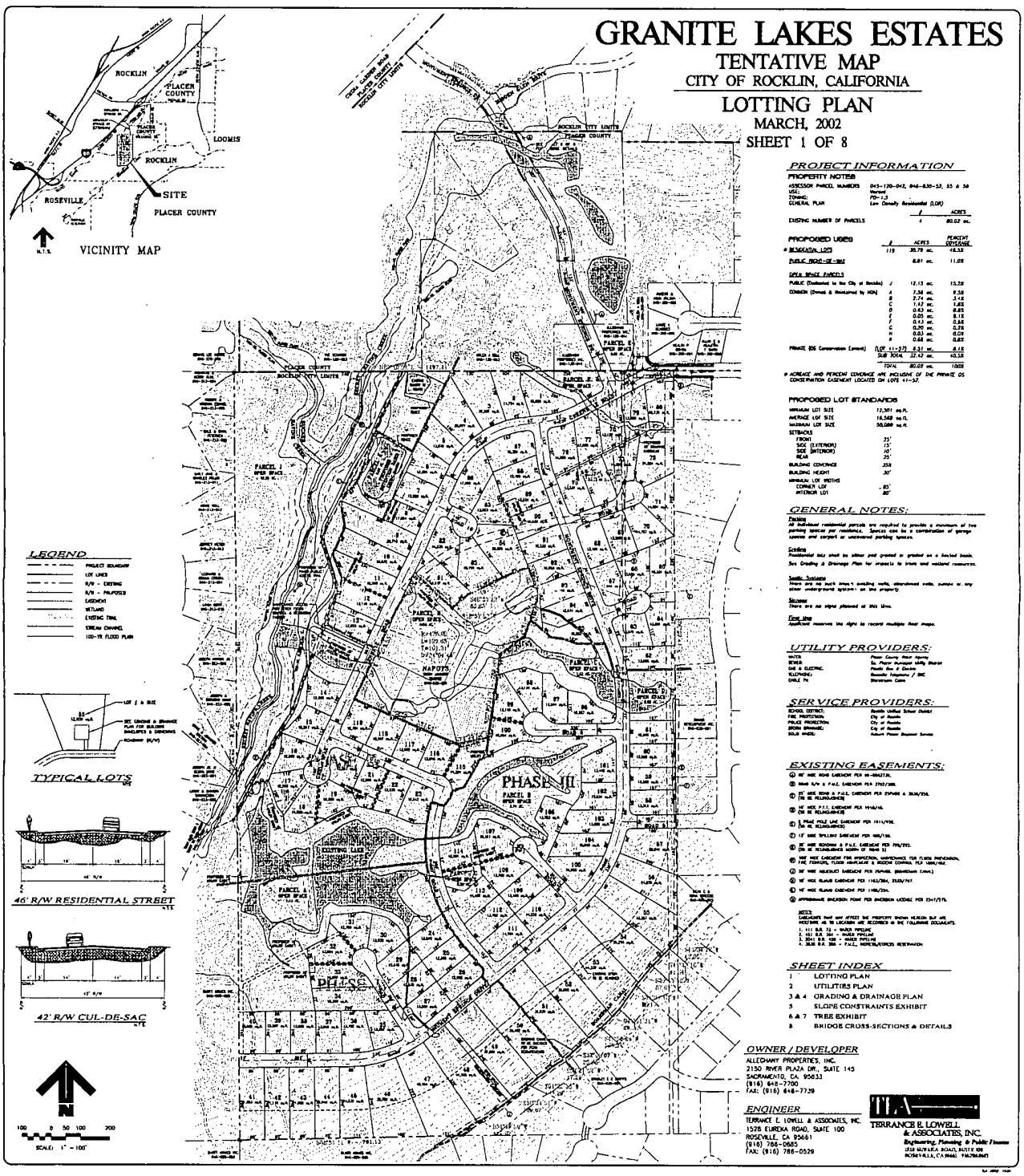
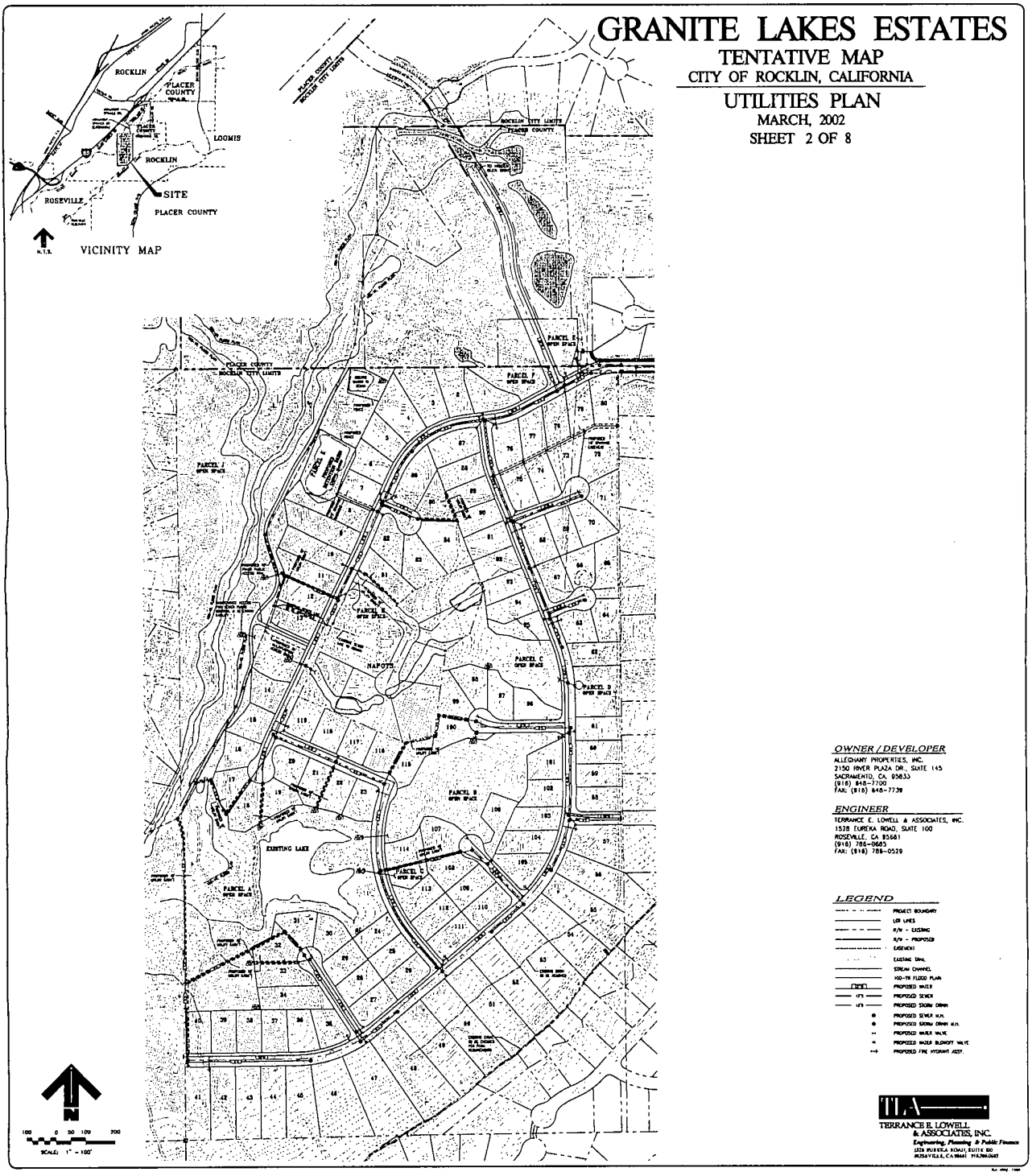


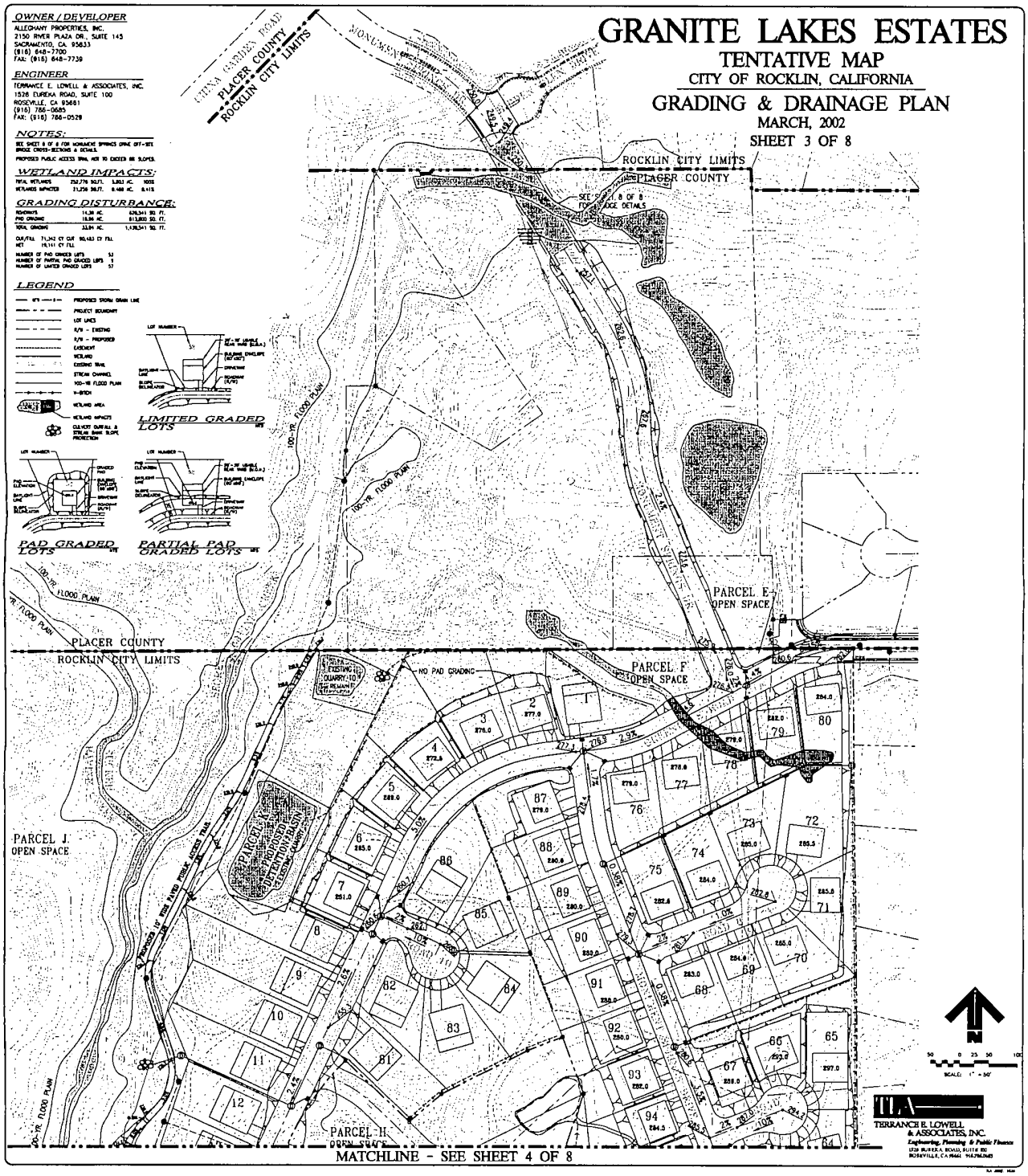
EXHIBIT A
SD-2000-02
FILE NO. TRE-2000-33

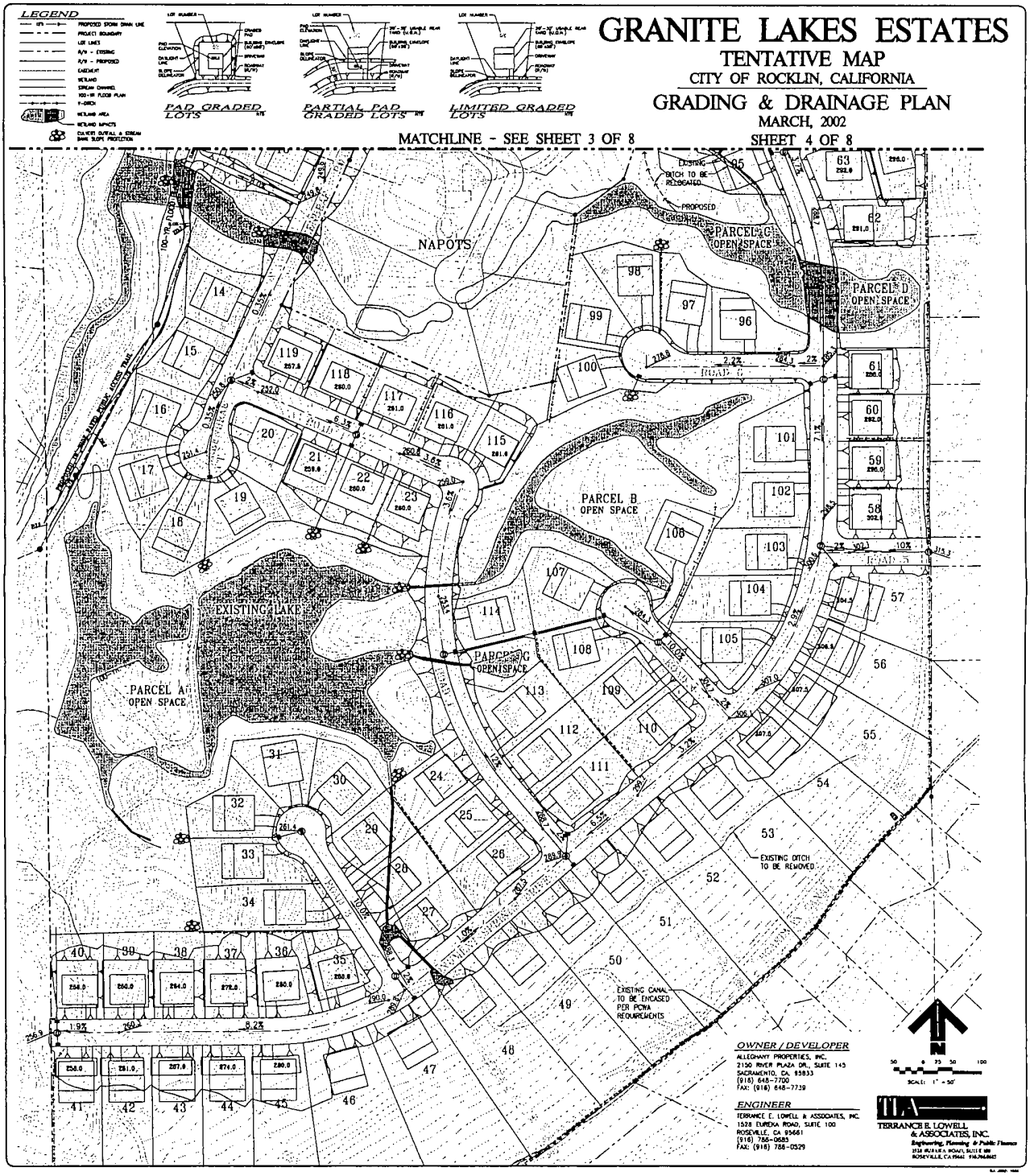
RECOMMENDED BY PLANNING COMMISSION
FOR APPROVAL ON 3-19-02
SGA

APPROVED BY COUNCIL ON 5-28-02
SGA

B-35


GRANITE LAKES ESTATES
TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA
UTILITIES PLAN
MARCH, 2002
SHEET 2 OF 8
ROCKLIN
PLACER COUNTY
LOOMIS
ROSEVILLE
SITE
PLACER COUNTY
VICINITY MAP
OWNER / DEVELOPER
ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA. 95833
(916) 648-7700
FAX: (916) 648-7739
ENGINEER
TERRANCE E. LOWELL & ASSOCIATES, INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0665
FAX: (916) 786-0529
LEGEND
PROJECT BOUNDARY
LOT LINES
R/W - EXISTING
R/W - PROPOSED
EASEMENT
EXISTING SEWER
STREAM CHANNEL
100-YR FLOOD PLAIN
PROPOSED WATER
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED SEWER M.H.
PROPOSED STORM DRAIN M.H.
PROPOSED WATER VALVE
PROPOSED WATER BLOWOFF VALVE
PROPOSED FIRE HYDRANT ASSY.
TLA
TERRANCE E. LOWELL
& ASSOCIATES, INC.
Engineering, Planning & Public Finance
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0665


GRANITE LAKES ESTATES
TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA
GRADING & DRAINAGE PLAN
MARCH, 2002
SHEET 3 OF 8
OWNER / DEVELOPER
ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA. 95833
(916) 648-7700
FAX: (916) 648-7739
ENGINEER
TERRANCE E. LOWELL & ASSOCIATES, INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529
NOTES:
WETLAND IMPACTS:
GRADING DISTURBANCE:
LEGEND
LIMITED GRADED LOTS
PAD GRADED LOTS
PARTIAL PAD GRADED LOTS
CHINA GARDEN ROAD
PLACER COUNTY
ROCKLIN CITY LIMITS
MONUMENT LINE
ROCKLIN CITY LIMITS
PLACER COUNTY
100-YR FLOOD PLAIN
PARCEL E
OPEN SPACE
PARCEL F
OPEN SPACE
NO PAD GRADING
PARCEL J
OPEN SPACE
PARCEL K
PROPOSED DETENTION BASIN
(EXISTING QUARRY)
PARCEL H
OPEN SPACE
MATCHLINE - SEE SHEET 4 OF 8
SCALE: 1" = 50'
TERRANCE E. LOWELL
& ASSOCIATES, INC.


LEGEND
PROPOSED STORM DRAIN LINE
PROJECT BOUNDARY
LOT LINES
R/W - EXISTING
R/W - PROPOSED
EASEMENT
WETLAND
STREAM CHANNEL
100-YR FLOOD PLAIN
F-DRAIN
WETLAND AREA
WETLAND IMPACTS
CULVERT OUTFALL & STREAM BANK SLOPE PROTECTION
PAD GRADED LOTS
PARTIAL PAD GRADED LOTS
LIMITED GRADED LOTS
GRANITE LAKES ESTATES
TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA
GRADING & DRAINAGE PLAN
MARCH, 2002
SHEET 4 OF 8
MATCHLINE - SEE SHEET 3 OF 8
NAPOTS
PARCEL C OPEN SPACE
PARCEL D OPEN SPACE
PARCEL B OPEN SPACE
PARCEL A OPEN SPACE
EXISTING LAKE
PARCEL G OPEN SPACE
ROAD C
EXISTING DITCH TO BE RELOCATED
EXISTING DITCH TO BE REMOVED
EXISTING CANAL TO BE ENCASED PER PCWA REQUIREMENTS
OWNER / DEVELOPER
ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA. 95833
(916) 648-7700
FAX: (916) 648-7739
ENGINEER
TERRANCE E. LOWELL & ASSOCIATES, INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529
TERRANCE R. LOWELL & ASSOCIATES, INC.

GRANITE LAKES ESTATES

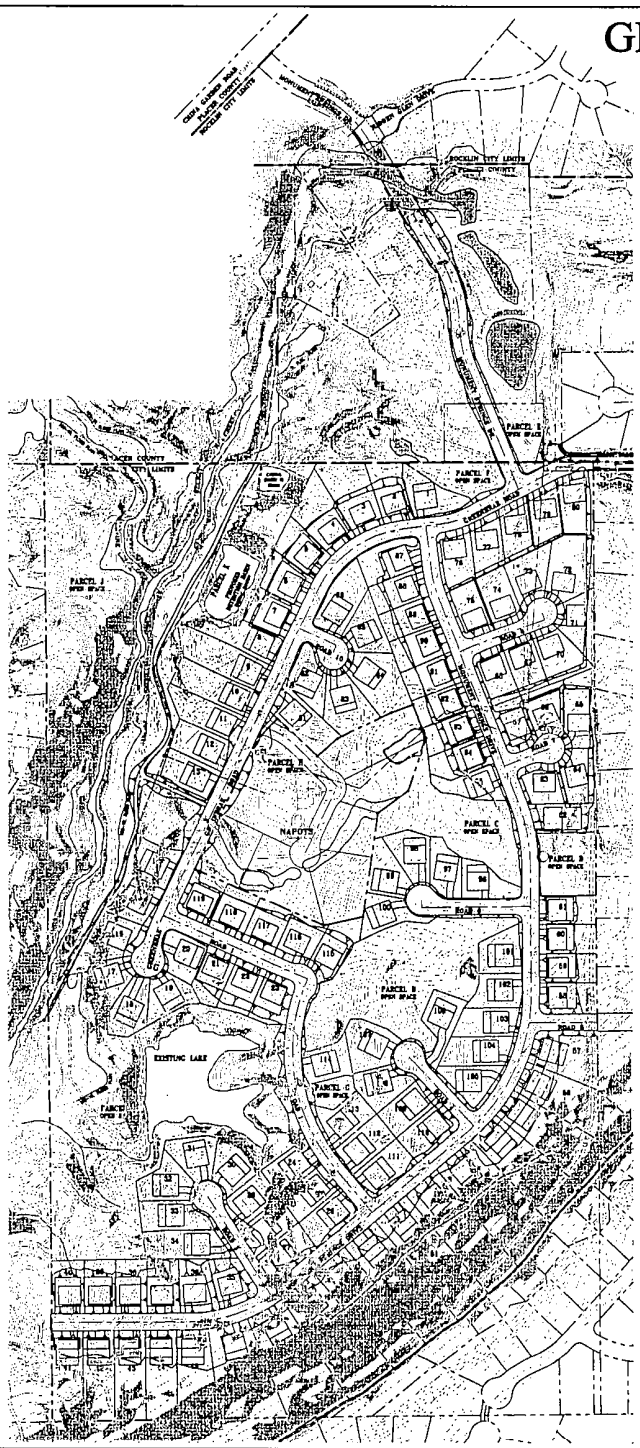
TENTATIVE MAP

CITY OF ROCKLIN, CALIFORNIA

SLOPE CONSTRAINTS MAP

MARCH, 2002

SHEET 5 OF 8



OWNER / DEVELOPER

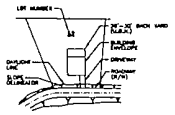
ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA 95833
(916) 648-7700
FAX: (916) 648-7738

ENGINEER

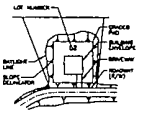
TERRANCE E. LOWELL & ASSOCIATES, INC.
1520 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529

LEGEND

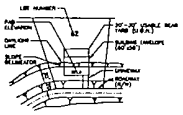
PROPOSED STORM DRAIN LINE
PROJECT BOUNDARY
LOT LINES
R/W - EXISTING
R/W - PROPOSED
EASEMENT
WETLAND
EXISTING RIMS
STREAM CHANNEL
100-YR FLOOD PLAIN
25% SLOPE OR GREATER



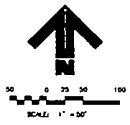
LIMITED GRADED LOTS



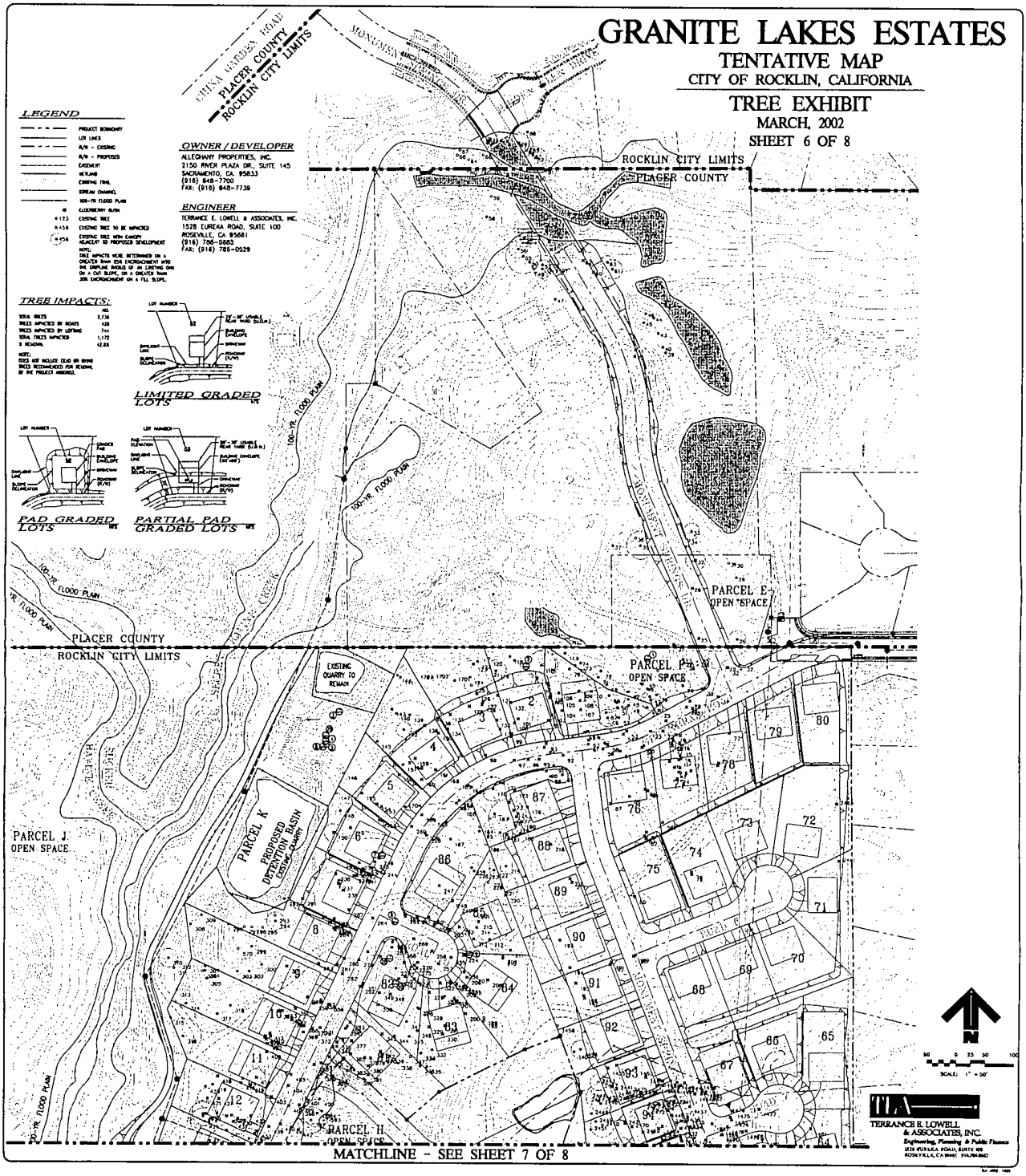
PAD GRADED LOTS

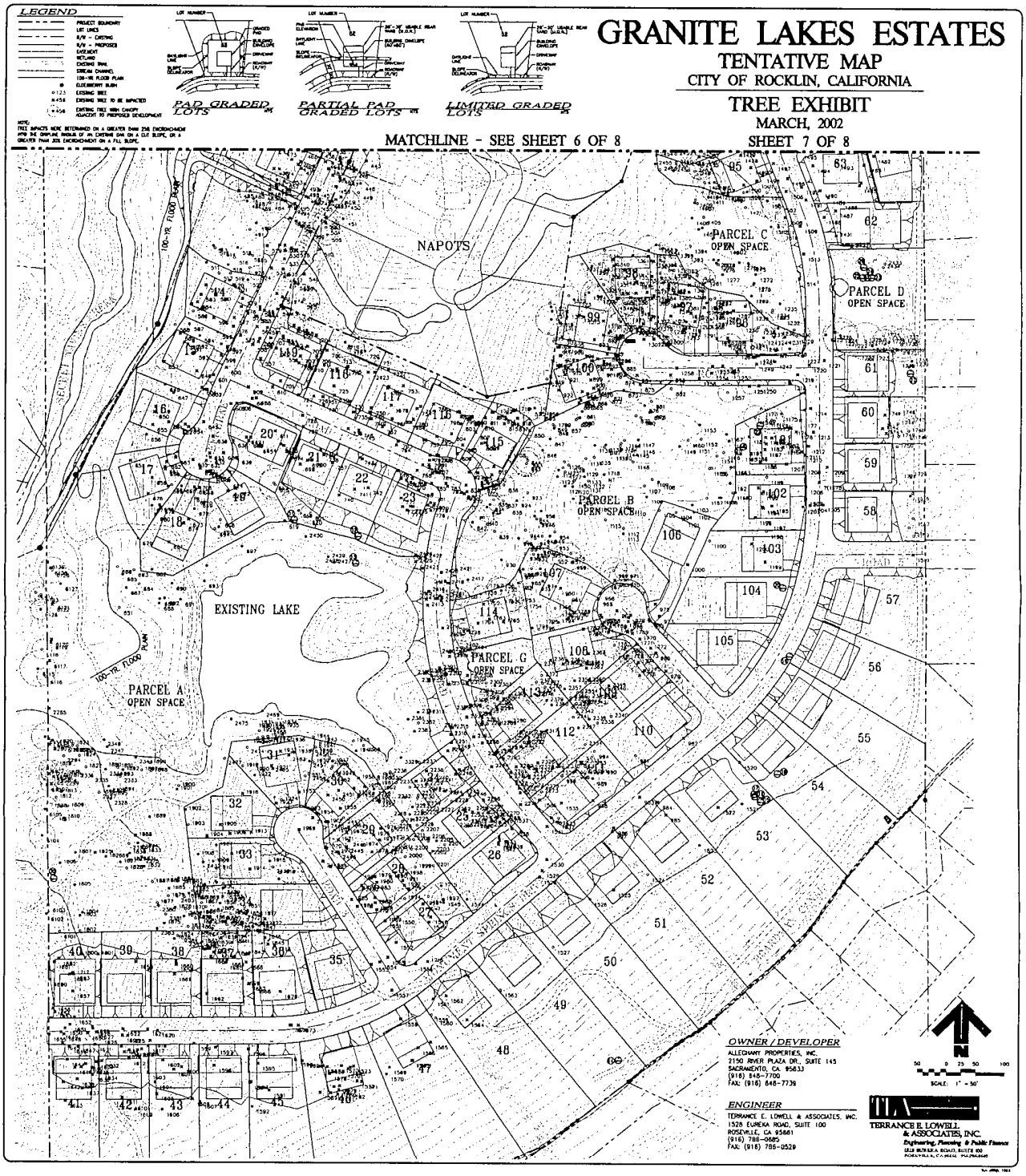


PARTIAL PAD GRADED LOTS



TERRANCE E. LOWELL & ASSOCIATES, INC.
Engineering, Planning & Public Finance
1520 EUREKA ROAD, SUITE 100
ROSEVILLE, CALIFORNIA 95661


GRANITE LAKES ESTATES
TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA
TREE EXHIBIT
MARCH, 2002
SHEET 6 OF 8
LEGEND
OWNER / DEVELOPER
ALLEGIANT PROPERTIES, INC.
3150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA 95833
(916) 648-7700
FAX: (916) 648-7739
ENGINEER
TERRANCE E. LOWELL & ASSOCIATES, INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0883
FAX: (916) 786-0529
TREE IMPACTS:
LIMITED GRADED LOTS
PAD GRADED LOTS
PARTIAL PAD GRADED LOTS
PLACER COUNTY
ROCKLIN CITY LIMITS
ROCKLIN CITY LIMITS
PLACER COUNTY
100-YR FLOOD PLAIN
PARCEL E
OPEN SPACE
PARCEL F
OPEN SPACE
EXISTING QUARRY TO REMAIN
PARCEL J
OPEN SPACE
PARCEL K
PROPOSED DETENTION BASIN
PARCEL H
OPEN SPACE
MATCHLINE - SEE SHEET 7 OF 8
TERRANCE E. LOWELL & ASSOCIATES, INC.


LEGEND
PAD GRADED LOTS
PARTIAL PAD GRADED LOTS
LIMITED GRADED LOTS
GRANITE LAKES ESTATES
TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA
TREE EXHIBIT
MARCH, 2002
SHEET 7 OF 8
MATCHLINE - SEE SHEET 6 OF 8
NAPOTS
PARCEL C OPEN SPACE
PARCEL D OPEN SPACE
PARCEL B OPEN SPACE
PARCEL G OPEN SPACE
PARCEL A OPEN SPACE
EXISTING LAKE
100-YR. FLOOD PLAIN
OWNER / DEVELOPER
ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA 95833
(916) 646-7700
FAX: (916) 646-7736
ENGINEER
TERRANCE E. LOWELL & ASSOCIATES, INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0585
FAX: (916) 786-0529
TERRANCE E. LOWELL & ASSOCIATES, INC.
Engineering, Planning & Public Finance
SCALE: 1" = 50'

GRANITE LAKES ESTATES

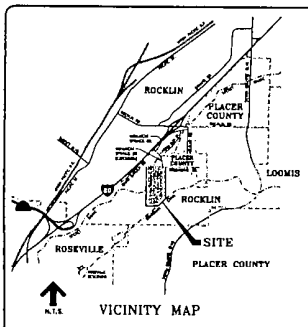
TENTATIVE MAP

CITY OF ROCKLIN, CALIFORNIA

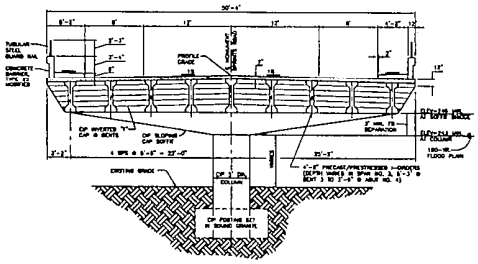
BRIDGE CROSS-SECTIONS & DETAILS

MARCH, 2002

SHEET 8 OF 8

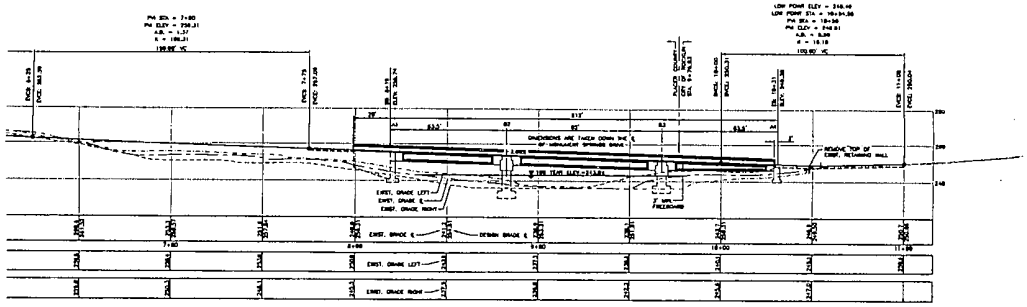


VICINITY MAP



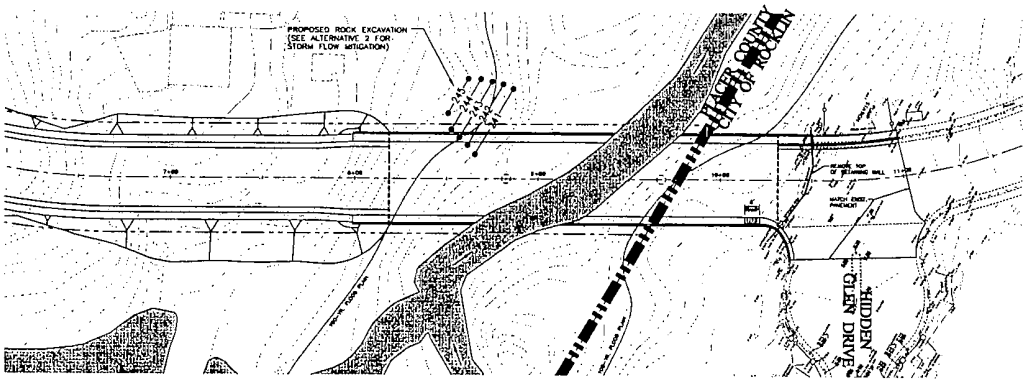
TYPICAL BRIDGE SECTION

SCALE: 1"=5'



BRIDGE PROFILE

SCALE: 1"=20'



MONUMENT SPRINGS DRIVE

SCALE: 1"=20'

LEGEND

R/W - EXISTING

EASEMENT

100-YR FLOOD PLAIN

OWNER / DEVELOPER

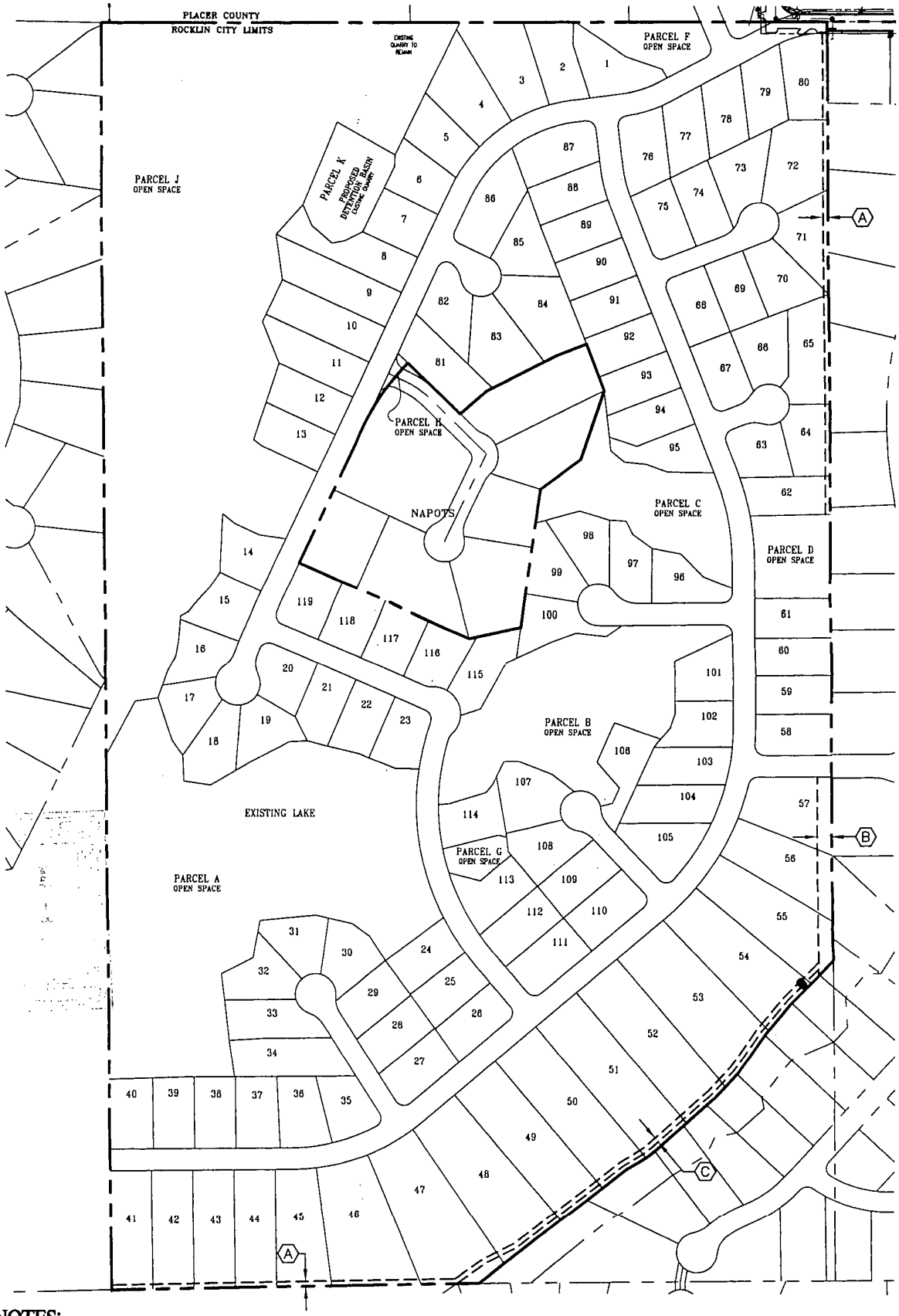
ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA. 95833
(916) 648-7700
FAX: (818) 648-7739

ENGINEER

TERRANCE E. LOWELL & ASSOCIATES, INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA. 95661
(916) 786-0685
FAX: (916) 786-0529

TERRANCE E. LOWELL
& ASSOCIATES, INC.
Engineering, Planning & Public Finance
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916/786-0685

GRANITE LAKES ESTATES
PROPOSED TEMPORARY FIRE ACCESS EASEMENT



NOTES:

A – PROPOSED 10' WIDE TEMPORARY EMERGENCY FIRE ACCESS EASEMENT.

B – EXISTING 30' WIDE ROAD & P.U.E. TO PROVIDE EMERGENCY FIRE ACCESS.

C – PROPOSED 10' WIDE TEMPORARY EMERGENCY FIRE ACCESS EASEMENT TO BE ADJACENT TO EXISTING BOARDMAN CANAL EASEMENT.

N

1"=200'

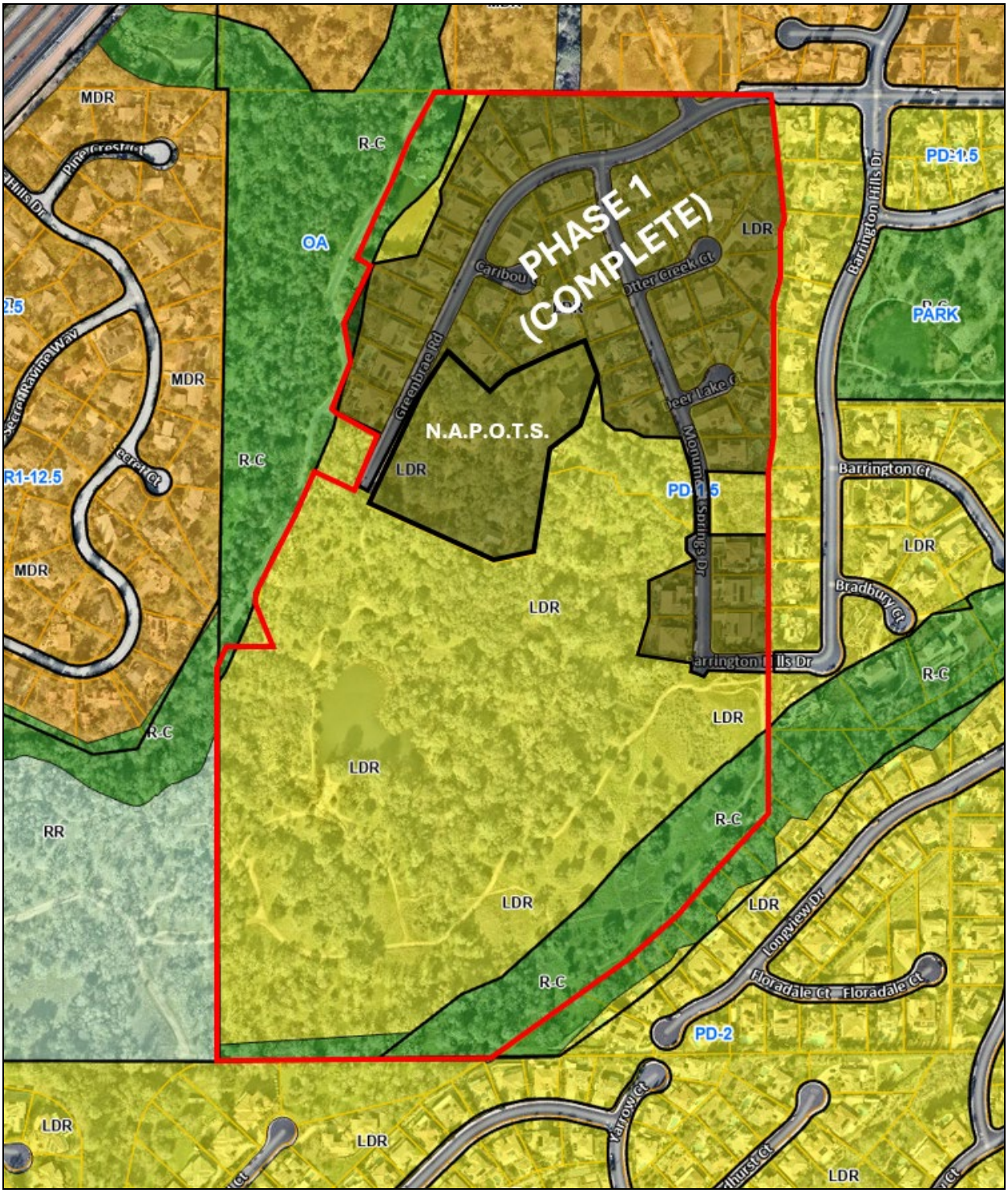
TERRANCE R. LOWELL & ASSOCIATES, INC.

EXHIBIT

TLA JOB#: 1026

EXHIBIT C-1

LAND USE MAP FOR THE PROPERTY



C-1

EXHIBIT C-2

LAND USE TABLE

Low Density Residential (LDR):	39.5 acres
Recreation Conservation (R-C):	6.8 acres
Total:	**46.3 acres**

Note: The land use acreage listed above excludes the completed Phase 1 area and the portion labeled “N.A.P.O.T.S.” (shaded areas).

It also excludes APN 454-070-053 (11.67 acres), which consists primarily of open space, was dedicated to the City following Phase 1 of the project, and is not included within the Development Agreement area.

EXHIBIT D

MONUMENT SPRINGS DRIVE/BRIDGE DEDICATION

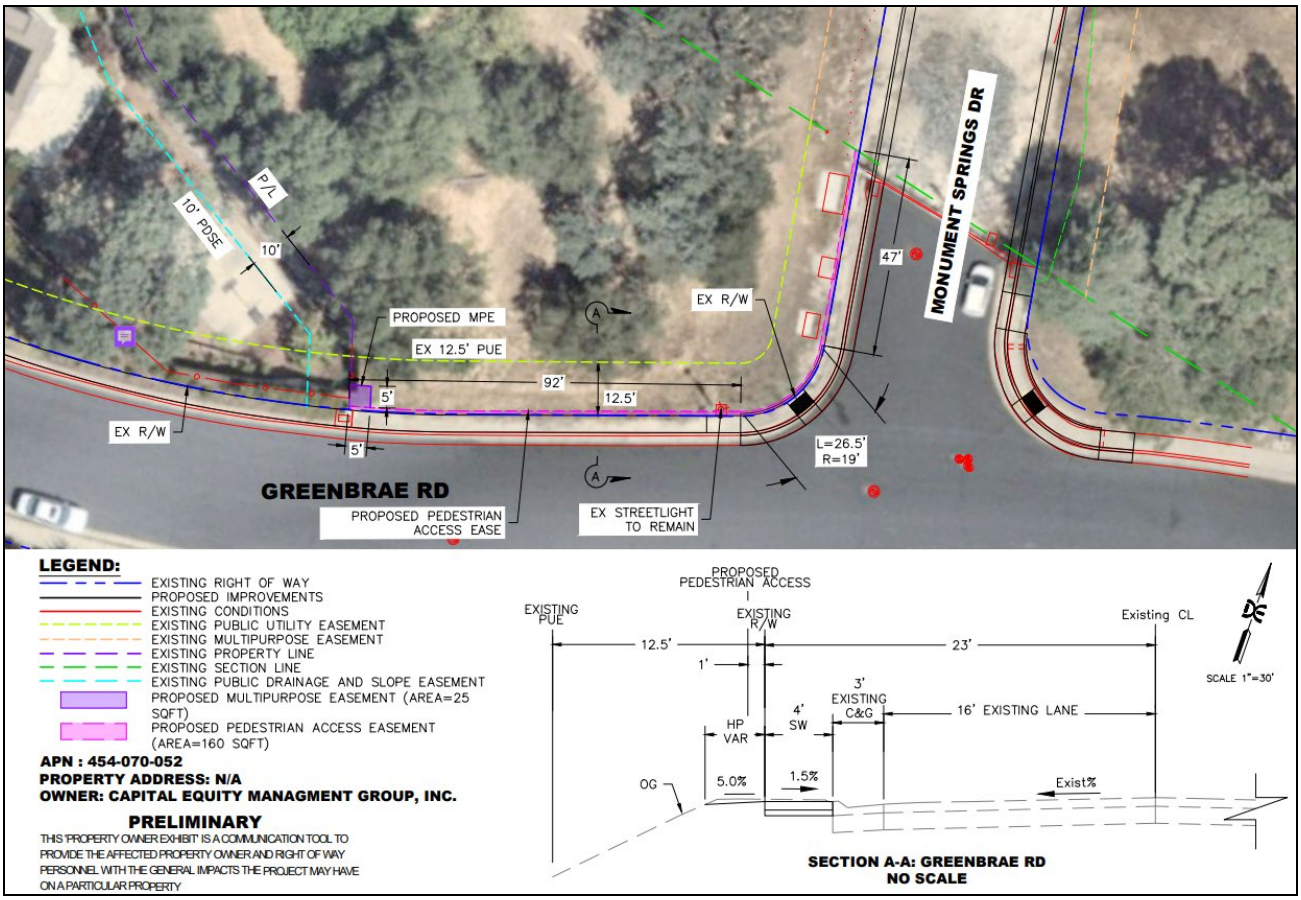


EXHIBIT E

IRREVOCABLE OFFER OF DEDICATION / CONSTRUCTION EASEMENT

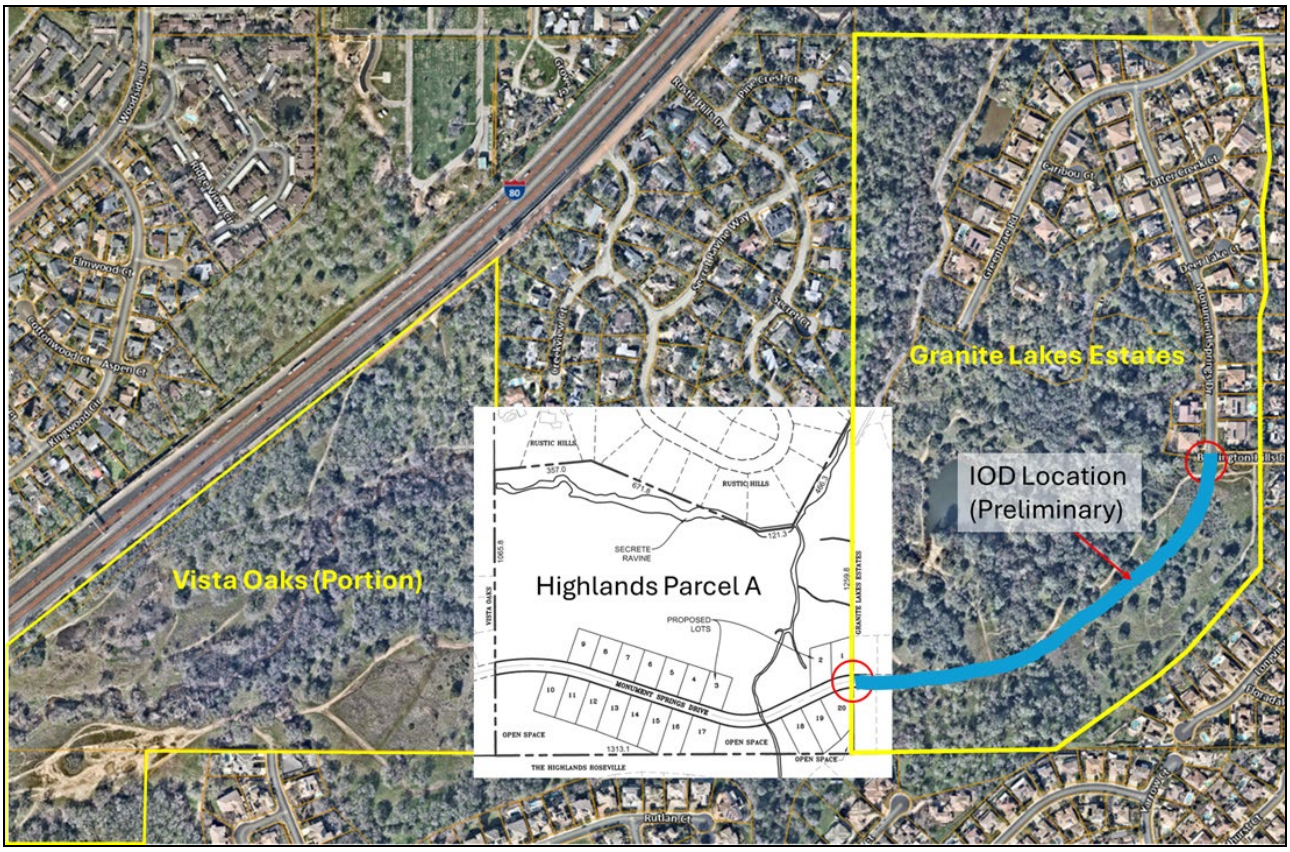


EXHIBIT F

FORM OF ASSIGNMENT

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rocklin

Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE)

ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO GRANITE LAKE ESTATES

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this _____ day of _____, 20____, by and between _____, a _____ _____ (hereinafter "Landowners"), and _____, a _____ _____ (hereinafter "Assignee").

RECITALS

On _____, 2026, the City of Rocklin and Landowners entered into that certain agreement entitled "Development Agreement By and Between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros Inc. Relative to Granite Lakes Estates" (hereinafter the "Development Agreement"). Pursuant to the Development Agreement, Landowners agreed to develop certain property more particularly described in the Development Agreement (hereinafter, the "Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Rocklin County on _____, 2026, as Instrument No. 2026-_____.

Developer intends to convey a portion of the Subject Property to Assignee, commonly referred to as Parcel _____, and more particularly identified and described in Exhibit A-1 and Exhibit A-2, attached hereto and incorporated herein by this reference (hereinafter the "Assigned Parcel").

Landowners desires to assign and Assignee desires to assume all of Landowners' right, title, interest, burdens, and obligations under the Development Agreement with respect to and as related to the Assigned Parcel.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, Landowners and Assignee hereby agree as follows:

Landowners hereby assign, effective as of Landowners' conveyance of the Assigned Parcel to Assignee, all of the rights, title, interest, burdens, and obligations of Landowners under the Development Agreement with respect to the Assigned Parcel. Landowners retain all the rights, title, interest, burdens, and obligations under the Development Agreement with respect to all other property within the Subject Property owned by Landowners.

Assignee hereby assumes all of the rights, title, interest, burdens, and obligations of Landowners under the Development Agreement with respect to the Assigned Parcel and agrees to observe and fully perform all of the duties and obligations of Landowners under the Development Agreement with respect to the Assigned Parcel. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel to Assignee, Assignee shall become substituted for Landowners as the "Landowner" under the Development Agreement with respect to the Assigned Parcel.

All of the covenants, terms, and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

The Notice Address described in Section 28 of the Development Agreement for the Landowner with respect to the Assigned Parcel shall be:

_____
_____
_____
_____

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

LANDOWNERS:

CAPITAL EQUITY MANAGEMENT GROUP, INC., a California corporation

By: _____
Print Name: _____
Title: _____
Date: _____

REAL PROPERTY INVESTMENT PROS INC., a Nevada corporation

By: _____
Print Name: _____
Title: _____
Date: _____

ASSIGNEE:

_____,
a _____

By: _____
Print Name: _____
Title: _____
Date: _____

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: AB 481 – Military Equipment Report and Inventory: Annual Update

Date: April 14, 2026

Submitted By: Luke Sincerny, Captain
Rustin Banks, Police Chief

Department: Police

Recommendation:
Introduce, Waive the Full Reading, and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Approving and Adopting A Military Equipment Use Policy for Fiscal Year 2026/27.

Background:
California Assembly Bill (AB) 481 (creating Government Code Section 7070, et seq.)requires an ordinance for a law enforcement agency to adopt a policy for use of military equipment prior to purchasing, raising funds, acquiring, using and/or collaborating with other law enforcement agencies in the deployment or use of military equipment within the governing body's jurisdiction. In June 2022, the Rocklin City Council adopted its first annual ordinance adopting a military equipment policy authorizing use of all military equipment as outlined in the Rocklin Police Department (RPD) inventory report. In order to adhere to the policy, as well as AB 481, an annual report must be submitted to the governing body with any updates relevant to the policy.

Per AB 481, the military equipment policy and inventory report will be available on the RPD website for as long as the military equipment is available for use. The policy and annual report have been posted to the RPD website 30 days prior to tonight's meeting.

Fiscal Impact:
There is no fiscal impact associated with this action.

ATTACHMENTS:
1. Ordinance
2. AB 481 Annual Report 2025
3. APPENDIX A RPD - Military Equipment Inventory 2025
4. Rocklin Police Department Policy 706 - Military Equipment

ORDINANCE NO. XXXX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AND ADOPTING A MILITARY EQUIPMENT USE POLICY
FOR FISCAL YEAR 2026/27

WHEREAS, Assembly Bill 481, codified as Government Code sections 7070 through 7075, requires law enforcement agencies to obtain approval of their governing body by ordinance adopting a "military equipment" use policy, at a regular meeting prior to taking certain actions relating to the funding, acquisition, or use of military equipment; and

WHEREAS, the Rocklin Police Department has submitted a Military Equipment Use Policy for Fiscal Year (FY) 2026/27 for the City Council's consideration and adoption.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES ORDAIN AS FOLLOWS:

Section 1. Purpose.

The purpose of this ordinance is to annually adopt the military equipment use policy as required by California Government Code section 7070 et seq., as amended from time to time, with the requisite findings and determinations set forth therein.

Section 2. Authority.

This ordinance is enacted under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code sections 37100, and 7070, et seq.

Section 3. Findings.

A. Assembly Bill 481, codified as Government Code sections 7070 through 7075, requires law enforcement agencies to annually obtain approval of their governing body by ordinance adopting a "military equipment" use policy, which includes the Department's inventory of "military equipment," at a regular meeting prior to taking certain actions relating to the funding, acquisition, or use of military equipment, and Government Code section 7070 specifically defines the term or phrase "military equipment."

B. The Rocklin Police Department's Military Equipment Use Policy is found within the Rocklin Police Department Policy Manual, Policy 706.

C. The Rocklin Police Department's Military Equipment Use Policy was published on the Rocklin Police Department's website and presented to the City Council at least thirty days prior to the regular City Council meeting wherein the Policy was considered for adoption.

D. The Rocklin Police Department's Military Equipment Use Policy meets the requirements of California Government Code section 7070(d).

Section 4. Determinations.

Based upon the findings set forth above, in addition to information provided as part of the regular City Council meeting wherein the Rocklin Police Department's Military Use Policy for FY 2026/27 was considered for adoption, the City Council of the City of Rocklin determines as follows:

1. The military equipment identified in the Rocklin Police Department's Military Equipment Use Policy is necessary, because there are no reasonable alternatives that can achieve the same objections of officer and civilian safety.

2. The Rocklin Police Department's Military Equipment Use Policy will safeguard the public ' s welfare, safety, civil rights, and civil liberties.

3. The military equipment identified in the Rocklin Police Department's Military Equipment Use Policy is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety.

4. The Rocklin Police Department's Military Equipment Use Policy is approved and adopted for FY 2026/27.

Section 5. Effective Date. This ordinance shall take effect 30 days after the date of its adoption.

Section 6. Environmental. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060, subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

Section 7. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 8. Publication. Within 15 days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, a summary of the ordinance, or an advertisement of the ordinance to be published in a newspaper of general circulation, with the names of those City Councilmembers voting for and against the ordinance, in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on April 14, 2026, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 2026 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

First Reading: 4.14.2026
Second Reading:
Effective Date:

ROCKLIN
CALIFORNIA

ROCKLIN POLICE DEPARTMENT

2025 ANNUAL MILITARY EQUIPMENT REPORT

ASSEMBLY BILL 481

Contact: Luke Sincerny, Captain – Operations (916) 625-5444, luke.sincerny@rocklin.ca.us

BACKGROUND

AB 481

Assembly Bill 481 ("AB 481" or the "Bill") was signed by Governor Newsom on September 30, 2021, and requires that law enforcement agencies obtain approval from the agency's governing body prior to purchasing, raising funds for, or acquiring "military equipment", using "military equipment", and collaborating with other law enforcement agencies in the deployment or use of "military equipment" within the governing body's territorial jurisdiction.

The term "military equipment", as used in AB 481, in fact does not necessarily indicate equipment that has been used by the military, obtained from the military, or is even considered military grade. Pursuant to AB 481, items deemed to be "military equipment" include, but are not limited to, unmanned aerial or ground vehicles (i.e. drones or bomb disposal robots), armored vehicles, command post vehicles, battering rams, water cannons, pepper balls, "bean bag" launchers, "rubber bullets", long range acoustic devices, and commonly used long rifles. The Bill's stated intent is to increase transparency, accountability and oversight surrounding the acquisition and use of the designated "military equipment" by state and local law enforcement.

After initial approval by the governing body, AB 481 requires law enforcement agencies that receive approval for the use of "military equipment" to submit annual reports to the governing body regarding the use of the equipment, any complaints received, any internal audits or other information about violations of the military equipment use policy, the cost and quantity of each type of military equipment, and the quantity of military equipment if the agency intends to acquire additional military equipment in the next year. The governing body is required to review any ordinance it has adopted at least annually and vote on whether to renew the ordinance at a regular, public meeting.

Rocklin Police Department's "Military Equipment" Policy

The Rocklin Police Department's "Military Equipment" policy complies with AB 481 and is based on a model

policy utilized by many other law enforcement agencies in California. The "Military Equipment" policy is reviewed annually and published on the Rocklin Police Department's website.

ANNUAL REPORTING

The Rocklin Police Department is required to prepare an annual report for its governing body on the status of the military equipment program. The report must be made publicly available on the department's website for as long as the military equipment is available for use, and the report must include, at a minimum, all information as required by Government Code § 7072. This annual military equipment covers the period of January 1, 2025 to December 31, 2025.

Use of Equipment

All "Military Equipment" maintained by the Rocklin Police Department is intended to be used to support law enforcement operations in order to safeguard the public's welfare, safety, civil rights, and civil liberties. Any Military Equipment used during the reporting period was consistent with such intended use and pursuant to the Department's Military Equipment Policy. Attached as Appendix A to this report is a summary of the equipment used and the purpose of the use during the reporting period.

Civilian Complaint Reporting

The Rocklin Police Department maintains a procedure for citizens to report a complaint or concern associated with the Department. The Rocklin Police Department has not received any complaints from the public during the reporting period regarding the intended or actual use of Military Equipment or the Department's Military Equipment Policy.

Internal Audits

The Rocklin Police Department has assigned a designee to act as the Military Equipment Coordinator. The Military Equipment Coordinator, among other duties, conducts an annual inventory of all equipment listed under the "Military Equipment" policy. The Rocklin Police Department has all equipment listed under this policy documented and accounted for. There have been no reports or complaints of violations of the Military Equipment Policy during the reporting period, and no internal audits have indicated any violations or misuse.

Fiscal Impact

There is no fiscal impact associated with equipment identified under the "Military Equipment" policy, as the equipment has already been acquired and / or budgeted for. Any future equipment would be subject to approved budgets at the time of acquisition and approval. Attached as Appendix A to this report is the Rocklin Police Department's current inventory of Military Equipment. Appendix A lists any initial and ongoing costs

associated with the Military Equipment. All Military Equipment is funded by City of Rocklin general funds allocated to the Rocklin Police Department unless otherwise indicated on the current inventory list (e.g., paid for by another local agency, grant funded, etc.).

Quantity Possessed

The Rocklin Police Department maintains an updated list of "Military Equipment" in its inventory. Attached as Appendix A to this report is the current list of qualifying equipment maintained by the Department.

Intent to Acquire Additional Military Equipment

During the next calendar year for reporting purposes (January 1, 2026 – December 31, 2026), the Rocklin Police Department does not intend to acquire new equipment that is not already listed on the current Military Equipment inventory (Appendix A). If warranted, the Department does intend on replacing old equipment that is nearing the end of its expected lifespan and / or expanding on existing authorized equipment to adjust to added staff or operational needs.

Respectfully Submitted,

Captain Luke Sincerny

TYPE	**DJI Matrice 300 RTK Drone with Zenmuse H20 Camera**
DESCRIPTION	**Quadcopter drone with thermal imaging Zenmuse H20 camera, smart controller and batteries.**
QUANTITY	**1**
CAPABLITIES	**Flight up to 400 feet in altitude with an unobstructed range of 4.9 miles, or within line of sight. Zenmuse camera is capable of 23 times hybrid optical zoom, and 200 times maximum zoom.**
EXPECTED LIFESPAN	**5 years**
MANUFACTURER'S DESCRIPTION	**The Matrice 300 RTK is DJI's latest commercial drone platform that takes inspiration from modern aviation systems. Offering up to 55 minutes of flight time, advanced AI capabilities, 6 direction sensing and more.**
PURPOSE AND AUTHORIZED USES	**Drones are utilized to enhance the department's mission of protecting lives and property when other means or resources are not available or are less effective. Uses include, but are not limited to; search / rescue, major collision investigations, natural disaster management, crime scene photography, SWAT or other tactical public safety and life preservation mission, and in response to specific requests from RFD.**
FISCAL IMPACT	**Initial cost - $30,000 / Annual maintenance - $500**
LEGAL / PROCEDURAL RULES	**Rocklin PD Policy 610 / FAA Part 107 Regulations**
REQUIRED TRAINING	**Initial 20 hr Ground School Training. Must pass the FAA Part 107 Test to obtain license to fly the drones and re-apply for license / test every two years. Pilots must attend ongoing monthly training.**
COMPLIANCE MECHANISIMS	**Operational use under the review of the drone coordinator.**

TYPE	**DJI Mavic 2 Enterprise Dual Drone**
DESCRIPTION	**Quadcopter drone with thermal imaging camera, spotlight, speaker, beacon, smart controller and batteries**
QUANTITY	2
CAPABLITIES	**Flight up to 400 feet in altitude with an unobstructed range of 3.5 miles, or within line of sight. Thermal Camera**
EXPECTED LIFESPAN	**5 years**
MANUFACTURER'S DESCRIPTION	**The Mavic 2 Enterprise is the ultimate expression of a tool that delivers beyond expectation to meet current workplace challenges and future demands.**
PURPOSE AND AUTHORIZED USES	**Drones are utilized to enhance the department's mission of protecting lives and property when other means or resources are not available or are less effective. Uses include, but are not limited to; search / rescue, major collision investigations, natural disaster management, crime scene photography, SWAT or other tactical public safety and life preservation mission, and in response to specific requests from RFD.**
FISCAL IMPACT	**Initial cost per drone - $6000 / Annual maintenance per drone - $200**
LEGAL / PROCEDURAL RULES	**Rocklin PD Policy 610 / FAA Part 107 Regulations**
REQUIRED TRAINING	**Initial 20 hr Ground School Training. Must pass the FAA Part 107 Test to obtain license to fly the drones and re-apply for license / test every two years. Pilots must attend ongoing monthly training.**
COMPLIANCE MECHANISIMS	**Operational use under the review of the drone coordinator.**

TYPE	**DJI Mavic 3 Enterprise Dual Drone**
DESCRIPTION	**Quadcopter drone with thermal imaging camera, spotlight, speaker, beacon, smart controller and batteries**
QUANTITY	1
CAPABLITIES	**Flight up to 400 feet in altitude with an unobstructed range of 3.5 miles, or within line of sight. Thermal camera.**
EXPECTED LIFESPAN	**5 years**
MANUFACTURER'S DESCRIPTION	**The Mavic 3 Enterprise is the ultimate expression of a tool that delivers beyond expectation to meet current workplace challenges and future demands.**
PURPOSE AND AUTHORIZED USES	**Drones are utilized to enhance the department's mission of protecting lives and property when other means or resources are not available or are less effective. Uses include, but are not limited to; search / rescue, major collision investigations, natural disaster management, crime scene photography,**
FISCAL IMPACT	**Initial cost per drone - $6000 / Annual maintenance per drone - $200**
LEGAL / PROCEDURAL RULES	**Rocklin PD Policy 610 / FAA Part 107 Regulations**
REQUIRED TRAINING	**Initial 20 hr Ground School Training. Must pass the FAA Part 107 Test to obtain license to fly the drones and re-apply for license / test every two years. Pilots must attend ongoing monthly training.**
COMPLIANCE MECHANISIMS	**Operational use under the review of the drone coordinator.**
COMPLIANCE MECHANISIMS	**Operational use under the review of the drone coordinator.**

TYPE	**DJI Mavic Mini 2 Drone**
DESCRIPTION	**Mini quadcopter drone with camera, controller and batteries**
QUANTITY	**1**
CAPABLITIES	**Flight up to 400 feet in altitude with an unobstructed range of 3.7 miles, or within line of sight.**
EXPECTED LIFESPAN	**5 years**
MANUFACTURER'S DESCRIPTION	**The DJI Mini 2 is a compact drone with ultra-clear 4k video.**
PURPOSE AND AUTHORIZED USES	**Drones are utilized to enhance the department's mission of protecting lives and property when other means or resources are not available or are less effective. Uses include, but are not limited to; search / rescue, major collision investigations, natural disaster management, crime scene photography, SWAT or other tactical public safety and life preservation mission, and in response to specific requests from RFD.**
FISCAL IMPACT	**Initial cost per drone - $500 / Annual maintenance per drone - $200**
LEGAL / PROCEDURAL RULES	**Rocklin PD Policy 610 / FAA Part 107 Regulations**
REQUIRED TRAINING	**Initial 20 hr Ground School Training. Must pass the FAA Part 107 Test to obtain license to fly the drones and re-apply for license / test every two years. Pilots must attend ongoing monthly training.**
COMPLIANCE MECHANISIMS	**Operational use under the review of the drone coordinator.**

TYPE	**DJI Avata 1**
DESCRIPTION	**Quadcopter drone with 4K video capabilities, smart controller and batteries. Smaller in size and therefore more manuverable in confinded spaces.**
QUANTITY	**1**
CAPABLITIES	**Flight time of 18 minutes, generally used for indoor use, 155 degree field of view with 4K video resolution.**
EXPECTED LIFESPAN	**5 years**
MANUFACTURER'S DESCRIPTION	**The Avata 1 is a First Person View quadcopter drone with 4K stabilized video. Saftey features include built-in propeller guard, emergency brake button and downward sensors.**
PURPOSE AND AUTHORIZED USES	**Drones are utilized to enhance the department's mission of protecting lives and property when other means or resources are not available or are less effective. Uses include, but are not limited to; search / rescue, major collision investigations, natural disaster management, crime scene photography, SWAT or other tactical public safety and life preservation mission, and in response to specific requests from RFD.**
FISCAL IMPACT	**Initial cost - $600 / Annual maintenance - $50**
LEGAL / PROCEDURAL RULES	**Rocklin PD Policy 610 / FAA Part 107 Regulations**
REQUIRED TRAINING	**Initial 20 hr Ground School Training. Must pass the FAA Part 107 Test to obtain license to fly the drones and re-apply for license / test every two years. Pilots must attend ongoing monthly training.**
COMPLIANCE MECHANISIMS	**Operational use under the review of the drone coordinator.**

TYPE	DJI Avata 2
DESCRIPTION	Quadcopter drone with 4K video capabilities, smart controller and batteries. Smaller in size and therefore more manuverable in confinded spaces.
QUANTITY	1
CAPABLITIES	Flight time of 18 minutes, generally used for indoor use, 155 degree field of view with 4K video resolution.
EXPECTED LIFESPAN	5 years
MANUFACTURER'S DESCRIPTION	The Avata 2 is a First Person View quadcopter drone with 4K stabilized video. Saftey features include built-in propeller guard, emergency brake button and downward sensors.
PURPOSE AND AUTHORIZED USES	Drones are utilized to enhance the department's mission of protecting lives and property when other means or resources are not available or are less effective. Uses include, but are not limited to; search / rescue, major collision investigations, natural disaster management, crime scene photography, SWAT or other tactical public safety and life preservation mission, and in response to specific requests from RFD.
FISCAL IMPACT	Initial cost - $600 / Annual maintenance - $50
LEGAL / PROCEDURAL RULES	Rocklin PD Policy 610 / FAA Part 107 Regulations
REQUIRED TRAINING	Initial 20 hr Ground School Training. Must pass the FAA Part 107 Test to obtain license to fly the drones and re-apply for license / test every two years. Pilots must attend ongoing monthly training.
COMPLIANCE MECHANISIMS	Operational use under the review of the drone coordinator.
2025 USAGE - ALL DRONES	Flight Total: 158 - Cases / Incidents: 73 Demos: 1 Training / other: 84

TYPE	**Remote Operated Robot - Remotec Andros F5 - SHARED ASSET with Regional EOD**
DESCRIPTION	**Heavy-duty, remote controlled robot that can be configured with treads or pneumatic wheels / tires. Approximately 800 lbs. Equipped with an articulating arm.**
QUANTITY	**1**
CAPABLITIES	**Can be operated up to approximately 300 yards away, able to breach windows and doors remotely, ability to clear potential threats remotely via camera, equipped with speaker, light, and manipulator for multiple accessories and tool combinations. Safely assess and disrupt potential explosive devices.**
EXPECTED LIFESPAN	**10 years**
MANUFACTURER'S DESCRIPTION	**Versatile, heavy-duty robot. Proven stair climbing ability, rugged chassis, multiple communication options and tool combinations.**
PURPOSE AND AUTHORIZED USES	**Used to remotely gain visual / audio data, deliver HNT phones, open / breach doors and windows, disrupt packages and clear buildings and outdoor areas.**
FISCAL IMPACT	**Initial cost - $300,000 / Annual maintenance - $1000**
LEGAL / PROCEDURAL RULES	**Regional EOD manual, Law enforcement purposes only, Regional MOU**
REQUIRED TRAINING	**EOD personnel participate in ongoing, monthly training.**
COMPLIANCE MECHANISIMS	**Use authorized by Incident Commander, Tactical Commander, EOD personnel.**

TYPE	**Remote Operated Robot - ICOR - Mini Caliber - SHARED ASSET with Regional EOD**
DESCRIPTION	**Remote operated robot, tread driven, approximately 50 lbs in size, equipped with an articulating arm, camera, speaker, light, and disrupter.**
QUANTITY	**1**
CAPABLITIES	**Can be operated up to approximately 300 yards away, able to clear potential threats remotely via camera, equipped with speaker, and manipulator for multiple accessories and tool combinations. Safely assess and disrupt potential explosive devices.**
EXPECTED LIFESPAN	**10 years**
MANUFACTURER'S DESCRIPTION	**Highly portable and versatile, simple to operate and deploy for searching buildings and disrupt potentially hazardous packages remotely.**
PURPOSE AND AUTHORIZED USES	**Used to remotely gain visual / audio data, deliver HNT phones, open some doors, disrupt packages and clear buildings and outdoor areas.**
FISCAL IMPACT	**Initial cost - $75, 000 / Annual maintenance - $500**
LEGAL / PROCEDURAL RULES	**Regional EOD manual, Law enforcement purposes only, Regional MOU**
REQUIRED TRAINING	**EOD personnel participate in ongoing, monthly training.**
COMPLIANCE MECHANISIMS	**Use authorized by Incident Commander, Tactical Commander, EOD personnel.**

TYPE	**Remote Operated Robot - Irobot - 510 Packbot - SHARED ASSET with Regional EOD**
DESCRIPTION	**Remote operated robot, tread driven, approximately 50 lbs in size, equipped with an articulating arm, camera, speaker, light, and disrupter.**
QUANTITY	**2**
CAPABLITIES	**Can be operated up to approximately 300 yards away, able to clear potential threats remotely via camera, equipped with speaker, and manipulator for multiple accessories and tool combinations. Safely assess and disrupt potential explosive devices.**
EXPECTED LIFESPAN	**10 years**
MANUFACTURER'S DESCRIPTION	**Man-transportable robot that performs bomb disposal, surveillance and reconnaissance. Climbs stairs, navigates narrow passages, relaying video and audio while keeping the operator safe through distance. Deployable by one person in under two minutes.**
PURPOSE AND AUTHORIZED USES	**Used to remotely gain visual / audio data, deliver HNT phones, open / breach doors and windows, disrupt packages and clear buildings and outdoor areas.**
FISCAL IMPACT	**Initial cost $75,000 / Annual maintenance - $1000**
LEGAL / PROCEDURAL RULES	**Regional EOD manual, Law enforcement purposes only, Regional MOU**
REQUIRED TRAINING	**EOD personnel participate in ongoing, monthly training.**
COMPLIANCE MECHANISIMS	**Use authorized by Incident Commander, Tactical Commander, EOD personnel.**
2025 USAGE - ALL ROBOTS	**2 Callout Deployments - Mini Icor Robot // Various Training Deployments // Community Demonstrations**

TYPE	**ARMORED VEHICLE - Tactical Response Vehicle (TRV)**
DESCRIPTION	**2005 LENCO BEARCAT - Armored personnel carrier, four wheeled, green in color. Equipped with red / blue lights, siren, loudspeaker, winch, ram, spotlights and rotating overwatch turret. Can hold a driver and 8-10 personnel.**
QUANTITY	**1**
CAPABLITIES	**Open floor plan allows for transport, security and rescue of personnel / citizens. Armor provides greater safety to personnel / citizens from various projectiles up to .50 caliber rounds.**
EXPECTED LIFESPAN	**20 - 25 years**
MANUFACTURER'S DESCRIPTION	**Four-wheeled, five-speed automatic transmission, Ford F550 chassis, diesel engine powered personnel carrier with ballistic glass and armor rated up to .50 caliber.**
PURPOSE AND AUTHORIZED USES	**To be used in response to critical incidents to enhance officer and community safety, improve scene containment and stabilization, and assist in resolving critical incidents to include active shooters. Use of the armored vehicle authorized by watch commander or SWAT commander.**
FISCAL IMPACT	**Initial cost - $250,000 // Annual Maintenance - $10,000**
LEGAL / PROCEDURAL RULES	**Rocklin Policy 418.11 and Roseville / Rocklin SWAT Team Manual**
REQUIRED TRAINING	**To be used only by officers trained in familiarization and deployment and in a manner consistent with Department policy.**
COMPLIANCE MECHANISIMS	**Operational use under the review of the watch commander or SWAT commander.**
2025 USAGE	**26 deployments by Roseville / Rocklin Regional SWAT team on active incidents / call outs - includes incidents in Roseville. 3 deployments for Rocklin PD non-SWAT active incidents. Used for multiple demonstrations at community events.**

TYPE	**Mobile Command Trailer**
DESCRIPTION	**2 axle, Ultra Haulers brand, custom 26' box style bumper pull trailer, with loading door and personnel door, black and white with Rocklin Police Department identifiers on it, retractable awning, equipped with a generator and multiple communication systems.**
QUANTITY	**1**
CAPABLITIES	**Provides shelter and a mobile office for command post personnel. Equipped with a 7,500 watt generator, multiple computer systems and multiple radio systems.**
EXPECTED LIFESPAN	**25 years**
MANUFACTURER'S DESCRIPTION	**High quality, extremely durable Mobile Command Trailer. Highly customizable with multiple configurations and options.**
PURPOSE AND AUTHORIZED USES	**Used as a command post office for incident command at extended critical incidents, natural disaster assistance and large preplanned events. Use authorized by watch commander or incident commander.**
FISCAL IMPACT	**Initial cost - $227,358 - grant funded / Annual maintenance - $500**
LEGAL / PROCEDURAL RULES	**Rocklin Policy 705.6 / California State Law vehicle operation**
REQUIRED TRAINING	**Mobile Command Trailer to be used by personnel who have been properly trained the safe handling and trailering.**
COMPLIANCE MECHANISIMS	**Use limited to trained personnel at the authorization of the watch commander or incident commander.**
2025 USAGE	**2 DUI Checkpoints // Multiple community and training events**

TYPE	**Breaching Shotgun and Rounds**
DESCRIPTION	**Royal Arms Remington 870 12 Gauge Express Breaching Shotgun, pump action, short barrel with stand off compensator, pistol grip and single point sling. Ammunition used - Royal Arms TESAR - #2, 425 grain, compressed copper frangible breaching round.**
QUANTITY	**2 shotguns / 40 rounds of ammunition**
CAPABLITIES	**Shotgun designed specifically for the operator to quickly breach doors by destroying deadbolts, locks and hinges. The stand-off compensator allows for positive placement for correct position and vents gases to prevent overpressure.**
EXPECTED LIFESPAN	**30,000 rounds**
MANUFACTURER'S DESCRIPTION	**Using the Remington 870 Express Model 12 Gauge Shotgun as the base, we completely modify it with custom CNC machined parts. Royal Arms invented breaching shotguns.**
PURPOSE AND AUTHORIZED USES	**To quickly and safely gain entry into a structure at the authorization of the Incident Commander or SWAT Commander during an incident or in training.**
FISCAL IMPACT	**Initial cost per shotgun - $850 / Cost per round of ammunition - $5**
LEGAL / PROCEDURAL RULES	**Roseville / Rocklin SWAT Team Manual / Rocklin Policy 308.3.2**
REQUIRED TRAINING	**Users limited to active SWAT personnel who have attended a 16 hour Shotgun Breacher Course, continued annual training.**
COMPLIANCE MECHANISIMS	**Use designated at the discretion of the SWAT Commander or appropriate SWAT Team supervisor.**
2025 USAGE	**No deployments outside of training**

TYPE	**AR-15 Rifle and Ammunition**
DESCRIPTION	**Colt, AR-15, Semi-Automatic Rifle, chambered in 5.56 / .223, magazine fed, shoulder fired with a pistol grip, outfitted with a sling and light. Rifles assigned to patrol feature 16 inch barrels and rifles assigned to SWAT personnel feature 10.5 inch barrels for increased maneuverability. AMMUNITION - Speer LE, Gold Dot , .223 caliber, 62 grain**
QUANTITY	**61 AR-15 Rifles / 35,000 rounds of Speer Gold Dot Ammunition**
CAPABLITIES	**Rifles provide greater accuracy at distance and the ability to defeat threats utilizing body armor. Provides personnel with the ability to meet or exceed a suspects firepower.**
EXPECTED LIFESPAN	**Rifle - 15,000 rounds / Ammunition - no expiration**
MANUFACTURER'S DESCRIPTION	**RIFLES - Colt AR-15 is the finest tool for local, regional and national law enforcement agencies. Dependable and thoroughly field-tested. AMMUNITION - Speer Gold Dot features nickel plated brass cases and boxer primers with a non-corrosive round. Gold Dot rifle ammunition asserts remarkable accuracy.**
PURPOSE AND AUTHORIZED USES	**To be used as precision weapons to address a potentially lethal threat with more accuracy and from greater distances than a pistol; providing more standoff in order to protect personnel and civilians alike.**
FISCAL IMPACT	**Per Rifle - $1,500 / Annual maintenance per rifle - approximately $30 / Ammunition - $300 per case of 500 rounds**
LEGAL / PROCEDURAL RULES	**Rocklin policy 301, 308.3.3, 410.6**
REQUIRED TRAINING	**Personnel must be POST certified in patrol rifle and pass annual qualification conducted during annual rifle training.**
COMPLIANCE MECHANISIMS	**POST patrol rifle certification, Rocklin Police Department patrol rifle qualification.**
2025 USAGE	**No rounds fired outside of training**

TYPE	**LIGHT-SOUND DISTRACTION DEVICE - SHARED ASSET with regional SWAT team**
DESCRIPTION	**Defense Technology, Low Roll Distraction Device, model 27914, reloadable flashbang // Combined Tactical Systems, model 7290-9, nine-bang, flashbang, non-reloadable**
QUANTITY	**Defense Technology Low Roll Flash Bang Bodies - 47 Defense Technology Flash Bang reload - 50 Combined Tactical Systems 9-Bang Flashbang - 20**
CAPABLITIES	**Non-bursting, non-fragmenting device that creates a thunderous bang with an intense bright light.**
EXPECTED LIFESPAN	**No expiration**
MANUFACTURER'S DESCRIPTION	**Defense Technology - non-bursting, designed to limit movement and rolling once deployed. Once deployed, emits a burst of light at 6-8 million Candelas and a 175dB bang. Combined Tactical System 9-bang - non-fragmenting, minimal movement that outputs arrhythmic bursts approximately .5 seconds apart at 180 dB and 1 million Candelas.**
PURPOSE AND AUTHORIZED USES	**To produce atmospheric over-pressure and brilliant while light and, as a result, can cause short-term (6-8 seconds) of physiological / psychological sensory deprivation to give officers a tactical advantage. To be used during high-risk situations such as hostage rescues, high-risk search warrants, high-risk vehicle take downs, and other situations where there use would enhance officer safety.**
FISCAL IMPACT	**Defense Technology Low Roll Flash Bang Bodies - $55 per body Defense Technology Flash Bang reload - $33 per reload Combined Tactical Systems 9-Bang Flashbang - $140 per 9-bang**
LEGAL / PROCEDURAL RULES	**Roseville / Rocklin SWAT Manual**
REQUIRED TRAINING	**Personnel deploying light-sound distraction devices shall attend an 80 hr POST certified SWAT school, Authorized personnel to attend ongoing**
COMPLIANCE MECHANISIMS	**Use of light-sound distraction devices shall be pursuant to use of force policy.**
2025 USAGE	**Deployments by SWAT personnel during an active incident: Total of 16 deployments for single flashbang, 5 deployments for 9-bang. // Some deployments occurred in Roseville. Multiple training deployments.**

TYPE	**40MM Launcher and Rounds**
DESCRIPTION	**Defense Technology, 40MM Single shot launcher, shoulder fired with a front grip and sling. Rounds - Defense Technology, 40MM Exact Impact Sponge, #6325 less lethal, lightweight plastic and foam projectile capable of 325 FPS.**
QUANTITY	**25- 40MM Launchers / 200 - 40MM Rounds**
CAPABLITIES	**Rifled barrel, single shot, launcher capable of firing various munitions in 40MM. 40MM exact impact sponge is a 30 gram foam projectile that delivers 120 ft/lbs of energy on impact. Operational range of 5 feet up to 131 feet.**
EXPECTED LIFESPAN	**40MM Launcher - 10,000 rounds / 40MM Exact Impact Rounds - 5 years**
MANUFACTURER'S DESCRIPTION	**40MM Launcher is a tactical single shot launcher. It will fire standard 40MM less lethal ammunition. 40MM Exact Impact Sponge rounds provide accurate and effective performance.**
PURPOSE AND AUTHORIZED USES	**To limit the escalation of conflict when applicable and compel an individual to cease their actions when 40MM less lethal rounds present a reasonable option. Can be used to control potentially vicious animals. Potential use to gain tactical advantages. Can be used against specific, violent agitators in riot / crowd control situations. Effective de-escalation tactic due to increased distance from personnel to subject.**
FISCAL IMPACT	**Per 40MM Launcher - $1000 / Per 40MM impact round - $18**
LEGAL / PROCEDURAL RULES	**Rocklin policy 301, 304.9 / Roseville / Rocklin SWAT Manual**
REQUIRED TRAINING	**Personnel utilizing 40MM shall be trained by a POST certified instructor and subject to additional annual training.**
COMPLIANCE MECHANISIMS	**Use is subject to applicable policy and by authorized personnel.**
2025 USAGE	**2 rounds used to breach window - patrol barricade suspect // multiple rounds fired in training**

TYPE	**Less Lethal Shotgun and Rounds - DECOMMISSIONED 2025**
DESCRIPTION	**Remington 870 Less Lethal Shotgun used to deploy 12 gauge less lethal rounds, shotgun is designated as solely less lethal by orange stock and fore end grip, equipped with a sling and light. Rounds - Defense Technology, 12-gauge drag stabilized less lethal beanbag round, #3027**
QUANTITY	**7 - Less Lethal Shotguns / 660 - drag stabilized less lethal rounds**
CAPABLITIES	**Fires a 12 gauge less lethal bean bag round at approximately 270 FPS with a range up to 75 feet.**
EXPECTED LIFESPAN	**Less Lethal Shotgun - 30,000 rounds / Drag stabilized less lethal rounds - 5 years**
MANUFACTURER'S DESCRIPTION	**The Remington 870 shotgun is a 12 gauge, pump action shotgun. The Defense Technology Drag Stabilized 12 gauge rounds loaded with a 40 gram tear shaped bag made from cotton and ballistic material blend and filled with #9 shot.**
PURPOSE AND AUTHORIZED USES	**To limit the escalation of conflict when applicable and compel an individual to cease their actions when less lethal bean bag rounds present a reasonable option. Can be used to control potentially vicious animals. Potential use to gain tactical advantages. Can be used against specific, violent agitators in riot / crowd control situations. Effective de-escalation tactic due to increased distance from personnel to subject.**
FISCAL IMPACT	**Per shotgun - $700 / Per round $5**
LEGAL / PROCEDURAL RULES	**Rocklin policy 301, 304.9 / Roseville / Rocklin SWAT Manual**
REQUIRED TRAINING	**Personnel utilizing less lethal shotguns shall be trained by a POST certified instructor and subject to additional annual training.**
COMPLIANCE MECHANISIMS	**Use is subject to applicable policy and by authorized personnel.**
2025 USAGE	**Replaced by 40mm launcher. DECOMMISSIONED 2025 - will not appear on 2026 inventory**

TYPE	**PepperBall SA-200 Launcher**
DESCRIPTION	**.68 caliber, air powered, less lethal PepperBall launcher. Rounds - PepperBall, Capsaicin II, .68 caliber, red in color.**
QUANTITY	**3 PepperBall Launchers / 400 Rounds of PepperBall rounds**
CAPABLITIES	**Operational range of 5 feet - 150 feet, allows for rapid follow up engagements.**
EXPECTED LIFESPAN	**PepperBall Launcher - 15 years / PepperBall Rounds - 10 years**
MANUFACTURER'S DESCRIPTION	
PURPOSE AND AUTHORIZED USES	**To limit the escalation of conflict when applicable and compel an individual to cease their actions when less lethal bean bag rounds present a reasonable option. Can be used to control potentially vicious animals. Potential use to gain tactical advantages. Can be used against specific, violent agitators in riot / crowd control situations. Effective de-escalation tactic due to increased distance from personnel to subject.**
FISCAL IMPACT	**Per PepperBall Launcher - $500 / PepperBall Rounds - $1000 for 500 rounds**
LEGAL / PROCEDURAL RULES	**Rocklin policy 301, 301.3, 304, 304.9, 304.10**
REQUIRED TRAINING	**Personnel utilizing Pepperball Launchers shall be trained by a POST certified instructor and subject to additional annual training.**
COMPLIANCE MECHANISIMS	**Use is subject to applicable policy and by authorized personnel.**
2025 USAGE	**No deployments outside of training**

Military Equipment

706.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the approval, acquisition, use, collaborating in the use, and reporting requirements of military equipment (Government Code § 7070; Government Code § 7071; Government Code § 7072).

706.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Rocklin Police Department.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms and standard-issue ammunition.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- TASER® Shockwave, microwave weapons, water cannons, and long-range acoustic devices (LRADs).
- Kinetic energy weapons and munitions.

- Any other equipment as determined by a governing body or a state agency to require additional oversight.

706.2 POLICY

It is the policy of the Rocklin Police Department that members of this department comply with the provisions of Government Code § 7071 with respect to military equipment.

706.3 MILITARY EQUIPMENT COORDINATOR

The Chief of Police should designate a member of this department to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

(a) Acting as liaison to the governing body for matters related to the requirements of this policy.

(b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the governing body.

(c) Conducting an inventory of all military equipment at least annually.

(d) Collaborating with any allied agency that may use military equipment within the jurisdiction of the Rocklin Police Department (Government Code § 7071).

(e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:

1. Publicizing the details of the meeting.
2. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.

(f) Preparing the annual military equipment report for submission to the Chief of Police and ensuring that the report is made available on the department website (Government Code § 7072).

(g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

706.4 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying equipment for the Department. See Attachment A.

706.5 APPROVAL

The Chief of Police or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Chief of Police or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

(a) Requesting military equipment made available pursuant to 10 USC § 2576a.

(b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.

(c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.

(d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.

(e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.

(f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.

(g) Acquiring military equipment through any means not provided above.

706.6 COORDINATION WITH OTHER JURISDICTIONS

Military equipment should not be used by any other law enforcement agency or member in this jurisdiction unless the military equipment is approved for use in accordance with this policy. The Department should not use military equipment belonging to any other law enforcement agency unless the military equipment is approved for use in that jurisdiction.

Military equipment use and acquisition is often a collaboration with the City of Roseville and the Roseville Police Department due to our regional SWAT and EOD teams.

706.7 ANNUAL REPORT

Upon approval of a military equipment policy, the Chief of Police or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Chief of Police or the authorized designee should also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in department inventory.

706.8 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

706.9 COMPLAINT PROCEDURE

All complaints or concerns regarding this policy will be handled pursuant to the Department's normal complaint process.

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Amendments to Rocklin Municipal Code Chapter 5.22 to Implement the Short-Term Rental Facilitator Act of 2025

Date: April 14, 2026

Submitted By: Ryan Taylor, Code Enforcement Program Manager
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Amending Chapter 5.22 of the Rocklin Municipal Code Related to Short-Term Rentals to Establish Reporting, Listing, and Audit Requirements Applicable to Short-Term Rental Facilitators.

Background:
The proposal is to amend Chapter 5.22 of the Rocklin Municipal Code (RMC) related to Short-Term Rentals to incorporate and implement the Short-Term Rental Facilitator Act of 2025 (Government Code §50990-50996). The California Legislature enacted the Short-Term Rental Facilitator Act of 2025 (the Act) to authorize local agencies to require short-term rental facilitators (commonly known as online hosting platforms) to provide identifying information necessary for enforcement of local transient occupancy taxes. Government Code Section 50990(b) specifies that the Act applies only upon adoption of a local ordinance making its provisions applicable within a jurisdiction.

The City of Rocklin currently regulates short-term rentals through RMC Chapter 5.22 and imposes a Transient Occupancy Tax (TOT) pursuant to RMC Chapter 5.24 under authority granted by the California Revenue and Taxation Code Section 7280. While many facilitators voluntarily collect and remit TOT on behalf of hosts, the City's ability to verify compliance and identify non-permitted rentals is limited without formal reporting authority. Adoption of this ordinance provides the statutory mechanism necessary to request verified location data and listing information from facilitators.

Summary of the Proposed Ordinance:
The proposed ordinance amends provisions of Chapter 5.22 to require a short- term rental permit to be in compliance with the short-term rental facilitator reporting requirements and adds Sections 5.22.140 through 5.22.170 to facilitate the following requirements:

1. Reporting Requirements - authorizes the City to require facilitators to report, upon written request:

- The physical address (including nine-digit ZIP code) of each short-term rental located within the City;
- Assessor's Parcel Number (APN), if necessary for identification;
- The URL associated with each listing;
- Additional identifying information necessary to distinguish units within multifamily properties, accessory dwelling units, or timeshare properties.

Reporting may occur no more frequently than quarterly within a 12-month period unless monthly TOT remittance is required.

2. Listing Requirements - requires facilitators to include in each City-based listing:

- The City-issued short-term rental permit number;
- Any applicable local business license number;
- The City-issued TOT registration or certification number.

Failure to include required information constitutes a violation of the Rocklin Municipal Code.

3. Audit Authority - authorizes the City to audit records documenting collection and remittance of TOT when a facilitator collects and remits tax pursuant to local ordinance or agreement.

The proposed ordinance will improve identification of non-permitted short-term rentals; increase accuracy of TOT reporting and remittance; strengthen compliance monitoring; reduce staff time spent conducting manual online investigations; align Rocklin with other California jurisdictions implementing similar enforcement tools; and, support revenue integrity by imposing new operational regulations on property owners not currently complying with TOT requirements applicable to short-term rentals.

The proposed ordinance provides a legally authorized and narrowly tailored mechanism to enhance enforcement of the City's existing short-term rental and TOT regulations. It does not expand land use allowances or alter operational standards but instead strengthens reporting and compliance verification tools authorized by state law. The proposed ordinance does not modify existing operational standards, permit caps, zoning regulations, violation penalties or property performance requirements for short-term rental operators.

Environmental Analysis:
The proposed amendment to Chapter 5.22 of the Rocklin Municipal Code is exempt from the California Environmental Quality Act (CEQA) under Section 15060(c)(2) and 15061(b)(3), as the activity is not expected to result in a direct physical change, nor is it reasonably foreseeable to cause an indirect physical change to the environment.

ATTACHMENTS:
1. Ordinance
2. RMC Chapter 5.22 (Redline with Track Changes)
3. Government Code Section 50990 et. seq. (Short-Term Rental Facilitator Act of 2025)

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING CHAPTER 5.22 OF THE ROCKLIN MUNICIPAL CODE RELATED TO SHORT-TERM RENTALS TO ESTABLISH REPORTING, LISTING, AND AUDIT REQUIREMENTS APPLICABLE TO SHORT-TERM RENTAL FACILITATORS

WHEREAS, the City of Rocklin is a municipal corporation duly organized and existing under the Constitution and laws of the State of California; and

WHEREAS, the City Council has authority pursuant to Article XI, Section 7 of the California Constitution and applicable state statutes to enact ordinances to protect the public health, safety, and welfare and to enforce local taxation requirements; and

WHEREAS, the City regulates Short-Term Rentals consistent with the permit and regulatory requirements pursuant to Chapter 5.22 of the Rocklin Municipal Code; and

WHEREAS, the City imposes a Transient Occupancy Tax pursuant to Chapter 5.24 of the Rocklin Municipal Code under the authority of Revenue and Taxation Code Section 7280; and

WHEREAS, the California Legislature enacted the Short-Term Rental Facilitator Act of 2025 (Government Code Section 50990 et seq.) authorizing local agencies to require reporting and compliance by short-term rental facilitators for purposes of enforcing transient occupancy taxes; and

WHEREAS, Government Code Section 50990(b) provides that the Act applies only upon adoption of a local ordinance making its provisions applicable within a jurisdiction.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES ORDAIN AS FOLLOWS:

Section 1. Findings and Purpose. The purpose of this ordinance is to modify Chapter 5.22 to comply with the State of California Short-Term Rental Facilitator Act of 2025 (Government Code §50990 et seq.).

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code Section 37100.

Section 3. Amendment to Code. Chapter 5.22 Short-Term Rentals of the Rocklin Municipal Code is hereby amended in it's entirely to read as follows:

Chapter 5.22 SHORT-TERM RENTALS

5.22.010 Purpose and intent.

It is the purpose of this chapter to provide rules governing the issuance of permits and the establishment of operational restrictions for short-term rentals of dwellings within the city of Rocklin. The intent of this chapter is to ensure that the operation of these short-term rentals are consistent with existing local, state or federal laws, statutes, rules or regulations.

5.22.020 Permit required.

It is unlawful for any person to advertise, maintain, or operate a short-term rental of a dwelling in the city of Rocklin in violation of this chapter, including without a permit required by this chapter. A short-term rental permit may not be issued for both a dwelling unit and accessory dwelling unit on the same parcel.

5.22.030 Term and scope of permit.

A short-term rental permit issued under this chapter shall expire twenty-four months from the date of issuance, unless renewed, revoked or suspended earlier. The permit authorizes the permittee to conduct only such services as is described in the permit and in accordance with the terms and conditions of the permit. It is unlawful for a permittee or other responsible person to violate the terms and conditions of the short-term rental permit. The short term rental permit cannot be sold, transferred, or assigned to any other person.

5.22.040 Definitions as used in this chapter.

For purposes of this chapter, the following definitions apply:

A. "Accessory dwelling unit" has the same meaning as in Section 17.04.015 of this Code.
B. "Advertisement" means any method used to solicit interest in the rental including, but not limited to, internet-based listing or hosting services.
C. "Dwelling unit" has the same meaning as in Section 17.04.150 of this Code.
D. "Lodger" means a person to whom a person is providing lodging for compensation.
E. "Parcel" means property assigned a separate parcel number by the Placer County Assessor.
F. "Permittee" means the property owner to whom a short-term rental permit is issued.
G. "Person" means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability company or combination of the above in whatever form or character.
H. "Property owner" means the owner of the property on which the short-term rental exists or their agent authorized to rent the short-term rental.

I. "Short-term rental" means any dwelling unit or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis. A short-term basis is thirty consecutive calendar days or less to the same person or entity.

J. “Short-term rental facilitator” shall have the same meaning as set forth in Government Code Section 50991(g), as may be amended.

K. “Marketplace” shall have the same meaning as set forth in Government Code Section 50991(c), as may be amended.

L. “Transient occupancy tax” or “TOT” means the tax imposed by the City on the privilege of occupying a short-term rental pursuant to the Rocklin Municipal Code, including Chapter 5.24, and applicable state law.

M. “Operator” means the owner or tenant who offers a short-term rental.

N. “Permit number” means the short-term rental permit or registration number issued by the City of Rocklin.

5.22.050 Application and renewal of short-term rental permits.

A. A property owner may apply for a short-term rental permit by filing an application with the community development department. The application must be on a form approved by the director of community development and may require any information or documentation consistent with the provisions of this chapter. The permit application shall be on a form furnished by the city and signed by the permittee. Such application shall include, but not be limited to, the following information:
   1. Name, address, and telephone number of permittee;
   2. Name, address, and twenty-four-hour telephone number(s) of permittee and secondary point of contact, if permittee is not located onsite;
   3. Floor plan, parking location(s), copy of business license if applicable, and proof of insurance;
   4. Any supplemental information which the director of community development finds reasonably necessary to determine whether to approve a short-term rental permit.

B. To renew a short-term rental permit, the permittee shall file an application with the city that complies with subsection A of this section. The application must be submitted no later than thirty calendar days prior to the short-term rental permit expiration date. Untimely applications to renew short-term rental permits are subject to a late penalty in the amount established by resolution of the city council.

C. Knowingly making a false statement of fact or knowingly omitting any information that is required in an application for a short-term rental permit shall be grounds for revocation or denial of a permit.

5.22.060 Permit fee.

Every permit application shall be accompanied by a nonrefundable short-term rental permit application fee as established by resolution of the city council, as may be amended from time to time. This application fee shall be in addition to the city's business license

tax if applicable, transient occupancy tax, and any other license, permit fee, or penalty fee imposed by local, state or federal laws, statutes, rules or regulations.

5.22.070 Registry required.

Every permittee within the city of Rocklin shall keep a register containing the following information for each person who stays at the short-term rental, and shall maintain such register for a period of eighteen months:

A. Name;
B. Address;
C. Vehicle year, make, model, color;
D. License plate;
E. State in which the vehicle is registered;
F. Date of arrival;
G. Date of departure;
H. Number of guests;
I. The amount of rent paid by lodgers for each night of lodging.

The Register shall be available for inspection by the city's director of community development, and the Rocklin Police Department.

5.22.080 Performance standards.

A short-term rental shall be subject to the following conditions and criteria:

A. No permittee shall, for compensation, provide lodging for more than six people, or two people per number of bedrooms, whichever is greater, at any time in a short-term rental. Permittee shall not allow guests at the short term rental in excess of this limit after 10:00 p.m.
B. No permittee shall rent the short-term rental to a person under the age of twenty-one, or rent to a person who is not also lodging at the short-term rental.
C. No permittee may rent both a dwelling unit and an accessory dwelling unit on the same parcel. It is the intent of this section that only one dwelling is rented on a short-term basis per parcel.
D. No permittee may rent a property for more than ninety days per year as a short-term rental.
E. The permittee or designated secondary contact must be able to be onsite and respond to any complaints within thirty minutes of notification, regardless of time of day.
F. All parking associated with the operation of the short-term rental shall be onsite or on the street located in front of the subject parcel if on-street parking is permitted, and in compliance with all provisions of the city Code.
G. A permittee shall post a copy of the short-term rental permit in a conspicuous place inside the short-term rental.
H. All persons operating a short-term rental shall identify the city short-term rental permit number in any advertisement for that rental.
I. No permittee shall allow any special event that would otherwise require a city permit.

J. No permittee shall post on the exterior of the short-term rental or the parcel where the short-term rental exists, any sign or writing visible from the exterior of the short-term rental indicating that the dwelling is available for rent.
K. All short-term rentals shall comply with any and all federal, state, and/or local laws, including, without limitation, all zoning requirements and the California Building Standards Code and Fire Code, as adopted by the city of Rocklin.
L. A permittee's short-term rental facilitator shall comply with the requirements of this chapter related to any short-term rental.

5.22.090 Suspending, revoking, or conditioning a short-term rental permit.

A. The director of community development may suspend, revoke, or add conditions to any short-term rental permit if the permittee, or permittee's short-term rental facilitator, has violated any provision of this chapter, or other local, state or federal laws statutes, rules or regulations.
B. Additionally, upon issuance of any permit, the director of community development may limit the permit by any condition reasonably necessary to preserve the intent and purpose of this chapter.
C. The conditions that the director of community development may impose on the short-term rental permit include, but are not limited to:
    1. Requiring the permittee to remain at the short-term rental during certain hours while guests are present;
    2. Reducing the number of guests that are allowed to lodge at the short-term rental;
    3. Reducing the number of days in a year that the permittee is allowed to provide lodging;
    4. Limiting the number of vehicles that may park at the short-term rental;
    5. Requiring the permittee to notify the City of the permittee's short-term rental facilitator's name and contact information, and of any change in that information during the period of the permit.

5.22.100 Grounds for denying a short-term rental permit.

The director of community development may deny an application for a short-term rental permit for any of the following reasons:
A. The application is incomplete;
B. The application contains a false or misleading statement or omission of a material fact;
C. The short-term rental, permittee, or permittee's short-term rental facilitator, is currently or has been found to be in violation of, or under investigation for violation of, any local, state or federal laws, statutes, rules or regulations;
D. The property owner or occupants of the short-term rental have been found to be in violation of any applicable local, state or federal laws, statutes, rules or regulations;

E. The permittee or the property owner is delinquent on any payment to the city of any fees, penalties, taxes, or any other monies related to the short-term rental property including, but not limited to, transient occupancy taxes;
F. If a short-term rental permit for the dwelling, property owner, or permittee was ever revoked or suspended;
G. The operation of a short-term rental is a threat to the public health, safety, or welfare; or
H. Any required application fee or renewal fee has not been paid.

5.22.110 Appeal of action.

Any permittee may appeal the director of community development's decision to deny, suspend, revoke, or condition a short-term rental permit pursuant to the procedures set forth in Chapter 5.01. In addition, any short-term rental facilitator may appeal a decision related to a short-term rental facilitator pursuant to this chapter pursuant to the procedures set forth in Chapter 5.01.

5.22.120 Hearing required—Exception.

A. A permit issued pursuant to this chapter may be suspended, revoked, or conditioned immediately upon the director of community development's determination that the immediate suspension of the permit is necessary to protect the public health, safety, or welfare.
B. If a permit is immediately suspended pursuant to subsection A, the permittee subsequently may request a hearing pursuant to Chapter 5.01.

5.22.130 Violations.

A. Violation of any provision of this chapter may be charged as an administrative citation, misdemeanor, or infraction. It is unlawful for any person to operate a short-term rental without complying with the provisions of this chapter.
B. Violations of this chapter are hereby declared to be a public nuisance. Additionally, a public nuisance may be deemed to exist if operation of the short-term rental results in:
    1. An excessive number of responses to the parcel, property, and/or short-term rental, from law enforcement officers during the term of the permit;
    2. Disruption to the free passage of persons or vehicles in the immediate neighborhood;
    3. Any other impacts on the neighborhood or public generally which are disruptive of normal activity in the area.
C. The remedies and penalties provided herein are cumulative, alternative and non-exclusive. The use of one does not prevent the use of any other criminal, civil, including injunctive relief, or administrative remedy or penalty authorized by, or set forth in, the Rocklin Municipal Code. None of the penalties or remedies authorized by, or set forth in, the Rocklin Municipal Code shall prevent the City

from using any other penalty or remedy under state statute which may be available to enforce this chapter or to abate a public nuisance.

5.22.140 Short-Term Rental Facilitator Act of 2025

Pursuant to Government Code Section 50990(b), the City of Rocklin makes applicable within its jurisdiction the provisions of Chapter 4.6 (commencing with Section 50990) of Part 1 of Division 1 of Title 5 of the Government Code, known as the Short-Term Rental Facilitator Act of 2025, as may be amended.

5.22.150 Short-Term Rental Facilitator Reporting Requirements

A. Upon written request by the City, each short-term rental facilitator shall report, in the form and manner prescribed by the City, the physical address, including nine-digit ZIP Code, of each short-term rental located within the City during the reporting period.
B. If the address provided is insufficient to identify the specific short-term rental, upon written request by the City, the short-term rental facilitator shall report the following additional information for each short-term rental located within the City:
    1. The Assessor's Parcel Number (APN);
    2. The URL associated with the specific short-term rental listing;
    3. Information necessary to identify an accessory dwelling unit, guest house, or single unit within a multifamily or timeshare property.
C. Reporting pursuant to this section shall occur no more frequently than quarterly or every 3-months within a 12-month period, unless the City requires monthly remittance of transient occupancy tax, in which case reporting may be required monthly.

5.22.160 Short-Term Rental Facilitator Listing Requirements

A. A short-term rental facilitator shall include in any listing of a short-term rental located within the City:
    1. The City-issued short-term rental permit number;
    2. Any applicable local business license number;
    3. Any transient occupancy tax registration or certification number issued by the City.
B. Short-term rental facilitators shall not advertise or accept bookings for any short-term rental without a valid City of Rocklin short-term permit number displayed in the associated listing.
C. A short-term rental facilitator shall remove or deactivate listings that fail to display a valid short-term rental permit number upon notice from the City of Rocklin.
D. Failure to include the required information as set forth in this section 5.22.160 constitutes a violation of this Chapter.

5.22.170 Short-Term Rental Facilitator Audit

A. If a short-term rental facilitator is responsible for collecting and remitting transient occupancy tax pursuant to a local ordinance or collection agreement, the City may audit or examine records documenting receipt and remittance of such taxes.
B. The cost of any audit or examination conducted under this section shall be borne by the City unless otherwise provided by agreement.
C. The City of Rocklin may pursue civil action to recover unpaid transient occupancy tax applicable to short-term rentals and to enforce compliance with the transient occupancy tax requirements.

Section 4. Environmental. The proposed amendment to the Rocklin Municipal Code will not result in a direct or reasonably foreseeable indirect physical change to the environment under the California Environmental Quality Action (CEQA) and is therefore exempt under Sections 15060(c)(2) and 15061(b)(3) of the State CEQA Guidelines.

Section 5. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 6. Effective Date. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on April 14, 2026, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers

ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

First Reading: 04.14.2026
Second Reading:
Effective Date:

Chapter 5.22 SHORT-TERM RENTALS

5.22.010 Purpose and intent.

It is the purpose of this chapter to provide rules governing the issuance of permits and the establishment of operational restrictions for short-term rentals of dwellings within the city of Rocklin. The intent of this chapter is to ensure that the operation of these short-term rentals are consistent with existing local, state or federal laws, statutes, rules or regulations.

5.22.020 Permit required.

It is unlawful for any person to advertise, maintain, or operate a short-term rental of a dwelling in the city of Rocklin in violation of this chapter, including without a permit required by this chapter. A short-term rental permit may not be issued for both a dwelling unit and accessory dwelling unit on the same parcel.

5.22.030 Term and scope of permit.

A short-term rental permit issued under this chapter shall expire twenty-four months from the date of issuance, unless renewed, revoked or suspended earlier. The permit authorizes the permittee to conduct only such services as is described in the permit and in accordance with the terms and conditions of the permit. It is unlawful for a permittee or other responsible person to violate the terms and conditions of the short-term rental permit. The short term rental permit cannot be sold, transferred, or assigned to any other person.

5.22.040 Definitions as used in this chapter.

For purposes of this chapter, the following definitions apply:

A. "Accessory dwelling unit" has the same meaning as in Section 17.04.015 of this Code.

B. "Advertisement" means any method used to solicit interest in the rental including, but not limited to, internet-based listing or hosting services.

C. "Dwelling unit" has the same meaning as in Section 17.04.150 of this Code.

D. "Lodger" means a person to whom a person is providing lodging for compensation.

E. "Parcel" means property assigned a separate parcel number by the Placer County Assessor.

F. "Permittee" means the property owner to whom a short-term rental permit is issued.

G. "Person" means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability company or combination of the above in whatever form or character.

H. "Property owner" means the owner of the property on which the short-term rental exists or their agent authorized to rent the short-term rental.

I. "Short-term rental" means any dwelling unit or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis. A short-term basis is thirty consecutive calendar days or less to the same person or entity.

J. "Short-term rental facilitator" shall have the same meaning as set forth in Government Code Section 50991(g), as may be amended.

K. "Marketplace" shall have the same meaning as set forth in Government Code Section 50991(c), as may be amended.

L. "Transient occupancy tax" or "TOT" means the tax imposed by the City on the privilege of occupying a short-term rental pursuant to the Rocklin Municipal Code, including Chapter 5.24, and applicable state law.

M. "Operator" means the owner or tenant who offers a short-term rental.

N. "Permit number" means the short-term rental permit or registration number issued by the City of Rocklin.

5.22.050 Application and renewal of short-term rental permits.

A. A property owner may apply for a short-term rental permit by filing an application with the community development department. The application must be on a form approved by the director of community development and may require any information or documentation consistent with the provisions of this chapter. The permit application shall be on a form furnished by the city and signed by the permittee. Such application shall include, but not be limited to, the following information:

1. Name, address, and telephone number of permittee;
2. Name, address, and twenty-four-hour telephone number(s) of permittee and secondary point of contact, if permittee is not located onsite;
3. Floor plan, parking location(s), copy of business license if applicable, and proof of insurance;
4. Any supplemental information which the director of community development finds reasonably necessary to determine whether to approve a short-term rental permit.

B. To renew a short-term rental permit, the permittee shall file an application with the city that complies with subsection A of this section. The application must be submitted no later than thirty calendar days prior to the short-term rental permit

expiration date. Untimely applications to renew short-term rental permits are subject to a late penalty in the amount established by resolution of the city council.

C. Knowingly making a false statement of fact or knowingly omitting any information that is required in an application for a short-term rental permit shall be grounds for revocation or denial of a permit.

5.22.060 Permit fee.

Every permit application shall be accompanied by a nonrefundable short-term rental permit application fee as established by resolution of the city council, as may be amended from time to time. This application fee shall be in addition to the city's business license tax if applicable, transient occupancy tax, and any other license, permit fee, or penalty fee imposed by local, state or federal laws, statutes, rules or regulations.

5.22.070 Registry required.

Every permittee within the city of Rocklin shall keep a register containing the following information for each person who stays at the short-term rental, and shall maintain such register for a period of eighteen months:

A. Name;

B. Address;

C. Vehicle year, make, model, color;

D. License plate;

E. State in which the vehicle is registered;

F. Date of arrival;

G. Date of departure;

H. Number of guests;

I. The amount of rent paid by lodgers for each night of lodging.

The Register shall be available for inspection by the city's director of community development, and the Rocklin Police Department.

5.22.080 Performance standards.

A short-term rental shall be subject to the following conditions and criteria:

A. No permittee shall, for compensation, provide lodging for more than six people, or two people per number of bedrooms, whichever is greater, at any time in a short-term rental. Permittee shall not allow guests at the short term rental in excess of this limit after 10:00 p.m.

B. No permittee shall rent the short-term rental to a person under the age of twenty-one, or rent to a person who is not also lodging at the short-term rental.

C. No permittee may rent both a dwelling unit and an accessory dwelling unit on the same parcel. It is the intent of this section that only one dwelling is rented on a short-term basis per parcel.

D. No permittee may rent a property for more than ninety days per year as a short-term rental.

E. The permittee or designated secondary contact must be able to be onsite and respond to any complaints within thirty minutes of notification, regardless of time of day.

F. All parking associated with the operation of the short-term rental shall be onsite or on the street located in front of the subject parcel if on-street parking is permitted, and in compliance with all provisions of the city Code.

G. A permittee shall post a copy of the short-term rental permit in a conspicuous place inside the short-term rental.

H. All persons operating a short-term rental shall identify the city short-term rental permit number in any advertisement for that rental.

I. No permittee shall allow any special event that would otherwise require a city permit.

J. No permittee shall post on the exterior of the short-term rental or the parcel where the short-term rental exists, any sign or writing visible from the exterior of the short-term rental indicating that the dwelling is available for rent.

K. All short-term rentals shall comply with any and all federal, state, and/or local laws, including, without limitation, all zoning requirements and the California Building Standards Code and Fire Code, as adopted by the city of Rocklin.

L. A permittee's short-term rental facilitator shall comply with the requirements of this chapter related to any short-term rental.

5.22.090 Suspending, revoking, or conditioning a short-term rental permit.

A. The director of community development may suspend, revoke, or add conditions to any short-term rental permit if the permittee, or permittee's short-term rental facilitator, has violated any provision of this chapter, or other local, state or federal laws statutes, rules or regulations.

B. Additionally, upon issuance of any permit, the director of community development may limit the permit by any condition reasonably necessary to preserve the intent and purpose of this chapter.

C. The conditions that the director of community development may impose on the short-term rental permit include, but are not limited to:

1. Requiring the permittee to remain at the short-term rental during certain hours while guests are present;

2. Reducing the number of guests that are allowed to lodge at the short-term rental;

3. Reducing the number of days in a year that the permittee is allowed to provide lodging;

4. Limiting the number of vehicles that may park at the short-term rental;

5. Requiring the permittee to notify the City of the permittee's short-term rental facilitator's name and contact information, and of any change in that information during the period of the permit.

5.22.100 Grounds for denying a short-term rental permit.

The director of community development may deny an application for a short-term rental permit for any of the following reasons:

A. The application is incomplete;

B. The application contains a false or misleading statement or omission of a material fact;

C. The short-term rental, permittee, or permittee's short-term rental facilitator, is currently or has been found to be in violation of, or under investigation for violation of, any local, state or federal laws, statutes, rules or regulations;

D. The property owner or occupants of the short-term rental have been found to be in violation of any applicable local, state or federal laws, statutes, rules or regulations;

E. The permittee or the property owner is delinquent on any payment to the city of any fees, penalties, taxes, or any other monies related to the short-term rental property including, but not limited to, transient occupancy taxes;

F. If a short-term rental permit for the dwelling, property owner, or permittee was ever revoked or suspended;

G. The operation of a short-term rental is a threat to the public health, safety, or welfare; or

H. Any required application fee or renewal fee has not been paid.

5.22.110 Appeal of action.

Any permittee may appeal the director of community development's decision to deny, suspend, revoke, or condition a short-term rental permit pursuant to the procedures set forth in Chapter 5.01. In addition, any short-term rental facilitator may appeal a decision related to a short-term rental facilitator pursuant to this chapter pursuant to the procedures set forth in Chapter 5.01.

5.22.120 Hearing required—Exception.

A. A permit issued pursuant to this chapter may be suspended, revoked, or conditioned immediately upon the director of community development's determination that the immediate suspension of the permit is necessary to protect the public health, safety, or welfare.

B. If a permit is immediately suspended pursuant to subsection A, the permittee subsequently may request a hearing pursuant to Chapter 5.01.

5.22.130 Violations.

A. Violation of any provision of this chapter may be charged as an administrative citation, misdemeanor, or infraction. It is unlawful for any person to operate a short-term rental without complying with the provisions of this chapter.

B. Violations of this chapter are hereby declared to be a public nuisance. Additionally, a public nuisance may be deemed to exist if operation of the short-term rental results in:

1. An excessive number of responses to the parcel, property, and/or short-term rental, from law enforcement officers during the term of the permit;

2. Disruption to the free passage of persons or vehicles in the immediate neighborhood;

3. Any other impacts on the neighborhood or public generally which are disruptive of normal activity in the area.

C. The remedies and penalties provided herein are cumulative, alternative and non-exclusive. The use of one does not prevent the use of any other criminal, civil, including injunctive relief, or administrative remedy or penalty authorized by, or set forth in, the Rocklin Municipal Code. None of the penalties or remedies authorized by, or set forth in, the Rocklin Municipal Code shall prevent the City from using any other penalty or remedy under state statute which may be available to enforce this chapter or to abate a public nuisance.

5.22.140 Short-Term Rental Facilitator Act of 2025

Pursuant to Government Code Section 50990(b), the City of Rocklin makes applicable within its jurisdiction the provisions of Chapter 4.6 (commencing with Section 50990) of Part 1 of Division 1 of Title 5 of the Government Code, known as the Short-Term Rental Facilitator Act of 2025, as may be amended.

5.22.150 Short-Term Rental Facilitator Reporting Requirements

A. Upon written request by the City, each short-term rental facilitator shall report, in the form and manner prescribed by the City, the physical address, including nine-digit ZIP Code, of each short-term rental located within the City during the reporting period.

B. If the address provided is insufficient to identify the specific short-term rental, upon written request by the City, the short-term rental facilitator shall report the following additional information for each short-term rental located within the City:

1. The Assessor's Parcel Number (APN);

2. The URL associated with the specific short-term rental listing;
3. Information necessary to identify an accessory dwelling unit, guest house, or single unit within a multifamily or timeshare property.

C. Reporting pursuant to this section shall occur no more frequently than quarterly or every 3-months within a 12-month period, unless the City requires monthly remittance of transient occupancy tax, in which case reporting may be required monthly.

5.22.160 Short-Term Rental Facilitator Listing Requirements

A. A short-term rental facilitator shall include in any listing of a short-term rental located within the City:

1. The City-issued short-term rental permit number;
2. Any applicable local business license number;
3. Any transient occupancy tax registration or certification number issued by the City.

B. Short-term rental facilitators shall not advertise or accept bookings for any short-term rental without a valid City of Rocklin short-term permit number displayed in the associated listing.

C. A short-term rental facilitator shall remove or deactivate listings that fail to display a valid short-term rental permit number upon notice from the City of Rocklin.

D. Failure to include the required information as set forth in this section 5.22.160 constitutes a violation of this Chapter.

5.22.170 Short-Term Rental Facilitator Audit

A. If a short-term rental facilitator is responsible for collecting and remitting transient occupancy tax pursuant to a local ordinance or collection agreement, the City may audit or examine records documenting receipt and remittance of such taxes.

B. The cost of any audit or examination conducted under this section shall be borne by the City unless otherwise provided by agreement.

C. The City of Rocklin may pursue civil action to recover unpaid transient occupancy tax applicable to short-term rentals and to enforce compliance with the transient occupancy tax requirements.

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 346

CHAPTER 751

An act to add Chapter 4.6 (commencing with Section 50990) to Part 1 of Division 1 of Title 5 of the Government Code, relating to local government.

[Approved by Governor October 13, 2025. Filed with Secretary of State October 13, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

SB 346, Durazo. Local agencies: transient occupancy taxes: short-term rental facilitator.

Existing law authorizes a local authority, by ordinance or resolution, to regulate the occupancy of a room or rooms, or other living space, in a hotel, inn, tourist home or house, motel, or other lodging for a period of less than 30 days.

This bill would authorize a local agency, defined to mean a city, county, or city and county, to enact an ordinance to require a short-term rental facilitator, as defined, to report, in the form and manner prescribed by the local agency, the physical address, including 9-digit ZIP Code, of each short-term rental, as defined, during the reporting period. The bill would also authorize a local agency to request additional information, as provided, when the physical address is not sufficient for the local agency to identify a specific short-term rental. The bill would authorize the local agency to impose an administrative fine or penalty for failure to file the report, and would authorize the local agency to initiate an audit of a short-term rental facilitator, as described. The bill would require a short-term rental facilitator, in a jurisdiction that has adopted an ordinance, to include in the listing of a short-term rental any applicable local license number associated with the short-term rental and any transient occupancy tax certification issued by a local agency. The bill would state these provisions do not preempt a local agency from adopting an ordinance that regulates short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner that differs from those described in the bill.

The people of the State of California do enact as follows:

SECTION 1. (a) Short-term rental facilitators are essentially online marketplaces that allow "guests" seeking accommodations and "hosts" offering accommodations to connect and enter rental agreements with one another.

(b) Many cities and counties impose a transient occupancy tax on guests who occupy those accommodations. The transient occupancy tax is payable with the host's charge for the accommodation.

(c) It is the intent of the Legislature to authorize cities and counties to adopt an ordinance that requires a short-term rental facilitator to transmit information that allows cities and counties to effectively enforce the payment of transient occupancy taxes by guests in these accommodations.

(d) As determined by the Ninth Circuit Court of Appeals in HomeAway.com, Inc. v. City of Santa Monica (9th Cir. 2019) 918 F.3d 676, requiring the transmittal of this information violates neither the federal Communications Decency Act nor the First Amendment.

SEC. 2. Chapter 4.6 (commencing with Section 50990) is added to Part 1 of Division 1 of Title 5 of the Government Code, to read:

Chapter 4.6. The Short-Term Rental Facilitator Act of 2025

50990. (a) This chapter shall be known, and may be cited, as the "Short-Term Rental Facilitator Act of 2025."

(b) This chapter shall only apply to a local agency that adopts an ordinance that makes the provisions of this chapter applicable within its jurisdictional boundaries.

50991. All of the following definitions shall apply for purposes of this chapter:

(a) "Hotel" means a commercially operated hotel, motel, bed and breakfast inn, or similar transient lodging establishment, when all or part of the transient occupancy is or would be subject to tax under Section 7280 of the Revenue and Taxation Code. For purposes of this chapter, a "hotel" shall not include a short-term rental facilitator as defined in subdivision (g).

(b) "Local agency" means a city, county, or city and county.

(c) "Marketplace" means a physical or electronic place, including, but not limited to, a store, booth, internet website, catalog, television or radio broadcast, or a dedicated sales software application, where a marketplace seller facilitates the occupancy of a short-term rental for delivery in this state regardless of whether the short-term rental, marketplace seller, or marketplace has a physical presence in this state.

(d) "Ordinance" refers to an ordinance of a local agency imposing a transient occupancy tax.

(e) "Purchaser" means a person who is required to pay the transient occupancy tax and who uses a short-term rental facilitator to facilitate the occupation of a short-term rental within the jurisdiction of the local agency imposing the transient occupancy tax.

(f) "Short-term rental" means the occupancy of a home, house, a room in a home or house, a campsite, or other lodging that is not a hotel in this state for a period of 30 consecutive days or less and under any other circumstances specified by the local agency in its ordinance that is facilitated by a short-term rental facilitator.

(g) "Short-term rental facilitator" means a person or entity that facilitates for consideration, regardless of whether it is deducted as fees from the transaction, the occupancy of a short-term rental that is not owned by the person facilitating the rental, through a marketplace operated by the person or a related person or entity, and that does both of the following:

(1) Directly or indirectly, through one or more related persons, engages in any of the following:

(A) Transmits or otherwise communicates the offer or acceptance between the purchaser and the operator.

(B) Owns or operates the infrastructure, electronic or physical, or technology that brings purchasers and operators together.

(C) Provides a virtual currency that purchasers are allowed or required to use to facilitate the occupancy of a short-term rental from the operator.

(D) Software development or research and development activities related to any of the activities described in paragraph (2), if such activities are directly related to facilitating short-term rentals.

(2) Directly or indirectly, through one or more related persons, engages in any of the following activities with respect to facilitating short-term rentals:

(A) Payment processing services.

(B) Listing homes, houses, or rooms in homes or houses, campsites, or other lodgings that are not a hotel or motel, and that are not owned by that person or a related person, for rental on a short-term basis.

(C) Setting prices.

(D) Branding short-term rentals as those of the short-term rental facilitator.

(E) Taking orders or reservations.

(h) "Transient Occupancy Tax" means a tax imposed by a local agency on the privilege of occupying a short-term rental as specified and defined by the local agency in its ordinance.

50992. For purposes of this chapter, a person is related to another person if both persons are related to each other pursuant to Section 267(b) of Title 26 of the United States Code, as that section was amended by Public Law 114-113, and the regulations thereunder.

50993. (a) Upon request by the local agency, each short-term rental facilitator shall report, in the form and manner prescribed by the local agency, the physical address, including nine-digit ZIP Code, of each short-term rental during the reporting period.

(b) If the information provided by the short-term rental facilitator pursuant to subdivision (a) is not sufficient for the local agency to identify a specific short-term rental at the provided address, the local agency may request the following:

(1) The assessor parcel number of each short-term rental.

(2) The URL associated with the specific short-term rental listing.

(3) Information exclusively related to the identification of an accessory dwelling unit, guest house, or single unit of a timeshare or multifamily

housing project located at a single address, which is located at the address or assessor parcel number requested.

(c) Except as provided in subdivision (d), the reporting period in subdivision (a) may be no more frequently than in intervals of every 3 months within a 12-month period.

(d) The reporting period in subdivision (a) may be monthly if a local agency requires remittance of transient occupancy tax monthly.

(e) A local agency may make the failure of a short-term rental facilitator to report the information required by this section subject to an administrative fine or penalty pursuant to Section 53069.4.

50994. A short-term rental facilitator shall include in the listing of a short-term rental any applicable local license number associated with the short-term rental and any transient occupancy tax certification issued by a local agency.

50995. (a) A local agency may conduct an audit or otherwise examine the records of the short-term rental facilitator documenting the receipt of the transient occupancy tax due and payable to the local agency if the short-term rental facilitator is responsible for collecting and remitting the transient occupancy tax to the local agency pursuant to a local ordinance or collection agreement.

(b) Any costs associated with an audit or examination shall be paid for by the local agency.

50996. Nothing in this chapter shall be construed to preempt a local agency from adopting an ordinance that regulates short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner different from the procedures prescribed in this chapter.

O