ROCKLIN CITY COUNCIL

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

April 28, 2026
Closed Session 5:00 p.m.
General Session 6:00 p.m.

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 54956.9(d)(4), Conference with Legal Counsel, Anticipated Litigation - Initiation of Litigation: one (1) potential case.

CS2. Pursuant to Government Code Section 54957.6, Conference with Labor Negotiators, Agency Representatives: City Manager Aly Zimmermann, Administrative Services Director Tameka Usher, and Jack Hughes; Employee Organization: City of Rocklin Public Service Employees, represented by AFSCME Council 57.

CS3. Pursuant to Government Code Section 54956.8: Conference with Real Property Negotiators -- Acquisition of Rights of Way for the Monument Springs Bridge Project. Agency Negotiator for Each Identified Property: Aly Zimmermann, City Manager; and David Mohlenbrok, Community Development Director.

Properties and Respective Property's Negotiating Parties:
454-070-052, Vacant Land, Rocklin, CA 95677; Capital Equity Management Group, Inc.
046-450-013, 5001 Southside Ranch Rd, Rocklin, CA 95677; Arik Anderson & Miranda Anderson
045-120-066, 4185 Greenbrae Rd, Rocklin, CA 95677; Rocklin Bell Family, LLC
045-120-071, Vacant Land, Rocklin, CA 95677; Rocklin Bell Family, LLC
045-120-062, 4540 Monument Springs Rd, Rocklin, CA 95677; Myron B Woltering & Brenda S Woltering
045-410-001, 5397 Hidden Glen Dr, Rocklin, CA 95677; Cheryl Ann Stern
045-410-028, Vacant Land, Rocklin, CA 95677; Secret Ravine Estates Homeowner Association
045-110-067, 5450 China Garden Rd, Rocklin, CA 95677; Omkar Rocklin, Inc.
045-110-066, 5500 China Garden Rd, Rocklin, CA 95677; China Road, LLC

Under Negotiation: Price, Terms of Payment, or Both.

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 April 14, 2026, Regular Meeting of the City Council
Recommendation: Approve the Minutes of the April 14, 2026, Regular Meeting of the City Council.

C2. Proclamation Declaring May 3-9, 2026 as Public Service Recognition Week
Recommendation: Approve a Proclamation Declaring May 3-9, 2026 as Public Service Recognition Week, and Designate the Mayor to Sign the Proclamation on Behalf of the City Council.

C3. Proclamation Declaring April 29, 2026 as Fentanyl Awareness Day
Recommendation: Approve a Proclamation Declaring April 29, 2026 as Fentanyl Awareness Day, and Designate the Mayor to Sign the Proclamation on Behalf of the City Council.

C4. Granite Lakes Estates Development Agreement / DA2024-0001 (Second Reading of Ordinance)
Recommendation: 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 Lakes Estates Subdivision (Granite Lakes Estates Development Agreement / DA2024-0001).

C5. Military Equipment Use Policy for Fiscal Year 2026/27 (Second Reading of Ordinance)
Recommendation: Adopt an Ordinance of the City Council of the City of Rocklin Approving and Adopting a Military Equipment Use Policy for Fiscal Year 2026/27.

C6. Amendments to Rocklin Municipal Code Chapter 5.22 to Implement the Short-Term Rental Facilitator Act of 2025 (Second Reading of Ordinance)
Recommendation: Adopt 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.

C7. Agreement with CivicPlus, LLC for Website Redesign, Hosting, and Ongoing Support Services - Amendment No. 1
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Authorizing Amendment No. 1 to the Professional Services Agreement with CivicPlus, LLC for Website Redesign, Hosting, and Ongoing Support Services.

C8. Various Personnel Updates

Recommendation:

A. Adopt a Resolution of the City Council of the City of Rocklin Approving the Deletion of One Administrative Assistant allocation, the Addition of One Senior Recreation Coordinator Allocation, and the Revised Public Service Employees (AFSCME) Salary Schedule.
B. Adopt a Resolution of the City Council of the City of Rocklin Approving the Deletion of One Departmental Administrative Specialist Allocation and the Addition of One Legal Secretary Allocation in the Office of the City Attorney.
C. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and the Rocklin Police Officers' Association.
D. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and the Rocklin Police Officers' Association.

C9. Pine Street Granite Drain Emergency Repair

Recommendation:

A. Adopt a Resolution of the City Council of the City of Rocklin Ratifying the Determination that An Emergency Existed Requiring the Immediate Expenditure of Public Money to Safeguard Life, Health, Property or Essential Public Services, and Ratifying the Contract with Glissman Excavating, Inc for Repair or Replacement of a Failed Storm Drain on Pine Street.
B. Adopt the Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Pine Street Granite Drain Removal, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Glissman Excavating, Inc.).

PRESENTATIONS

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

P1. Proclamation Declaring April 29, 2026 as Fentanyl Awareness Day

P2. 2026 Ruhkala Community Service Awards Presentation

PUBLIC HEARINGS

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

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

Recommendation: Conduct a Public Hearing and Consider the Following Action: Adopt a Resolution of the City Council of the City of Rocklin Approving the Adoption of the 2026-2027 Annual Action Plan and Authorizing the City Manager to Execute and File All Documents Required to Receive U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Funding.

PH2. Accessory Dwelling Unit and Junior Accessory Dwelling Unit Zoning Ordinance Amendments / Zoning Ordinance Amendment, ZOA2026-0001 and Environmental, ENV2026-0003

Recommendation: Conduct a Public Hearing and Consider the Following Actions:

A. Adopt a Resolution of the City Council of the City of Rocklin approving a Notice of Exemption (Accessory Dwelling Units and Junior Accessory Dwelling Units Zoning Ordinance Amendments / ENV2026-0003).
B. Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Amending Rocklin Municipal Code - Title 17 (Zoning) Specific to Accessory Dwelling Units and Junior Accessory Dwelling Units (Accessory Dwelling Units and Junior Accessory Dwelling Units Zoning Ordinance Amendments / ZOA2026-0001).

DISCUSSION ITEMS

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

D1. Inclusionary Housing Report and In-Lieu Fee Discussion

Recommendation: Provide Direction to Staff for the Adoption of an Inclusionary Housing In-lieu Fee and Revisions to the Inclusionary Housing Ordinance.

FUTURE AGENDA ITEMS

ADJOURNMENT

City Council Staff Report

Subject: Minutes of the April 14, 2026, Regular Meeting of the City Council

Date: April 28, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Approve the Minutes of the April 14, 2026, Regular Meeting of the City Council.

ATTACHMENTS:
1. Draft City Council Meeting Minutes of April 14, 2026

ROCKLIN CITY COUNCIL

City Council Regular Meeting
City Hall – Council Chambers
3970 Rocklin Rd. Rocklin, CA 95677
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April 14, 2026
Closed Session 5:30 p.m.
General Session 6:00 p.m.

MEETING MINUTES
-DRAFT-

CALL TO ORDER

Mayor Bass called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Councilmembers Ken Broadway, Jill Gayaldo, Bill Halldin, Greg Janda
Mayor David Bass
Absent: None

PUBLIC COMMENT ON CLOSED SESSION

There were none.

Members of the City Council left the Council Chambers and convened Closed Session at 5:32 p.m.

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

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

City Manager Aly Zimmermann requested that Discussion Items be heard prior to Public Hearing Items, and the City Council concurred.

CITIZENS ADDRESSING THE CITY COUNCIL

Mr. Jerry Mitchell addressed the City Council regarding drainage conditions at Sierra Pine Park.

City Manager Zimmermann indicated that the park was approved through an entitlement process and had not been constructed in accordance with previously approved conditions nor to the satisfaction of the City; modifications would require approval at a future City Council meeting.

REPORTS FROM CITY COUNCIL AND CITY MANAGER

Vice Mayor Halldin shared that he attended the grand opening of the Nugget Market and noted that the store features local artwork depicting agriculture, ample outdoor seating, and would serve as a community gathering place.

Council Member Gayaldo reported attendance at the Annual Easter Egg Hunt organized by the Rocklin Firefighters Association; attended the Sacramento Area Council of Governments (SACOG) Policy and Innovation Committee meeting; attended a business competition for local high school students held at Del Oro High School; attended the Sacramento Hispanic Chamber of Commerce Salud! Business Awards event and accepted an award on behalf of SACOG for their innovation projects; stated that she and Council Member Janda attended the Union Pacific's train showcase of Big Boy No. 4014

in Roseville; participated in Run Rocklin and thanked public safety personnel, additional City staff, and volunteers for their help with the event; attended the grand opening of the Nugget Market and shared that the exterior murals and art details inside the store were related to Rocklin's history, there was a tractor on display that was 100 years old coinciding with Nugget Market's 100 year anniversary, and underscored that the center would become a central focus for the Whitney Ranch area; and commended the Rocklin Police Department and Rocklin Unified School District for their preparedness and response to a recent threat at Rocklin High School.

Mayor Bass reported attendance at a meeting with the Placer County Association of Realtors; stated that the Nugget Market project reflects a collaborative partnership between the City and the developer, incorporating innovation and an intelligent approach to development; and commended the success of the Run Rocklin event thanking the Rocklin Police Activities League and the City of Rocklin, noting the fundraising would support both athletic and academic youth activities.

City Manager Zimmermann expressed her appreciation to City staff for their support with the 2026 Rocklin Annual Clean Up Day and the Run Rocklin event; and announced that Evenings in the Park will commence on April 17, 2026 in Whitney Park, followed by the first Concert at Quarry Park Amphitheater on April 24, 2026. For awareness and as a declaration of emergency, she reported that a sinkhole was discovered on Pine Street on March 24, 2026 caused by the collapse of an unidentified active granite drainage system. Due to the ongoing rainy conditions and flood prone nature of the area, emergency repairs were completed, and the contract will be brought forward for ratification at the next City Council meeting. City Manager Zimmermann concluded by wishing Mayor Bass and Vice Mayor Halldin a happy birthday.

CONSENT CALENDAR

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

C2. Proclamation Recognizing April as Arts, Culture, and Creativity Month
Action: Approved 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)
Action: Adopted Ordinance No. 1201 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)
Action: Adopted Ordinance No. 1202 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
Action:

A. **Action:** Adopted Resolution No. 2026-037 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. **Action:** Adopted Resolution No. 2026-038 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
Action: Adopted Resolution No. 2026-039 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
Action: Adopted Resolution No. 2026-040 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.

Motion to approve Consent Calendar Item Nos. C1 through C7, by Council Member Broadway, seconded by Council Member Gayaldo Passed by the following vote:

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

PRESENTATIONS

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

City Manager Aly Zimmermann presented the City Manager's Leadership Marble Award to Code Enforcement Program Manager Ryan Taylor and the Employee of the Year Granite Award to Paul Miovas.

Mayor Bass thanked both award recipients for their great service to the City.

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

Mayor Bass read the proclamation and presented it to the City of Rocklin Arts Commission.

P3. Rocklin Arts Commission Annual Presentation
Action: Received a Presentation from the Rocklin Arts Commission.

Arts Commission Chair Pranil Shankar presented the item to the City Council.

Council Member Gayaldo expressed appreciation to the Arts Commissioners for their volunteer service, noting that art and music benefit students and the community, and support the City's vibrant strategic goal.

The Discussion Items were heard before Public Hearing Items.

PUBLIC HEARINGS

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.
Action: Conducted a Public Hearing and Considered the Following Action:
Adopted Resolution No. 2026-041 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.

Mayor Bass opened the public hearing for item PH1.

Management Analyst Megan Bressem presented the item to the City Council. City Manager Zimmermann addressed questions from the City Council

PUBLIC COMMENT

Mr. Lloyd Reber, field representative with Carpenters Local 46, addressed the City Council and urged that tax breaks for developers be tabled due to concerns regarding labor standards for publicly funded projects.

City Manager Zimmermann clarified that the City had no funds invested in the project being considered in PH1, noting that the developer had not requested any incentives or subsidies. City Council comments and discussion followed.

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

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

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.
Action: Conducted a Public Hearing and Considered the Following Action:
Adopted Resolution No. 2026-042 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.

Mayor Bass opened the public hearing for item PH2.

Management Analyst Megan Bressem presented the item to the City Council.

PUBLIC COMMENT

There were none.

Mayor Bass closed the public hearing for item PH2.

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

Ayes:	Councilmembers Broadway, Gayaldo, Halldin, Janda Mayor Bass
Noes:	None

Absent: None
Abstain: None

The City Council recessed at 7:02 p.m. and reconvened at 7:09 p.m.

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

Action: Conducted a Public Hearing and Considered the Following Action: Introduced, Waived 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).

Mayor Bass opened the public hearing for item PH3.

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, City Manager Zimmermann, Community Development Director David Mohlenbrok, Associate Civil Engineer Lynn Toth, Deputy Director of Administrative Services Daniel Choe, City Attorney Matthew McOmber and project applicant Nick Alexander.

PUBLIC COMMENT

The following members of the public addressed the City Council expressing concerns about the proposed project:

Ms. Carol Rubin
Mr. Justin Rozek
Ms. Jessica Rozek
Mr. Eric Feller
Mr. Joe Drab
Placer County Supervisor Anthony DeMattei

In response to a public comment, City Manager Zimmermann clarified that the February 17, 2026 Planning Commission meeting was continued to March due to issues with the the software system used to identify properties within a 600- foot radius for noticing requirements, resulting in inaccurate address data.

City Council comments and discussion followed. City staff addressed additional questions.

Mayor Bass closed the public hearing for item PH3.

City Council comments and discussion continued.

Motion to approve Public Hearing Item No. PH3 by Council Member Broadway, seconded by Council Member Janda, with the modification to Agreement Item 8 (Timing of Extension of Monument Springs Drive and Construction of Monument Springs Drive Bridge/Issuance of Building Permits and Certificates of Occupancy) to replace "commencement" with "completion" of construction of the bridge foundations/abutments. Motion passed by the following vote:

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

The Discussion Items were heard before Public Hearing Items.

DISCUSSION ITEMS

D1. AB 481 – Military Equipment Report and Inventory: Annual Update
Action: Introduced, Waived 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.

Police Captain Luke Sincerny presented the item to the City Council.

PUBLIC COMMENT

There were none.

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

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

D2. Amendments to Rocklin Municipal Code Chapter 5.22 to Implement the Short-Term Rental Facilitator Act of 2025
Action: Introduced, Waived 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.

Code Enforcement Program Manager Ryan Taylor presented the item to the City Council. Program Manager Taylor and City Manager Zimmermann addressed questions from the City Council.

PUBLIC COMMENT

There were none.

Motion to approve Discussion Item No. D2 by Council Member Broadway, seconded by Vice Mayor Halldin. Passed by the following vote:

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

FUTURE AGENDA ITEMS

Mayor Bass requested a future discussion on an Irrevocable Offer of Dedication for the Granite Lakes Estates project.

ADJOURNMENT

Mayor Bass adjourned the meeting at 9:03 p.m.

_____
David Bass, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of April 14, 2026 as approved by the Rocklin City Council.

_____
Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Proclamation Declaring May 3-9, 2026 as Public Service Recognition Week

Date: April 28, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Approve a Proclamation Declaring May 3-9, 2026 as Public Service Recognition Week, and Designate the Mayor to Sign the Proclamation on Behalf of the City Council.

ATTACHMENTS:
1. Public Service Recognition Week Proclamation

Proclamation

Issued by City Council

Public Service Recognition Week
May 3 - 9, 2026

WHEREAS, *since 1985, Public Service Recognition Week has been celebrated to honor the people who serve our nation as federal, state, county, local and tribal government employees; and*

WHEREAS, Public servants serve the American people every day at the federal, state, county, and city levels. They do the work that keeps our nation moving forward; and

WHEREAS, *Public servants take not only jobs, but oaths; and*

WHEREAS, *Public servants carry out the most fundamental purpose of government – to ensure public safety and represent the public interest in addressing daily challenges.; and*

WHEREAS, *Many public servants risk their lives each day in service to the people of the United States and around the world; and*

WHEREAS, *Without public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials.*

NOW, THEREFORE, BE IT RESOLVED, *the Mayor and members of the City Council of the City of Rocklin do hereby announce and proclaim to all citizens and set seal hereto, that May 3-9, 2026, is Public Service Recognition Week. All citizens are encouraged to recognize the accomplishments and contributions of government at all levels – federal, state, county, and city.*

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Proclamation Declaring April 29, 2026 as Fentanyl Awareness Day

Date: April 28, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Approve a Proclamation Declaring April 29, 2026 as Fentanyl Awareness Day, and Designate the Mayor to Sign the Proclamation on Behalf of the City Council.

ATTACHMENTS:
1. Proclamation Fentanyl Awareness Day

Proclamation

Issued by City Council

WHEREAS, *the fifth annual national Fentanyl Awareness Day will be observed on April 29, 2026, and was established to unite major corporations, community groups, nonprofits, government agencies, schools, campuses and families to take action to protect young lives from deadly fentanyl and fake prescription pills; and*

WHEREAS, *the synthetic opioid fentanyl is up to 50 times stronger than heroin and 100 times stronger than morphine, and even a very small amount can be lethal; and*

WHEREAS, *fentanyl is increasingly found in counterfeit pills and other illicit substances, often without the knowledge of the user, making accidental overdose a growing and urgent public health crisis; and*

WHEREAS, *communities across California, including here in Rocklin and throughout Placer County, have experienced the devastating impacts of fentanyl-related overdoses, affecting individuals, families, schools, and first responders; and*

WHEREAS, *the Placer County Health and Human Services, in partnership with local law enforcement, schools, and community organizations, has worked to raise awareness, expand access to prevention resources, and promote life-saving tools such as naloxone; and*

WHEREAS, *the "One Pill Can Kill" campaign highlights the dangers of counterfeit pills and reinforces that even a single pill can be deadly, emphasizing the importance of education, prevention, and informed decision-making; and*

WHEREAS, *the City of Rocklin is committed to supporting efforts that educate youth and families, reduce stigma surrounding substance use, and encourage open dialogue about the risks associated with fentanyl and other opioids; and*

WHEREAS, *national Fentanyl Awareness Day serves as an opportunity to remember those who have lost their lives, support those impacted by substance use, and strengthen community-wide efforts to prevent future tragedies.*

NOW, THEREFORE, BE IT RESOLVED, *that the Rocklin City Council does hereby recognize April 29 as national Fentanyl Awareness Day, and encourages all residents to learn about the dangers of fentanyl, share prevention resources, support local initiatives, and work together to keep our community safe and informed.*

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the seal of the City of Rocklin to be affixed this 28th of April, 2026.*

Dave Bass, Mayor

ATTEST:

Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Granite Lakes Estates Development Agreement / DA2024-0001 (Second Reading of Ordinance)

Date: April 28, 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 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).

Background:
On April 14, 2026, the City Council considered the proposed project. Staff presented the item and a public hearing was held which included numerous public comments and the project applicant, Nick Alexander, provided testimony on behalf of the project. During his presentation, Mr. Alexander indicated that his team had considered the public's concerns regarding the timing of home construction and proposed a modification to Item 8 of the Development Agreement. The revised language would allow building permits to be issued upon completion of the bridge abutments and foundations, rather than at the commencement of construction as previously proposed. Following public comment, the City Council expressed optimism regarding the bridge construction schedule and the overall future of the project, which has remained incomplete for more than 20 years.

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 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, with the modification to Agreement Item 8 as shown in ~~strike~~/add format below (Granite Lakes Estates Development Agreement / DA2024-0001).

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 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.

The background materials for this item are contained in the April 14, 2026 City Council Meeting Staff Report, located on the City's website.

ATTACHMENTS:
1. Ordinance
2. Ordinance Exhibit A - Development Agreement

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, with a modification to Item 8 of Exhibit A changing “commencement of construction” to “completion of construction”, by the following vote:

AYES: Councilmembers: Bass, Broadway, Gayaldo, Halldin, Janda

NOES: None

ABSENT: None

ABSTAIN: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on April 28, 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: 04.28.2026
Effective Date: 05.28.2026

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 completion 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

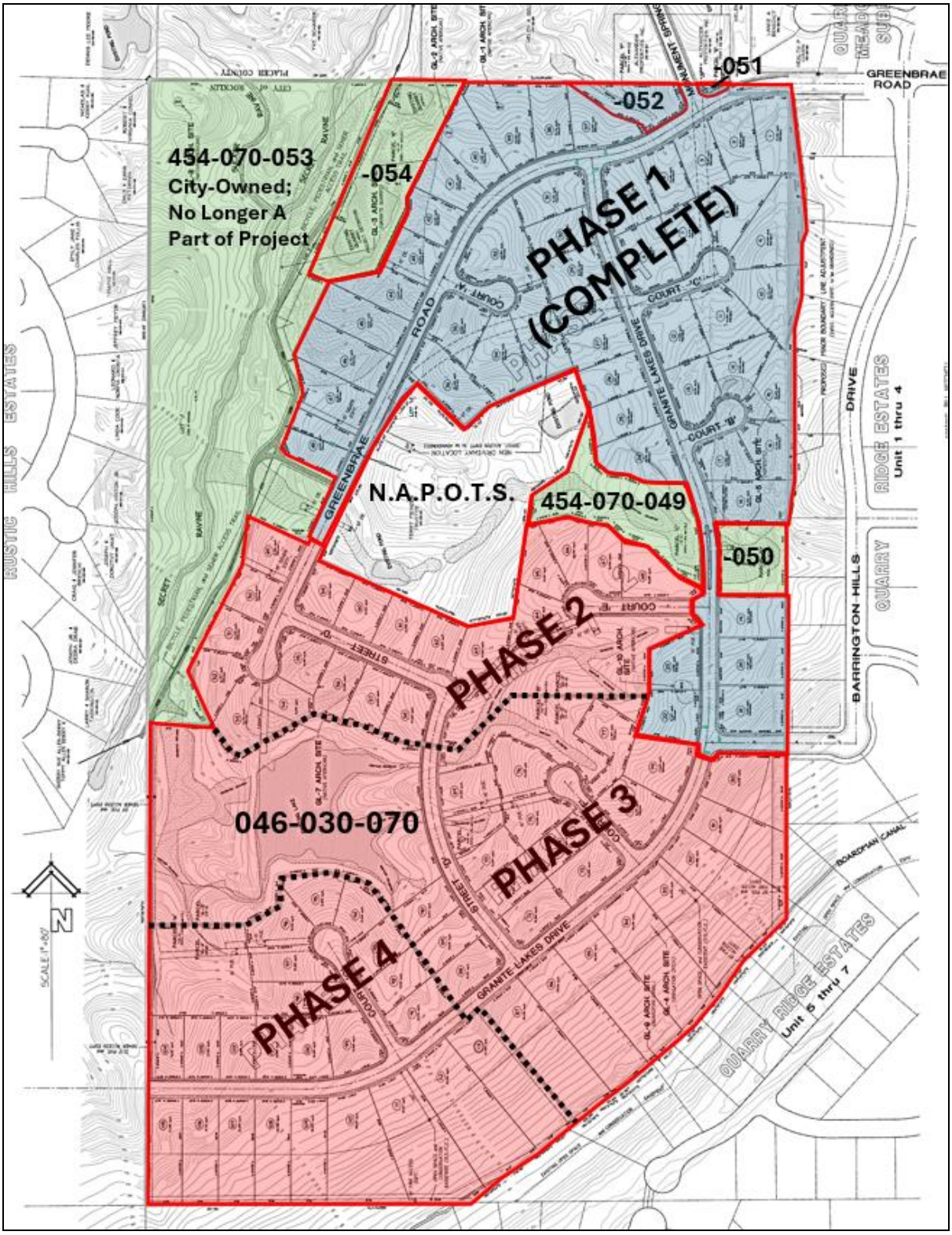


EXHIBIT B

TENTATIVE SUBDIVISION MAP

EXHIBIT C-1

LAND USE MAP FOR THE PROPERTY

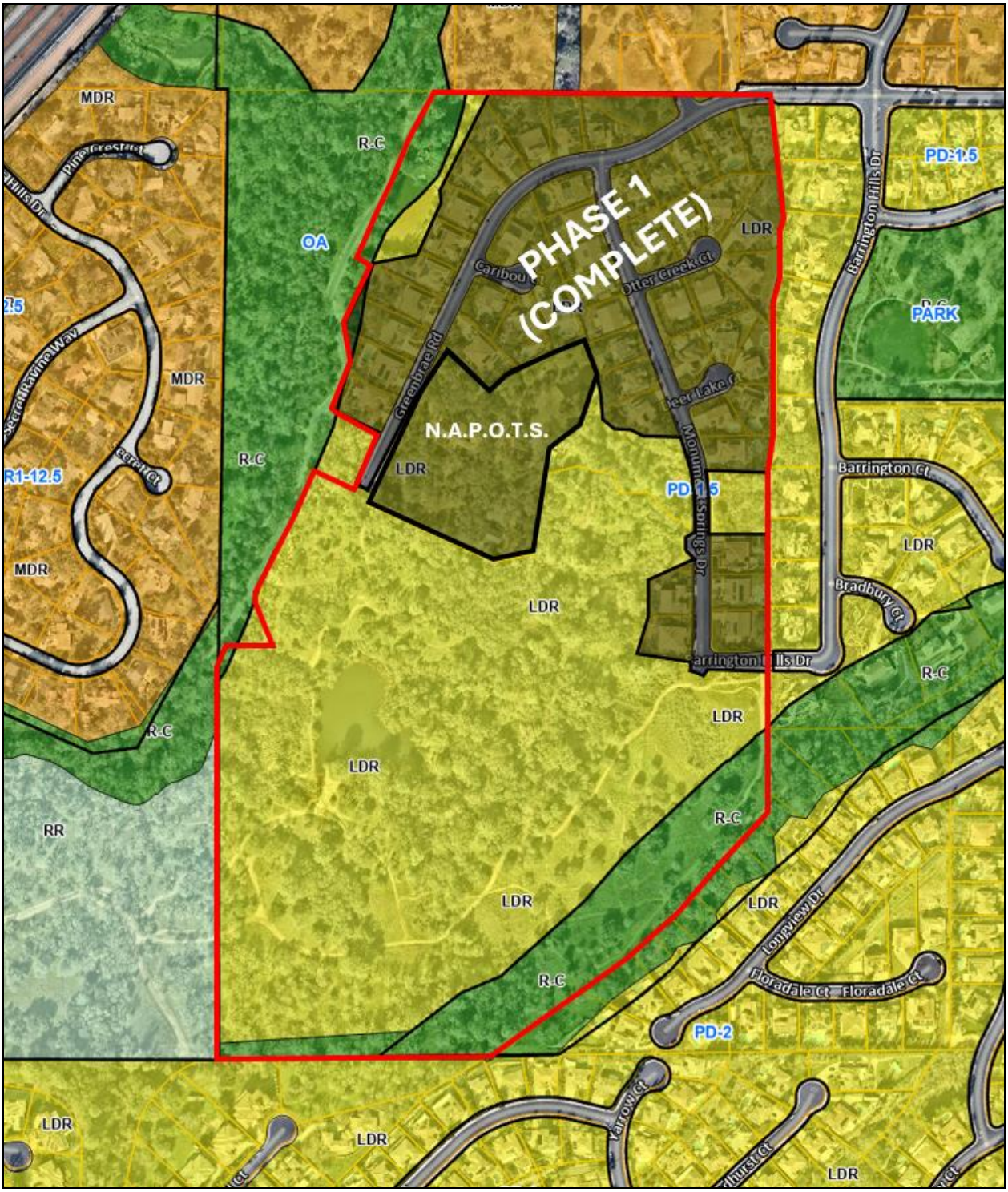


EXHIBIT C-2

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

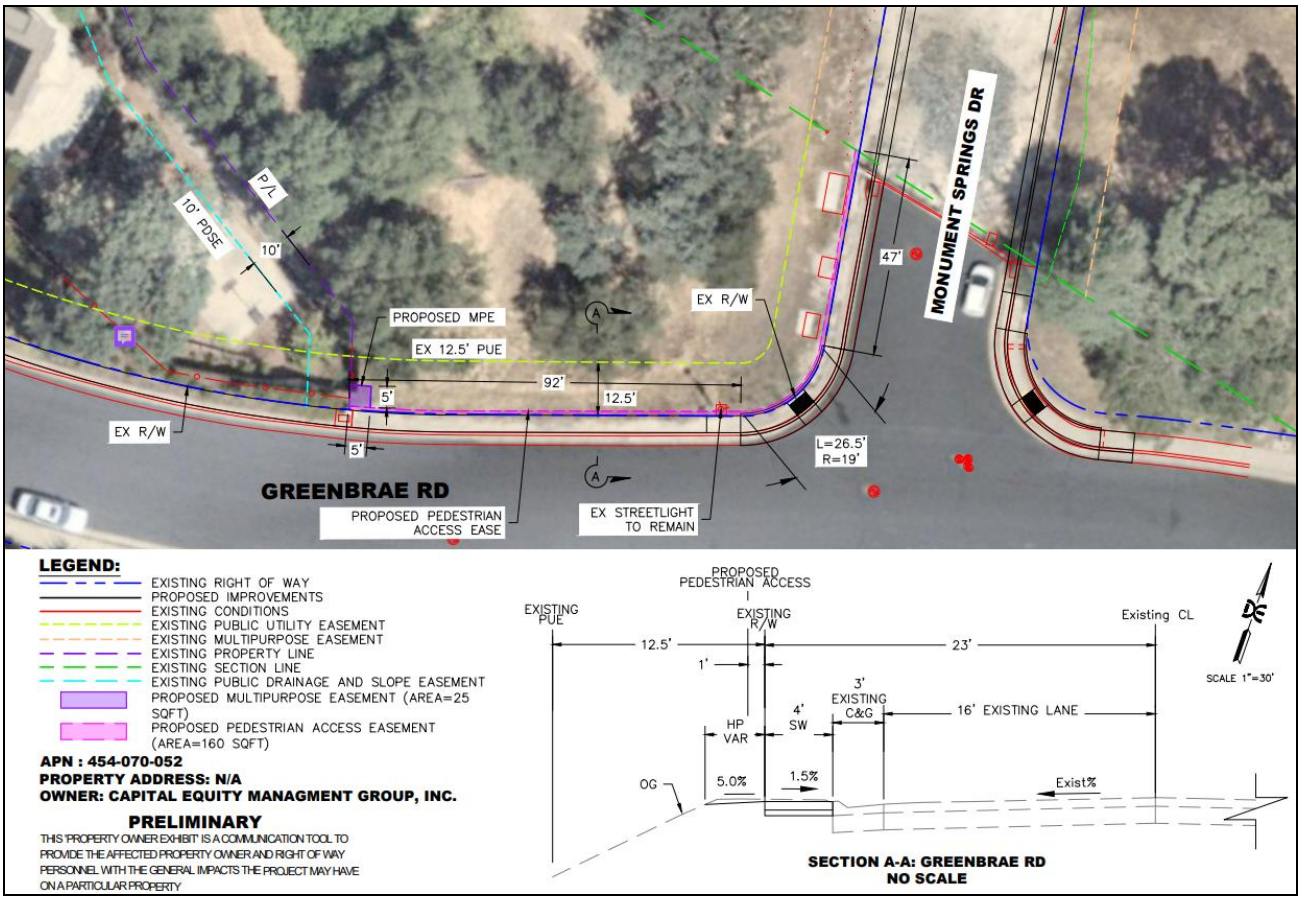


EXHIBIT E

IRREVOCABLE OFFER OF DEDICATION / CONSTRUCTION EASEMENT

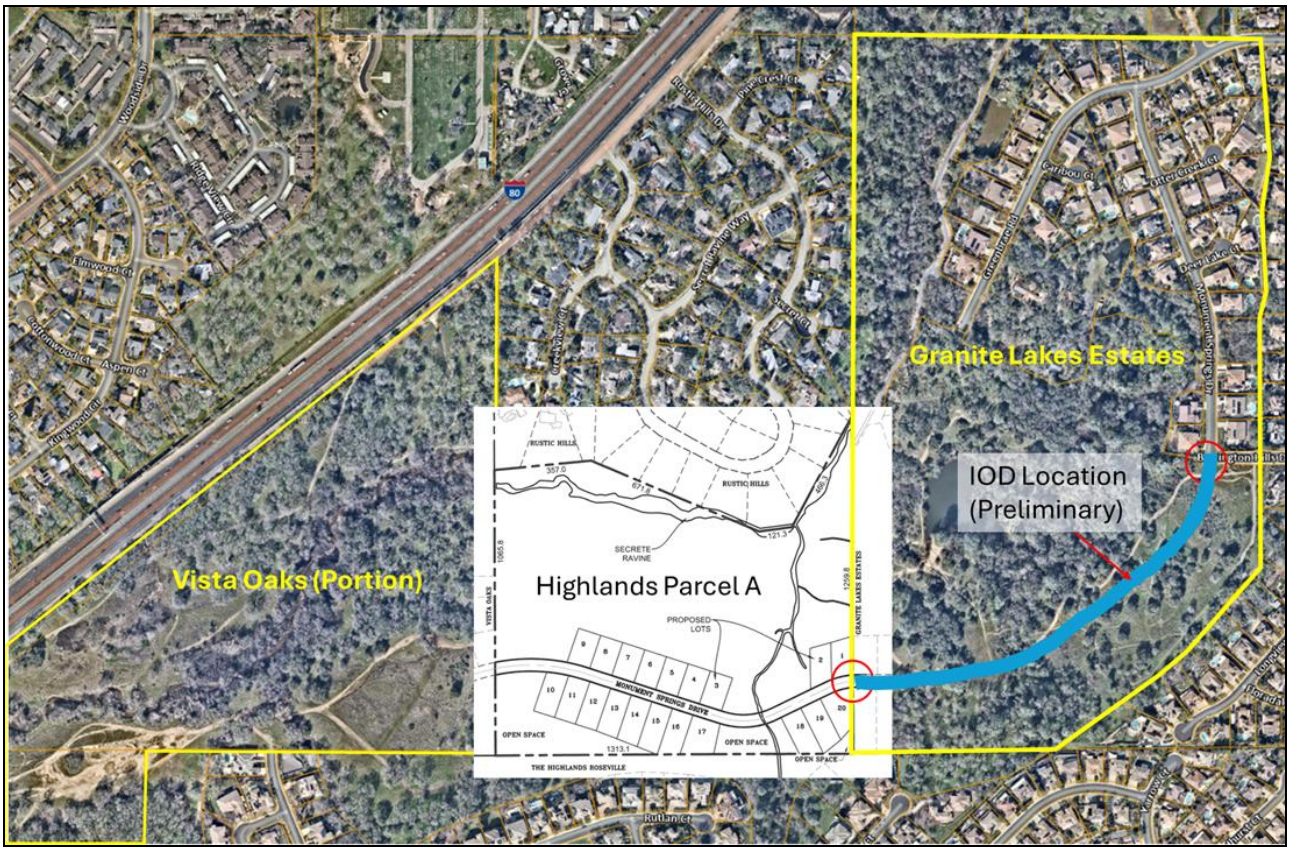


EXHIBIT F

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: Military Equipment Use Policy for Fiscal Year 2026/27 (Second Reading of Ordinance)

Date: April 28, 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 Approving and Adopting a Military Equipment Use Policy for Fiscal Year 2026/27.

Background:
On April 14, 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 Approving and Adopting a Military Equipment Use Policy for Fiscal Year 2026/27.

The background materials for this item are contained in the April 14, 2026 City Council Meeting Staff Report, located on the City's website.

ATTACHMENTS:
1. Ordinance
2. Rocklin Police Department Policy 706, Report and Military Equipment Inventory

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: Bass, Broadway, Gayaldo, Halldin, Janda

NOES: None

ABSENT: None

ABSTAIN: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on April 28, 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: 04.28.2026
Effective Date: 05.28.2026

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

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**

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 (Second Reading of Ordinance)

Date: April 28, 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 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:
On April 14, 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 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.

The background materials for this item are contained in the April 14, 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 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: Bass, Broadway, Gayaldo, Halldin

NOES: Councilmember Janda

ABSENT: None

ABSTAIN: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on April 28, 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: 04.28.2026
Effective Date: 05.28.2026

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Agreement with CivicPlus, LLC for Website Redesign, Hosting, and Ongoing Support Services - Amendment No. 1

Date: April 28, 2026

Submitted By: Haley Reid, Management Analyst
Andrew Keys, Assistant City Manager

Department: City Manager's Office

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Authorizing Amendment No. 1 to the Professional Services Agreement with CivicPlus, LLC for Website Redesign, Hosting, and Ongoing Support Services.

Background:
In early 2026 the City of Rocklin entered into an agreement with CivicPlus, LLC (CivicPlus) to provide a comprehensive website redesign and hosting solution (Resolution No. 2025-258). This project supports the City's 2025 - 2027 Strategic Plan, and is intended to improve accessibility, transparency, and usability while modernizing the City's digital presence.

Following project kickoff and further evaluation of existing website functionality, staff identified a need to enhance security features available to the City in the new website, specifically related to encrypted online forms that collect sensitive and personally identifiable information. Enabling encrypted forms requires an upgraded security package from the current contract. This enhanced package (the Platinum Package) includes encrypted form capabilities as well as additional bundled security features that strengthen overall system protection.

City departments currently utilize a variety of online forms that collect sensitive information, and demand for these services continues to grow. Without encryption, these forms present a potential risk related to data protection and privacy. Upgrading to the Platinum Package addresses these concerns by ensuring secure data transmission and strengthening the City's overall cybersecurity posture. This upgrade represents a proactive measure to safeguard resident information while aligning with best practices for municipal digital services. The annual cost is $8,747 (prorated in the first year).

In addition to the scope enhancement, the amendment includes minor administrative updates to improve clarity and ensure consistency with existing agreement language.

Fiscal Impact:
Sufficient appropriations are available within the existing budget for fiscal years (FYs) 2025/26 & 2026/27 to cover the initial cost of the amendment. Ongoing annual costs associated with the security upgrade will be incorporated into future budget cycle.

The proposed upgrade will result in an increase to the existing contract with CivicPlus.

- Prorated Cost (FY 2025–2026): $5,568.89
- Ongoing Annual Increase (Beginning FY 2026–2027): $8,747.00

The original five-year contract total of $243,670.30 would increase to $288,825.15, representing a total increase of $45,154.85 over the life of the contract.

ATTACHMENTS:
1. Resolution
2. Amendment No. 1 to Agreement with CivicPlus, LLC
3. Agreement with CivicPlus, LLC.pdf

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AUTHORIZING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CIVICPLUS, LLC FOR WEBSITE REDESIGN, HOSTING, AND ONGOING SUPPORT SERVICES

WHEREAS, on December 9, 2025, the City Council of the City of Rocklin approved a Professional Services Agreement with CivicPlus, LLC ("CivicPlus") for website redesign, hosting, and ongoing support services ("Original Agreement"); and

WHEREAS, following project kickoff and further evaluation of existing functionality, staff identified a need to enhance security features, including encrypted online forms used to collect sensitive and personally identifiable information; and

WHEREAS, Consultant has determined that enabling encrypted forms requires an upgrade to the Platinum Security Package, which includes enhanced security features and protections; and

WHEREAS, the City desires to amend the Agreement to modify the scope of work to include enhanced hosting, security features, and encrypted forms; and

WHEREAS, the amendment also clarifies and updates certain administrative provisions of the Agreement, including recitals and term language, to ensure consistency with the original agreement; and

WHEREAS, the Original Agreement and this Amendment No. 1 are collectively referred to as the "Agreement"; and

WHEREAS, sufficient funds are budgeted for this project through Fiscal Year 2026-2027, and future budget adjustments will be incorporated through the City's standard budget process to address ongoing costs.

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

Section 1. The City Council herby approves Amendment No. 1 to the Professional Services Agreement with CivicPlus, LLC to include enhanced hosting, Platinum Security Package services, and encrypted forms, and to update administrative provisions as described therein.

Section 2. The City Manager is hereby authorized to execute Amendment No. 1, in form approved by the City Attorney, and to take all necessary actions to implement this Agreement.

PASSED AND ADOPTED this 28th day of April, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ROCKLIN AND CIVICPLUS, LLC

This First Amendment is entered into between the City of Rocklin ("City") and CivicPlus, LLC ("Consultant").

R E C I T A L S

WHEREAS, City and Consultant have previously entered into an agreement on December 9, 2025, to provide services related to website redesign, hosting, and support services ("Original Agreement"); and

WHEREAS, City and Consultant desire to amend the Agreement to (1) modify the contract scope of work to include enhanced hosting and security to allow encrypted forms, (2) to compensate the Consultant for the services added by this amendment, (3) to clarify that the term of the agreement may be renewed in annual increments up to a total of five (5) years and (4) to make other changes consistent with these modifications; 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. The first paragraph of the Agreement is amended to read as follows:

> "This Agreement is entered into between the City of Rocklin, through its City Manager's Office ("City" or "Customer"), and CivicPlus, LLC ("Consultant" or "CivicPlus") (collectively, the "Parties" and individually a "Party") for the purpose of providing website redesign, hosting, and support services, as more particularly described in the Statement(s) of Work attached hereto and incorporated herein by this reference."

II. Section 1. **RESPONSIBILITIES OF CONSULTANT**, subdivision A shall be amended to read as follows:

A. "Pursuant to the terms and conditions of this agreement, Consultant provide services in accordance with (i) the original Statement of Work attached to the Agreement as Exhibit A, incorporated herein by this reference, and (ii) the additional Statement of Work for the Platinum Security Package and Encrypted Forms, attached hereto as Exhibit B to this Amendment and incorporated herein by this reference."

III. **Section 3. COMPENSATION**, subdivisions A and B shall be amended to read as follows:

"A. Consultant shall be paid for the services described in this agreement in accordance with the Statement of Work ("SOW") attached as Exhibits A and B.

B. In no event shall the maximum amount payable under this agreement exceed $288,825.15 for a total of 5 years of services as follows:

1. Beginning as of the Effective date of the Original Agreement, for the services described in Exhibit A to the Scope of Work, City shall pay an initial cost of $99,676.29, with annual recurring services (subject to applicable uplift) of $31,817.50; and

2. Beginning as of the Effective date of the First Amendment to the Agreement, for the services described in Exhibit B to the Scope of Work, City shall pay $5,568.89 for the first year that the City receives these services, and then $8,747 for each additional year that the City receives these services subject to the applicable uplift."

IV. **Section 5, Term of Agreement**, is amended in its entirety to read as follows:

5. **TERM OF AGREEMENT**

A. "This Agreement shall be effective on January 8, 2026 ("Effective Date"), and any amendments hereto, shall be effective as of the date fully executed by both parties.

B. This Agreement shall automatically renew for up to four (4) successive one (1) year terms unless either party provides written notice of nonrenewal at least sixty (60) days prior to the expiration of the then-current term."

V. **REAFFIRMATION**

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

VI. **ENTIRE AGREEMENT**

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

VII. **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:_____

_____
Aly Zimmermann
City Manager
City of Rocklin

Approved as to form:
MATTHEW McOMBER
City Attorney

By: _____ Date:_____
Crystal Hodgson, Assistant City Attorney

ATTEST:

City Clerk

By: _____ Date:_____
Avinta Singh, City Clerk

CONSULTANT

Date: _____

By: _____
Amy Vikander, Senior VP of Customer Success
Tax I.D.#: 48-1202104

EXHIBIT A

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work
Quote #: Q-104876-1
Date: 7/23/2025 11:16 AM
Expires On: 10/31/2025

Client:
City of Rocklin, CA

Bill To:
ROCKLIN CITY, CALIFORNIA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Hector Ortega		hector.ortega@civicplus.com		Net 30

Discount(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Website Year 1 Annual Fee Discount	Year 1 Annual Fee Discount

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	DNS and Domain Hosting Setup	DNS and Domain Hosting Setup: URL
1.00	Ultimate Implementation - Municipal Websites Central	Ultimate Implementation - Municipal Websites Central
500.00	Website Content Development - 1 Page	Content Development - 1 Page
1.00	Agendas & Minutes Migration - PDF - 100 Meetings	Content Migration : Agendas & Minutes - Per 100 Meetings (Approx. 1 year)
3.00	On-Site Training Fee	On-Site Training Fee
4.00	On-Site Travel Days	On-Site Travel Days
3.00	On-Site Content Consulting Fee	On-Site Content Consulting Fee
4.00	On-Site Travel Days	On-Site Travel Days
2.00	On-Site Alignment Consulting Fee	On-Site Alignment Consulting Fee
3.00	On-Site Travel Days	On-Site Travel Days

QTY	PRODUCT NAME	DESCRIPTION
1.00	Acquia Web Governance Provisioning Fee	Acquia Web Governance Account Activation and Setup
4.00	Ultimate Department Header Implementation	Ultimate Department Header Implementation

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Annual - Municipal Websites Central	Annual - Municipal Websites Central
1.00	Hosting & Security Annual Fee - Municipal Websites Central	Hosting & Security Annual Fee - Municipal Websites Central
1.00	Guardian Security (Cloudflare WAF/CDN)	Cloudflare Tier 1 WAF/CDN security protection
1.00	SSL Management CivicPlus Provided	SSL Management CivicPlus Provided: URL
1.00	DNS and Domain Hosting Annual Fee	DNS and Domain Hosting Annual Fee: URL
1.00	48 Month Redesign Ultimate Annual - Municipal Websites Central	48 Month Redesign Ultimate Annual - Municipal Websites Central
1.00	Acquia Web Governance Standard Package - 2,500 Pages, 250 PDF Web Accessibility Checks & 25 Heat Maps	Acquia Web Governance Standard Package - 2,500 Pages, 250 PDF Web Accessibility Checks & 25 Heat Maps
4.00	Ultimate Department Header Annual Fee	Ultimate Department Header Annual Fee
1.00	CivicPlus Chatbot Subscription	Powered by AI technology, the Frase Answer Engine for Local Government uses website content to answer citizen questions. This solution includes dashboard analytics and language translation.

~~List Price - Initial Term Total~~	~~USD 125,590.50~~
Total Investment - Initial Term	USD 99,676.29
Annual Recurring Services (Subject to Uplift)	USD 31,817.50

Initial Term	12 Months Beginning at Signing
Initial Term Invoice Schedule	50% invoiced on signature date and 50% invoiced 6 months from signature date or completion of implementation, if earlier

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Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at https://www.civicplus.help/hc/en-us/p/legal-stuff (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-104876-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit https://www.civicplus.com/verify/

Authorized Client Signature

By (please sign):

Signed by:
Aly Zimmermann
[illegible]

Aly Zimmermann, City Manager

City of Rocklin

Date:

10/30/2025 | 8:45 AM PDT

CivicPlus

By (please sign):

Printed Name:

Amy Vikander

Title:

Senior VP of Customer Success

Date:

11/3/2025

Organization Legal Name:

City of Rocklin

Billing Contact:

Haley Reid

Title:

Management Analyst

Billing Phone Number:

916-625-5584

Billing Email:

haley.reid@rocklin.ca.us

Billing Address:

3970 Rocklin Road

Rocklin, CA 95677

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

EXHIBIT B

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work

Quote #: Q-116011-1
CivicPlus Pricing Approval Date: 4/10/2026 11:39 AM
Expires On: 5/29/2026

Client:
City of Rocklin, CA

Bill To:
ROCKLIN CITY, CALIFORNIA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Briana Reardon		reardon@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	Forms Encryption Implementation per Domain - Municipal Websites	Forms Encryption Implementation per Domain	USD 788.00

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	Website Platinum Hosting & Security	Platinum Hosting & Security per domain (must be purchased for each)	USD 5,623.00
1.00	Forms Encryption Annual Fee - Municipal Websites	Forms Encryption Annual Fee (also requires Platinum Hosting & Security)	USD 3,124.00

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	Forms Encryption Package	Forms Encryption Package (Requires Platinum Security)	USD 0.00

Total Investment - Prorated Year 1	USD 5,568.89
Annual Recurring Services (Subject to Uplift)	USD 8,747.00

Total Days of Quote:200

Initial Term	Beginning at signing and ending 10/29/2026, Renewal Term 10/30 each calendar year
Initial Term Invoice Schedule	100% invoiced at signing, to be prorated based on signature date.

The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-termed to align with the Client's current billing schedule and the Annual Recurring Services amount will subsequently be added to Client's Term and regularly scheduled annual invoices under the terms of the Agreement. This Statement of Work ("SOW") shall be subject to the terms and conditions of Master Services Agreement signed by and between the Parties and the applicable Solutions and Services Terms and Conditions located at: https://www.civicplus.help/docs/civicplus-legal-stuff (collective, the "Agreement"). By signing this SOW, Client expressly agrees to the terms and conditions of the Agreement, as though set forth herein.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-116011-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit https://www.civicplus.com/verify/

Authorized Client Signature	CivicPlus
_____	_____
By (please sign):	By (please sign):
_____	_____
Printed Name:	Printed Name:
_____	_____
Title:	Title:
_____	_____
Date:	Date:

_____
Organization Legal Name:

_____
Billing Contact:

_____
Title:

_____
Billing Phone Number:

_____
Billing Email:

_____
Billing Address:

_____
Mailing Address: (If different from above)

_____
PO Number: (Info needed on Invoice (PO or Job#) if required)

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AGREEMENT FOR SERVICES BETWEEN THE CITY OF ROCKLIN AND CivicPlus, LLC

This agreement is entered into between the City of Rocklin, through its City Manager's Office ("City" or "Customer") and CivicPlus, LLC ("Consultant" or "CivicPlus") (collectively, the "Parties" and individually a "Party") for the purpose of Conducting an Organizational Assessment of the Public Works Department.

Section 1. RESPONSIBILITIES OF CONSULTANT

A. Pursuant to the terms and conditions of this agreement, Consultant shall provide services in accordance with the Statement of Work ("SOW"), attached and incorporated hereto.

B. Consultant shall assign and utilize only competent personnel to perform services pursuant to this Agreement.

C. Consultant agrees and represents that it is qualified to properly provide the services set forth herein in a manner consistent with the generally accepted standards of Consultant's profession. Consultant is duly licensed, qualified and experienced to perform the services set forth in this Agreement. Consultant represents and warrants that it has all licenses, permits, qualifications and approvals of whatsoever nature that are legally required for Consultant to practice its profession or provide any services under this Agreement. Consultant represents and warrants that Consultant shall, at its sole reasonable cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits and approvals that are legally required for Consultant to practice its profession or provide such services. If Consultant is an out of state corporation, Consultant further warrants and represents that it possesses a valid certification

of qualification to transact business in the State of California issued by the California Secretary of State. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards currently observed by a competent practitioner of Consultant's profession in California. Consultant shall devote such time and effort to the performance of services pursuant to this Agreement as is necessary for the satisfactory and timely performance of Consultant's obligations under this Agreement.

Section 2. RESPONSIBILITIES OF CITY

Pursuant to the terms and conditions of this agreement, City shall:

A. Compensate Consultant as prescribed in Sections 3 and 4 of this agreement and shall monitor the outcomes achieved by Consultant.

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Section 3. COMPENSATION

A. Consultant shall be paid for the services described in this agreement in accordance with the Statement of Work ("SOW").

B. In no event shall the maximum amount payable under this agreement exceed $226,946.29. The initial term of this Agreement shall be twelve (12) months from the Effective Date, with an initial cost of $99,676.29 and annual recurring services (subject to applicable uplift) of $31,817.50. The Agreement shall automatically renew for successive one (1) year terms unless either party provides written notice of non-renewal at least sixty (60) days prior to the expiration of the then-current term. It is the intent of the parties that the Agreement remain in effect for a minimum of five (5) years, for a total not-to-exceed amount of $226,946.29 over the full term.

Section 4. BILLING AND PAYMENT

A. Consultant shall submit to the project manager an itemized statement or invoice of services rendered and costs incurred, if any. City shall make payment within 30 days of date of Consultant's statement or invoice.

At minimum, all invoices submitted by Consultant shall contain the following information:

i. Job/project name or description;
ii. City's current purchase order and/or work order number (if applicable);
iii. Consultant's invoice number;
iv. Date of invoice issuance;
v. Description of services billed under invoice, including the description of tasks performed and the corresponding rate charged for the completion of that task;
vi. Amount of invoice, itemizing all authorized reimbursable expenses.

B. Consultant shall pay when and as due, any and all taxes incurred as a result of Consultant's compensation hereunder, including estimated taxes, and shall provide City with proof of payment upon request. Notwithstanding the foregoing, the amounts owed for the Services exclude, and Customer will be responsible for, all sales, use, excise, withholding, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, or local governmental entity in connection with the Services (excluding taxes based solely on CivicPlus's income). If the Customer is tax-exempt, the Customer must provide CivicPlus proof of their tax-exempt status within fifteen (15) days of contract signing, and the fees owed by Customer under this Agreement will not be taxed. If such exemption certificate is challenged or held invalid by a taxing authority, Customer agrees to pay for all resulting fines, penalties, and expenses. Consultant agrees to indemnify City for any

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claims, losses, fees, or liabilities, suffered by City directly and solely arising out of Consultant's breach of this section.

Section 5. TERM OF AGREEMENT

A. This agreement shall commence as of the last date it has been signed by both Parties and shall end after twelve (12) months.

Section 6. TERMINATION OF AGREEMENT

A. Either party may terminate this Agreement or any SOW immediately upon written notice if the other party materially breaches any provision of this Agreement and does not substantially cure the breach within thirty (30) days of receiving notice.

B. City may terminate this agreement without cause on sixty (60) days written notice to Consultant prior to the end of the current term. City may terminate this agreement immediately upon notice should funding cease or be materially decreased during the term of this agreement. Notwithstanding the foregoing, in the event of termination due to non-funding, Customer shall be responsible for any invoices covering the initial project development fees or for services already performed, or any outstanding fees or invoices, and all such amounts owed shall become due immediately.

C. City's right to terminate this agreement may be exercised by the City Manager or Designee.

D. If this agreement is terminated for cause, Consultant shall only be paid for services satisfactorily completed and provided prior to the effective date of termination.

Section 7. ENTIRE AGREEMENT; AMENDMENTS; HEADINGS; EXHIBITS/APPENDICES

A. This agreement supersedes all previous agreements relating to the subject of this agreement and constitutes the entire understanding of the Parties hereto. This Agreement shall also be subject to the terms and conditions outlined in the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions available at https://www.civicplus.help/hc/en-us/p/legal-stuff (the "CivicPlus Terms"). In the event of any conflict or inconsistency between the terms of this Agreement and the CivicPlus Terms, the terms of this Agreement shall take precedence. Consultant shall be entitled to no other benefits other than those specified herein. Consultant specifically acknowledges that in entering into and executing this agreement, Consultant relies solely upon the provisions contained in this agreement and no others.

B. No changes, amendments, or alterations to this agreement shall be effective unless in writing and signed by both Parties. However, minor amendments, including retroactive, that do not result in a substantial or functional change to the original intent of this agreement and do not cause an increase to the maximum amount payable under this agreement may be agreed to in writing between Consultant and City Manager or the City Manager's designee, provided that the

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amendment is in substantially the same format as the City's standard format amendment.

C. The headings that appear in this agreement are for reference purposes only and shall not affect the meaning or construction of this agreement.

D. If any ambiguity, inconsistency, or conflict exists or arises between the provisions of this agreement and the provisions of any of this agreement's exhibits or appendices, the provisions of this agreement shall govern.

E. Contract Documents. This Agreement and its exhibits shall be known as the "Contract Documents." Terms set forth in any Contract Document shall be deemed to be incorporated in all Contract Documents as if set forth in full therein. In the event of conflict between terms contained in these Contract Documents, the more specific term shall control. If any portion of the Contract Documents shall be in conflict with any other portion, provisions contained in the Contract shall govern over conflicting provisions contained in the exhibits to the Contract. In the event of any conflict between the terms or conditions of this written Agreement and any terms or conditions of any document prepared or provided by Consultant and made a part of this Agreement, including without limitation any document relating to the scope of services or payment therefor, the written terms of this document shall control over those terms or conditions.

Section 8. NONASSIGNMENT OF AGREEMENT; NON-WAIVER

Inasmuch as this agreement is intended to secure the specialized services of Consultant, Consultant may not assign, transfer, delegate, or sublet any interest herein without the prior written consent of City. Such consent shall not be unreasonably withheld. The waiver by City of any breach of any requirement of this agreement shall not be deemed to be a waiver of any other breach. Notwithstanding the foregoing, CivicPlus may assign and transfer all of its rights and obligations under this Agreement by a sale of a majority of its assets or merger.

Section 9. EMPLOYMENT STATUS OF CONSULTANT

A. Consultant shall, during the entire term of this agreement, be construed to be an independent contractor, and nothing in this agreement is intended nor shall be construed to create an employer-employee relationship, a joint venture relationship, or to allow City to exercise discretion or control over the professional manner in which Consultant performs the work or services that are the subject matter of this agreement; provided, however, that the work or services to be provided by Consultant shall be provided in a manner consistent with the professional standards applicable to such work or services. The sole interest of City is to ensure that the work or services shall be rendered and performed in a competent, efficient, and satisfactory manner. Consultant shall

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be fully responsible for payment of all taxes due to the State of California or the federal government that would be withheld from compensation if Consultant were a City employee. City shall not be liable for deductions for any amount for any purpose from Consultant's compensation. Consultant shall not be eligible for coverage under City's workers' compensation insurance plan nor shall Consultant be eligible for any other City benefit. Consultant must issue W-2 and 941 Forms for income and employment tax purposes, for all of Consultant's assigned personnel under the terms and conditions of this agreement.

Section 10. INDEMNIFICATION

A. Consultant shall indemnify and defend City, its elected officials, officers, and employees, against all third-party claims, suits, actions, costs, expenses (including, but not limited to, reasonable attorney's fees of the City Attorney and counsel retained by City, expert fees, litigation costs, and investigation costs), damages, judgments, or decrees directly arising from the sole grossly negligent action or omission, willful misconduct, or violation of law during the performance of the work or the provision of services undertaken pursuant to this agreement by Consultant, or by any of Consultant's subcontractors, any person employed under Consultant, or under any subcontractor, or in any capacity, except when the injury or loss is caused by the sole negligence or intentional wrongdoing of City. Consultant 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 solely with respect to Consultant'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. The provisions of this paragraph are intended to be interpreted as broadly as permitted by applicable law. This provision shall survive the termination, expiration, or cancellation of this agreement.

B. The indemnification provisions are independent of, and shall not in any way be limited by, Consultant's insurance coverage or lack of coverage, or by the insurance requirements of this agreement. City acknowledgement or approval of Consultant's evidence of insurance coverage required by this agreement does not in any way relieve Consultant from its obligations under this Section.

Section 11. INSURANCE REQUIREMENTS

Without limiting Consultant's duties of defense and indemnification, Consultant and any subcontractor exclusively retained for this Agreement agrees to have and maintain the policies set forth below, against claims for injuries to persons or damages to property which directly arise from the performance of the work hereunder by the Consultant, its representatives, or employees. A lapse in any required insurance

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coverage during this Agreement shall be a breach of this Agreement.

A. **Minimum Scope and Limit of Insurance**

1. **Commercial General Liability (CGL)**: Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. **Automobile Liability**: Insurance Services Office Form Number CA 00 01 covering any auto (Code 1), or if Consultant has no owned autos, covering hired (Code 8) and non-owned autos (Code 9), with limit no less than $1,000,000 per accident for bodily injury and property damage.

3. **Workers' Compensation** as required by the State of California, with Statutory Limits and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease. If Consultant has no employees, Consultant must notify City if an employee is hired, verify proof of coverage for any subcontractors exclusively retained for this Agreement, and agrees to hold City harmless and defend City from claims arising from failure to provide workers' compensation benefits. Consultant is aware of the provisions of the Labor Code, including section 3700, which require every employer to insure against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of the Labor Code, and Consultant shall comply with such provisions before commencing the performance of the work or the provision of services pursuant to this agreement.

4. **Cyber Liability (Errors and Omissions)**: Insurance appropriate and applicable to the Consultant's profession and the services and work being performed, with limits of not less than $2,000,000 per occurrence or claim, $2,000,000 aggregate. Cyber coverage shall extend for at least five years after completion of the Consultant's services under this Agreement.

5. Consultant shall require its subcontractors exclusively retained for this Agreement, if any, to carry and maintain insurance coverage and evidence that equals or exceeds the coverage requirements imposed upon Consultant by this agreement.

6. If the Consultant maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

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B. **Other Insurance Provisions**

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured Status**. The City, its officers, officials, and employees, are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

2. **Primary Coverage**. For any claims related to this Contract, the Consultant's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, or volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

3. **Umbrella or Excess Policy**. The Consultant may use Umbrella or Excess Policies to provide the liability limits as required in this Agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess Policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Consultant's primary and excess liability policies are exhausted.

4. **Notice of Cancelation**. Each insurance policy required above shall provide that coverage shall not be canceled, except with 30 days' notice to the City, with ten days for notice of cancelation due to non-payment. Further, in the event coverage is reduced or canceled, or otherwise materially changed, a notice of said reduction or cancellation or change shall be provided to City within thirty days.

5. **Waiver of Subrogation**. Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

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6. **Self-Insured Retentions**. Self-insured retentions must be declared to and approved by the City. The City may require the Consultant to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

7. **Acceptability of Insurers**. Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

8. **Claims Made Policies**. If any of the required policies for professional liability insurance provide claims-made coverage:

a. The Retroactive Date must be shown and must be before the date of the Contract or the beginning of contract work.
b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

9. **Verification of Coverage**. Consultant shall furnish the City with original Certificate of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to the City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Further, any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City of Rocklin, its elected officials, officers, employees, agents, or volunteers.

10. **Subcontractors**. Consultant shall require and verify that all subcontractors exclusively retained for this Agreement maintain insurance meeting all the requirements stated herein, and Consultant shall ensure that City is an additional insured on insurance required from subcontractors.

Section 12. NOTICE OF CLAIM; APPLICABLE LAW; VENUE

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A. If any claim for damages is filed with Consultant or if any lawsuit is instituted concerning Consultant's performance under this agreement and that directly affects City, Consultant shall give prompt and timely notice thereof to City. Notice shall be prompt and timely if given within 30 days following the date of receipt of a claim or 10 days following the date of service of process of a lawsuit. This provision shall survive the termination, expiration, or cancellation of this agreement.

B. Any dispute between the Parties, and the interpretation of this agreement, shall be governed by the laws of the State of California. Any litigation shall be venued in Placer County.

Section 13. COMPLIANCE WITH LAWS; NON-DISCRIMINATION

A. Consultant shall observe and comply with all applicable present and future federal laws, state laws, local laws, codes, rules, regulations, and/or orders that relate to the work or services to be provided pursuant to this agreement.

B. Consultant shall not unlawfully discriminate in employment practices or in the delivery of services on the basis of race, color, creed, religion, national origin, sex, age, marital status, sexual orientation, medical condition (including cancer, HIV, and AIDS) physical or mental disability, use of family care leave under either the Family & Medical Leave Act or the California Family Rights Act, or on the basis of any other status or conduct protected by law.

C. Consultant represents that Consultant is in compliance with and agrees that Consultant shall continue to comply with the Americans with Disabilities Act of 1990 (42 U.S.C. sections 12101, *et seq*.), the Fair Employment and Housing Act (Government Code sections 12900, *et seq*.), and regulations and guidelines issued pursuant thereto. Furthermore, where applicable, Consultant represents and warrants all websites created for City, or used by Consultant to provide services pursuant to this agreement shall comply with the Americans with Disabilities Act of 1990 and shall specifically conform to the Web Content Accessibility Guidelines found at www.w3.org.7., and comply with section 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794d), Subpart B, 1194.22.

D. In addition to any other provisions of this agreement, Consultant shall be solely responsible for any and all damages caused, and/or penalties levied, as the result of Consultant's noncompliance with the provisions of this section.

Section 14. ACCESS TO RECORDS; RECORDS RETENTION

A. City, federal, and state officials shall have access to any books, documents, papers, and records of Consultant that are directly pertinent to the subject matter of this agreement for the purpose of auditing or examining the activities of Consultant or City. Except where longer retention is required by federal or state law, Consultant shall maintain all records for five years after City makes final payment hereunder.

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This provision shall survive the termination, expiration, or cancellation of this agreement.

B. Consultant shall maintain appropriate records to ensure a proper accounting of all funds and expenditures pertaining to the work performed or the services provided pursuant to this agreement. Consultant shall maintain records providing information that account for all funds and expenses related to the provision of services provided pursuant to this agreement. Access to these records shall be provided to City during working days, 8:00 a.m. to 5:00 p.m. and at other times upon reasonable notice by City, and upon request of state and federal agencies charged with the administration of programs related to the work or services to be provided pursuant to this agreement.

C. Consultant agrees to accept responsibility for receiving, replying to, and/or complying with any audit exception by appropriate federal, state, or City audit directly related to the provisions of this agreement. Consultant agrees to repay City the full amount of payment received for duplicate billings, erroneous billings, audit exceptions, or false or deceptive claims.

D. During performance of the agreement and for a period of three (3) years after completing all services, Consultant shall maintain all accounting and financial records related to this Agreement, including but not limited to records of Consultant's costs for all services performed under this Agreement and records of Consultant's reimbursable expenses, in accordance with generally accepted accounting practices, and shall keep and make the records available for inspection and audit by representatives of the City at reasonable times, at City's expense.

Section 15. LICENSES AND PERMITS

Consultant, and Consultant's officers, employees, and agents performing the work or services required by this agreement, shall possess and maintain, at its sole reasonable cost and expense, all necessary licenses, permits, certificates, and credentials required by the laws of the United States, the State of California, the County of Placer, the City of Rocklin, and all other appropriate governmental agencies. Failure to maintain the licenses and permits, shall be deemed a breach of this agreement and constitutes grounds for the termination of this agreement by City.

Section 16. PERFORMANCE STANDARDS

Consultant shall perform the work or services required by this agreement in accordance with the industry and/or professional standards applicable to Consultant's work or services.

Section 17. CONFLICTS OF INTEREST

Consultant and Consultant's officers and employees shall not have a financial interest, or acquire any financial interest, direct or indirect, in any business, property, or source of income that could be financially affected by or otherwise conflict in any manner or

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degree with the performance of the work or services required under this agreement.

Section 18. NOTICES

A. Any notices required or permitted pursuant to the terms and provisions of this agreement shall be given to the appropriate Party by email or at the address specified below or at such other address as the Party shall specify in writing Such notice shall be deemed given: (1) upon personal delivery; or (2) if sent by first class mail, postage prepaid, two days after the date of mailing.

If to City: Assistant City Manager
City Manager's Office
3970 Rocklin Road,
Rocklin, CA 95677
916-625-5582

If to Consultant: CivicPlus, LLC
302 S 4th St, Suite 500, Manhattan, KS 66502
(888)228-2233; contracts@civicplus.com

B. Any oral notice authorized by this agreement shall be given to the persons specified in Section 19.A. and shall be deemed to be effective immediately.

C. Unless otherwise stated in this agreement, any written or oral notices on behalf of the City as provided for in this agreement may be executed and/or exercised by the City Manager or their designee.

Section 19. AGREEMENT PREPARATION

It is agreed and understood by the Parties that this agreement has been arrived at through negotiation and that neither Party is to be deemed the Party which created any uncertainty in this agreement within the meaning of section 1654 of the Civil Code.

Section 20. COMPLIANCE WITH POLITICAL REFORM ACT

Consultant shall comply with the California Political Reform Act (Government Code, sections 81000, *et seq.*), with all regulations adopted by the Fair Political Practices Commission pursuant thereto, and with the City's Conflict of Interest Code, with regard to any obligation on the part of Consultant to disclose financial interests and to recuse from influencing any City decision which may affect Consultant's financial interests. If required by the City's Conflict of Interest Code, Consultant shall comply with the ethics training requirements of Government Code sections 53234, *et seq.*

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Section 21. SEVERABILITY

If any portion of this agreement or application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction or if it is found in contravention of any federal or state statute or regulation or City ordinance, the remaining provisions of this agreement, or the application thereof, shall not be invalidated thereby and shall remain in full force and effect to the extent that the provisions of this agreement are severable.

Section 22. CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700 [Labor Code § 1861]

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

CONSULTANT

By: Signed by: Amy Vikander D66DB7813B59478...

Amy Vikander, Senior VP of Customer Success

Section 23. POWER AND AUTHORITY TO ENTER INTO AGREEMENT.

All parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles, and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented by such entity(ies), person(s), or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Furthermore, by entering into this Agreement, Consultant hereby warrants that it shall not have breached the terms or conditions of any other contract or agreement to which Consultant is obligated, which breach would have a material effect hereon.

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Section 24. OWNERSHIP OF WORK

Upon full and complete payment of amounts owed for Project Development under the applicable SOW, Customer will own any website graphic designs, Services content, module content, importable/exportable data, and archived information ("Customer Content") created by CivicPlus on behalf of Customer pursuant to this Agreement. "Customer Content" also includes, without limitation, any elements of text, graphics, images, photos, audio, video, designs, artworks, logos, trademarks, services marks, and other materials or content which Customer provides to CivicPlus for processing, transmission, storage, or inputs into any website, software or module in connection with any Services. Customer Content excludes any content in the public domain and any content owned or licensed by CivicPlus, whether in connection with providing Services or otherwise.

Upon completion of the Project Development, Customer will take over the management and control of the Services and Customer will assume full responsibility for Customer Content maintenance and administration. Customer, not CivicPlus, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Customer Content. Customer hereby grants CivicPlus a worldwide, non-exclusive right and license to reproduce, distribute and display the Customer Content as necessary to provide the Services. Customer represents and warrants that Customer owns all Customer Content or that Customer has permission from the rightful owner to use each of the elements of Customer Content and that Customer has all rights necessary for CivicPlus to use the Customer Content in connection with providing the Services. Customer agrees that CivicPlus shall not be responsible or liable for the content of messages created by Customer or by Customer's Users or end-users who access Service. Notwithstanding the foregoing, CivicPlus retains the right, but not the obligation, to remove any Customer Content that is libelous, harassing, abusive, fraudulent, defamatory, excessively profane, obscene, abusive, hate related, violent, harmful to minors, that advocates racial or ethnic intolerance, intended to advocate or advance computer hacking or cracking, or other material, products or services that violate or encourage conduct that would violate any laws or third-party rights.

At any time during the term of the applicable SOW, Customer will have the ability to download the Customer Content and export the data that is processed through the Services ("Customer Data"). Customer may request CivicPlus to perform the export of Customer Data and provide the Customer Data to Customer in a commonly used format, at any time, for a fee to be quoted at time of request and approved by Customer. Upon termination of the applicable SOW for any reason, whether or not Customer has retrieved or requested the Customer Data, CivicPlus reserves the right to permanently and definitively delete the Customer Content and Customer Data held in the Services thirty (30) days following termination of the applicable SOW. During the thirty (30) day period following termination of the SOW, regardless of the reason for its

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termination, Customer will not have access to the Services.

Intellectual Property in the software or other original works created by or licensed to CivicPlus, including all software source code, documents, and materials used in performing the Services ("CivicPlus Property") will remain the property of CivicPlus. CivicPlus Property specifically excludes Customer Content. Customer shall not (i) license, sublicense, sell, resell, reproduce, transfer, assign, distribute or otherwise commercially exploit or make available to any third party any CivicPlus Property in any way, except as specifically provided in the applicable SOW; (ii) adapt, alter, modify or make derivative works based upon any CivicPlus Property; (iii) create internet "links" to the CivicPlus Property software or "frame" or "mirror" any CivicPlus Property administrative access on any other server or wireless or internet-based device that may allow third party entities, other than Customer, to use the Services; (iv) reverse engineer, decompile, disassemble or otherwise attempt to obtain the software source code to all or any portion of the Services; (v) make any attempt to gain unauthorized access to the Services and/or any of CivicPlus' systems or networks; or (vi) access any CivicPlus Property in order to: (a) build a competitive product or service, (b) build a product using similar ideas, features, functions or graphics of any CivicPlus Property, or (c) copy any ideas, features, functions or graphics of any CivicPlus Property. The CivicPlus name, the CivicPlus logo, and the product and module names associated with any CivicPlus Property are trademarks of CivicPlus, and no right or license is granted to use them outside of the licenses set forth in this Agreement.

Provided Customer complies with the terms and conditions herein, the relevant SOW, and license restrictions set forth in §10 of CivicPlus's Master Service Agreement, CivicPlus hereby grants Customer a limited, nontransferable, nonexclusive, non-assignable license to access and use the CivicPlus Property associated with any valid and effective SOW, for the term of the respective SOW. The license set forth herein, shall only apply to the extent that Customer is using the Services for legitimate business use as intended by the purpose of the Services and not for the purpose of comparing the Services to a competitor or similar product of CivicPlus. Customer hereby warrants and affirms its purpose in accessing or otherwise using the Services is for their intended purpose only and understands and agrees that any other use shall be considered fraud.

All CivicPlus helpful information and user's guides for the Services ("Documentation") are maintained and updated electronically by CivicPlus and can be accessed through the CivicPlus "Help Center". CivicPlus does not provide paper copies of its Documentation. Customer and its Users are granted a limited license to access Documentation as needed. Customer shall not copy, download, distribute, or make derivatives of the Documentation.

Customer acknowledges that CivicPlus may continually develop, alter, deliver, and provide to the Customer ongoing innovation to the Services, in the form of new features and functionalities. CivicPlus reserves the right to modify the Services from time to time. Any modifications or improvements to the Services listed on the SOW will be provided to the Customer at no additional charge. In the event that CivicPlus creates

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new products or significant enhancements to the Services ("New Services"), and Customer desires these New Services, then Customer will have to pay CivicPlus the appropriate fee for the access to and use of the New Services. CivicPlus shall use its reasonable best efforts to provide workarounds in the event any modification to the Services causes Customer to lose substantial functionality of the Services.

CivicPlus in its sole discretion, may utilize all comments and suggestions, whether written or oral, furnished by Customer to CivicPlus in connection with its access to and use of the Services (all reports, comments and suggestions provided by Customer hereunder constitute, collectively, the "Feedback"). Customer hereby grants to CivicPlus a worldwide, non-exclusive, irrevocable, perpetual, royalty-free right and license to incorporate the Feedback in the CivicPlus products and services.

Section 28. USE OF CITY PROPERTY

Consultant shall not use City premises, property (including equipment, instruments, and supplies), or personnel for any purpose other than in the performance of Consultant's obligations under this agreement.

Section 29. 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 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.

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SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, City and Consultant 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

Date: 1/8/2026 | 3:06 PM PST

Signed by:
Aly Zimmermann
F29E9749AAD9403...

ALY ZIMMERMANN

City Manager

City of Rocklin

APPROVED AS TO FORM:

MATTHEW McOMBER

City Attorney

By: 1/8/2026 | 10:51 AM PST

Date:

Signed by:
Crystal Hodgson
C832E6B7CE22470...

CONSULTANT

Date: 1/8/2026 | 7:33 AM PST

By:

Signed by:
Amy Vikander
D66DB7813B59478...

Amy Vikander, Senior VP of

Customer Success

Tax I.D.#: 48-1202104

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Various Personnel Updates

Date: April 28, 2026

Submitted By: Meagan Bushey, Administrative Services Manager
Tameka Usher, Director of Administrative Services

Department: Administrative Services - Human Resources

Recommendation:

A. Adopt a Resolution of the City Council of the City of Rocklin Approving the Deletion of One Administrative Assistant allocation, the Addition of One Senior Recreation Coordinator Allocation, and the Revised Public Service Employees (AFSCME) Salary Schedule.
B. Adopt a Resolution of the City Council of the City of Rocklin Approving the Deletion of One Departmental Administrative Specialist Allocation and the Addition of One Legal Secretary Allocation in the Office of the City Attorney.
C. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and the Rocklin Police Officers' Association.
D. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and the Rocklin Police Officers' Association.

Background:

Title 2 of the California Code of Regulations, section 570.5 requires the City's salary schedules to be approved and adopted by the City Council at a public meeting.

AFSCME

The supervisory structure and operational responsibilities within the Parks and Recreation Department have evolved. In response, Human Resources (HR) conducted a workload review and recommends eliminating one vacant Administrative Assistant position and establishing a Senior Recreation Coordinator position. This change is intended to support long-term succession planning, better align duties and responsibilities, and provide a more structured pathway for career development.

The proposed Senior Recreation Coordinator will report directly to the Parks and Recreation Director and oversee full-time and part-time staff supporting marketing, events, and program delivery. As a result, staff recommends classification and compensation adjustments that

realign specific duties and responsibilities and establish a framework for career growth and internal talent development.

Recommendation:

- Delete 1.0 vacant FTE Administrative Assistant
- Add 1.0 FTE Senior Recreation Coordinator

Staff recommends adopting a classification and salary range for a Senior Recreation Coordinator. Staff recommends placing the Senior Recreation Coordinator at Range 27 ($63,371-$91,820) of the AFSCME Salary Schedule. In accordance with the City of Rocklin Employee-Employer Resolution, staff further recommends that the classification of Senior Recreation Coordinator be placed in the Public Service Employees' unit.

HR staff satisfied the meet and confer obligation with the AFSCME regarding the proposed changes in accordance with the City of Rocklin Employee-Employer Resolution.

Confidential (City Attorney's Office):
The City Attorney's Office administrative support needs range significantly from general clerical functions to specialized legal support services, including various duties that are conducive to a Legal Secretary role. Additionally, the City Attorney's Office, with support from the City Manager's Office, has participated in an organizational assessment conducted by outside consultants to evaluate operational structure and legal services staffing levels, among other things. Based on the City Attorney's Office needs, and the findings of the organizational assessment, replacing the vacant Departmental Administrative Specialist position with a Legal Secretary position is recommended. The change will align the position to its functional responsibilities, support operational efficiency, and promote effective recruitment and retention within the City Attorney's Office.

Recommendation:

- Delete 1.0 vacant FTE Department Administrative Specialist
- Add 1.0 FTE Legal Secretary

RPOA Side Letters

When negotiating the successor MOU between the City of Rocklin and the Rocklin Police Officers' Association (RPOA), approved by Resolution No. 2025-221, the parties overlooked two side letters that had been previously approved on October 10, 2024. Therefore, both parties are seeking to establish two new side letters as follows:

1. To address references Article 12-Short Notice Overtime to prevent operational challenges in managing mandatory overtime staffing.
2. To address references to part-time benefited employees, with revision to Articles: 1-Definitions, 24-Health and Other Benefits, and 32- Paid Time Off Program.

HR staff satisfied the meet and confer obligation with the RPOA regarding the proposed changes for side letters 1 and 2 in accordance with the City of Rocklin Employee-Employer Resolution.

Fiscal Impact:

AFSCME: There is no fiscal impact associated with staff recommendation, as the Parks & Recreations Department will reduce the part-time budget to offset the net cost increase between the Senior Recreation Coordinator and the Administrative Assistant positions.

Confidential: There is no fiscal impact associated with the proposed reclassification of the Department Administrative Specialist position to Legal Secretary.

RPOA Side Letters: There is no direct fiscal impact on the General Fund associated with the staff recommendation.

ATTACHMENTS:

1. Resolution A
2. Resolution A Exhibit 1 - AFSCME Salary Schedule 05-02-2026
3. Resolution B
4. Resolution C
5. Resolution C Exhibit 1 - RPOA Side Letter.pdf
6. Resolution D
7. Resolution D Exhibit 1 - RPOA Side Letter

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE DELETION OF ONE ADMINISTRATIVE ASSISTANT ALLOCATION, THE ADDITION OF ONE SENIOR RECREATION COORDINATOR ALLOCATION, AND THE REVISED PUBLIC SERVICE EMPLOYEES (AFSCME) SALARY SCHEDULE

WHEREAS, to support long-term succession planning, realign specific duties and responsibilities, and create a structured framework for career growth and the development of internal talent, it is recommended that the job classifications of Senior Recreation Coordinator be established; and

WHEREAS, the Human Resources (HR) has conducted a review of the workload in the Parks & Recreation Department and recommends deleting one, 1.0 full-time equivalent (FTE) Administrative Assistant position and replacing the deleted position with one 1.0 FTE Senior Recreation Coordinator; and

WHEREAS, HR recommends changes to the Salary Schedule for positions designated as Public Service Employees (Public Service Employees Salary Schedule) as follows: the Senior Recreation Coordinator be placed on the Public Service Employees Salary Schedule at Salary Range 27 ($63,371 – $91, 820).

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

Section 1. The recitals are true and correct and are incorporated herein by reference.

Section 2. The deletion of one (1.0) FTE Administrative Assistant position and the addition of one (1.0) FTE Senior Recreation Coordinator allocation in the Parks & Recreation Department is hereby approved.

Section 3. Effective May 2, 2026, the revised and updated Public Service Employees Salary Schedule, attached hereto and incorporated herein by reference as Exhibit 1, is hereby approved.

PASSED AND ADOPTED this 28th day of April, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

CITY OF ROCKLIN
PUBLIC SERVICE EMPLOYEES SALARY SCHEDULE
(Annual Salary)
Effective May 02, 2026

Classification	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
Office Assistant I Park Services Aide	5	$ 39,133	$ 40,502	$ 41,920	$ 43,387	$ 44,906	$ 46,477	$ 48,104	$ 49,788	$ 51,530	$ 53,334
Office Assistant II Recreation Specialist	11	45,382	46,970	48,614	50,316	52,077	53,899	55,786	57,738	59,759	61,851
Code Enforcement Technician	14	48,871	50,582	52,352	54,184	56,081	58,044	60,075	62,178	64,354	66,607
Street Maintenance Worker I	15	50,094	51,847	53,662	55,540	57,484	59,496	61,578	63,734	65,964	68,273
Landscape Services Worker Street Maintenance Worker II	17	52,629	54,471	56,378	58,351	60,393	62,507	64,695	66,959	69,302	71,728
Equipment Mechanic I Planning/Building Technician I Traffic Maintenance Assistant	19	55,295	57,230	59,233	61,306	63,452	65,673	67,971	70,350	72,812	75,361
Building Maintenance Worker Irrigation Maintenance Technician	20	56,677	58,661	60,714	62,839	65,038	67,314	69,670	72,109	74,633	77,245
Accounting Technician I Senior Street Maintenance Worker	21	58,094	60,127	62,232	64,410	66,664	68,997	71,412	73,912	76,498	79,176
Landscape Services Trades Worker Senior Building Maintenance Worker	22	59,546	61,630	63,787	66,020	68,331	70,722	73,197	75,759	78,411	81,155

Classification	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
Administrative Assistant Engineering Technician I Planning/Building Technician II Recreation Coordinator	23	61,035	63,171	65,382	67,670	70,039	72,490	75,027	77,653	80,371	83,184
Equipment Mechanic II	24	62,561	64,750	67,017	69,362	71,790	74,302	76,903	79,595	82,380	85,264
Accounting Technician II Community Development Technician Environmental Services Technician	25	64,125	66,369	68,692	71,096	73,585	76,160	78,826	81,584	84,440	87,395
Building Inspector I Construction Inspector I Fire Inspector I Landscape Inspector Public Works Inspector I Senior Irrigation Maintenance Technician	26	65,728	68,028	70,409	72,874	75,424	78,064	80,796	83,624	86,551	89,580
Engineering Technician II GIS/Engineering Technician Permit Center Supervisor Administrative Technician Senior Recreation Coordinator	27	67,371	69,729	72,169	74,695	77,310	80,016	82,816	85,715	88,715	91,820
Accountant I Building Trades Worker Code Enforcement Officer Senior Equipment Mechanic	28	69,055	71,472	73,974	76,563	79,242	82,016	84,887	87,858	90,933	94,115
Building Maintenance Supervisor Traffic Control and Lighting Technician	29	70,782	73,259	75,823	78,477	81,224	84,066	87,009	90,054	93,206	96,468
Community Development Inspector Construction Inspector II Environmental Services Specialist Housing Specialist Public Works Inspector II Senior Building Trades Worker	30	72,551	75,090	77,719	80,439	83,254	86,168	89,184	92,305	95,536	98,880

Classification	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
Building Plans Examiner GIS Analyst I Information Technology Specialist Recreation Supervisor	31	74,365	76,968	79,662	82,450	85,336	88,322	91,414	94,613	97,924	101,352
Building Inspector II Fire Inspector II Senior Construction Inspector Senior Traffic Control and Lighting Technician	32	76,224	78,892	81,653	84,511	87,469	90,530	93,699	96,978	100,373	103,886
Accountant II Assistant Planner Fleet Services Supervisor Landscape Services Supervisor Permit Services Supervisor Street Maintenance Supervisor	33	78,130	80,864	83,694	86,624	89,656	92,794	96,041	99,403	102,882	106,483
Assistant Civil Engineer Facilities Maintenance Supervisor Senior Information Technology Specialist Information Technology Analyst I	35	82,085	84,958	87,932	91,009	94,194	97,491	100,903	104,435	108,090	111,873
Assistant Land Surveyor Parks Division Supervisor Traffic Maintenance Supervisor	37	86,241	89,259	92,383	95,616	98,963	102,427	106,012	109,722	113,562	117,537
Administrative Analyst Associate Planner Building Division Supervisor Facilities Operations Superintendent Fire Prevention Plans Examiner GIS Analyst II Information Technology Analyst II Land Development Engineer Senior Accountant	39	90,606	93,778	97,060	100,457	103,973	107,612	111,379	115,277	119,311	123,487
Senior Information Technology Analyst	42	97,573	100,988	104,523	108,181	111,968	115,886	119,942	124,140	128,485	132,982
Associate Civil Engineer Deputy Fire Marshal	43	100,013	103,513	107,136	110,886	114,767	118,784	122,941	127,244	131,698	136,307
Plan Check Engineer Senior Planner	44	102,513	106,101	109,814	113,658	117,636	121,753	126,015	130,425	134,990	139,715

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE DELETION OF ONE DEPARTMENTAL ADMINISTRATIVE SPECIALIST ALLOCATION AND THE ADDITION OF ONE LEGAL SECRETARY ALLOCATION IN THE OFFICE OF THE CITY ATTORNEY

WHEREAS, the City Attorney's Office is comprised of three full-time positions, which include the City Attorney, Assistant City Attorney, and Departmental Administrative Specialist;

WHEREAS, the City Attorney's Office has collaborated with the City Manager's Office to undertake an evaluation of operational and staffing levels and other aspects of the delivery of legal services;

WHEREAS, based on these and other factors, and in order to pursue enhanced efficiencies and level of service, the City Attorney recommends approval of an allocation of one (1) full-time Legal Secretary in the City Attorney's Office, in place of the Departmental Administrative Specialist allocation; and

WHEREAS, the current Confidential Salary Schedule includes the Legal Secretary and Departmental Administrative Specialist classifications, which are in the same Range.

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

Section 1. The Recitals set forth herein are incorporated by reference and the recommendations are hereby accepted and approved.

Section 2. The deletion of one (1.0) FTE Departmental Administrative Specialist position allocation and the addition of one (1.0) FTE Legal Secretary position allocation in the City Attorney's Office is hereby approved.

PASSED AND ADOPTED this 28th day of April, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN TO APPROVE A SIDE LETTER OF AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ROCKLIN AND THE ROCKLIN POLICE OFFICERS' ASSOCIATION

WHEREAS, the City Council approved and adopted the Memorandum of Understanding (MOU) between the City of Rocklin and the Rocklin Police Officers' Association effective July 1, 2025 to June 30, 2028 by Resolution No. 2025-221; and

WHEREAS, the scheduling options available in Section II, Article 12.2 of the MOU creates challenges in managing mandatory overtime staffing; and

WHEREAS, the City and Rocklin Police Officers' Association have met and conferred and tentatively agreed to amend the provisions of Article 12.2 of the MOU.

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 approves and authorizes the City Manager to sign the Side Letter of Agreement between the City of Rocklin and the Rocklin Police Officers' Association attached hereto as Exhibit 1.

PASSED AND ADOPTED this 28th day of April, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

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SIDE LETTER OF AGREEMENT

BETWEEN THE CITY OF ROCKLIN AND THE ROCKLIN POLICE OFFICERS' ASSOCIATION

WHEREAS, the City of Rocklin (City) and the Rocklin Police Officers' Association (Union) (collectively, "the Parties") are parties to a Memorandum of Understanding (MOU) establishing the terms and conditions of employment between the City and employees in the Union for the period of July 1, 2025 to June 30, 2028; and

WHEREAS, Article 12.2 of the MOU describes the manner and method in which sworn employees of the Union will be scheduled for Short Notice overtime; and

WHEREAS, as currently written, Article 12.2 of the MOU creates operational difficulties for staffing the patrol division; and

WHEREAS, the City and the Union have met and conferred and agree to amend the MOU to include an alternative Short Notice overtime procedure for the patrol division only.

AGREEMENT

Now, therefore, the Parties agree to amend the MOU and incorporate the changes and additions set forth herein. Except as amended by this Agreement, the provisions of the MOU remain in full force and effect.

Section II, Article 12, 12.2 Call-out Procedure

Patrol

Separate overtime callout lists shall be created for Weekday shift assignments and Weekend shift assignments. The lists will consist of Patrol Officers, COPPS Officers, Corporals, Detectives, School Resource Officers, and Traffic Officers.

The lists shall be organized by the officers' seniority, starting with the least senior officer, working through the lists to the most senior officer. The lists repeat once the most senior officer (respective to each list) has been selected for a vacant overtime assignment or skipped.

Should a Patrol overtime assignment remain vacant following the use of the Short-Notice Overtime procedure (12.2.1), the Supervisor shall begin a (mandatory) call-out.

The (mandatory) call-out process (12.2.2) is as follows:

Starting with the least senior officer, and working through to the most senior officer, vacant overtime assignments will be assigned. There will be one officer assigned per vacancy, making sure the officer has had at least one (1) day (twenty-four (24) consecutive hours) off in the

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previous seven (7) days. Once the vacancies are filled, proper notifications will be sent to the officers.

NOTE: While attempting to fill the vacant overtime assignments, the supervisor shall take into consideration the officers' availability to fill the vacant overtime assignment. Employees with preapproved vacations, modified duty assignments, leave of absence, or light duty assignments, shall not be scheduled to fill vacant overtime assignments. Using these guidelines, the supervisor will determine if an employee is eligible to work an overtime assignment.

ALSO NOTE: If any officer proactively signs up for a full (10-hour/12.5-hour}, vacant, patrol overtime assignment (that is a potential mandatory overtime assignment}, and successfully completes that assignment, they will receive a "skip." A "skip" allows an officer to be skipped*, should they be selected for a vacant overtime assignment, in the future, utilized by this procedure. "Skips" cannot be banked/stored. "Skips" shall be used the first opportunity that arises. For purposes of this section only, skipped shall be defined as bypassing the ineligible officer and moving to the next available officer on the list.

If an officer is assigned an overtime assignment and is unavailable to work it, as a result of a conflict not covered in this procedure (e.g., incidental leave), it will be the officer's responsibility to find coverage for the overtime assignment. If more than one officer wishes to trade overtime assignments, it will be all the involved parties' responsibility to communicate that to their respective Supervisors.

The list shall remain in effect for one shift rotation (six (6) months).

For the Union

Signed by:
Jeremy Black
0934E3A43C6F4C5...

Jeremy Black, President

Rocklin Police Officer's Association

Date: 4/5/2026 | 9:06 PM PDT

For the City

Aly Zimmermann, City Manager

City of Rocklin

Date: _____

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SIDE LETTER OF AGREEMENT

BETWEEN THE CITY OF ROCKLIN AND THE ROCKLIN POLICE OFFICERS' ASSOCIATION

WHEREAS, the City of Rocklin (City) and the Rocklin Police Officers' Association (Union) (collectively, "the Parties") are parties to a Memorandum of Understanding (MOU) establishing the terms and conditions of employment between the City and employees in the Union for the period of July 1, 2025 to June 30, 2028; and

WHEREAS, Article 1 of the MOU includes definitions to describe the meaning of words and phrases; and

WHEREAS, Article 24 of the MOU includes definitions to describe benefits and reimbursement; and

WHEREAS, Article 32 of the MOU describes the method and manner in which leaves are used; and

WHEREAS, the City and the Union have met and conferred and agree to amend the MOU to include an alternative Short Notice overtime procedure for the patrol division only.

Section I - General

Article 1. Definitions

1.8 Employee –-A member of the employee bargaining unit represented by the Rocklin Police Officers' Association. Temporary Part-time employees, Reserve Police Officers, and volunteers are not covered by this MOU.

1.17 Part-time Employees-

- Regular Part-time: Those employees whose regularly scheduled work assignment is less than twenty (20) hours per work week.
- Temporary Part-time: Those employees whose regularly scheduled work assignment is less than thirty (30) hours per work week, or employees who are authorized to work no more than nine hundred sixty (960) hours in a year.

Section Ill - Benefits and Reimbursement

Article 24.3.1 Cafeteria Plan

For regular part-time employees who decline the City’s medical insurance and, the City shall contribute one hundred fifty dollars ($150) per month to the City’s Cafeteria plan on behalf of

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such employees, provided that the employee is in paid status for the full pay period or is on an approved voluntary leave of absence. Cafeteria plan payments are not eligible for cash payments.

In the event a part-time employee elects a medical plan with a lower monthly premium than that of the pro-rated percentage of the Kaiser employee + 1 tier, the City shall contribute the difference between the lower monthly premium and the pro-rated Kaiser employee + 1 monthly premium to a maximum of $150 per month.

SECTION IV - Leaves

Article 32. Paid Time Off Program

32.1 Paid time Off (PTO)

32.1.1 – Accrual - The City will provide all employees covered by the MOU time off with pay for vacation, holidays, minor injuries, illnesses, and other personal needs. A new employee will begin to accrue PTO immediately upon hire. PTO hours are accrued on the first 80 paid hours in the biweekly pay period.

Regular part-time employees accrue PTO leave equal to their full-time equivalency allocation unless otherwise required by federal and/or state law. For example, a regular part-time employee working 50% of a full-time equivalent will accrue 50% of the PTO leave of a regular full-time employee with the same number of years of City service.

The rate that an employee accrues such time is based on his/her length of service with the City. PTO is accrued as follows:

32.2.2 Sick Leave Accrual - A new employee will begin to accrue Sick Leave hours on the first day of employment. Sick Leave hours shall accrue on the first 80 paid hours in the biweekly pay period at the following rates:

Regular part-time employees accrue sick leave equal to their full-time equivalency allocation unless otherwise required by federal and/or state law. For example, a regular part-time employee working 50% of a full-time equivalent will accrue 50% of the sick leave of a regular full-time employee with the same number of years of City service.

For the Union

Signed by:
Jeremy Black
0934E3A43C6F4C5...

Jeremy Black, President

Rocklin Police Officer's Association

Date: 4/5/2026 | 9:06 PM PDT

For the City

Aly Zimmermann, City Manager

City of Rocklin

Date: _____

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN TO APPROVE A SIDE LETTER OF AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ROCKLIN AND THE ROCKLIN POLICE OFFICERS' ASSOCIATION

WHEREAS, the City Council approved and adopted the Memorandum of Understanding (MOU) between the City of Rocklin and the Rocklin Police Officers' Association effective July 1, 2025 to June 30, 2028 by Resolution No. 2025-221; and

WHEREAS, Article 1 of MOU which defines all words and phrases within the MOU unless defined differently in an article or section does not include a definition for part-time employee or temporary employee; and

WHEREAS, Article 24 of MOU which defines benefits and reimbursement for eligible employees, does not include reference to part-time employees; and

WHEREAS, Article 32 of MOU which defines paid time off benefits, does not include reference to part-time employees; and

WHEREAS, the City and Union have met and conferred and agreed to amend the provisions of Article 1, 24, and 32 of the MOU to address the addition of regular part-time positions.

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 approves and authorizes the City Manager to sign the Side Letter of Agreement between the City of Rocklin and the Rocklin Police Officers' Association attached hereto as Exhibit 1.

PASSED AND ADOPTED this 28th day of April, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

SIDE LETTER OF AGREEMENT

BETWEEN THE CITY OF ROCKLIN AND THE ROCKLIN POLICE OFFICERS' ASSOCIATION

WHEREAS, the City of Rocklin (City) and the Rocklin Police Officers' Association (Union) (collectively, "the Parties") are parties to a Memorandum of Understanding (MOU) establishing the terms and conditions of employment between the City and employees in the Union for the period of July 1, 2025 to June 30, 2028; and

WHEREAS, Article 1 of the MOU includes definitions to describe the meaning of words and phrases; and

WHEREAS, Article 24 of the MOU includes definitions to describe benefits and reimbursement; and

WHEREAS, Article 32 of the MOU describes the method and manner in which leaves are used; and

WHEREAS, the City and the Union have met and conferred and agree the amend the provisions of Article 1, 24, and 32 of the MOU to address the addition of regular part-time positions.

Section I - General

Article 1. Definitions

1.8 Employee –-A member of the employee bargaining unit represented by the Rocklin Police Officers' Association. Temporary Part-time employees, Reserve Police Officers, and volunteers are not covered by this MOU.

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- Temporary Part-time: Those employees whose regularly scheduled work assignment is less than thirty (30) hours per work week, or employees who are authorized to work no more than nine hundred sixty (960) hours in a year.

Section Ill - Benefits and Reimbursement

Article 24.3.1 Cafeteria Plan

For regular part-time employees who decline the City's medical insurance and, the City shall contribute one hundred fifty dollars ($150) per month to the City's Cafeteria plan on behalf of

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such employees, provided that the employee is in paid status for the full pay period or is on an approved voluntary leave of absence. Cafeteria plan payments are not eligible for cash payments.

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SECTION IV - Leaves

Article 32. Paid Time Off Program

32.1 Paid time Off (PTO)

32.1.1 – Accrual - The City will provide all employees covered by the MOU time off with pay for vacation, holidays, minor injuries, illnesses, and other personal needs. A new employee will begin to accrue PTO immediately upon hire. PTO hours are accrued on the first 80 paid hours in the biweekly pay period.

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The rate that an employee accrues such time is based on his/her length of service with the City. PTO is accrued as follows:

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For the Union

Signed by:
Jeremy Black
0934E3A43C6F4C5...

Jeremy Black, President

Rocklin Police Officer's Association

Date: 4/5/2026 | 9:06 PM PDT

For the City

Aly Zimmermann, City Manager

City of Rocklin

Date: _____

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Pine Street Granite Drain Emergency Repair

Date: April 28, 2026

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

Department: Public Works

Recommendation:

A. Adopt a Resolution of the City Council of the City of Rocklin Ratifying the Determination that An Emergency Existed Requiring the Immediate Expenditure of Public Money to Safeguard Life, Health, Property or Essential Public Services, and Ratifying the Contract with Glissman Excavating, Inc for Repair or Replacement of a Failed Storm Drain on Pine Street.
B. Adopt the Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Pine Street Granite Drain Removal, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Glissman Excavating, Inc.).

Background:

On March 24, 2026, a sink hole was reported on Pine Street which impacted local traffic and blocked the drainage system. With rain in the immediate forecast, and due to the flood prone characteristics of the area, it was determined that this was an emergency situation and that delays in solicitations for bids could put the impacted area at risk.

Allowing for traditional competitive bidding would take approximately 4-6 weeks, during which the damaged area could expand, cause a public safety hazard in the roadway, and cause flooding to adjacent properties due to the failed granite drainage system. Rocklin Municipal Code (RMC) Section 3.04.09(A), authorizes the City Manager to make or authorize purchases and enter into contracts necessary to respond to an emergency condition. On March 25th the City Manager determined the situation to fall within the definition of an emergency condition and authorized the Public Works Department to move forward with the repair under the City Manager's emergency authority. On April 4th the repair work was completed and the City Manager terminated the emergency.

The cost of the repair was $61,695.72, which is within the City Manager’s signing authority. In compliance with state law and the Rocklin Municipal Code (RMC 3.04.090(A)), the City Council is being requested to review and approve of the emergency action taken.

Staff recommends the City Council to adopt a resolution to determine that an emergency existed pursuant to California Public Code 22050, in that the failure of the storm drain system and resulting sinkhole on Pine Street required immediate action to safeguard life, health, property, and essential public services.

Staff recommends the City Council ratify the determination of the City Manager, pursuant to RMC Section 3.04.090(A), that an emergency existed and that immediate action was necessary, and further ratify the action taken to respond to the emergency.

Upon review and approval of the emergency action taken, the City Council is also being requested to approve a Notice of Completion for this project.

One change order was issued which increased the project amount by $850 for a total project amount of $62,545.72 and the project was completed on April 4, 2026. Staff recommends the City Council accept the public work known as the Pine Street Granite Drain Removal, accept the Notice of Completion, and Authorize and Direct the Execution and Recordation of the Notice of Completion on behalf of the City.

Fiscal Impact:
There is no direct fiscal impact to the General Fund from the staff recommendation. The emergency repair was funded by the SB 325 Sales Tax Fund (Fund 210) and a budget appropriation of $62,600 from the fund balance is necessary to fully support the cost.

ATTACHMENTS:
1. Resolution A - Emergency Repair Contract
2. Resolution A - Attachment (Construction Agreement)
3. Pine Street Granite Drain Removal Change Order
4. Resolution B - Notice of Completion
5. NOC

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN RATIFYING THE DETERMINATION THAT AN EMERGENCY EXISTED REQUIRING THE IMMEDIATE EXPENDITURE OF PUBLIC MONEY TO SAFEGUARD LIFE, HEALTH, PROPERTY OR ESSENTIAL PUBLIC SERVICES, AND RATIFYING THE CONTRACT WITH GLISSMAN EXCAVATING, INC FOR THE REPAIR OR REPLACEMENT OF A FAILED STORM DRAIN ON PINE STREET

WHEREAS, the City is required by the state and local law to competitively bid public works projects, including construction and repair contracts, unless an emergency exists that requires immediate action; and

WHEREAS, pursuant to California Public Contract Code § 22050, the City Council may, by a four-fifth vote, declare that an emergency exists and authorize the immediate expenditure of public funds to respond to the emergency without complying with competitive bidding requirements; and

WHEREAS, pursuant to Rocklin Municipal Code Section 3.04.090(A), the City Manager is authorized to declare that an emergency exists and make or authorize purchases and enter into contracts necessary to respond to an emergency condition; and

WHEREAS, on March 24, 2026, a sink hole was discovered in the travel way of Pine Street, and a significant failure of the granite drainage system was identified as the cause. The drainage system serves an area prone to localized flooding, and immediate repairs were needed to restore the roadway and maintain proper drainage system; and

WHEREAS, the condition of the roadway and drainage system require immediate repair to prevent or mitigate the loss or impairment of life, health, property or essential public services; and

WHEREAS, the City executed a contract with Glissman Excavating, Inc., a firm on the City's qualified bidders list, to perform the emergency repair work in the amount of $61,695.72 and a change order in the amount of $850.00 with the total contract amount of $62,545.72; and

WHEREAS, a budget appropriation is necessary to support the emergency repair cost, and staff recommends appropriating $62,600 from the fund balance of the SB 325 Sales Tax Fund (Fund 210) to fully fund the repair. Sufficient funds are available within Fund 210 fund balance to support this appropriation.

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

Section 1. The above recitals are true and correct.

Section 2. The City Council hereby funds and determines, by a four-fifths vote, that an emergency existed pursuant to California Public Contract Code § 22050, in that the failure of the storm drain system and resulting sinkhole on Pine Street required immediate action to safeguard life, health, property, and essential public services.

Section 3. The City Council hereby ratifies the determination of the City Manager, pursuant to Rocklin Municipal Code Section 3.04.090(A), that an emergency existed and that immediate action was necessary, and further ratifies actions taken to respond to the emergency.

Section 4. The City Council hereby ratifies the contract with Glissman Excavating, Inc. for the repair and replacement of the failed storm drain on Pine Street in the amount of $61,695.72 and a change order in the amount of $850.00 with the total contract amount of $62,545.72, which are attached and incorporated hereto by reference.

Section 5. A budget appropriation in the amount of $62,600 from the fund balance of the SB 325 Sales Tax Fund (Fund 210) in the Fiscal Year 2025/26 Operating Budget is hereby approved.

PASSED AND ADOPTED this 28th day of April, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

Docusign Envelope ID: C1C0C291-CB96-48FC-AF9B-8FBAE878EBC8

CONSTRUCTION AGREEMENT

THIS AGREEMENT, dated for identification as of March 30, 2026, is between the **CITY OF ROCKLIN**, a municipal corporation, (hereinafter called "City"), and **GLISSMAN EXCAVATING, INC.**, a corporation (hereinafter called "Contractor").

The parties hereto mutually agree to the terms and condition set forth herein.

I. CONTRACT DOCUMENTS

A. The Contract Documents referred to herein are incorporated herein by reference as if set forth in full in this Agreement.

B. Work called for in any one Contract Document and not mentioned in another is to be performed and executed as if mentioned in all Contract Documents. The table of contents, titles and headings contained herein and in said documents are solely to facilitate reference to various provisions of the Contract Documents and in no way affect or limit the interpretations of the provisions to which they refer.

C. The Contract Documents shall include this Agreement, Exhibit A (Scope of Work), Performance Bond, Payment Bond, Worker's Compensation Insurance Certification, Guarantee Form, Exhibit B (Labor and Prevailing Wage Compliance), General Conditions, Technical Specifications (Divisions 2 through 16), Permits from other agencies as may be required by law, City of Rocklin Construction Specifications, Improvement Standards and Standard Drawings, Caltrans Standard Plans and Specifications as applicable, Standard Plans and Specifications, Standard Forms, Supplemental Drawings, all required bonds, Exhibits, the Contract Schedule, Storm Water Pollution Prevention Plan (whether prepared by the City or the Contractor) and any and all supplemental agreements amending or extending the Work contemplated and which may be required to complete the Work in an acceptable manner. Supplemental agreements are written agreements covering alterations, amendments or extensions to the Contract Documents and include Change Orders, Construction Change Directives, Field Directives, Field Orders and Supplemental Drawings.

D. If applicable to this Agreement's Scope of Work, the General Conditions shall mean and refer to the current General Conditions of the City of Rocklin, which are incorporated herein by this reference as if set forth herein.

II. DEFINITIONS

Unless otherwise specifically provided herein, all works and phrases defined in the General Conditions shall have the same meaning and intent in this Agreement.

III. AGREEMENT CONTROLS

In the event of a conflict between the terms and conditions as set forth in this Agreement and the terms and conditions set forth in other Contract Documents, the terms and conditions set forth in this Agreement shall prevail.

IV. SCOPE OF CONTRACT

Contractor agrees to furnish all tools, equipment, apparatus, facilities, labor and material and transportation necessary to perform and complete in a good and workman like manner to the satisfaction of City, all the work required for the Contract for the Project entitled: **PINE STREET GRANITE DRAIN REMOVAL**

V. CONTRACT AMOUNT AND PAYMENTS

City agrees to pay and Contractor agrees to accept, in full payment for the above work, **Sixty-One Thousand, Six Hundred Ninety-Five Dollars and Seventy-Two Cents. ($61,695.72)**, as the stipulated sum price which Contractor bid in its Bid Form, subject to additions and deductions by Change Order(s) as provided in the Contract Documents.

VI. PROGRESS AND FINAL PAYMENTS

Notwithstanding the General Conditions there will be no Progress Payments made to Contractor and the final payment shall be made in accordance with the billing and final payment information below in the General Conditions.

VII. RETENTION OF SUMS CHARGED AGAINST CONTRACTOR

When, under the provisions of this contract, City shall charge any sum of money against Contractor, City shall deduct and retain the amount of such charge from the amount of the next succeeding progress estimate, or from any other moneys due or that may become due to the Contractor from City. If, on completion or termination of the Contract, sums due contractor are insufficient to pay City's charges against him, City shall have the right to recover the balance from Contractor or his sureties.

VIII. TIME OF COMPLETION

A. The entire Work shall be brought to completion in the manner and within Fourteen (14) Working Days, commencing on the date of issuance of the Notice to Proceed.
B. Failure to complete the Work by the completion date and in the manner provided for by the Contract Documents shall subject Contractor to liquidated damages as hereinafter provided in this Agreement. Time is of the essence in these Contract Documents.

IX. INSURANCE

Contractor shall maintain in full force and effect at all times during the term of the Agreement, at its sole expense, policies of insurance in accordance with the General Conditions.

X. NO WAIVER OF REMEDIES

A. Neither the inspection by City or its agents, nor any order or certificate for the payment of money, nor any payment for, nor acceptance of the whole or any part of the Work by City, nor any extensions of time, nor any position taken by City or its agents shall operate as a waiver of any provision of this Agreement or of any power herein reserved to City or any right to damages herein provided, nor shall any waiver of any breach of the Agreement be held to be a waiver of any other or subsequent breach.
B. All remedies provided in this Agreement shall be taken and construed as cumulative; that is, in addition to each and every other remedy herein provided, and City shall have any and all equitable and legal remedies which it would in any case have.

XI. DETERMINATION OF DAMAGES

A. The actual fact of the occurrences of damages and the actual amount of the damages which City would suffer if the Work were not completed within the specified times set forth are dependent upon many circumstances and conditions which could prevail in

various combinations, and, from the nature of the case, it is impracticable and extremely difficult to fix the actual damages.

B. Damages which City would suffer in the event of delay include loss of the use of the Project, and, in addition, expenses of prolonged employment of an architectural and engineering staff; costs of administration, inspection, and supervision; and the loss suffered by the public within the City of Rocklin by reasons of the delay in the completion of the Project to serve the public at the earliest possible time.

C. Accordingly, the parties hereto agree, and by execution of this Agreement, Contractor acknowledges that it understands, has ascertained and agrees, that the amounts set forth herein as liquidated damages shall be presumed to be that amount of damages sustained by the failure of Contractor to complete the entire work within the times specified.

D. The amount of the liquidated damages to be paid by Contractor to the City for failure to complete the entire work in the specified number of Working or Calendar Days (as extended, if applicable) will be One Hundred Dollars ($100.00) for each Calendar Day, continuing to the time at which the Work is completed. Such amount is the actual cash value agreed upon as the loss to City resulting from Contractor's delay.

XII. RESERVED (INTENTIONALLY LEFT BLANK)

XIII. TERMINATION AFTER ALLOTTED WORKING OR CALENDAR DAYS

A. In addition to any rights it may have, City may terminate this Contract or the Contractor's right to proceed at any time after the allotted number of Working or Calendar Days as adjusted by any extensions of time for excusable delays that may have been granted.

B. Upon such termination Contractor any compensation shall be in accordance with Section 5-23 of the General Conditions, and it shall be liable to City for liquidated damages for all periods of time beyond such termination date until the Work is completed.

XIV. CONTRACTOR BANKRUPT

A. If Contractor should commence any proceeding under the Bankruptcy Act, or if contractor be adjudged a bankrupt, or if Contractor should make any assignment for the benefit of creditors, or if a receiver should be appointed on account of Contractor's insolvency, then the City Council may, without prejudice to any other right or remedy, terminate the Contract and complete the work by giving notice to Contractor and his surety according to the provisions of Article 5 of the General Conditions.

B. City shall have the right to complete, or cause completion of the work, all as specified in the General Conditions.

XV. PERFORMANCE AND PAYMENT BONDS

A. The Contractor may, depending on the Contract Price, be required before beginning said work, to file two bonds with the City, each made payable to the City. These bonds shall be issued by a Surety Company authorized to do business in the State of California, and shall be maintained during the entire life of the Contract at the expense of the Contractor.

1. One bond shall be in the amount of one hundred percent (100%) of the Contract and shall guarantee the Faithful Performance of the Contract.

2. The second bond shall be the Payment Bond required by Part 4, Title 15, Chapter 7, Division Three of the Civil Code of the State of California and shall be in the amount of one hundred percent (100%) of the Contract if the total amount of the contract is over $25,000.

B. Any alteration or alterations made in any provision of this Contract shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of Section 2819 of the Civil Code.

C. Bonds shall only be accepted from an *"Admitted surety insurer"*, which means an insurer to which the Insurance Commissioner has issued a certificate of authority to transact surety insurance in this state. ***Contractor must submit all of the following with the bonds***:

- The original, or a certified copy, of the unrevoked appointment, power of attorney, bylaws or other instrument entitling or authorizing the person who executed the bond to do so.

XVI. SUBSTITUTION OF SECURITIES OF MONEY WITHHELD

If retention is withheld on this Contract, then the following applies:

A. At any time prior to final payment, Contractor may request substitution of securities for any money withheld by the City to ensure performance of the Contract.

B. At the expense of the Contractor, securities equivalent to the money withheld may be deposited with the City or with an approved financial institution as escrow agent according to a separate Security Agreement.

C. Securities eligible for substitution shall include those listed in Section 16430 of the Government Code or bank or savings and loan certificates of deposit. A fee set by the City Council shall be charged for such substitution.

XVII. LABOR CODE AND PREVAILING WAGE COMPLIANCE

A. The City affirmatively identifies this Project as a "public work" as that term is defined by Labor Code section 1720, and the project is, therefore, subject to prevailing wages under Labor Code section 1771.

B. Contractor and its subcontractors shall fully comply with all the provisions of the California Labor Code governing the performance of public works contracts including, but not limited to, payment of prevailing wages, limitations on time worked, compliance with apprentice requirements, maintenance of payroll records, posting of wages at job site and prohibitions against discrimination (Exhibit B).

XVIII. ASSIGNMENT OF ANTITRUST ACTIONS

The following provision is included in this agreement pursuant to California Public Contract Code §7103.5.

"IN ENTERING INTO A PUBLIC WORKS CONTRACT OR A SUBCONTRACT TO SUPPLY GOODS, SERVICES, OR MATERIALS PURSUANT TO A PUBLIC WORKS CONTRACT, THE CONTRACTOR OR SUBCONTRACTOR OFFERS AND AGREES TO ASSIGNING TO THE AWARDING BODY ALL RIGHTS, TITLE, AND INTEREST IN AND TO ALL CAUSES OF ACTION IT MAY HAVE UNDER SECTION 4 OF THE CLAYTON ACT (15 U.S.C. SEC. 15) OR UNDER THE CARTWRIGHT ACT (CHAPTER 2 (COMMENCING WITH SECTION 16700) OF PART 2 OF DIVISION 7 OF THE

BUSINESS AND PROFESSIONS CODE), ARISING FROM PURCHASES OF GOODS, SERVICES, OR MATERIALS PURSUANT TO THE PUBLIC WORKS CONTRACT OR THE SUBCONTRACT. THIS ASSIGNMENT SHALL BE MADE AND BECOME EFFECTIVE AT THE TIME THE AWARDING BODY TENDERS FINAL PAYMENT TO THE CONTRACTOR, WITHOUT FURTHER ACKNOWLEDGMENT BY THE PARTIES."

XIX. ASSIGNMENT

Neither this Agreement nor any rights herein of Contractor shall be assigned without the written consent of City first obtained.

XX. NO THIRD-PARTY BENEFICIARIES

This Agreement is entered into solely between the City and Contractor. There are no third party beneficiaries, intended, unintended, or otherwise to this Agreement.

XXI. INDEMNIFICATION.

1. To the fullest extent permitted by law, Contractor shall indemnify and hold harmless City, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses (including, but not limited to, reasonable attorney's fees of the City Attorney and counsel retained by City, expert fees, litigation costs, and investigation costs), damages, judgments, or decrees arising from the work or the provision of services undertaken pursuant to this agreement by Contractor, or by any of Contractor's subcontractors, any person employed under Contractor, or under any subcontractor, or in any capacity, except when the injury or loss is caused by the sole negligence or intentional wrongdoing of City. Contractor shall also, at Contractor's own expense, defend the City, its elected officials, officers, employees, agents, and volunteers, against any claim, suit, action, or proceeding brought against City, its elected officials, officers, employees, agents, and volunteers, arising from the work or the provision of services undertaken pursuant to this agreement by Contractor, or any of Contractor's subcontractors, any person employed under Contractor, or under any Subcontractor, or in any capacity. Contractor 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 Contractor'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. The provisions of this paragraph are intended to be interpreted as broadly as permitted by applicable law. This provision shall survive the termination, expiration, or cancellation of this agreement.

B. The indemnification provisions are independent of, and shall not in any way be limited by, Contractor's insurance coverage or lack of coverage, or by the insurance requirements of this agreement. City acknowledgement or approval of Contractor's evidence of insurance coverage required by this agreement does not in any way relieve Contractor from its obligations under this Section.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have signed the Agreement on the date set forth opposite their names.

CONTRACTOR:

(California Corporations: must be signed by company's CEO, President, or Vice President *as well as* the Secretary or CFO.)

4/3/2026 | 12:14 PM PDT	465,470,092.00
Date	Tax I.D. Number
DocuSigned by: Tim Glissman 8D93ABA4A09D4A1...	
Signature	Signature
Tim Glissman	
Print Name	Print Name
president	
Title	Title

CITY OF ROCKLIN, A Municipal Corporation:

Aly Zimmermann, City Manager

APPROVED AS TO FORM:

DeeAnne Gillick, Assistant City Attorney

ATTEST:

Avinta Singh, City Clerk

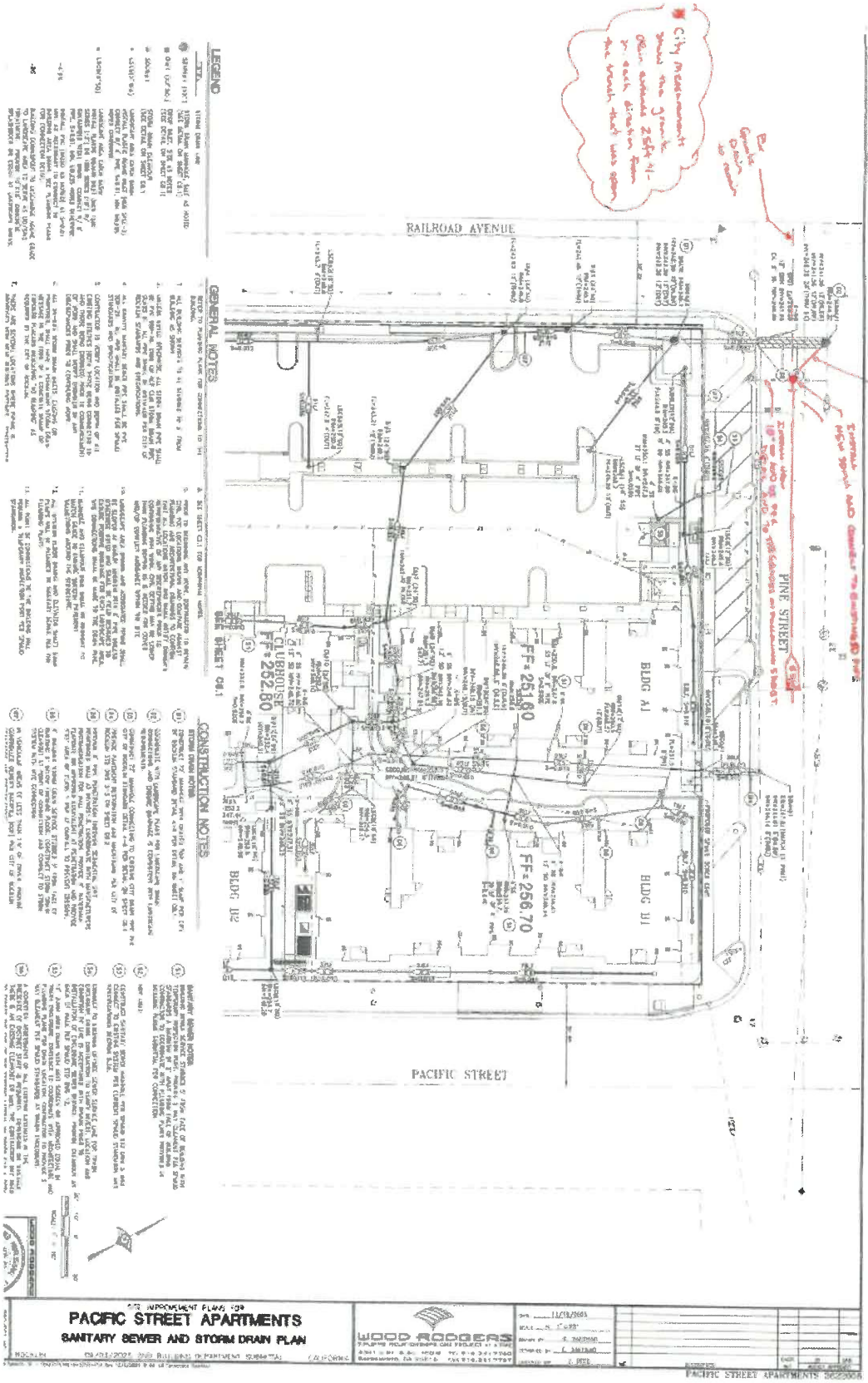
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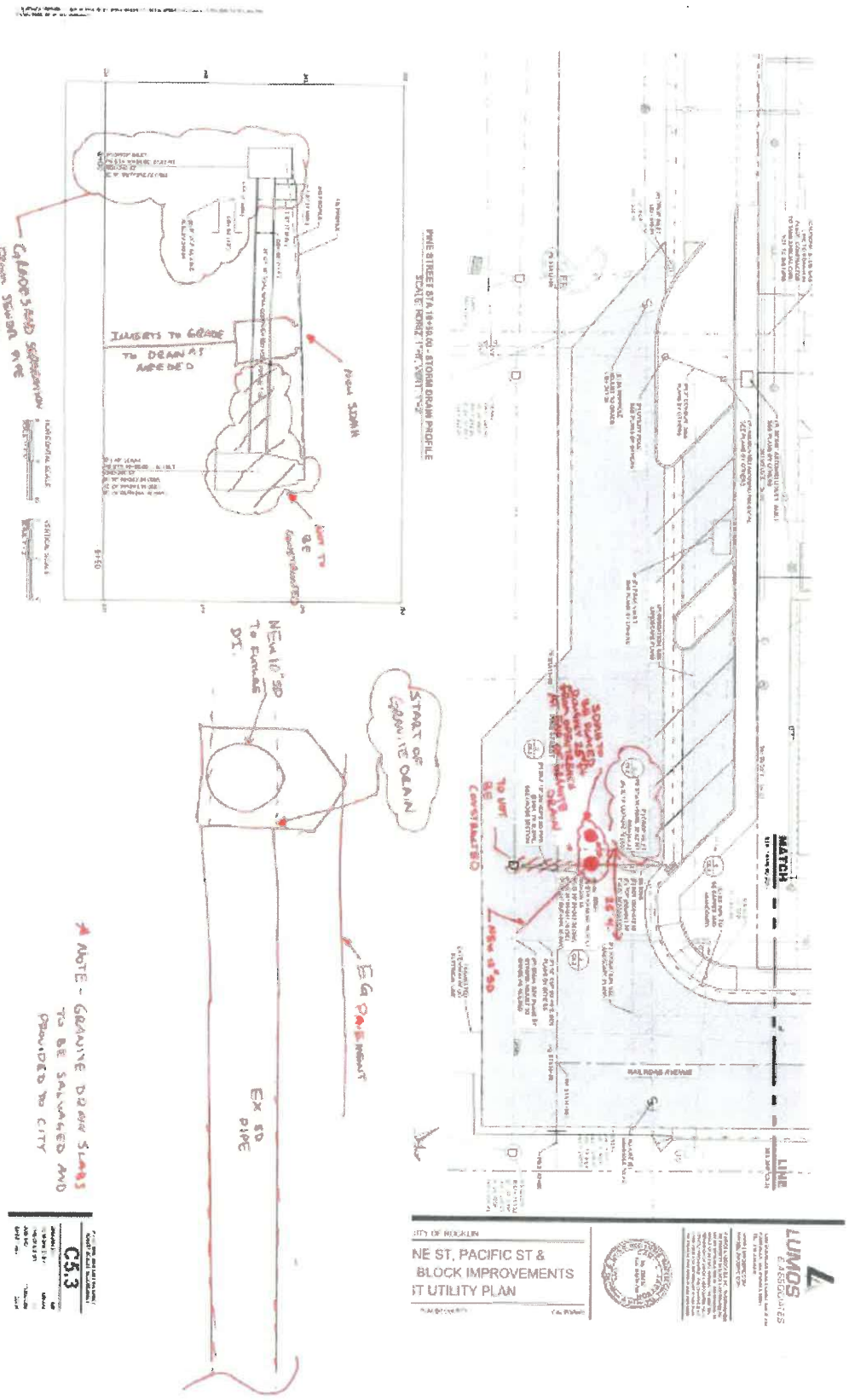
EXHIBIT A

SCOPE OF WORK

The Contractor shall furnish all labor, materials, tools, equipment, and incidentals necessary to complete the removal and replacement of an existing drainage system. The work shall include, but is not limited to, the following:

1. Demolition and Removal
    - Remove approximately twenty-five (25) linear feet of existing granite drain.
    - Dispose of unsuitable materials in accordance with all applicable regulations.
    - Salvaged granite materials shall be transported and delivered to the City's designated yard.
2. Manhole Installation
    - Furnish and install one (1) 48-inch diameter manhole complete with a slab top complete with Rim and Lid.
    - Installation shall conform to City standards and specifications, including proper base preparation and alignment with new piping.
3. Pipe Installation
    - Furnish and install approximately sixty (60) linear feet of 12-inch High-Density Polyethylene (HDPE) pipe.
    - Ensure proper bedding, alignment, and joint connections in accordance with manufacturer recommendations and City standards.
4. Backfill and Compaction
    - Provide engineering fill material as required.
    - Backfill all excavations and compact to specified density requirements in accordance with project specifications and applicable standards.
5. Surface Restoration
    - Perform patch paving of asphalt concrete (AC) in areas disturbed by construction activities.
    - Restore pavement to match existing grade, thickness, and surface condition.
6. Traffic Control and Site Safety
    - Provide all necessary traffic control measures in accordance with the latest edition of the California MUTCD.
    - Maintain safe access for pedestrians and vehicles throughout the duration of the work.
7. Cleanup
    - Remove all debris, excess materials, and equipment from the site upon completion.
    - Leave the work area in a clean and orderly condition acceptable to the City.


RAILROAD AVENUE
PINE STREET
PACIFIC STREET
PACIFIC STREET APARTMENTS
SANITARY SEWER AND STORM DRAIN PLAN
WOOD RODGERS


INVERTS TO GRADE
TO DRAIN AS
AMENDED
NEW 18" SD
TO EXISTING
DI
START OF
GRADE DRAIN
EG PAVEMENT
Ex SD
PIPE
NOTE - GRADE DRAIN SLABS
TO BE SALVAGED AND
PROVIDED TO CITY
MATCH
LINE
RAILROAD AVENUE
NE ST, PACIFIC ST &
BLOCK IMPROVEMENTS
T UTILITY PLAN
C5.3
LUMOS

Docusign Envelope ID: C1C0C291-CB96-48FC-AF9B-8FBAE878EBC8

EXHIBIT B

LABOR AND PREVAILING WAGE COMPLIANCE

1. PREVAILING WAGE

A. The Work contemplated herein constitutes a public work within the meaning of Labor Code sections 1720 and 1771. It shall be mandatory upon the Contractor and upon any Subcontractor, to pay not less than the said specified prevailing rates of wages to all workers employed by them under the Contract in accordance with Labor Code section 1774. The Director of the Department of Industrial Relations ("DIR") of the State of California has determined the general prevailing rate of wages of per diem wages in the locality in which the work is to be performed for each craft or type of worker needed to execute the Contract. The Contractor acknowledges that it has examined the prevailing rate of per diem wages as established by the DIR. Copies of the current schedules for prevailing wages are on file at City Hall, and the contents of those schedules are incorporated herein as if set forth in full. The Contractor shall post a copy of the applicable prevailing wage determinations at each job site, along with any other work place posters required by law.

B. The City will not recognize any claims for additional compensation because of the payment of prevailing wages. The possibility of wage increases is one of the elements to be considered by the Contractor in determining its proposal, and will not under any circumstances be considered as the basis of a claim against the City.

C. By executing this Contract Contractor warrants that it has registered with the Department of Industrial Relations in accordance with Labor Code section 1725.5.

2. PREVAILING WAGE RECORDS

A. The Contractor and each subcontractor shall keep an accurate payroll record which shows the name, address, social security number, correct work classification (in accordance with the wage decision), both straight and overtime worked each day and week, and hourly rate of pay, gross wages earned, deductions made and net wages paid to each journeyman, apprentice, worker or other employee paid by the Contractor /subcontractor in connection with the Work. These payroll records shall be certified and shall be made available at Contractor's principal office. These records shall be maintained during the course of the Work. The Contractor and all subcontractors shall make the certified payroll records available for inspection by City representatives upon request and shall permit such representatives to interview employees during the work hours on the job site.

B. The City shall notify the Contractor in writing of any discrepancies or violations that are discovered during such inspections. Written notification pursuant to this Section shall include the actions that will be necessary to resolve the discrepancies and/or violations. The Contractor shall be held entirely responsible for the prompt resolution of all non-compliances with the prevailing wage laws, including those pertaining to all subcontractors and any lower-tier subcontractors. The Contractor shall forfeit as penalty to the City the amount specified by law for each calendar day or portion thereof for each worker (whether employed by the Contractor or any subcontractor) paid less than the stipulated prevailing rates for any work done under the Contract in violation of the provisions of the Labor Code and in particular, Section 1775.

C. To the extent applicable, Contractor and subcontractors shall maintain and furnish to the Department of Industrial Relations ("DIR"), a certified copy of each weekly payroll (but no less often than monthly), with a statement of compliance signed under penalty of perjury. Such certified payroll reports shall be transmitted electronically to the DIR.

D. The City will not recognize any claims for additional compensation because of the payment of the prevailing wages. The possibility of wage increases is one of the elements to be considered by the Contractor in entering into the Contract, and will not under any circumstances, other than delays caused by the City, or the City's agents, be considered as the basis of a claim against the City.

3. Labor Discrimination

Attention is directed to Section 1735 of the Labor Code, which reads as follows:

> "No discrimination shall be made in the employment of persons upon public works because of their race, color, national origin or ancestry, physical handicap, mental condition, marital status, or sex of such person, except as provided in Section 12940 of the Government Code, and every General Contractor for public works violating this section is subject to all the penalties imposed for a violation of this chapter."

4 Eight-Hour Day Limitation

(a) In accordance with the provisions of the Labor Code, and in particular, Sections 1810 to 1815 thereof, inclusive, incorporated herein by reference, eight hours labor shall constitute a day's work, and no worker in the employ of Contractor, or any Subcontractor, doing or contracting to do any part of the work contemplated by the Contract, shall be required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of those provisions; provided that subject to Labor Code Section 1815, a worker may perform work in excess of either eight (8) hours per day or forty (40) hours during any one week upon compensation for all hours worked in excess of eight (8) hours per day or forty (40) hours during any one week at not less than one and one-half times the basic rate of pay.

(b) The Contractor and each Subcontractor shall also keep an accurate record showing the names and actual hours worked of all workers employed by them in connection with the Contract. This record shall be open at all reasonable hours to the inspection of the City. It is hereby further agreed that, except as provided in (a) above, the Contractor shall forfeit as a penalty to the City the sum of twenty-five dollars ($25) for each worker employed in the performance of the Contract by the Contractor or by any of its Subcontractors for each calendar day during which such worker is required or permitted to labor more than eight (8) hours in and one calendar day and forty (40) hours in any one calendar week in violation of Sections 1810 through 1815.

5. Compliance with State Requirements for Employment of Apprentices

(a) The Contractor's attention is directed to Section 1777.5 of the Labor Code. Provisions of said Section pertaining to employment of registered apprentices are hereby

incorporated by reference into this Contract. As applicable, the Contractor or any Subcontractor employed by the Contractor in the performance of this Contract shall take such actions as necessary to comply with the provisions of Section 1777.5.

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ATTACHMENT A

SUBCONTRACTOR LISTING FORM

LIST OF SUBCONTRACTORS FOR Glissman Excavating inc
(BIDDER)

PROJECT: Pine st drainage

Pursuant to the provisions of Sections 4100 to 4114 inclusive, of the California Public Contract Code, and as set forth in Instructions to Bidders, and the General Conditions, the above named Contractor hereby designates below the names, contractor license numbers, and locations of the place of business of each Subcontractor. Please check one of the boxes and sign below:

____ We are not using any Subcontractors.

____ All of our Subcontractors are performing at least 1/2 of 1% of the Work listed below, including for additive Alternates, if any.

WORK TO BE PERFORMED	PRICE	NAME & BUSINESS ADDRESS OF SUBCONTRACTOR	LICENSE NUMBER	DIR #

DocuSigned by:
Signed
8B93ABA4406B4A1...

Bidders shall provide the registration numbers for all listed Subcontractors within 24 hours of bid opening and registration numbers of all Subcontractors who are not required to be listed not later than 24 hours before they are to start work on the Project.

ATTACHMENT B

NONCOLLUSION AFFIDAVIT

The undersigned declares:

I am the Tim Glissman president [Title] of Glissman Excavating inc, the party making the foregoing Bid.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham Bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted its bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham Bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 4/3/2026 | 12:14 PM PDT [date], at Penryn [city], Ca [state].

Tim Glissman
(Name of Bidder)

DocuSigned by:
(Signature)

president
(Title)

(If Bidder is a partnership or a joint venture, this declaration must be signed by every member of the partnership or venture. Print as many forms as needed and submit.)

(If Bidder [including any partner or venturer of a partnership or joint venture] is a corporation, this declaration must be signed by the Chairman, President, or Vice President and by the Secretary, Assistant Secretary, Chief Financial Officer, or Assistant Treasurer. Print as many forms as needed and submit.)

Docusign Envelope ID: C1C0C291-CB96-48FC-AF9B-8FBAE878EBC8

ATTACHMENT C

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT OR SUSPENSION

Bidder hereby certifies, to the best of its knowledge and belief, except as expressly disclosed on this Certificate, that:

The Bidder and/or any of its Principals:

1. Are not presently debarred, suspended, proposed for debarment or suspension, or declared ineligible for award of the contract by any Federal, State, or local agency.

2. Have not, within a three-year period preceding this Bid, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) contract or subcontract; violation of Federal or State antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property.

3. Are not presently indicted for, or otherwise criminally or civilly charged by a government entity with, commission of any of the offenses enumerated in Item 2. above.

4. The Bidder has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal, State, or local agency.

"Principals," for the purposes of this certification, means: officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions).

Bidder shall provide immediate written notice to the City if, at any time prior to contract award, Bidder learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

This Certification is a material representation of fact upon which reliance will be placed when making the award, if and when made. If it is later determined that Bidder knowingly rendered an erroneous certification, in addition to other remedies available to the City, the City may terminate the Contract resulting from this solicitation for default.

BIDDER: Glissman Excavating inc Date 4/3/2026 | 12:14 PM PDT

DocuSigned by:

BY: _____
Signature

Tim Glissman
Type/Print Name

president
Title

EXCEPTIONS TO CERTIFICATION

If Bidder has any exceptions to the Certification set forth above, state the exception and an explanation of the circumstances:

BIDDER: Glissman Excavating inc Date 4/3/2026 | 12:14 PM PDT

BY: DocuSigned by: Tim Glissman
8893ABA4A0884A1...
Signature

Tim Glissman
Type/Print Name

president
Title

ATTACHMENT D

PERFORMANCE BOND
(To be Submitted with Construction Agreement)

BOND NO.: PB12328800808

PREMIUM: $1,542.00
City of Rocklin

KNOW ALL PERSONS BY THESE PRESENTS:
THAT WHEREAS, the CITY OF ROCKLIN (hereinafter referred to as "CITY") has awarded to Glissman Excavating, Inc., hereinafter designated as the "Principal" a contract for Pine Street Granite Drain Removal (hereinafter referred to as the "Project").

WHEREAS, the work to be performed by Principal is more particularly set forth in the Contract Documents for the Project dated March 30, 2026, (hereinafter referred to as "Contract Documents"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, said Principal is required by said Contract Documents to perform the terms thereof and to furnish a bond for the faithful performance of said Contract Documents.

NOW, THEREFORE, we, the undersigned Principal and Philadlephia Indemnity Insurance Company as Surety, a corporation organized and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto the CITY in the sum of Sixty One Thousand Six Hundred Ninety Five and 72/100 DOLLARS, ($61,695.72), said sum being not less than one hundred percent (100%) of the total amount of the Contract, for which amount well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if said Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the Contract Documents and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning; and shall faithfully fulfill all obligations including the one-year guarantee, or longer guarantee if required in the Contract Documents, of all materials and workmanship; and shall indemnify and save harmless the CITY, its officers and agents, as stipulated in said Contract Documents, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees including reasonable attorneys' fees, incurred by CITY in enforcing such obligation.

The obligations of Surety hereunder shall continue so long as any obligation of Principal remains. Nothing herein shall limit the CITY's rights or Principal's or Surety's obligations under the Contract, law or equity, including, but not limited to, California Code of Civil Procedure section 337.15.

Whenever Principal shall be, and is declared by the CITY to be, in default under the Contract Documents, Surety shall remedy the default pursuant to the Contract Documents, or shall promptly, at Surety's option:

(1) Take over and complete the Project in accordance with all terms and conditions in the Contract Documents; or

(2) Obtain a bid or bids for completing the Project in accordance with all terms and conditions in the Contract Documents and upon determination by Surety of the lowest responsive and responsible bidder, arrange for a Contract between such bidder, Surety and the CITY, and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Principal by the CITY under the Contract and any modification thereto, less any amount previously paid by the CITY to Principal and any other set offs pursuant to the Contract Documents.

(3) Permit the CITY to complete the Project in any manner consistent with California law and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Principal by the CITY under the Contract and any modification thereto, less any amount previously paid by the CITY to Principal and any other set offs pursuant to the Contract Documents.

If Surety does not proceed as provided in Paragraphs 1-3 with reasonable promptness, Surety shall be deemed to be in default on this Bond seven (7) days after receipt of additional written notice from the CITY to Surety demanding that the Surety perform its obligations under this Bond, and the CITY shall be entitled to enforce any remedy available to it.

Surety expressly agrees that the CITY may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by Principal. Surety shall not utilize Principal in completing the Project nor shall Surety accept a bid from Principal for completion of the Project if the CITY, when declaring Principal in default, notifies Surety of the CITY's objection to Principal's further participation in the completion of the Project.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project to be performed there under shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of April, 2026, then names and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to the authority of its governing body.

Principal: Glissman Excavating, Inc.

By: _____
Timothy D. Glissman, President

Surety: Philadelphia Indemnity Insurance Company

Address: 283 S. Lake Ave, Suite 160, Pasadena, CA 91101

Telephone: 626.639.1323

Attorney in Fact: _____
Stanley J. Matranga, Attorney-In-Fact

(Attach Attorney-In-Fact Certificate, Corporate Seal and Surety Seal. This bond must be accompanied by a current Power of Attorney Appointing the Attorney-in-Fact)

NOTICE:

A CERTIFICATE OF ACKNOWLEDGMENT IN ACCORDANCE WITH THE PROVISIONS OF CIVIL CODE SECTION 1189 MUST BE ATTACHED FOR EACH PERSON EXECUTING THIS AGREEMENT ON BEHALF OF PRINCIPAL AND SURETY.

See Attached CA Notarial Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On 04-06-2026 before me, Steve Rutledge, Notary Public
(insert name and title of the officer)

personally appeared TimothyDGlissman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

NRO1 STEVE RUTLEDGE
COMM. #2484645
Notary Public - California
Placer County
My Comm. Expires Mar. 17, 2028 NRO1

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Stanley J. Matranga and Eric V. Matranga of Matranga Bonds & Insurance Services,** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania Association of Notaries

Notary Public: Vanessa McKenzie

residing at: Linwood, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 2 day of April, 2026

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

On April 2, 2026 before me, Eric Matranga, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stanley J. Matranga
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ERIC MATRANGA
Notary Public - California
Placer County
Commission # 2548331
My Comm. Expires Mar 8, 2030

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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ATTACHMENT E

PAYMENT BOND
(To be Submitted with Construction Agreement)

BOND NO.: PB12328800808

PREMIUM: Included in Perf. Bond
City of Rocklin

KNOW ALL PERSONS BY THESE PRESENTS:
THAT WHEREAS, the CITY OF ROCKLIN (hereinafter referred to as "CITY") has awarded to Glissman Excavating, Inc., (hereinafter designated as "Principal") an agreement for Pine Street Granite Drain Removal (hereinafter referred to as the "Project").

WHEREAS, the work to be performed by Principal is more particularly set forth in the Contract Documents for the Project dated March 30, 2026, (hereinafter referred to as the "Contract"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, said Principal is required to furnish a bond in connection with said Contract providing that if Principal or any of its subcontractors shall fail to pay for any materials, provisions, or other supplies, or terms used in, upon, for or about the performance of the Work contracted to be done, or for any work or labor done thereon of any kind the Surety on this bond will pay the same together with a reasonable attorney's fee in case suit is brought on the bond.

NOW, THEREFORE, we, the undersigned Principal and Philadlephia Indemnity Insurance Company as Surety, a corporation organized and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto the CITY in the sum of Sixty One Thousand Six Hundred Ninety Five and 72/100 DOLLARS, ($61,695.72), said sum being not less than one hundred percent (100%) of the total amount of the Contract, for which amount well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay for any materials, provisions, or other supplies or machinery used in, upon, for or about the performance of the Work contracted to be done, or for work or labor thereon of any kind, or fail to pay any of the persons named in California Civil Code Section 9100, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of Principal and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, and all other applicable laws of the State of California and rules and regulations of its agencies, then said Surety will pay the same in or to an amount not exceeding the sum specified herein. In case legal action is required to enforce the provisions of this bond, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to court costs, necessary disbursements and other consequential damages. In addition to the provisions hereinabove, it is agreed that this bond will inure to the benefit of any and all persons, companies and corporations entitled to make claims under Section 9100 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or additions to the terms of the said Contract or to the work to be performed thereunder or the specification accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the specifications.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of April, 20 26, then names and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to the authority of its governing body.

Principal: Glissman Excavating, Inc.

By: _____
Timothy D. Glissman, President

Surety: Philadelphia Indemnity Insurance Company

Address: 283 S. Lake Ave. Suite 160, Pasadena, CA 91101

Telephone: 626.639.1323

Attorney in Fact: _____
Stanley J. Matranga, Attorney-in-Fact

(Attach Attorney-In-Fact Certificate, Corporate Seal and Surety Seal. This bond must be accompanied by a current Power of Attorney Appointing the Attorney-in-Fact)

NOTICE:

A CERTIFICATE OF ACKNOWLEDGMENT IN ACCORDANCE WITH THE PROVISIONS OF CIVIL CODE SECTION 1189 MUST BE ATTACHED FOR EACH PERSON EXECUTING THIS AGREEMENT ON BEHALF OF PRINCIPAL AND SURETY.

See Attached CA
Notarial Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On 04-06-2026 before me, Steve Rutledge, Notary Public
(insert name and title of the officer)

personally appeared Timothy D Glissman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

NRO1 STEVE RUTLEDGE
COMM. #2484645
Notary Public - California
Placer County
My Comm. Expires Mar. 17, 2028 NRO1

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Stanley J. Matranga and Eric V. Matranga of Matranga Bonds & Insurance Services,** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania Association of Notaries

Notary Public: Vanessa McKenzie

residing at: Linwood, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 2 day of April, 2026

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

On April 2, 2026 before me, Eric Matranga, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stanley J. Matranga
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

ERIC MATRANGA
Notary Public - California
Placer County
Commission # 2548331
My Comm. Expires Mar 8, 2030

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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ATTACHMENT F

WORKERS' COMPENSATION INSURANCE CERTIFICATION
(To be Submitted with Construction Agreement)

TO THE CITY OF ROCKLIN:

The undersigned does hereby certify that he/she is aware of the provisions of Section 3700 et seq. of the Labor Code which require every employer to be insured against liability for Workmen's compensation or to undertake self-insurance in accordance with the provisions of said Code, and that he will comply with such provisions before commencing the performance of work on this Contract.

Name of Contractor

DocuSigned by:

By: _____

Title: president

Address: P.O. Box 210 Loomis ca 95650

Date: 4/3/2026 | 12:14 PM PDT

PLEASE READ CAREFULLY BEFORE SIGNING

To be signed by authorized corporate officer or partner or individual. If the Contractor is: (example)

1. An individual using a firm name, sign "John Doe, an individual doing business as "Blank Company."
2. An individual doing business under his own name, sign: your name only.
3. A co-partnership, sign" "John Doe, and Richard Doe, co-partners doing business as Blank Company, by John Doe, Co-Partner."
4. A corporation or limited liability company, sign: "Blank Company, by John Doe, Secretary." (or other title)
5. A joint venture, sign: "Blank Joint Venture, by John Doe, Managing Principal."

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ATTACHMENT G

GUARANTEE FORM
{Print on Contractor/Subcontractor Letterhead and Submit at Close-Out}

_____ {Contractor's Name} hereby unconditionally guarantees that the Work performed at _____ [insert Project] has been done in accordance with the requirements of the Contract therefor and further guarantees the Work of the Contract to be and remain free of defects in workmanship and materials for a period of one (1) year from and after City acceptance of the Work, in accordance with the General Conditions, unless a longer guarantee period is called for by the Contract Documents, in which case the terms of the longer guarantee shall govern. The Contractor hereby agrees to repair or replace any and all Work, together with any adjacent Work which may have been damaged or displaced in so doing, that may prove to be not in accordance with the requirements of the Contract or that may be defective in its workmanship or materials within the guarantee period specified, without any expense whatsoever to the City, ordinary wear and tear and unusual abuse and neglect only excepted. The Contractor has provided contract bonds, which will remain in full force and effect during the guarantee period.

The Contractor further agrees that within ten (10) calendar days after being notified in writing by the City of any Work not in accordance with the requirements of the contract or any defects in the Work, it will commence and prosecute with due diligence all Work necessary to fulfill the terms of this guarantee, and to complete the Work within a period of time stipulated in writing. In the event it fails to so comply, Contractor does hereby authorize the City to proceed to have such Work done at the Contractor's expense and it will pay the cost thereof upon demand. The City shall be entitled to all costs, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to pay the above costs.

The guarantee period for corrected defective work shall continue for a duration equivalent to the original guarantee period.

Notwithstanding the foregoing paragraph, in the event of an emergency constituting an immediate hazard to the health or safety of the employees of the City, or its property or licensees, the City may undertake at the Contractor's expense without prior notice, all Work necessary to correct such hazardous condition when it was caused by the Work of the Contractor not being in accordance with the requirements of this contract, or being defective, and to charge the same to the Contractor as specified in the preceding paragraph.

The guarantee set forth herein is not intended by the parties, nor shall it be construed, as in any way limiting or reducing the City's rights to enforce all terms of the Contract referenced hereinabove or the time for enforcement thereof. This guarantee is provided in addition to, and not in lieu of, the City's rights on such contract.

CONTRACTOR'S SIGNATURE_____

PRINT NAME_____

Title_____

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ATTACHMENT H
[Optional]

ESCROW AGREEMENT FOR SECURITY DEPOSITS IN LIEU OF RETENTION

This Escrow Agreement is made and entered into this ___ day of _____, 20__, by and between _____ the City of Rocklin (hereafter called "Owner"), whose address is _____, _____ hereinafter called "Contractor" whose address is _____,and_____ hereinafter called "Escrow Agent", whose address is _____, _____,.

For the consideration hereinafter set forth, the Owner, Contractor, and Escrow Agent agree as follows:

1. Pursuant to Section 22300 of the Public Contract Code of the State of California, Contractor has the option to deposit securities with Escrow Agent as a substitute for retention earnings required to be withheld by Owner pursuant to the Construction Contract entered into between Owner and Contractor for (in the amount of) _____dated _____ (hereinafter referred to as the "Contract"). Alternatively, on written request of Contractor, Owner shall make payments of the retention earnings directly to the escrow agent. When Contractor deposits the securities as a substitute for Contract earnings, the Escrow Agent shall notify Owner within ten (10) days of the deposit. The market value of the securities at the time of the substitution shall be at least equal to the cash amount then required to be withheld as retention under the terms of the Contract between Owner and Contractor. Securities shall be held in the name of the City of Rocklin, and shall designate the Contractor as the beneficial owner.

2. Owner shall make progress payments to the Contractor for those funds which otherwise would be withheld from progress payments pursuant to the Contract provisions, provided that the Escrow Agent holds securities in the form and amount specified above.

3. When Owner makes payment of retentions earned directly to the Escrow Agent, the Escrow Agent shall hold them for the benefit of Contractor until the time that the escrow created under this Escrow Agreement is terminated. Contractor may direct the investment of the payments into securities. All terms and conditions of this Escrow Agreement and the rights and responsibilities of the parties shall be equally applicable and binding when Owner pays the Escrow Agent directly.

4. Contractor shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administering the Escrow Account and all expenses of Owner. These expenses and payment terms shall be determined by Owner, Contractor, and Escrow Agent.

5. The interest earned on the securities or the money market accounts held in escrow and all interest earned on that interest shall be for the sole account of Contractor and shall be subject to withdrawal by Contractor at any time and from time to time without notice to Owner.

6. Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written authorization from Owner to the Escrow Agent that Owner consents to the withdrawal of the amount sought to be withdrawn by Contractor.

7. Owner shall have a right to draw upon the securities in the event of default by Contractor. Upon seven days' written notice to the Escrow Agent from Owner of the default, the Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by Owner.

8. Upon receipt of written notification from Owner certifying that the Contract is final and complete, and that Contractor has complied with all requirements and procedures applicable to the Contract, Escrow Agent shall release to Contractor all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities and payments of fees and charges.

9. Escrow Agent shall rely on the written notifications from Owner and the Contractor pursuant to Sections (5) to (8), inclusive, of this agreement and Owner and Contractor shall hold Escrow Agent harmless from Escrow Agent's release and disbursement of the securities and interest as set forth above.

10. The names of the persons who are authorized to give written notice or to receive written notice on behalf of Owner and on behalf of Contractor in connection with the foregoing, and exemplars of their respective signatures are as follows:

On behalf of Owner:

_____
Title

_____
Name

_____
Signature

_____
Address

On behalf of Contractor:

_____
Title

_____
Name

_____
Signature

_____
Address

On behalf of Escrow Agent:

_____
Title

_____
Name

Signature

Address

At the time the Escrow Account is opened, Owner and Contractor shall deliver to the Escrow Agent a fully executed counterpart of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by their proper officers on the date first set forth above.

Owner:	Contractor:
Title	Title
Name	Name
Signature	Signature

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ATTACHMENT I

GENERAL CONDITIONS

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ARTICLE 1 TERMS AND DEFINITIONS

1-1 GENERAL

The Contract Documents are written to the Bidder before award and the Contractor after award. Before award, interpret sentences written in the imperative mode as starting with "The Bidder must" and interpret "you" as "the Bidder" and "your" as ""the Bidder's." After award, interpret sentences written in the imperative mode as starting with "The Contractor must" and "you as "the Contractor" and "your" as "the Contractor's".

Where a location is not specified with the words "shown," "specified," or "described", interpret:

1. "Shown" as "shown on the plans."
2. "Specified" as "specified in the Specifications."
3. "Described" as "described in the Contract Documents." "Described" means "shown, specified or both."

Whenever the following terms, titles, or abbreviations are used in the Contract Documents, the intent and meaning shall be as herein defined. Working titles having a masculine gender, such as "workman" and "journeyman" and the pronoun "he", are utilized in the Contract Documents for the sake of brevity, and are intended to refer to persons of either gender.

1-2 ABBREVIATIONS

AASHTO	American Association of State Highway and Transportation Officials
AC	Asphalt Concrete
ACI	American Concrete Institute
ADA	Americans with Disabilities Act
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
APA	American Plywood Association
ARB	California Air Resources Board
ASA	American Standards Association
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AT&T	American Telephone and Telegraph
AWG	American Wire Gage
AWS	American Welding Society
AWWA	American Water Works Association
BMP	Best Management Practice
California-MUTCD	California Manual of Uniform Traffic Control Devices
Cal-OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act of 1970
CL	Centerline
CPM	Critical Path Method
CSI	Construction Specifications Institute
CWA	Clean Water Act

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CY	Cubic Yards
DI	Drop Inlet
DIR	California Department of Industrial Relations
DLSE	Division of Labor Standards Enforcement
DWR	Daily Work Report
EA	Each
EP	Edge of Pavement
ESCP	Erosion and Sediment Control Plan
FS	Federal Specifications
LF	Linear Feet
LS	Lump Sum
MSDS	Material Safety Data Sheet
NEC	National Electrical Code
NEMA	National Electrical Manufacturers Association
OSHA	Occupational Safety and Health Act
OPRL	DIR, Director's Office of Policy, Research and Legislation
PCC	Portland Cement Concrete
PG&E	Pacific Gas & Electric
PS	Pump Station
QC	Quality Control
QSD	Qualified SWPPP Developer
QSP	Qualified SWPPP Practitioner
SD	Storm Drain or Storm Drainage
SF	Square Foot/Feet
SS	Sanitary Sewer
STA	Station
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCP	Traffic Control Plan
Title 8	Title 8 (Construction Safety Orders) of the California Code of Regulations
Title 19	Title 19 (Public Safety) of the California Code of Regulations
Title 24	Title 24 (Building Standards) of the California Code of Regulations
TOC	Top of Curb
Typ. or TYP	Typical
UL	Underwriters' Laboratories, Inc.
UBC	Uniform Building Code (latest edition)
UMC	Uniform Mechanical Code (latest edition)
UPC	Uniform Plumbing Code (latest edition)
USA	Underground Service Alert

1-3 DEFINITIONS

Acceptance, Final Acceptance – Formal action of the City of Rocklin in determining that the Contractor's work has been completed in accordance with the Contract Documents and in notifying the Contractor in writing of the acceptability of the Work.

Acts of God – "Acts of God" shall include only the following occurrences or conditions and effects: earthquakes in excess of a magnitude of 3.5 on the Richter Scale, tidal waves, flooding, tornadoes and hurricanes.

Addenda – Written or graphic instruments issued prior to the opening of Bids which clarify,

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correct, or change the bidding requirements or the proposed Contract Documents.

Agreement – The written agreement signed by the City and the Contractor covering the Work and the furnishing of labor, materials, tools, equipment, supplies, transportation, supervision, resources, and everything necessary to complete the Work.

Allowance – An amount of money set aside under the Contract for a special purpose identified in the Contract.

Architect, Consulting Engineer and/or Construction Manager – A person or persons, firm, partnership, joint venture, corporation, or combination thereof or authorized representative thereof, acting in the capacity of consultant to the City. The Architect or Consulting Engineer or Construction Manager shall issue directions to the Contractor only through the City. When the Contract Documents require that approval be obtained from the Architect or Consulting Engineer or Construction Manager, such approval shall be requested from and be given by the City.

As Shown, Etc. – Where "as shown", "as latest indicated", "as detailed", or words of similar import are used, the reference is to the Contract unless specifically stated otherwise. Where "as directed", "as permitted", "approved", or words of similar import are used, they shall mean the written direction, permission, or approval of the City.

Bid – When submitted on the prescribed bid form, properly signed and guaranteed, the Bid constitutes the offer of the Bidder to complete the Work at the price shown on the Bidder's bid form.

Bidder – Any person, persons, firm, partnership, joint venture, corporation, limited liability company or combination thereof, submitting a Bid for the Work, acting directly or through a duly authorized representative.

Bid Documents – The sum of the documents that comprise the Bid by a Bidder to perform the Work.

Bid Form – The approved form, which includes a sum of required documents, upon which the City requires a formal Bid be prepared and submitted for the Work. See **BID FORM.**

Bid Guarantee – The cashier's check, certified check, or Bidder's bond accompanying the Bid submitted by the Bidder as a guaranty that the Bidder will enter into a Contract with the City for the performance of the Work if the Contract is awarded to the Bidder.

Bid Item – Individual line items to be included in the Bid, as set forth on the Bid Form.

Bid Opening – Not applicable

Calendar Day – Every day shown on the calendar. When the Contract Time is stated in Calendar Days, every day will be charged toward the Contract Time.

Change Order – A Contract amendment approved by the City that includes, but is not limited to, alterations, deviations, additions to, or deletions from, the Contract which are required for the proper completion of the Work. A Change Order may or may not include adjustments to the Contract Time and/or to the Total Contract Price.

City – Shall mean the City of Rocklin, acting through its authorized representatives.

City Council – The City Council of the City of Rocklin, a political subdivision of the State of California. Also referred to as "Council".

City of Rocklin Construction Standard Specifications – the City's standard specifications for construction, located on the City's website.

City of Rocklin Improvement Standards– the City's standard requirement for improvement projects, located on the City's website.

Completion – The point in the Project at which the Work is 100% performed.

Construction Change Directive (CCD) – A written order to the Contractor, issued after execution of the Contract, signed by the City or the Owner's Representative directing a change in the Work and stating a proposed basis for adjustment, if any, in the Total Contract Price or Contract Time, or both, and which shall be used in the absence of total agreement with the Contractor on the terms of a Change Order or when time does not permit processing of a Change Order prior to implementation of the change.

Contract – The entire binding agreement and contract between the City and Contractor relating to the Project, including the Agreement, and all documents incorporated into the Agreement by reference, and all Contract Documents.

Contract Documents – The Notice to Contractors, Addenda, Bid Form, Agreement, Plans, General Conditions, Special Provisions, General Requirements (Division 1), Technical Specifications (Divisions 2 through 16), Permits from other agencies as may be required by law, City of Rocklin Construction Specifications, Improvement Standards and Standard Drawings, Caltrans Standard Plans and Specifications as applicable, Standard Forms, Supplemental Drawings, all required bonds, Exhibits, the Contract Schedule, Storm Water Pollution Prevention Plan (whether prepared by the City or the Contractor) and any and all supplemental agreements amending or extending the Work contemplated and which may be required to complete the Work in an acceptable manner. Supplemental agreements are written agreements covering alterations, amendments or extensions to the Contract Documents and include Change Orders, Construction Change Directives, Field Directives, Field Orders and Supplemental Drawings.

Contract Commencement Date – The date established in the Notice to Proceed. If there is no Notice to Proceed, it shall be the date of the executed Agreement for Construction or such other date as may be established therein.

Contract Completion Date – The date by which the Contract requires Completion.

Contract Price – The total price for the Work as bid by Contractor, including any additions or subtractions via Change Orders.

Contract Schedule – The schedule produced by the Contractor in response to the requirements of the Contract Documents.

Contract Time – The time stated in the Contract for completion of the Work. The Contract Time may be a single allotment of time, a group of times specific to portions of the Work, or a combination of the two.

Contractor – The person or persons, firm, partnership, joint venture, corporation, or combination thereof, private or municipal, who (that) has (have) entered into a Contract, as defined in the Contract Documents, with the City.

Day – Any reference to "day" or "days" without expressly stating whether they are "working days" or "calendar days" shall be construed to mean calendar days.

Director – The person appointed by the City Manager for the City of Rocklin for the department through which the Project will be procured.

Drawings – Also referred to as "Plans". The Project Plans, Standard Drawings, drawings, profiles, typical cross sections, general cross sections, Working Drawings and supplemental drawings, plates or reproductions thereof, approved by the City, which show the locations, character, dimensions and details of the Work to be performed. Once approved, all such drawings are incorporated into and become a part of the Contract Documents whether or not reproduced in the Special Provisions.

In the above definition, the following terms are defined as follows:

A. Project Plans: The project plans and specific details and dimensions particular to the Work and as supplemented by the Standard Drawings insofar as the same may apply.

Engineer – The City Engineer of the City of Rocklin for which work will be done under these Contract Documents, acting personally or through agents or assistants duly authorized by the Engineer.

Estimated Quantities – The list of items of Work and the estimated quantities associated with the Work. The Estimated Quantities provide the basis for the Bid.

Field Directive – Written documentation of the actions of the City in directing the Contractor. Also referred to as a "Directive."

General Conditions – Specific clauses that are part of the Contract and are located in Chapters 1-11. They assist in the governing of the Contract and in the contract performance, setting forth conditions and requirements of the Contractor and the City.

General Requirements – The part of the Contract Documents establishing special conditions or requirements particular to the Work and general clauses that establish how the Project is to be administered and supplementary to the General Conditions and Special Provisions.

Hazardous Waste – The term Hazardous Waste shall have the meaning provided in Section 1004 of the Solid Waste Disposal Act (42 USC Section 6903) as amended from time to time.

Inspector – The person or persons authorized to act as agent(s) for the City in the inspection of the Work.

Invitation for Bids – The written notice whereby interested parties are informed of the date, location, and time of the Bid Opening of a proposed City Project and the terms and conditions of submitting Bids to perform the Work. Also called Notice to Contractors.

Legal Holidays – Legal holidays shall include the following holidays designated by the City: New Year's Day, Martin Luther King Day, President's Day, Cesar Chavez Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, and Christmas Day.

Notice to Contractors – Same as Invitation for Bids.

Notice To Proceed – The written authorization by the City to the Contractor specifying the date the Work may begin and any conditions regarding the beginning of the Work.

Plans – See "Drawings."

Progress Schedule – A schedule prepared and maintained by the Contractor indicating the current status of the Work and the projected activities, tasks and durations planned to complete the Work in accordance with the Contract Time of Completion dates.

Owner's Representative – The City's designated agent engaged to perform all functions delegated to the Owner's Representative by the Contract Documents. The Owner's Representative may or may not be the Project Manager or a construction manager. The Owner's Representative will be the Contractor's primary contact during construction of the Project.

Project – Shall mean the Work.

Project Manager – The City's employee assigned to oversee the Project on a daily basis.

Proposed Change Order (PCO) – A document issued by the Contractor proposing a change to the Work and stating a proposed basis for adjustment, if any, in the Total Contract Price Contract Time, or both. A PCO shall be used by the Contractor to respond to a Request for Proposal. A PCO is not effective to authorize the proposed change to the Work, to the Total Contract Price or to the Contract Time unless it is accepted in writing by the City.

Record Drawings – Drawings prepared by the Contractor that document changes to, additions to, or deductions from the Plans, and which represent the Work as constructed, including, but not limited to, existing utilities found during construction of the Work.

Reference to Codes – Unless otherwise noted, all references to statutes are to the laws of the State of California and/or of the United States as codified in the various specified codes.

Request for Information (RFI) – A document issued by the Contractor seeking clarification and/or additional information regarding an aspect of the Work. An RFI is not to be used to request materials/equipment substitutions or value engineering/cost reduction incentive proposals. The response to the RFI does not constitute authorization or direction to proceed with any changed or additional work. Changed or additional work must be separately authorized by the City.

Request for Proposal (RFP) – A document issued by the Owner's Representative requesting pricing information and/or a proposed adjustment in Contract Time for a described scope of work. An RFP is not a Change Order, a CCD or a direction to proceed with the scope of work described in the RFP. The Contractor's response to the RFP shall be in the form of a Proposed Change Order.

Schedule of Submittals – A schedule prepared and maintained by the Contractor of required

submittals and the time requirements to support scheduled performance of related construction activities.

Schedule of Values – A statement furnished by the Contractor to the City reflecting the portions of the Total Contract Price allotted for the various parts of the Work for each work activity contained on the Contract Schedule. Unless otherwise indicated in the Specifications, the total of the Schedule of Values shall equal the full cost of the Work, including all labor, material, equipment, overhead, and profit. For lump sum contracts, the Schedule of Values is the basis for reviewing the Contractor's application for progress payments.

Special Provisions – The Special Provisions are specific clauses setting forth conditions or requirements particular to the Work.

Specifications – The directions, provisions, and requirements contained herein. When the term "Specifications" or "these Specifications" is used, it means the provisions as set forth herein, together with any amendments or revisions that may be set forth in the Special Provisions. The Specifications are comprised of "General Conditions", Special Provisions", "General Requirements" and "Technical Specifications".

Standard Drawings – The City of Rocklin Construction Specifications, Improvement Standards and Standard Drawings, which are incorporated into the Standard Construction Specifications, and made a part of the Plans by reference to one or more specific Standard Drawings.

State – The State of California.

State Specifications – Unless otherwise stated in the Special Provisions, the version of the Standard Specifications of the State of California, Department of Transportation, in effect at the time of Notice to Contractors.

State Plans – Unless otherwise stated in the Special Provisions, the version of the Standard Plans of the State of California, Department of Transportation, in effect at the time of Notice to Contractors.

Subcontractor – A properly licensed party under contract to and responsible to the Contractor for performing a specified part of the Work; or a properly licensed party under contract and responsible to a Subcontractor of the Contractor.

Substantial Completion – The stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so City can occupy or utilize the Work for its intended use, and only minor corrective Work remains to be performed, all required approvals, certificates of occupancy and other sign-off from any other public agencies with jurisdiction have been obtained, (provided such approvals are not delayed as a result of causes unrelated to Contractor's or its Subcontractors', sub-subcontractors', or suppliers' performance or failure to perform the Work or to satisfy its obligations under the Contract Documents) and Contractor has cleaned up and removed all equipment, tools and other materials from the Work area. Contractor shall secure and deliver to City written warranties and guaranties from its Subcontractors, sub-subcontractors and suppliers bearing the date of Substantial Completion or some other date as may be agreed to by City and stating the period of warranty as required by the Contract Documents.

Supplemental Drawing – Supplemental Drawings define the Plans or Specifications in greater

detail by providing additional information that may have not been specifically or clearly shown or called out on the Plans or in the Specifications.

Technical Specifications – The provisions of the Specifications that describe the technical aspects of the Work, including all technical references contained therein.

Total Bid Price – The aggregate sum of the Bid, including all additive items.

Total Contract Price – The total price for the Work as bid by the Contractor, including any additions or subtractions made via Change Orders.

Work – All obligations and/or actions which the Contractor is contractually required to fulfill and/or perform as specified, indicated, shown, contemplated, or implied in the Contract, including but not limited to (1) all alterations, amendments, or extensions made by Change Order or other written directives or directives of the City; (2) furnishing of all materials, supplies, equipment, tools, labor, transportation, supervision, and all incidentals necessary to perform all tasks required by the Contract; (3) all tasks, duties and obligations required by the Contract; and (4) closing documents for the Project such as complete Record Drawings and submission of all manuals.

Working Day – Any day except: (a) Saturdays, Sundays, and City Legal Holidays; (b) days on which the Contractor is specifically required by the Special Provisions or by law to suspend construction operations; or (c) days on which the Contractor is prevented from proceeding with the current controlling operation or operations of the Work for at least five (5) hours per day due to inclement weather, or conditions resulting immediately therefrom.

Working Drawing – Working Drawings detail a particular item of work and the manner in which it is to be accomplished or performed. Working Drawings are prepared by the Contractor as a submittal or a portion of a submittal and may be specifically requested by the City or required in the Contract or a Field Directive or other written directive.

ARTICLE 2 – RESERVED (INTENTIONALLY LEFT BLANK)

ARTICLE 3 – INSURANCE

3-1 INSURANCE

The Contractor shall procure, maintain, and keep in force at all times during the term of the Contract in insurance companies acceptable to the City, at the Contractor's sole expense, the following insurance:

3-1.01 General Liability

General Liability insurance including, but not limited to, protection for claims of bodily injury and property damage liability, personal and advertising injury liability, contractual liability applicable to the Contractor's assumed liability under the Contract, and products and completed operations liability. Coverage shall be at least as broad as "Insurance Services Office Commercial General Liability Coverage Form CG 0001" (occurrence). The limits of liability shall be not less than:

Each Occurrence	Two Million Dollars ($2,000,000) combined single limits for Bodily Injury and Property Damage

Personal and Advertising Injury	One Million Dollars ($1,000,000)
Products and Completed Operations Aggregate	One Million Dollars ($1,000,000) combined single Limits for Bodily Injury and Property Damage
General Aggregate	Four Million Dollars ($4,000,000) combined single limits for Bodily Injury and Property Damage
Fire Damage	One Hundred Thousand Dollars ($100,000)

The policy shall provide coverage for claims arising out of subsidence.

The Contractor shall procure and maintain Products and Completed Operations Coverage with a carrier acceptable to the City through the expiration of the patent deficiency in the statute of repose set forth in the Code of Civil Procedure section 337.1.

3-1.02 Automobile Liability

Automobile Liability insurance providing protection against claims of bodily injury and property damage arising out of ownership, operation, maintenance, or use of owned, hired, and non-owned automobiles. Coverage shall be at least as broad as "Insurance Services Office Business Auto Coverage Form CA 0001," symbol 1 (any auto). The limits of liability shall not be less than:

Bodily Injury and Property Damage Combined Single Limit	One Million Dollars ($1,000,000)

3-1.03 Workers' Compensation

Workers' Compensation insurance, with coverage as required by the State of California (unless the Contractor is a qualified self-insurer with the State of California), and Employers' Liability coverage. The limits of Employers' Liability shall not be less than:

Each Accident	One Million Dollars ($1,000,000)
Disease Each Employee	One Million Dollars ($1,000,000)
Disease Policy Limit	One Million Dollars ($1,000,000)

The Workers' Compensation policy required hereunder shall be endorsed to state that the Workers' Compensation carrier waives its right of subrogation against the City, its officers, officials, employees, agents or volunteers.

In the event the Contractor is self-insured, the Contractor shall furnish a Certificate of Permission to Self-Insure by the Department of Industrial Relations Administration of Self-Insurance, Sacramento. Contractor shall provide evidence of waiver of its right of subrogation against the City, its offices, officials, employees, agents or volunteers as a self-insurer.

3-1.04 Excess or Umbrella Liability

If the Special Provisions require limits of insurance greater than those specified in the General Conditions, the Contractor shall maintain excess or umbrella liability insurance providing excess coverage at least as broad as the underlying coverage for General Liability, Automobile and Employer's Liability with a limit equal to the amount stated in the Special Provisions per occurrence and aggregate.

3-1.04.A Contractor's Equipment

The Contractor, and each of its Subcontractors, shall separately insure its own equipment for loss and damage. The Contractor's Property and Inland Marine policies shall include, or be endorsed to include, a waiver of subrogation against the City, its officers, officials, employees, agents, and volunteers which might arise by reason of damage to the Contractor's property or equipment (owned, leased or borrowed) in connection with work performed under this Contract by the Contractor.

3-1.04.B Railroad Protective Liability

When stated as a requirement in the Special Provisions, the Contractor shall procure, maintain, and keep in force at all times during the term of the Contract, at the Contractor's sole expense, Railroad Protective Liability insurance with limits of liability as set forth in the Special Provisions.

3-1.04.C Builder's Risk Insurance

When stated as a requirement in the Special Provisions, the Contractor shall procure, maintain, and keep in force at all times during the term of the Contract and until the date of transfer of the insurable interest to and acceptance by the City, at the Contractor's sole expense, Builder's Risk insurance with limits of liability equal to one hundred percent (100%) of the full replacement cost of the Work.

1. Coverage shall be written on a Replacement Cost basis without application of coinsurance and shall cover the Project sites against losses included in perils usually included in a "Special Form" policy format in addition the policy shall include:

    a. Earthquake and Land Movement and Flood.

    b. Loss that ensues from design error, defective materials, or faulty workmanship.

    c. Mechanical breakdown or electrical damage, including testing, magnetic disturbance and changes in temperature or humidity disturbance, and changes in temperature or humidity.

    The property covered shall include the Work, including any materials, equipment, or other items to be incorporated therein while the same are located at the construction site, stored off site, while in transit or at the place of manufacture. In addition, the policy shall cover collapse, falsework, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for architects, engineers and other design professionals required as a result of such insured loss. The policy

shall contain a provision that the interests of the City and the Contractor, Subcontractors and material suppliers are insureds under the policy and that any loss shall be payable to the insureds as their interests may appear.

When stated as a requirement in the Special Provisions, Builder's Risk Insurance shall include Delay in Opening coverage with limits of liability, and for the period of time, as set forth in the Special Provisions. Coverage shall include debt service, expense, loss of earnings or rental income or other loss incurred by the City, without deduction, due to the failure of the Project being completed on schedule.

2. The maximum deductible for earthquake, land movement and flood allowable under this policy shall be five percent (5%) of replacement value at risk at the time loss. A one hundred thousand dollars ($100,000) minimum is acceptable. The maximum deductible for all other perils allowable under this policy shall be ten thousand dollars ($10,000). All deductibles shall be borne solely by the Contractor, Subcontractors, or material suppliers, and the City shall not be responsible to pay any deductible, in whole or in part.

3. The City and the Contractor waive all rights against each other and against all other contractors for loss or damage to the extent reimbursed by Builder's Risk insurance or any other property or equipment insurance applicable to the Work, except such rights as they may have to the proceeds of such insurance. If the policies of insurance referred to in this section require an endorsement or consent of the insurance company to provide for continued coverage where there is a waiver of subrogation, the owners of such policies will cause them to be so endorsed to obtain such consent.

4. If not covered by Builder's Risk insurance or any other property or equipment insurance required by this Contract, the Contractor shall procure, maintain, and keep in force at all times during the term of the Contract, at the Contractor's sole expense, property insurance for portions of the Contractor's work and/or equipment to be incorporated therein stored offsite or in transit.

3-1,04.D Environmental Liability Insurance

When stated as a requirement in the Special Provisions, the Contractor shall procure, maintain, and keep in force at all times during the term of the Contract, at the Contractor's sole expense, Environmental Liability insurance, using an occurrence form (Claims Made forms at not acceptable unless expressly allowed by the City), which includes coverage for sudden and accidental pollution arising out of the handling of hazardous materials or hazardous wastes; non-hazardous materials or non-hazardous wastes that, when released into the environment, violate regulatory standards of the Federal, State or Local Government; and coverage for liability arising out of the handling of asbestos.

If coverage for Environmental Liability insurance is allowed by the City to be written on a claims-made form, the following provisions apply:

Limit of coverage shall be not less than ten million dollars combined single limits for Bodily Injury and Property Damage ($10,000,000).

Insurance must be maintained and evidence of insurance must be provided for at least four (4)

years after completion of the Work. Additional provisions, including Project specific coverage may be required at the sole discretion of the City.

3-1.04.E Other Provisions

1. The Contractor's General Liability, Automobile Liability, and any Excess or Umbrella Liability or other insurances required in the Special Provisions, shall contain the following provisions:

   a. The City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds as respects liability arising out of the activities performed by or on behalf of the Contractor, products and completed operations of the Contractor, premises owned, occupied, or used by the Contractor, or automobiles owned, leased, hired, or borrowed by the Contractor. The policy shall contain no special limitations on the scope of coverage afforded to the City, its officers, officials, employees, agents, or volunteers.

   b. For any claims related to this Contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, agents, or volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

   c. Any failure to comply with reporting or other provisions of the policies on the part of the Contractor, including breaches of warranties, shall not affect coverage provided to the City, its officers, officials, employees, agents, or volunteers.

2. The Contractor's General Liability and any Excess or Umbrella Liability insurance policies shall contain an endorsement stating that any aggregate limits shall apply separately to the Work.

3. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

4. Each insurance policy by endorsement or provision shall state that coverage shall not be suspended, voided, cancelled, reduced in scope of coverage or in limits, non-renewed, or materially changed unless the insurer(s) provide thirty (30) Calendar Days written notice by certified mail to the City prior to such change. Ten (10) Calendar Days prior written notice by certified mail shall be given to the City in the event of cancellation due to nonpayment of premium.

5. All of the Contractor's insurance coverage, except as noted below, shall be placed with insurance companies with a current A.M. Best rating of at least A-IX.

   Exception: Workers' Compensation which is provided through a State Compensation Insurance Fund or a qualified self-insurer for Workers'

Compensation under California law.

6. The Contractor shall sign and file with the City the following certification prior to commencing performance of the work of the Contract:

   "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of the Code, and I will comply with such provisions before commencing the performance of the Work of this Contract."

   Said certification is included in the Contract, and signature and return of the Contract shall constitute signing and filing of the said certification.

7. The City, at its discretion, may require new types of insurance coverage or increase the limits of insurance coverage required hereunder at any time during the term of the Contract by giving thirty (30) Calendar Days written notice to the Contractor. Contractor shall immediately procure such insurance or increase the limits of coverage and provide certificates of insurance, including copies of all required endorsements, to the City within thirty (30) Calendar Days of receipt of the City's request.

8. The required insurance coverage shall be subject to the approval of the City, but any acceptance of insurance certificates by the City shall in no way limit or relieve the Contractor of its duties and responsibilities in this Contract.

9. If the Contractor fails to procure or maintain insurance as required by this Section 3-9 and each of its subsections and any Special Provisions, or fails to furnish the City with proof of such insurance, the City, at its discretion, may procure any or all such insurance. Premiums for such insurance procured by the City shall be deducted and retained from any sums due the Contractor under the Contract. Failure of the City to obtain such insurance shall in no way relieve the Contractor from any of the Contractor's responsibilities under the Contract. Any failure of the Contractor to maintain any item of the required insurance is sufficient cause for termination of the Contract as a material breach.

10. The making of progress payments to the Contractor shall not be construed as relieving the Contractor of responsibility for loss or damage, or destruction occurring prior to final acceptance by the City. Partial payment does not constitute partial acceptance.

11. The City is authorized to execute amendments and waivers, with or without conditions, to the insurance requirements of the Contract. The City will provide such amendments or waivers in writing to the Contractor.

12. The Contractor is responsible for the acts and omission of all of its Subcontractors and shall require all of its Subcontractors to maintain adequate insurance.

The failure of the City to enforce in a timely manner any of the provisions of this Section 3-9 and/or any of its subsections shall not act as a waiver to enforcement of any of these provisions at any time during the term of the Contract.

3-9.04.F Deductibles and Self-Insurance Retention

Any deductible or self-insured retention over $10,000 that applies to General Liability or Automobile Liability must be declared to and approved by the City.

3-1.05 Notification of Accident or Occurrence

The Contractor shall report by telephone to the City within twenty-four (24) hours and also report in writing to the City within fifteen (15) Calendar Days after the Contractor or any Subcontractors or agents have knowledge of any accident or occurrence involving death of or injury to any person or persons, or damage in excess of ten thousand dollars ($10,000) to the Work, property of the City or others, arising out of any work done by or on behalf of the Contractor as part of the Contract. Such report shall contain:

1. The date and time of the occurrence,
2. The names and addresses of all persons involved, and
3. A description of the accident or occurrence and the nature and extent of injury or damage.

3-2 NOTIFICATION OF CLAIM

If any claim for damages is filed with the Contractor or if any lawsuit is instituted against the Contractor, that arises out of or is in any way connected with the Contractor's performance under this Contract and that in any way, directly or indirectly, contingently or otherwise, affects or might reasonably affect the City, Contractor shall give prompt and timely notice thereof to the City. Notice shall be prompt and timely if given within thirty (30) Calendar Days following the date of receipt of a claim or ten (10) Calendar Days following the date of service of process of a lawsuit.

ARTICLE 4 – RESERVED (INTENTIONALLY LEFT BLANK)

ARTICLE 5 - CONTROL OF WORK AND MATERIALS

5-1 AUTHORITY OF CITY

The City will decide all questions regarding the quality and acceptability of materials furnished, work performed, and rate of progress of the Work. The City will decide all questions regarding the interpretation and fulfillment of the Contract on the part of the Contractor, and all questions as to the rights of different contractors that may be involved with the Work.

The City will determine the amount and quality of the Work performed and materials furnished for which payment is to be made under the Contract.

The City will administer its authority through a duly designated representative identified at the preconstruction meeting. The Contractor and the City representative shall make good faith attempts to resolve disputes that arise during the performance of the Work.

Any order given by the City not otherwise required by the Contract to be in writing will be given or confirmed by the City in writing at the Contractor's request. Such request shall state the specific subject of the decision, directive, instruction, or notice and, if it has been given orally, its date, time, place, author and recipient.

5-2 ATTENTION AND COOPERATION OF CONTRACTOR

The Contractor shall comply with any written instruction delivered to the Contractor or the Contractor's authorized representative by appropriately authorized representatives of the City.

5-3 SUGGESTIONS TO CONTRACTOR

Any plan or method suggested to the Contractor by the City, but not specified or required in writing, if adopted or followed in whole or in part by the Contractor, shall be used at the risk and responsibility of the Contractor. The City assumes no responsibility.

5-4 SEPARATE CONTRACTS

The City reserves the right to award other contracts in connection with the Work. The Contractor shall afford other contractors reasonable opportunity for the delivery and storage of their materials and the execution of their work and shall properly connect and coordinate its work with the other contractors.

If any part of the Contractor's work depends upon the work of any other contractor for proper execution or results, the Contractor shall inspect and promptly report to the City any defects in such work that render the other contractor's work unsuitable for proper execution and results. The Contractor's failure to so inspect and promptly report shall constitute an acceptance of the other contractor's work as fit and proper for the reception of the Contractor's work, unless defects develop in the other contractor's work after the execution of the Contractor's work.

5-5 COOPERATION WITH OTHER CONTRACTORS

Other contractors and other forces, including the City and/or adjacent property owners may perform work adjacent to or within the Work area concurrent with the Contractor's operations. The Contractor shall conduct operations to minimize interference with the work of other forces or contractors. Any disputes or conflicts between the Contractor and other forces or contractors retained by the City which create delays or hindrance to each other shall be referred to the City for resolution. If the Contractor's work is delayed because of the acts or omissions of any other force or contractor, the Contractor shall have no claim against the City other than for an extension of time (see Section 7-18, "Extension of Time", of these General Conditions).

5-6 CONTRACTOR'S DISMISSAL OF UNSATISFACTORY EMPLOYEES

If any person employed by the Contractor or any Subcontractor shall fail or refuse to carry out the directions of the City or the provisions of the Contract, or is, in the opinion of the City, incompetent, unfaithful, intemperate, or disorderly; or uses threatening or abusive language or conduct to any person on or associated with the Work or with the public; or is acting or working in a manner that compromises the safety of the public, Work or persons or property involved with the Work, or is otherwise unsatisfactory, the Contractor shall, when requested by the City, remove the worker from the Work site immediately, and shall not again employ the removed worker on the Work except with the written consent of the City.

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5-7 CONTRACTOR'S EQUIPMENT

The Contractor shall provide adequate and suitable equipment, labor, and means of construction to meet all the requirements of the Work, including completion within the Contract Time. Only equipment suitable to produce the quality of work required will be permitted to operate on the Project. Specific types of equipment may be requested by the City on component parts of the Work.

The City may, at the City's option, permit the use of new or improved equipment, at the Contractor's cost. If such permission is granted, it is understood that it is granted for the purpose of testing the quality and continuous attainment of work produced by the equipment, and the City shall have the right to withdraw such permission at any time that the City determines that the alternative equipment is not producing work that is equal in all respects to that specified, or will not complete the Work in the time specified in the Contract. The cost for mobilizing and demobilizing new or improved equipment shall be borne by the Contractor.

In any case where the use of a particular type or piece of equipment has been banned, or in cases where the City has condemned for use on the Work any piece or pieces of equipment, the Contractor shall promptly remove such equipment from the site of the Work at its cost. Failure to do so within a reasonable time may be considered a breach of contract. The cost for mobilizing and demobilizing replacement equipment shall be borne by the Contractor.

5-8 CONTRACTOR'S SUBMITTALS

5-8.01 Submittals – General – Not Applicable

Intentionally Left Blank.

5-8.02 Resubmittals

Resubmittals shall address all comments from the City. Partial resubmittals may be returned 'REVISE AND RESUBMIT." The Contractor is responsible for the City's review costs for each resubmittal in excess of the first resubmittal. These costs will be charged to the Contractor and will be deducted from progress payments.

5-8.03 Submittals Containing Proprietary Information – Not Applicable

Intentionally Left Blank.

5-8.04 Electrical, Instrumentation, Control, and Communication Systems – Not Applicable

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5-8.05 Maintenance and Operations (M&O) Submittals

For use in subsequent maintenance and operations the Contractor shall furnish to the City electronically and bound together and indexed all maintenance and operation information, including all the highest level of factory maintenance manuals (greatest level of detail) that are available to factory representatives with a three-year subscription to newsletters and updates supplied by the manufacturer covering all equipment and systems included in the Contract. The

City may withhold up to thirty percent (30%) of the Total Contract Price until M&O submittals have been submitted and approved. The submittal shall include at a minimum:

- Drawings
- Illustrations
- Parts lists
- Wiring diagrams of systems
- Internal wiring diagrams and circuit board schematics and layout drawings
- Manufacturer's recommended spare parts lists
- Name, address and phone number of nearest parts and service City
- Systems balance data
- Maintenance and service instructions
- Operation instructions
- Software including annotated source lists and programs

The submittal of maintenance and operation information is required for all mechanical, electrical, instrumentation, control, communications, sound, or special equipment and systems.

The Contractor shall obtain approval of the required data at least thirty (30) Calendar Days prior to any required training or the final inspection date.

5-9 DAILY REPORTS

No less than on a weekly basis, the Contractor shall submit, upon request of the City, to the City daily reports, which shall include, without limitation, the identity of Subcontractors on the site, an accurate headcount of workers on the site, materials and equipment delivered to the site, visitors to the site, work performed, and any problems encountered.

5-10 SURVEYS

5-10.01 Surveys – Not Applicable

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5-10.01.A Streets and Highways – Not Applicable

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5-10.01.B Sewer, Water, and Drainage Facilities – Not Applicable

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5-10.02 Survey Monuments – Not Applicable

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5-11 RESPONSIBILITY FOR ACCURACY

The Contractor shall obtain all necessary measurements for and from the Work, and shall check dimensions, elevations, and grades for all layout and construction work and shall supervise such work; the accuracy for all of which the Contractor shall be responsible. The Contractor is responsible for adjusting, correcting, and coordinating the work of all Subcontractors so that no discrepancies result.

5-12 DUTIES AND POWERS OF INSPECTORS

Inspectors are the authorized representatives of the City. Their duty is to inspect materials and workmanship of those portions of the Work to which they are assigned, either individually or collectively, under instructions of the City, and to report all deviations from the Contract.

City work site inspections will only be conducted Monday through Thursday from 7AM to 3:30PM, excluding City Holidays. Any inspections outside of these hours shall be requested at least three (3) days prior, must be approved by the Project Manager, and all costs associated with the inspections shall be paid by the Contractor.

5-13 INSPECTION

The inspection of the Work does not relieve the Contractor of the obligation to fulfill all Contract requirements. The purpose of inspection is not to assure Contractor that all of the Work is meeting all of the Contract requirements.

All work and materials furnished pursuant to the Contract shall be subject to inspection and approval by the City. The Contractor shall provide the City and Inspectors with access to the Work during construction and shall furnish every reasonable facility and assistance for ascertaining that the materials, equipment and the workmanship are in accordance with the requirements and intent of the Contract. Any work, materials, or equipment not meeting the requirements and intent of the Contract will be rejected, and unsuitable work, equipment or materials shall be made good, notwithstanding the fact that such work, materials or equipment may have been previously inspected or approved and /or payment may have been made. The Contractor shall be solely responsible for any costs associated with the removal of any defective work, equipment or materials discovered during the inspection and the complete cost of reconstruction.

Unless authorized in writing by the City, any work done in the absence of an Inspector, whether completed or in progress, shall be subject to inspection. The Contractor shall furnish all tools, labor, materials, access facilities, and other facilities necessary to allow such inspection, even to the extent of uncovering or taking down completed portions of the Work. The Contractor shall pay all costs incurred, whether or not any defective work is discovered. The Contractor shall also be solely responsible for any costs associated with the removal of any defective work discovered during the inspection and the complete cost of reconstruction.

Reexamination of any part of the Work may be ordered by the City, and such part of the Work shall be uncovered by the Contractor. The Contractor shall pay the entire cost of such uncovering, reexamination, and replacement if the reexamined work does not conform to the Contract.

The Contractor shall notify the City of the time and place of any factory tests and submit test procedures for approval thirty (30) Calendar Days in advance for any tests that are required by the Contract. The Contractor shall report the time and place of preparation, manufacture or construction of any material for the Work, or any part of the Work, that the City wishes to inspect. The Contractor shall give five (5) Working Days' notice in advance of the beginning of work on any such material or of the beginning of any such test to allow the City to make arrangements for inspecting and testing or witnessing.

5-14 QUALITY OF MATERIALS AND WORKMANSHIP

Unless otherwise allowed or required by the Special Provisions, all equipment and materials shall be new and of a quality at least equal to that specified. All workmanship shall also be of the highest qualify. When the Contractor is required to furnish equipment, materials or manufactured articles or shall do work for which no detailed specifications are set forth, the equipment, materials or manufactured articles shall be of the best grade in quality and workmanship obtainable in the market. If not ordinarily carried in stock, the articles shall conform to the usual standards for first-class materials or articles of the kind required. The work performed shall secure the best standard of construction and equipment of the Work as a whole or in part.

Materials shall be furnished in sufficient quantities and at such times to ensure uninterrupted progress of the Work. All required spare parts shall be delivered in new condition, not in a used or unknown condition, and with any certificates required. Materials, supplies, and equipment shall be stored properly and protected as required. The Contractor shall be entirely responsible for damage or loss by weather or other causes.

5-15 SUBSTITUTIONS

Certain materials, articles, or equipment may be designated in the Contract by brand or trade name or manufacturer together with catalog designation or other identifying information.
Substitute material, article, or equipment which is of equal quality and of required characteristics for the intended purpose may be proposed for use, provided the Contractor complies with the requirements of the following paragraphs.

5-15.01 Written Request

The Contractor shall submit any request for substitution in writing no later than thirty (30) Calendar Days after the award of the Contract.

5-15.02 Documentation

If requested by the City, a proposal for substitution must be accompanied by complete information and descriptive data, including cost of operation, cost of maintenance, and
physical requirements necessary to determine the equality of offered materials, articles, or equipment.

The Contractor shall also submit such shop drawings, descriptive data, and samples as

requested. The burden of proof of comparative quality, suitability, and performance of the offered proposal shall be upon the Contractor. The determination of equal quality, suitability, and performance shall be at the sole discretion of the City. The City will examine such submittals with reasonable promptness. If the City rejects the request for such substitution, then one of the particular products designated by brand name in the Contract shall be furnished. Acceptance of substitution by the City shall not relieve the Contractor from responsibility for deviations from the Plans and Specifications or from responsibility for errors in submittals. Failure by the Contractor to identify deviations in the request material from the Plans and Specifications shall void the submittal and any action taken thereon by the City.

Changes required for proper installation and fit of substitute materials, articles or equipment, or because of deviations from the Contract shall not be made without the written consent of the City and shall be made by the Contractor without additional cost to the City. The Contractor shall pay the costs of design, drafting, architectural or engineering services and alterations of the construction required to accommodate any Contractor substitution or construction error to maintain the original function and design.

5-16 PREPARATION FOR TESTING - Not Applicable

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5-17 MATERIALS SAMPLING AND TESTING – Not Applicable

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5-18 APPROVAL OF MATERIALS OR EQUIPMENT

5-18.01 Sources Of Supply

The City's approval at the source of supply may be required prior to procurement. Such approval shall not prevent subsequent disapproval or rejection of materials or equipment by the City if the quality is less than required by the Contract.

5-18.02 Plant Inspection

The City assumes no obligation to inspect materials or equipment at the source of supply. The Contractor is responsible for incorporating satisfactory materials and equipment into the Work, notwithstanding any prior inspections or tests.

The City will inspect materials or equipment at the source if the Contractor submits a written request and if the City deems the inspection necessary. The Contractor and the supplier will cooperate with and assist the City while performing the inspection. The City shall have access to all production areas of the material or equipment source or place of manufacturing.

5-19 PROVISIONS FOR EMERGENCIES

The City may provide necessary labor, material and equipment to correct any emergency resulting from the Contractor's operation including noncompliance with the Contract, public convenience, safety, traffic control, and protection of Work, persons, environment, and property. The nature of the emergency may prevent the City from notifying the Contractor prior to taking action. The costs of such labor, material, and equipment shall be borne by the Contractor and will be deducted from

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progress payments.

The performance of such emergency work under the direction of the City shall not relieve the Contractor from any damages resulting from the emergency.

5-20 RIGHT TO RETAIN IMPERFECT WORK

If any portion of the work done or materials or equipment furnished under the Contract shall prove defective or not in accordance with the Contract, and if the defect in the work, materials or equipment is not of sufficient magnitude or importance to make the work, materials or equipment dangerous or undesirable, or if the removal of such work, materials or equipment is impracticable or will create conditions which are dangerous or undesirable, the City shall have the right and authority to retain the work, materials or equipment instead of requiring it to be removed and reconstructed or replaced. Progress payment deductions will be made as described in Section 8-9, "Deductions for Imperfect Work", of these General Conditions.

5-21 REMOVAL OF REJECTED MATERIALS OR WORK

The Contractor shall remove all rejected or condemned materials, equipment or structures brought to or incorporated in the Work within two (2) Working Days of the City's written directive. No such rejected or condemned materials or equipment shall again be offered for use in the Work. The Contractor shall, at the Contractor's expense, bring into Contract compliance all rejected material, equipment or work in a manner acceptable to the City.

The City may bring into Contract compliance the rejected material or equipment if the Contractor fails to comply with this Section. All costs shall be borne by the Contractor and will be deducted from the Progress Payment.

5-22 TEMPORARY SUSPENSION OR DELAY OF WORK

The City has the authority to suspend or delay the Work, wholly or in part, for any period the City deems necessary. The Contractor shall immediately comply with the City's written directive to suspend or delay the Work. The suspended or delayed work shall be resumed only when conditions are favorable or methods are corrected, as ordered or approved in writing by the City. Public safety and convenience must be maintained throughout the suspension or delay in accordance with Sections 6-12, "Public Convenience and Safety", and 6-13, "Public Safety and Traffic Control", of these General Conditions.

Delays due to suspension of work shall be classified as Inexcusable or Excusable Delays in accordance with Section 7-12, "Delays", of these Specifications. Such suspension shall not relieve the Contractor of the Contractor's responsibilities as described in the Contract.

5-23 TERMINATION OF CONTRACT

5-23.01 Reasons for Termination

The City reserves the right to terminate the Contract or the Contractor's control over the Work for any of the reasons listed below.

5-23.01.A Termination for Convenience

The City may at any time and for any reason terminate the Contract or the Contractor's performance of the Work, in whole or in part.

If the Contract or the Contractor's control over the Work is terminated for cause and if it is later determined that the termination for cause was wrongful, such termination for cause automatically shall be converted to and treated as a termination for convenience. In such event, the Contractor shall be entitled to receive only the amount payable under Section 5-23.04 of these General Conditions, and the Contractor specifically waives any claim for any other amounts or damages, including any claim for consequential damages or lost profits.

5-23.01.B Termination for Cause

The City may terminate the Contract or the Contractor's control over the Work and so notify the Contract and the Contractor's sureties for the following causes:

- The Contractor is adjudged bankrupt or makes an assignment for the benefit of the Contractor's creditors, or if a receiver is appointed because of the Contractor's insolvency.
- The City has made a determination that the Contractor will be unable to complete the Work on or before the completion date as adjusted by Change Order, or the Contractor has not completed the Work on or before the completion date as adjusted by Change Order.
- The Contractor abandons the Work.
- The Work or any portion is sublet or assigned without the City's consent.
- The rate of progress is not in accordance with the Contract.
- Any portion of the Work is unnecessarily delayed.
- The Contractor willingly violates any terms or conditions of the Contract.
- The Contractor does not supply sufficient materials or properly skilled and staffed labor.
- The Contractor fails to promptly pay its Subcontractors.
- The Contractor disregards laws, ordinances, or City orders.
- The Contractor fails to correct defective work in response to defective work notices.
- The Contractor fails to comply with written directives.

5-23.02 Termination After Contract Time

In addition to any other rights it may have, the City may terminate the Contract or the Contractor's right to proceed at any time after the Contract Completion Date, as adjusted by Change Order. Upon such termination, in addition to the Contractor's other obligations under the Contract, the Contractor shall not be entitled to receive any compensation after such termination until the Work is completed, and the Contractor shall be liable to the City for liquidated damages for all periods

of time from the Contract Completion Date, as adjusted by Change Order, until the date of completion, as well as for all losses incurred by the City in completing the Work, as set forth in Section 5-23.04 of these General Conditions.

5-23.03 Notice of Termination; City Completion

If grounds exist under Sections 5-23.01B or 5-23.02 above, then the City may issue to the Contractor and its sureties a Notice of Intent to Terminate the Contract or the Contractor's Control Over the Work for Cause. The Notice shall state the grounds for termination for cause that exist and demand that Contractor cure the grounds, or make satisfactory arrangement for cure of the grounds, within ten (10) days of the date of the Notice, or else the City will terminate the Contract or the Contractor's control over the Work.

If the Contractor fails to cure the grounds, or make satisfactory arrangement for cure of the grounds, stated in the Notice of Intent to Terminate within ten (10) days of the date of the Notice of Intent to Terminate, the City may give written Notice of Termination for Cause to the Contractor and the Contractor's sureties that the Contract, or a portion of the Contract, has been terminated and/or that the Contractor's control over the Work, or a portion of the Work, has been terminated for the reasons stated in the Notice of Termination. The Notice shall also demand that Contractor's surety take over and perform the Work through Completion. The Contractor's surety shall then have the right to take over and perform the Work through Completion. The City may take over the Work through Completion at the Contractor's and surety's expense if the surety does not commence performance within thirty (30) Calendar Days from the date of mailing the Notice of Termination or if immediate resumption of the Work is necessary to avoid significant additional cost.

If the City is forced to take over the Work, it may prosecute the same to completion by day labor, by contract or by any other method it may deem advisable, for the account and at the expense of the Contractor and its sureties, and the Contractor and its sureties shall be liable to the City for any excess costs, including management, supervision, and design support, occasioned thereby. In such event, the City may, without liability, take possession of and utilize in completing the Work, the Contractor's materials whether stored at the Site or elsewhere, that are necessary for completion. The City may also take possession of and use all or any part of the Contractor's tools, equipment and appliances on the premises to complete the Work. The City assumes the responsibility for returning such equipment in as good condition as when it was taken over, reasonable wear and tear excepted. The items shall be returned to the Contractor when the Work is complete or sooner, at the City's discretion. The City agrees to pay a reasonable amount for the use of such tools and equipment.

The Contractor hereby assigns to the City all of its interest in orders and/or contracts existing at the time of termination. The assignment of said orders and/or contracts shall be effective upon notice of acceptance by the City in writing, and only as to those orders and/or contracts which the City designates in writing.

Whenever the Contract or the Contractor's control over the Work is terminated for cause, the Contractor and its sureties and shall be liable to the City for liquidated damages for all periods of time from the Contract Completion Date, as adjusted by Change Order and whether or not the termination date precedes or post-dates the adjusted Contract Completion Date, until the date of completion, as well as for all losses incurred by the City in completing the Work, as set forth in Section 5-23.04 of these General Conditions.

Immediately upon receipt of a Notice of Termination for Cause or for Convenience, except as otherwise directed in writing by the City, the Contractor shall:

1. Stop work under the Contract on the date and to the extent specified in the Notice of Termination.

2. Place no further orders or subcontracts for materials, services, or facilities except as necessary to complete the portion of the Work that is not terminated.

3. Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination.

4. Assign to the City, in the manner, at the times, and to the extent directed by the City, all of the rights, titles, and interests of the Contractor under the orders and subcontracts so terminated. The City shall have the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts.

5. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts with the approval or ratification of the City. The City's approval or ratification shall be final.

6. Transfer title to the City, and deliver in the manner, at the times, and to the extent directed by the City, fabricated or unfabricated parts, work in process, completed work, supplies, other material produced as a part of, or acquired in connection with, the terminated work, and the completed or partially completed drawings, information, and other property that, if the Contract had been completed, would have been submitted to the City.

7. Sell, in the manner, at the times, to the extent, and at the price that the City directs or authorizes, any property of the types referred to in Item 6 of this Section (Section 5-23.03). The Contractor is not required to extend credit to any purchaser, and may acquire any such property under the conditions prescribed and at a price approved by the City. The proceeds of any such transfer or disposition shall be used to reduce any payments made to the Contractor under the Contract or be credited to the cost of the work covered by the Contract or paid as the City directs.

8. Complete performance of the Work not terminated by the Notice of Termination.

9. Take necessary action, or as the City directs, to protect and preserve the property related to the Contract in which the City has an interest.

5-23.04 Payments to Contractor Upon Termination of Contract

In the event of a termination for convenience, the Contractor and the City may agree upon an amount paid to the Contractor for the total or partial termination of the Contract or of the Contractor's control over the Work. The amount may include those items specified in Chapter 9, "Changes and Claims", of these General Conditions. However, such agreed amount shall not exceed the Total Contract Price, reduced by the amount of payments already made and the Contract price of work not terminated. The Contract shall be amended accordingly, and the Contractor shall be paid the agreed amount.

If the Contractor and the City fail to agree on the amount to pay the Contractor because of the termination for convenience under this Section, the City shall determine the amount due the Contractor.

In the event of a termination for cause, the Contractor is not entitled to receive any portion of the amount to be paid under the Contract until it is fully completed. After completion, if the unpaid balance exceeds the sum of the amount expended by the City in finishing the work, plus all damages sustained or to be sustained by the City, including, without limitation, legal expenses, City forces, administration and management, direct and indirect, plus liquidated damages, plus any unpaid claims on account of labor, materials, tools, equipment, or supplies contracted for by the Contractor for the Work, provided that sworn statements of said claims shall have been filed as required by Chapter 9, "Changes and Claims", of these General Conditions, the excess not otherwise required by the Contract Documents to be retained shall be paid to the Contractor. If the sum so expended to complete, plus the City's damages as described herein, plus liquidated damages, plus unpaid claims as described herein exceeds the unpaid balance of the Total Contract Price, the Contractor and the Contractor's surety are liable to the City for the amount of such excess.

5-23.05 Completion Not a Waiver of City Rights

No act by the City before the Work is finally accepted shall operate as a waiver or stop the City from acting upon any subsequent event, occurrence or failure by the Contractor to fulfill the terms and conditions of the Contract. The rights of the City pursuant to this Section 5-23 and all of its subsections are in addition to all other rights of the City pursuant to the Contract, and at law or in equity.

5-23.06 Survival of Obligations

No termination of this Contract or of the Contractor's control over the Work shall excuse or otherwise relieve the Contractor of its responsibilities under the Contract with respect to any Work performed prior to the date of termination, including, without limitation, its obligation to perform the Work in a good and workmanlike manner, free of defects, and in accordance with the Contract, its warranty obligations with respect to the Work, and its obligation to make all payments due. All of the Contractor's responsibilities under the Contract with respect to the Work performed prior to the date of termination shall survive any termination.

5-24 TERMINATION OF UNSATISFACTORY SUBCONTRACTS

When any portion of the Work subcontracted by the Contractor is not prosecuted in a satisfactory manner, the Contractor shall immediately terminate the subcontract upon written notice from the City. The Subcontractor shall not again be employed for any portion of the work on which the Subcontractor's performance was unsatisfactory. Substitution of a new subcontractor shall be accomplished in accordance with California Code.

ARTICLE 6 – RESERVED (INTENTIONALLY LEFT BLANK)

ARTICLE 7 – RESERVED (INTENTIONALLY LEFT BLANK)

ARTICLE 8 – MEASUREMENT AND PAYMENT

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8-01 BASIS AND MEASUREMENT OF PAYMENT QUANTITIES

It is the Contractor's responsibility to measure and/or compute the quantities of work completed, subject to verification by the City, under the terms of the Contract. In computing quantities, the length, area, solid contents, number, weight, or time as specified in the Contract or the Schedule of Values shall be used.

8-01.A Unit Price Contracts

Payment for all work bid at a price per unit of measurement will be based upon the actual quantities of work as measured upon completion. The Estimated Quantities provided in the Bid Documents are for comparative bidding only. The City does not express or imply that the actual amount of work or materials will correspond to the Estimated Quantities. Contractor shall make no claim nor receive any compensation for anticipated profits, loss of profit, damages, or any extra payment due to any difference between the amount of work actually completed, or materials or equipment furnished, and the Estimated Quantities.

8-01.B Lump Sum or Job Contracts

Progress Payments will be based on the Schedule of Values prepared by Contractor and approved by the City prior to acceptance of the first progress payment request (see Section 8.05, "Progress Payment Procedures", below). If requested by the City, Contractor shall furnish full copies of subcontracts showing actual costs.

8-01.C Payment for Mobilization

Mobilization shall consist of preparatory work and operations, including, but not limited to, those necessary for the movement of personnel, equipment, supplies, and incidentals to the site; for the establishment of all offices, buildings, and other facilities necessary for the Work; and for all other work and operations which must be performed, or costs incurred, prior to beginning the Work.

Payment for mobilization will be as follows:

1. Mobilization Not a Pay Item

When the Contract does not include a separate pay item for mobilization, full compensation for mobilization will be included in the Contract lump sum price or in the prices paid for the various items of work in a unit price contract, and no additional compensation will be paid.

2. Mobilization a Pay Item

When the Contract or accepted Schedule of Values includes a separate item for mobilization, payment for mobilization will include full compensation for the furnishing of all labor, materials, tools, equipment, administrative costs, and incidentals for mobilization.

The City will pay no greater than five percent (5%) of the Contract Sum as a separate pay item for mobilization. In the event Contractor submits a mobilization pay item greater than five percent (5%) of the Contract Sum, the City will pay any excess mobilization amount with the final progress payment.

Absent City approval, the City will not pay additional mobilization compensation for work under a Change Order.

Payment for mobilization shall be subject to retention per Section 8.07, "Retention", of these General Conditions.

8-02 SCOPE OF PAYMENT

8-02.A General

Compensation under the terms of the Contract shall be full payment for the Work, including loss or damage arising from the nature of the Work, action of the elements, or unforeseen difficulties encountered during the prosecution of the Work and until its final acceptance; and all risks connected with the prosecution of the Work.

8-02.B Unit Price Contract

Progress payments will be made based upon the unit price bid and measured quantities for work completed, plus work completed on approved Change Orders.

8-02.C Lump Sum or Job Contract

Progress payments will be based upon the approved Schedule of Values for work completed, plus work completed on approved Change Orders.

8.02.E Allowances

Allowances may be included in the Bid Form for materials and/or work that may be added during the course of the Contract. The Allowance may be used in whole, in part, or not at all as determined by the City. Whenever costs of the Work included in the Allowance item are more or less than the specified Allowance amount, the Contract Sum will be adjusted accordingly by Contract Change Order. Contractor shall make no claim nor receive any compensation for anticipated profits, loss of profit, damages, or any extra payment due to any difference between the amount of work actually completed, or materials or equipment furnished, and the Estimated Quantities for the Allowance.

8.02.F Payment for Material Not Incorporated in the Work

No progress payments will be made for materials and equipment not incorporated in the Work, unless specifically set forth in the Special Provisions or authorized by the City.

8-03 WORK TO BE DONE WITHOUT DIRECT PAYMENT

Compensation for any portion of the Work not specifically identified in the Bid Form or Schedule of Values is understood to be included in the price for other items, unless specified in the Special Provisions as extra work. No additional compensation is allowed for additional shifts or premium pay necessary to ensure that the Work is completed within the time limits specified in the Contract.

8-04 PAYMENT FOR USE OF COMPLETED PORTIONS OF WORK

If the City occupies or uses a portion of the Project before it accepts Completion of the Work, Contractor will only be compensated in accordance with this Article 8. No final payment shall occur for a limited portion of the work.

8-05 PROGRESS PAYMENT PROCEDURES

Absent a different process for payment being set forth in the Construction Agreement, the following procedures shall apply.

No progress payment will be made when, in the judgment of the City, the Work is not proceeding in accordance with the provisions of the Contract or when the total work done since the last progress payment amounts to less than one thousand dollars ($1,000). Unless otherwise agreed to at the preconstruction meeting or identified in the Special Provisions, Contractor shall submit in writing monthly for City review an estimate of the total amount and value of work done, including that done under approved Change Orders, and the acceptable materials furnished and incorporated in the work completed through the last day of the previous pay period. The Bid Form or Schedule of Values shall be used to prepare a progress payment request for the items, or portions of items, of the Work completed during the monthly progress period.

Any progress payment request must be accompanied by (1) a conditional lien release in the form prescribed by law warranting that title to all work, labor, materials and equipment covered by the request is free and clear of all liens, claims, security interests or encumbrances; and (2) unconditional lien releases for all work through the prior progress payment lien releases. If Contractor fails to submit these documents with the progress payment request, then the City, in its sole discretion, may withhold part of the progress payment or reject the progress payment request with an explanation in writing of the reason. Contractor may resubmit the progress payment request with the required documents. The City has no obligation to process the progress payment request or make a progress payment if Contractor fails to provide these required documents.

If the required documents are submitted with the progress payment request, then the City shall review any progress payment request submitted by Contractor to determine its accuracy and validity. Any payment request determined not to be a proper payment request suitable for payment shall be returned to Contractor as soon as practicable, but not later than seven days, after receipt, along with a document stating the reasons why the payment request is not proper. Once the City has an undisputed and properly submitted payment request from Contractor, the progress payment shall be made within 30 days of its submission.

Once the City agrees with Contractor as to the amount of Work completed as of the date of the progress payment request, the City shall deduct the following from the estimated total value of that amount of Work: All previous payments, the retention previously withheld pursuant to Section 8-07, "Retention", of these General Conditions, and other withholdings as permitted by the Contract. The City will then approve the balance for payment to Contractor, with retention being withheld from that approved payment as described in Section 8-07 of these General Conditions.

The payment of a progress payment or the acceptance thereof by Contractor does not constitute acceptance by the City of any portion of the Work, and does not reduce Contractor's liability to replace unsatisfactory work, material, or equipment for any or the Work, whether or not completed. Approval by the City of a progress payment request that contains an inadvertence or error by Contractor will not release Contractor or Contractor's surety from damages arising from the work covered by the approved payment request or from enforcement of every provision of the Contract.

The City also has the right to correct any error made in any Progress Payment and may withhold as much payment as necessary to correct the error in later progress payments.

8-06 INSPECTION AND PROGRESS PAYMENTS NOT A WAIVER OF CONTRACT PROVISIONS

No inspection, order, measurement, approval, modification, payment, acceptance of work or material (including, but not limited to, acceptance of the entire Work), time extension, or possession of the Work or any part thereof shall be a waiver of any of the terms and conditions of the Contract, the powers reserved by the City, or any right of the City to damages or to reject the Work in whole or part. No breach of this Contract shall be construed a waiver of any other or subsequent breach. All remedies provided in the Contract shall be cumulative and shall be in addition to all other rights and remedies that may exist at law or in equity.

8-07 RETENTION

8-07.A Retention to Ensure Performance

The City may retain five percent (5%) of each approved progress payment to ensure performance under the Contract. The parties acknowledge that some of the purposes of retention under this Contract are to encourage Contractor to reach Completion quickly, to ensure that Contractor completes the Work in its entirety, and to provide funds from which the City may withhold for disputes, costs and claims under Section 8-08, "Withholdings/Denial of Progress Payment Request", of these General Conditions.

Retention will be held by the City until at least thirty-five (35) Calendar Days, but no more than sixty (60) Calendar Days after recording of the Notice of Completion. However, the City may continue to withhold some or all of the retention beyond 60 days to the extent that any disputed amounts or Stop Payment Notices or liquidated damages exist, in which case the City may withhold 150% of the disputed amount, 150% of the amount of liquidated damages, and 125% or more of outstanding Stop Payment Notices.

8-07.B Non-Compliance

In addition to the five percent (5%) payment retention discussed above, the City may also retain portions or all of a progress or final payment for Contractor's noncompliance with the Contract in an amount deemed appropriate by the City.

8-07.C Substitution of Securities

At the request and expense of Contractor, in accordance with Public Contract Code Section 22300, in lieu of the City withholding the five percent (5%) retention defined in Section 8-07 of these General Conditions, Contractor may: (1) substitute a deposit of securities at least equivalent to the retention to be paid, or (2) request that the City pay the withheld retention directly to an escrow agent. If Contractor elects either option, Contractor and the City shall enter an escrow agreement in the exact form set forth in Public Contract Code Section 22300.

8-08. WITHHOLDINGS/DENIAL OF PROGRESS PAYMENT REQUEST

The City may deny a progress payment request and/or withhold amounts from a progress payment and/or withhold a release of retention for any of the following reasons:

- Stop payment notices filed pursuant to Civil Code Sections 9350 et seq., including but not limited to a reasonable amount to provide for the City's reasonable cost (including but not limited to attorneys' fees and experts' fees) of litigation based on the stop notice;
- Fines levied against Contractor or the Work by the City or other entities;
- Third party claims against Contractor or the City arising from the acts or omissions of Contractor or its subcontractors;
- Defective Work not remedied;
- Previous overpayments to Contractor;
- Failure by Contractor to make payments properly to employees or Subcontractors for labor, materials, or equipment;
- Any portion of the Work the City elects to retain as imperfect in lieu of requiring replacement;
- The Work may not be completed for the unpaid balance of the Contract sum;
- The Work may not be completed within the Contract Time and the City incur actual and/or liquidated damages;
- Review of excessive resubmittals and excessive inspections or tests;
- Replacement of survey stakes and excessive survey work;
- Damage to the City or another contractor;
- Failure by Contractor to perform the Work in accordance with the Contract;
- Failure by Contractor to submit the necessary documents with a progress payment request;
- Cost of insurance purchased by the City due to cancellation or reduction of coverage of Contractor's insurance;
- Failure by Contractor to make proper submissions under the Contract;
- Any violation or non-compliance with Contractor's legal responsibilities, including, without limitation, withholds for wages adjustments in accordance with the California Labor Code and any fines incurred by the City as a result of Contractor's actions; and/or
- Any amounts otherwise necessary to protect the City's interests and/or compensate the City for past, present and future damages.

In addition to withholding a reasonable amount based on the above grounds, the City may withhold an additional 50% of that reasonable amount from a progress payment or release of retention; except that it may withhold an additional 25% or more of the Stop Payment Notice amount to provide for its reasonable cost (including but not limited to attorneys' fees and experts' fees) of any litigation based on a Stop Payment Notice.

If, on Completion or termination of the Contract or termination of Contractor's control over the Work, sums withheld from Contractor are insufficient to cover the City's charges against Contractor, the City has the right to recover the balance from Contractor or Contractor's surety.

8-09 DEDUCTIONS FOR IMPERFECT WORK

For any portion of imperfect Work, materials or equipment the City elects to retain, the City will deduct from a Progress Payment a reasonable amount to represent the decreased or lost value to the City.

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8-10 LIQUIDATED DAMAGES FOR DELAY

If the Work is not completed by Contractor in the time specified in the Contract Documents, or within any period of extension authorized pursuant to these General Conditions, Contractor acknowledges and admits that the City will suffer damage, and that it is impracticable and infeasible to fix the amount of actual damages. Therefore, it is agreed by and between Contractor and the City that Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum specified in the Contract Documents for each Calendar Day of delay until the date of Completion, and that both Contractor and Contractor's surety shall be liable for the total amount thereof, and that the City may deduct Liquidated Damages from any monies due or that may become due to Contractor. If it appears during the course of construction that Contractor is behind schedule and the imposition of liquidated damages is likely, or if liquidated damages begin to accrue prior to the time for final payment, the City may, at its discretion, withhold the amount accrued from any progress payment that would otherwise be due. This right to withhold funds is in addition to the City's other rights under the Contract Documents.

This liquidated damages provision shall apply to all delays of any nature whatsoever, save and except only delays found to be excusable or time extensions granted by the City.

Pursuant to Government Code Section 4215, Contractor shall not pay fixed and liquidated damages for delay in completing the Project caused by the failure of the City or the utility district(s) facilities located on the Project site to provide for removal or relocation of such facilities.

Payment by the City of any progress payments after liquidated damages have accrued shall not constitute a waiver by the City of its right to claim liquidated damages.

If the Contract, Contractor's control over the Work or Contractor's right to proceed is terminated for cause, then Contractor shall be liable to the City for liquidated damages for all periods of time from the scheduled Contract Completion Date at the time of such termination, as that date may be adjusted by any extensions of time to which Contractor is entitled, until the Date of Completion.

8-11 FINAL ESTIMATE AND PAYMENT

Upon notice that the City has accepted the Work and the Contractor has submitted all required close-out documents, the Contractor shall provide a proposed final payment request, segregated as to Contract item and Change Order work. Contractor shall submit all previously unsubmitted documents required by the Contract with the request; otherwise the City has the right to reject the request and require submission of these documents.

The City will review the properly submitted proposed final payment request and, after withholding for all issues as permitted by Sections 8-08, 8-09 and 8-10 of these General Conditions and making other corrections as necessary, shall return its approved final payment request as modified, within fifteen (15) Calendar Days of receipt. All progress payments shall be subject to correction in the final payment. If Contractor fails to file a final payment request within the time allotted, the City may create and approve one based on the best information available to it.

Within fifteen (15) Calendar Days after the approved final payment request is submitted to Contractor, Contractor shall submit back to the City a written approval of said request or a written statement of exceptions to be considered a "closeout" claim. Contractor's statement of exceptions shall be in sufficient detail for the City to ascertain the basis and amount of the exceptions. Not later than thirty (30) calendar days after the approved final payment request is submitted to the City,

Contractor shall comply with Section 9-17 of these General Conditions for any exceptions it intends to pursue as a claim, and provided it has complied with all other contract requirements for notice and presentation of claims, or its claim(s) will be deemed waived.

Any claim of Contractor or Subcontractors or suppliers with respect to the performance or breach of the Contract or any alterations thereof (except for payment of the balance of the Contract Sum as set forth in the final payment request) not specifically set forth in the statement of exceptions, is waived by Contractor. If Contractor fails to file a statement of exceptions within the time allowed, Contractor waives its right to submit a statement of exceptions and the approved final payment request will be deemed to as accepted and approved by Contractor.

The City shall process the final payment and a release of retention in accordance with the approved final payment request. The payment of undisputed sums due for the final payment, and excluding any sums withheld for Stop Payment Notices, shall be made within thirty-five (35) days of Contractor's acceptance of the approved final payment request or within sixty (60) days after the recording of the Notice of Completion, whichever is later. The release of retention shall be made in accordance with Section 8-07 of these General Conditions. If Contractor submits a timely statement of exceptions, then the City shall process these payments as a semifinal action; otherwise the payment shall be considered final.

The City shall respond in accordance with the provisions of Section 9-19, "Engineer's Decision", of these General Conditions, with its final decision regarding the claims and exceptions set forth by Contractor. Should the City's final decision grant some or all of Contractor's claims or exceptions, then to the extent necessary a supplemental final payment and/or supplemental final release of retention shall be processed within thirty (30) days.

Any claim or exception set forth by Contractor for which Contractor did not follow the required claim procedures in the Contract Documents shall be disallowed; by failing to follow the required claim procedures prior to Contractor's written statement of claims and exceptions, Contractor will have waived all rights to compensation (whether money or time) related to such claim or exception. If not already expired, the running of time for presenting a Government Code claim (see Government Code sections 900 et seq.) shall be tolled from the time of Contractor's timely statement of exceptions until the City's final decision on the statement of exceptions.

8-12 FINAL PAYMENT TO TERMINATE LIABILITY OF THE CITY

If Contractor fails to timely submit a statement of exceptions, Contractor's acceptance of the final payment and final release of retention shall release the City and the City's officers, officials, agents, employees, members, volunteers, affiliates, and their duly authorized representatives from all claims or liability on account of all Work performed or any alterations thereof. If Contractor timely submits a statement of exceptions, Contractor's acceptance of the semifinal payment and semifinal release of retention shall release the City and the City's officers, officials, agents, employees, members, volunteers, affiliates, and their duly authorized representatives from all claims or liability on account of Work performed or any alterations thereof, except unresolved items set forth in the statement of exceptions.

8-13 DISPUTED PAYMENTS

The City will decide disputes regarding payments under the Contract according to the procedures set forth in Article 9, "Changes and Claims", of these General Conditions. The decision of the City will be final.

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ARTICLE 9 - CHANGES AND CLAIMS

Sections 9-1 through 9-13– Reserved (Intentionally Left Blank)

9-14 CONTRACT CHANGE ORDER

The City will issue a Change Order if a change to the Total Contract Price or Contract Time is necessary. The Contractor shall not be entitled to any adjustments in either Total Contract Price or Contract Time for changes performed before receipt of a written directive requiring the changes or Change Order approved by the City. Adjustments in Contract Time or Total Contract Price for changes performed will not be made until a Change Order is approved by the City. A Change Order is generally comprised of one or more Field Directives or other written orders or directives, and contains a summary of each change and changes to the Total Contract Price and Contract Time.

9-15 ACCEPTANCE OF ORDERS FOR CHANGES

A Change Order that is substantially in agreement with the Contractor's Proposed Change Order, and/or the Contractor's written agreement of a Change Order, Field Directive or other written directive, will constitute the Contractor's final and binding agreement to the provisions of the Change Order, Field Directive, or other written directive, and a waiver of all claims in connection therewith, whether direct or consequential in nature, including those of any Subcontractors or suppliers. If the Contractor disagrees with any Change Order, Field Directive, or other written directive, the Contractor may submit a notice of potential claim to the City in accordance with Section 9-17, "Notice of Potential Claim", of these General Conditions. Disagreement with the provisions of a Change Order, Field Directive, or other written order will not relieve the Contractor of the Contractor's obligations under the Contract.

9-16 DISPUTE REGARDING CONTRACT REQUIREMENTS

If the Contractor and City fail to agree whether or not any work or other matter is within the scope of the Contract, the Contractor shall nevertheless immediately perform such work upon receipt of a written Field Directive or other written order. If Contractor disagrees with a decision by the City that any work is within the scope of the Contract, then the Contractor must follow the claims procedures in the Contract, including but not limited to Sections 7-13, 8-11, 9-17 and 9-18 of these General Conditions.

The Contractor shall not stop performing the Work pending resolution of a dispute, unless so ordered in writing by the City.

9-17 NOTICE OF POTENTIAL CLAIM

The Contractor shall not be entitled to payment of any additional compensation (whether money or time) for any cause, including any disagreement, protest, or change, any act or failure to act by the City, or the happening of any event, thing or occurrence, unless the Contractor has given the City due advance written notice of potential claim as hereinafter specified. The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional monetary compensation and/or time will or may be due, the nature of the costs and/or time involved, and, insofar as possible, the amount of the potential claim.

The Contractor shall promptly provide a written Notice of Potential Claim to the City upon

discovery of concealed or unknown conditions or upon any disagreement, protest, situation, event, or occurrence that may result in a claim, including but not limited to changes in work and delays. The Notice shall be submitted no more than five (5) Working Days after the discovery or occurrence of any event that may be the basis for a claim for additional compensation or additional time.

Failure to timely submit the Notice waives any Claim that Contractor may otherwise have had the right to submit based on the underlying occurrence or event.

9-18 SUBMISSION OF CLAIMS

Claims shall be subject to the requirements of Public Contract Code sections 20104 *et seq.* and 9204. A summary of those provisions is set forth below. A waiver of the rights granted by the referenced statutes is void and contrary to public policy, provided, however, that (1) upon receipt of a Claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) the City may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the statutory requirements, so long as the contractual provisions do not conflict with or otherwise impair the statutory timeframes and procedures. To the extent that the summary below is inconsistent with any requirement of those statutes, the statutes shall control. The terms below are intended to be consistent with the governing statutes, and any modifications shall be understood as lawful modifications or additions to the statutory requirements if at all possible.

9-18.01 Definitions

"Claim" means a separate demand by the Contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) a time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) payment by the public entity of money or damages arising from work done by, or on behalf of, Contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) payment of an amount that is disputed by the City.

"Mediation" means any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation.

"Public works contract" or "public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

"Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with the Contractor or is a lower tier subcontractor.

9-18.02 Claims Procedure.

All Claims under this Contract shall be resolved using the following procedure.

9-18.02.01 The Claim shall be in writing and include the documents necessary to substantiate the Claim as set forth in Section 9-18.03. Unless a different time is stated in the Contract Documents, Claims must be filed not later than thirty (30) Calendar Days after the proposed final payment request is returned to the Contractor by the City. Any Claim shall be certified under penalty of perjury and in compliance with the California False Claims Act, as set forth in Section 9-18.03 below. Failure to include these required certifications will constitute grounds for immediate rejection of the Claim and shall be deemed a waiver and absolute bar of the Claim, including any right to pursue the Claim further.

9-18.02.02 If a Subcontractor, including a lower tier Subcontractor, lacks legal standing to assert a Claim against the City because privity of contract does not exist, then the Contractor may present a Claim on behalf of such a Subcontractor. A first-tier Subcontractor may request in writing, either on its own behalf or on behalf of a lower tier Subcontractor, that the Contractor present a Claim on behalf of the Subcontractor for work that was performed by the Subcontractor. The Subcontractor requesting that the Claim be presented shall furnish reasonable documentation to support the Claim. Within 45 days of receipt of this written request, the Contractor shall notify the Subcontractor in writing as to whether the Contractor presented the Claim and, if the Contractor did not present the Claim, provide the Subcontractor with a statement of the reasons for not having done so.

9-18.02.03 Upon receipt of a Claim, the City shall conduct a reasonable review of the Claim. Within 30 days of receipt of the Claim, the City may request, in writing, any additional documentation supporting the Claim or relating to defenses to the Claim that the City may have against the claimant. Where additional information is requested by the City, the time in which the City must respond to a Claim shall be tolled until all requested information is provided. If additional information is thereafter required, then it shall be requested and provided upon mutual agreement of the City and the Contractor.

9-18.02.04 Within 45 days of receipt of the Claim, as that time may be tolled as provided in Section 9-18.02.03 above, the City shall provide the Contractor with a written statement identifying what portion of the Claim is disputed and what portion is undisputed. Upon receipt of a Claim, the City and the Contractor may, by mutual agreement, extend the time period for a response. Failure by the City to respond to a Claim within the time periods described herein shall result in the Claim being deemed rejected in its entirety. A Claim that is denied by failure of the City to respond shall not constitute an adverse finding with regard to the merits of the Claim or the responsibility or qualifications of the claimant.

9-18.02.05 Any payment due on an undisputed portion of the Claim shall be processed and made within 60 days after the City issues its written statement. The City shall not fail to pay money as to any portion of a Claim which is undisputed except as otherwise provided in the Contract Documents.

9-18.02.06 If the claimant disputes the City's written response, or the City fails to respond within the time prescribed, the Contractor may so notify the City, in writing, either within 15 days of receipt of the City's response or within 15 days of the City's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand, sent by registered mail or certified mail, return receipt requested, the City shall schedule a meet and confer conference within 30 days for settlement of the dispute.

9-18.02.07 Within 10 business days following the conclusion of the meet and confer conference, if the Claim or any portion of the Claim remains in dispute, then the City shall provide the Contractor a written statement identifying the portion of the Claim that remains in dispute and the portion that is undisputed. Failure by the City to provide the written statement within the time periods described herein shall result in the remaining Claim issues being deemed rejected in their entirety. Denial by failure of the City to respond shall not constitute an adverse finding with regard to the merits of the remaining Claim issues or the responsibility or qualifications of the claimant. Any payment due on an undisputed portion of the Claim shall be processed and made within 60 days after the District issues its written statement.

9-18.02.08 Any remaining disputed portion of the Claim following the meet and confer conference shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and the Contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the Claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the Claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. Unless otherwise agreed to by the City and the Contractor in writing, the mediation conducted pursuant to this Section shall excuse any further obligation under Public Contract Code Section 20104.4 to mediate after litigation has been commenced. This Section does not preclude arbitration if mediation under this Section does not resolve the parties' dispute.

9-18.02.09 If mediation is unsuccessful, then the Contractor may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code with respect to the parts of the Claim remaining in dispute. For purposes of those provisions, the running of the period of time within which a Claim must be filed shall be tolled from the time the Contractor submits his or her written Claim pursuant to Section 9-18.02.01 until the time that mediation of disputed portions of that Claim is completed. This Section does not apply to tort claims, and nothing in this Section is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 (commencing with Section 900)

and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code.

9-18.02.10 Amounts not paid in a timely manner as required by this Section shall bear interest at seven percent (7%) per year.

9-18.02.11 Claims of $375,000 or less are subject to the following procedures for civil actions filed to resolve the claims:

(a) The case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act (Title 4 (commencing with Section 2016.010) of Part 4 of the Code of Civil Procedure) shall apply to any such proceeding, consistent with the rules pertaining to judicial arbitration.

(b) The parties stipulate that the arbitrator shall be experienced in construction law and shall be paid necessary and reasonable hourly rates of pay not to exceed their customary rate, and such fees and expenses shall be paid equally by the parties, except in the case of arbitration where the arbitrator, for good cause, determines a different division. In no event shall these fees or expenses be paid by state or county funds.

(c) In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, any party who, after receiving an arbitration award, requests a trial *de novo* but does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, pay the attorneys' fees of the other party arising out of trial *de novo*.

(d) The court may, upon request by any party, order any witnesses to participate in arbitration process.

In any suit filed under Public Contract Code Section 20104.4, the City shall pay interest at the legal rate on any arbitration award or judgment. The interest shall begin to accrue on the date the suit is filed in a court of law.

9-18.03 Documentation of Claims by Contractor

For each Claim, the Contractor shall furnish claim documentation as herein specified.

Contractor shall submit three (3) certified copies of all claim documentation. All claim documentation shall be complete when submitted. The evaluation of the Contractor's claim will be based on City's records and the claim documentation submitted by Contractor.
Claim documentation shall conform to generally accepted auditing standards and shall be in the following format:

1. Introduction and background
2. Issues
    a. Index of issues
    b. For each issue:
        - Background
        - Chronology
        - Contractor's position (reason for City's potential liability)
        - Supporting documentation of merit
        - Supporting documentation of damages
3. CPM schedules, as-planned versus as-built, and delay analysis
4. Productivity and damages exhibits
5. Summary of issues and damages

Supporting documentation of merit for each issue shall be cited by reference, photocopies, or explained. Supporting documentation may include, but not be limited to, General Conditions, Technical and other Specifications, Drawings, correspondence, conference notes, shop drawing logs, survey books, inspection reports, delivery schedules, test reports, daily reports, subcontracts, fragmentary CPM schedules, photographs, technical reports, RFIs, Field Directives, and other related records.

Supporting documentation of damages for each issue shall be cited, photocopied, or explained. Supporting documentation may include, but not be limited to, certified detailed labor, materials, equipment, and construction equipment and services costs; purchase orders; invoices; project as-planned and as-built costs; Subcontractor payment releases; quantity reports; other related records; general ledger and any other accounting materials.

Each submission of Claim documentation shall include the following certification, signed in the same manner as the Contract was signed:

Claim Declaration

I, [name of declarant], declare the following:

[Contractor company name] has contracted with the City of Rocklin for the [name of project] project. I am authorized by my employer ([contractor company name]) to prepare the attached claim for compensation (in other words, for money and/or time extensions) to the City of Rocklin regarding this project (dated _____, 20_, and requesting $_____ and/or ___ additional working days), and I did prepare said attached claim. I am the most knowledgeable person at [contractor company name] regarding this claim.

I am aware of all law that relates to this claim, including but not limited to California Penal Code section 72, Government Code sections 12650 et seq. (False Claims Act), and Business and Professions Code sections 17200 et seq. (Unfair Business Practices Act). I am aware that submission or certification of false claims, or other claims that violate law or the contract, may lead to fines, imprisonment, and/or other severe legal consequences for myself and/or [contractor company name].

The attached claim is prepared and submitted in good faith, does not breach the contract between [contractor company name] and the City of Rocklin for this project, does not violate any law, satisfies all provisions of the contract, only contains truthful and accurate supporting data, and only requests an amount that accurately reflects the adjustments to money and time for which I honestly and in good faith believe that the City of Rocklin is responsible under its contract with [contractor company name].

So that I could declare that the statements in this declaration and the attached claim were true and correct, while preparing this declaration and claim I consulted with others (for example, attorneys, consultants, or others who work for [contractor company name]) when necessary to assure myself that said statements were true and correct.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed _____, 20__, at _____, California.

_____
[name of declarant]

If the Contractor is unable to support any part of a claim and it is determined that such inability is attributable to falsity of such certification or misrepresentation of fact or fraud by the Contractor, the Contractor shall be liable to the City for three (3) times the amount of damages which the City sustains, plus the cost of civil action, and may be liable to the City for a civil penalty of up to ten thousand dollars ($10,000) for each false claim.

9-19 ENGINEER'S DECISION

The Engineer will review the facts of any disputed Claim and may request additional information, evidence, or testimony in accordance with Section 9-18. The Engineer will render a fair, impartial decision based on the Contract, and the evidence submitted by the City and Contractor representatives.

9-20 ALTERNATIVE DISPUTE RESOLUTION

After all remedies and provisions of the Contract are exhausted, any dispute related to the Work or Contract may be resolved by mediation or arbitration if agreed upon by the parties involved and the City and the Contractor amend the Contract to agree on a form of alternative dispute resolution.

9-21 NO ALTERNATIVE CLAIMS PROCEDURE

Nothing in the Contract constitutes an agreement for an alternative claim procedure under the provisions of Government Code Section 930.2, nor relieves the Contractor of the requirements of Government Code, Part 3, Chapters 1 and 2 and Title 1, Division 3.6, Chapters 1, 2, 3, and 4, or

Public Contract Code Section 20104.2(e).

9-22 ASSIGNMENT OF CLAIMS

The Contractor shall not assign any portion of the moneys due the Contractor without written City approval. No person other than the party signing the Contract has any claim under the Contract, except as provided in the Contract.

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CHANGE ORDER

CHANGE ORDER NO.: 1	**PROJECT NAME: Pine Street Granite Drain Removal**
DATE OF ISSUANCE: 4/2/2026	**CONTRACTOR: Glissman Excavating**

You are directed to make the following changes to the plans and specifications or do the following work not included in the plans and specifications on this contract.

JUSTIFICATION:

During construction, there was an additional pothole forming in line with the Granite Drain. City staff, including the City Engineer, were onsite. The contractor was directed to repair the failed asphalt to make the area safe. The ashalt repair was approximately 10 ft x 10 ft.

CHANGE TO CONTRACT PRICE	CHANGE TO CONTRACT TIME
Original Contract Price: $61,695.72	Original Contract Time: 10 working days
Current Contract price, as adjusted by previous change orders: $61,695.72	Current contract time, as adjusted by previous change orders: 0 days
The Contract Price due to this Change Order will be increased by $850.00	The Contract Time due to this Change Order will be increased/decreased by 0 days.
The new Contract Price due to this Change Order will be: $ 62,545.72	The new Contract Time due to this Change Order will be 10 days

NOTE: TO BE EFFECTIVE, THIS ORDER MUST BE APPROVED BY THE CITY MANAGER OR DESIGNEE

Requested by: Signed by: Richard Lawrence D3F2B404A5124C4... Richard Lawrence, Public Works Manager	Date: 4/16/2026 | 7:23 AM PDT
Reviewed by: DocuSigned by: Justin Nartker 38E124B2617AF8... Justin Nartker, Public Works Director	Approved by: Signed by: Aly Zimmermann F29E9749A0D9403... Aly Zimmermann, City Manager
Date: 4/16/2026 | 8:38 AM PDT	Date: 4/20/2026 | 9:26 AM PDT

We, the undersigned contractor, have given careful consideration to the change proposed, and agree, if the proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified and will accept as full payment therefore the prices shown above.

Accepted by: Signed by: 2DD2144D50E34BD... Tim Glissman, President	Date: 4/15/2026 | 5:39 PM PDT

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ACCEPTING THE PUBLIC WORK KNOWN AS PINE STREET GRANITE DRAIN REMOVAL, APPROVING THE NOTICE OF COMPLETION THEREOF, AND AUTHORIZING AND DIRECTING THE EXECUTION AND RECORDATION OF SAID NOTICE ON BEHALF OF THE CITY (GLISSMAN EXCAVATING, INC.)

WHEREAS, on April 28, 2026, the City Council of the City of Rocklin adopted Resolution No. 2026-, declaring an emergency for Pine Street Granite Drain Removal awarding the contract to Glissman Excavating, Inc., in the amount of $61,695.72; and

WHEREAS, this project involved removal and replacement of an existing drainage system located on Pine Street in the City of Rocklin; and

WHEREAS, one (1) change order was issued, increasing the cost by $850.00, bringing the total project amount to $62,545.72; and

WHEREAS, the project was completed on April 4, 2026, and is funded using SB325 Sales Tax Funds (210).

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

Section 1 The attached Notice of Completion related to the public work known as the Pine Street Granite Drain Removal (Glissman Excavating, Inc.), is hereby approved, and the public work is accepted.

Section 2. The Public Works Director is authorized and directed to execute said Notice on behalf of the City of Rocklin.

Section 3. The City Clerk is authorized and directed to record said Notice in the Office of the Placer County Recorder when fully executed and notarized, and within ten (10) days of Council approval.

PASSED AND ADOPTED this 28th day of April, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

Recording Requested by and Return to:

No Fee Per Gov't Code §27383

City Clerk
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as Pine Street Granite Drain Removal Project is complete. The location of said project is Pine Street in Rocklin, CA. The owner of said project is the City of Rocklin. The date of completion was April 3, 2026. The contractor on the project was Glissman Excavating, Inc., and the surety on said project was Philadelphia Indemnity Insurance Company.

I, Justin Nartker, being first duly sworn, depose and say: I am the Public Works Director of the City of Rocklin, a general law city in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Rocklin. I have read the Notice of Completion, and know its contents and the facts stated therein are true.

City of Rocklin

ATTEST:

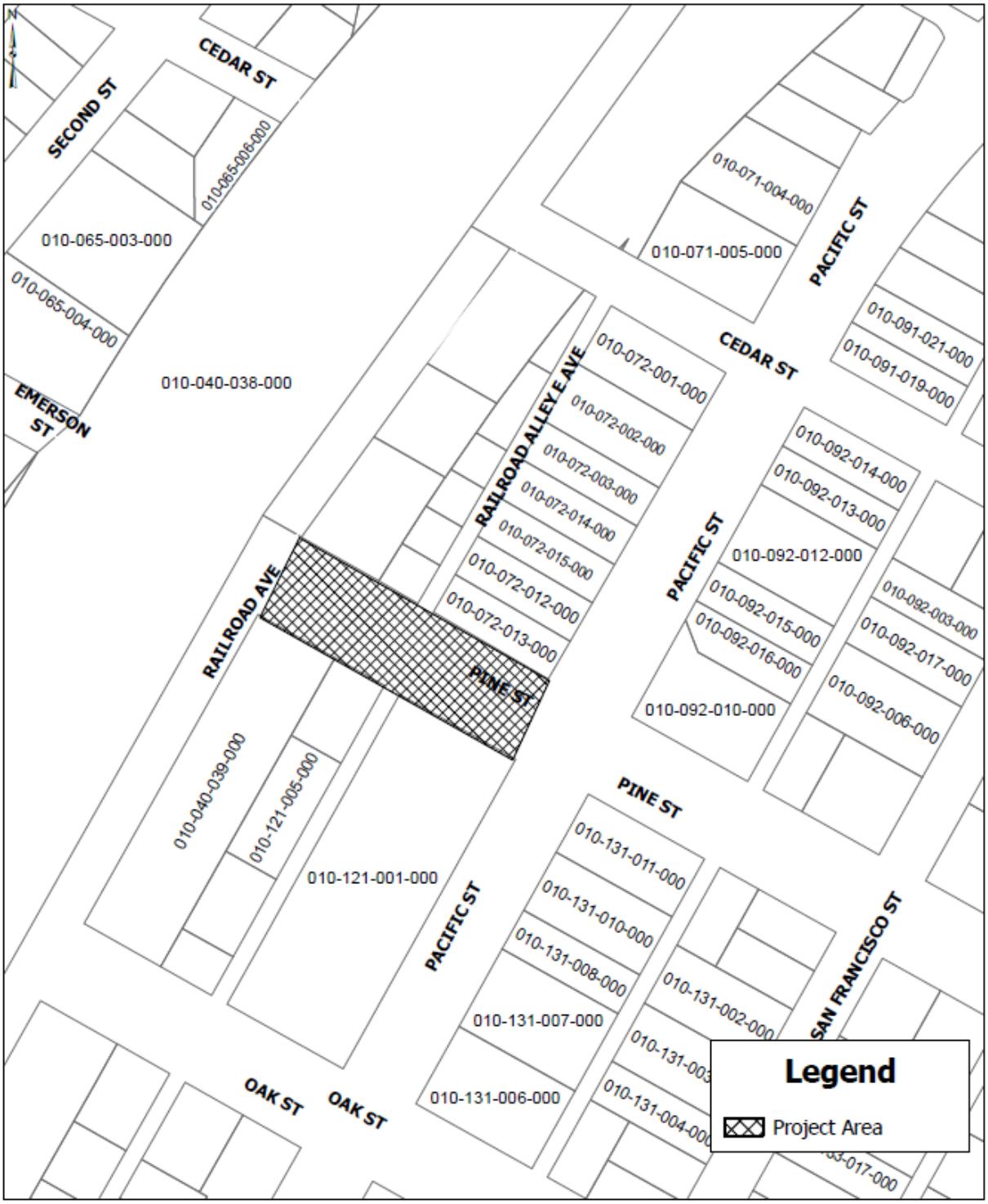
_____
Justin Nartker, Public Works Director - City of Rocklin – 3970 Rocklin Road- Owner of the Public Work Improvement

_____
Avinta Singh, City Clerk

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

Date:_____ Signature: _____
Justin Nartker, Public Works Director
Rocklin, California

Exhibit A


CEDAR ST
SECOND ST
010-065-006-000
010-065-003-000
010-065-004-000
010-040-038-000
EMERSON ST
010-071-004-000
010-071-005-000
PACIFIC ST
CEDAR ST
010-091-021-000
010-091-019-000
RAILROAD ALLEY E AVE
010-072-001-000
010-072-002-000
010-072-003-000
010-072-014-000
010-072-015-000
010-072-012-000
010-072-013-000
RAILROAD AVE
PINE ST
010-092-014-000
010-092-013-000
010-092-012-000
010-092-015-000
010-092-016-000
010-092-010-000
010-092-003-000
010-092-017-000
010-092-006-000
010-040-039-000
010-121-005-000
010-121-001-000
PACIFIC ST
PINE ST
010-131-011-000
010-131-010-000
010-131-008-000
010-131-007-000
010-131-006-000
010-131-002-000
SAN FRANCISCO ST
OAK ST
OAK ST
Legend
Project Area

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: 2026-2027 Federal Department of Housing and Urban Development Community Development Block Grant Annual Action Plan

Date: April 28, 2026

Submitted By: Gabrielle de Farcy, Management Analyst
Elizabeth Sorg, Assistant to the City Manager
Andrew Keys, Assistant City Manager

Department: City Manager's Office

Recommendation:
Conduct a Public Hearing and Consider the Following Action:
Adopt a Resolution of the City Council of the City of Rocklin Approving the Adoption of the 2026-2027 Annual Action Plan and Authorizing the City Manager to Execute and File All Documents Required to Receive U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Funding.

Background:
The Community Development Block Grant (CDBG) program is administered by the Federal Department of Housing and Urban Development (HUD) to provide funding to states, cities, and counties to provide decent housing and expand economic opportunities, principally for low and moderate-income persons. CDBG funded activities must demonstrate that they meet one or more of the following CDBG National Objectives: (1) Benefit to low and moderate income persons; (2) Aid in the prevention of slums or blight; and/or (3) Urgent need.

Under the CDBG program, the City of Rocklin is an entitlement community and annually receives funding on a formula basis. To be eligible, the City must complete a Consolidated Plan every five years and an Action Plan on an annual basis. The Consolidated Plan is a comprehensive planning document that serves as a guide for the use of CDBG funding during the five-year plan period. On April 22, 2025, the City Council approved the 2025-2029 Consolidated Plan. Each year, the Annual Action Plan (AAP) establishes the allocations and goals for the coming program year. Eligible activities in the AAP may include, but are not limited to:

- Housing rehabilitation (loans and grants to homeowners, landlords, non-profits and developers);
- Down payment and other homeownership assistance;
- Loans and grants to businesses for economic development;
- Removal of architectural barriers for the elderly and disabled;

- Public services such as job training, transportation, health care and child care; and
- Public infrastructure

A Notice of Funding Availability (NOFA) and solicitation for proposals from service providers was published in the Placer Herald, on the City's website, and distributed to local non-profits on October 17, 2025. In response to the NOFA, staff received applications from seven agencies for programs to be funded from the Public Services category. From the total allocation, no more than 15% of the annual award can be expended in the Public Services category. Proposals were evaluated and selected for recommendation based on several factors, including overall quality of proposal, experience of the organization, Consolidated Plan priority needs to be met, program objectives, outcomes, and budget.

On January 23, 2026, a draft 2026-2027 AAP was made available for a 30-day public review period at City Hall, the Rocklin Public Library, and on the City's website. In addition, the notice was emailed to various service providers. The deadline for comments on the draft plan was February 23, 2026. The City received no comments during the public comment period.

On March 24, 2026, a Public Hearing to consider input on the proposed 2026-2027 AAP was held. No comments were received from the public, and City Council did not have any comments on or request modifications to draft plan.

The 2026-2027 AAP is now being presented for adoption by the City Council. The City will be receiving an allocation of $307,853 for the 2026-2027 program year, and recommends approval of the following agencies, their respective activities, and allocations:

Program	Summary	Allocation ($307,853.00)
Lighthouse Counseling and Family Resource Center Mental Health Services	Provide mental health services to low- and moderate-income families with children and youth	$15,392.65
Seniors First Senior Nutrition Program	Provide delivery of meals to home-bound seniors in Rocklin	$15,392.65
Stand Up Placer Mental Health Services	Provide therapy services and crisis intervention to domestic and sexual violence survivors	$15,392.65
	Total Public Services:	**$46,177.95**
City of Rocklin Planning and Administration	General administration of the CDBG program including planning and reporting activities	$61,570.60
City of Rocklin Accessibility and Safety Projects	Sidewalk repairs and accessibility improvements to remove architectural barriers in the public right-of-way and improve safety for disabled persons	$200,104.45

The recommended projects align with one or more of the goals approved by the City Council in the 2025-2029 Consolidated Plan and address the following 2026-2027 Program Year goals:

- Meeting the needs of low- and moderate-income youth
- Meeting the needs of low- and moderate-income seniors
- Providing access to food and nutrition services
- Assisting victims of violence and assault
- Completion of public infrastructure improvements

Agreements with all subrecipients will specify that Rocklin funds must be utilized to assist Rocklin residents.

Fiscal Impact:
There is no impact to the General Fund. Processing of the 2026-2027 Annual Action Plan is required to receive CDBG Entitlement Funds from HUD, and estimated funding for CDBG subrecipients was included in the City's Fiscal Year 2026/27 Operating Budget.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - 2026-2027 Annual Action Plan
3. Resolution Exhibit B - Application for Federal Assistance SF-424
4. Resolution Exhibit C - HUD 424-B Assurances and Certifications
5. Resolution Exhibit D - Non-State-Certifications

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE ADOPTION OF THE 2026-2027 ANNUAL ACTION PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND FILE ALL DOCUMENTS REQUIRED TO RECEIVE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING

WHEREAS, the Community Development Block Grant Program (CDBG), authorized pursuant to Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants in order to attain the objective of providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, there has been presented to, and reviewed by this City Council, the 2026-2027 Action Plan, which describes programs to be funded, in compliance with the goals and objectives of the Consolidated Plan, for the 2026-2027 program year; and

WHEREAS, the City has prepared an application on Standard Form 424 (Application) to the U. S. Department of Housing and Urban Development (HUD) for a Community Development Block Grant for $307,853.00, or the amount that is released by HUD, for the period of July 1, 2026 through June 30, 2027; and

WHEREAS, the City is required to submit certifications to HUD, including those regarding affirmatively furthering fair housing, anti-displacement and relocation plan, drug free workplace, anti-lobbying, authority of jurisdiction, consistency with strategic plan, citizen participation, community development plan, following Consolidated Plan, use of funds, prohibition of excessive force, compliance with anti-discrimination laws, and lead-based paint; and

WHEREAS, the Action Plan, and a notice of the 30-day public comment period, have been published for citizen comment prior to forwarding the documents to City Council for approval; and

WHEREAS, on March 24, 2026, the City Council had a public hearing and prior to that there was public notice of a 30-day comment period on the Action Plan to provide an opportunity for the public to comment on the information provided in the Action Plan.

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

Section 1. The City Council of the City of Rocklin hereby approves the adoption of the 2026-2027 Action Plan (Exhibit A), and by this reference incorporated herein, certifying that the City of Rocklin has and will continue to conduct its activities in

accordance with applicable statutes and regulations governing the CDBG Program, as identified in the accompanying Assurances and Certifications in the forms attached hereto as Exhibit C and Exhibit D, and by this reference incorporated herein.

Section 2. The City Council of the City of Rocklin hereby approves and authorizes the City Manager, or her designee, to execute the Grant Agreement and file the Application for Federal Assistance (SF-424) in the form attached hereto as Exhibit B and by this reference incorporated herein, the Action Plan and Certifications, including all documents that are required to receive CDBG funding for and on behalf of the City of Rocklin.

PASSED AND ADOPTED this 28th day of April, 2026 by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBITS

A. 2026-2027 Annual Action Plan
B. Application for Federal Assistance SF-424
C. HUD 424-B Assurances and Certifications
D. Non-State Certifications

Fiscal Year (FY) 2026-2027 Annual Action Plan
HUD Entitlement: Community Development Block Grant

January 23, 2026 – April 28, 2026

Public Review Period: January 23, 2026 – March 24, 2026
Draft Public Hearing: March 24, 2026 City Council Meeting
Final Public Hearing: April 28, 2026 City Council Meeting

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2026-2027 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Rocklin. The plan covers the period of July 1, 2026 through June 30, 2027. It is the second Action Plan in the implementation of the 2025-2029 Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by City staff in the Office of the City Manager. The City is expected to receive $307,853 from the federal Community Development Block Grant (CDBG) program in FY 2026-2027.

The City also plans to meet its community development and housing needs using other funding sources, including the Low- and Moderate-Income Housing Asset Fund and the General Fund.

City staff encourage citizen participation throughout the Action Plan process. This includes consulting local organizations and encouraging public comment during the public review period and at the City Council public hearing to discuss the draft Annual Action Plan. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

2. Summarize the objectives and outcomes identified in the Plan

The City's key objectives for the 2026-2027 Program Year are to:

- Provide services for low- and moderate-income youth, seniors and those providing food and nutrition services.
- Address housing instability.
- Provide mental health services, including for families with children and youth, survivors of domestic violence, sexual assault or trafficking.
- Improve public infrastructure accessibility and safety.

3. Evaluation of past performance

The use of CDBG funds enabled the City to address many of its highest priority needs in 2024.

Public facilities improvements, public services activities to address senior nutrition, and therapy services for domestic violence victims, children, adults, and families to support the recovery from trauma were provided to 1,295 individuals in PY 2024. These services meet the basic needs of low-income households, victims of sexual and domestic abuse and human trafficking, including basic nutrition, therapy services, and improving accessibility on public streets.

Public facilities that serve low-income individuals and accommodate the needs of persons with disabilities as well as serving their basic infrastructure needs were addressed with the use of CDBG funds.

During PY 2024, the City:

- Continued to develop its relationships with developers and housing providers to expand the availability of affordable housing.
- Continued to serve on the Board of Directors for Roseville/Rocklin/Placer County CoC (CA-515) to share resources, direct funding for the region, and address homelessness and housing insecurity.
- Continued to co-chair a collaborative local government subcommittee of the CoC, the Local Government Advisory Committee (LoGAC), which is comprised of executives and leadership staff throughout the County engaged in address homelessness and information sharing.

4. Summary of Citizen Participation Process and consultation process

City staff encouraged citizen participation throughout the Action Plan process in accordance with the City's Citizen Participation Plan (CCP). The Notice of Funding Availability and anticipated schedule of events was published consistent with the City's standard noticing practice, which included publication in *The Placer Herald* and on the City's website on October 17, 2025 as well as distribution to the Placer Collaborative Network (PCN) and Placer Consortium on Homelessness (PCOH) e-mail lists on October 20, 2025.

City staff held an optional workshop on November 5, 2025. During this workshop, staff provided an overview of the CDBG program, subrecipient requirements, and application requirements and timelines.

A notice of the draft Annual Action Plan availability, 30-day public review period (January 23, 2026 through February 23, 2026) and anticipated public hearing dates of March 24, 2026 for the draft plan and April 28, 2026 for the final Annual Action Plan were published on October 17, 2025 and January 23, 2026. The Plan was made available at the Rocklin City Hall, the Rocklin Public Library, and on the City of Rocklin's website throughout the public review period and hearing process. The City did not receive any comments on the draft Annual Action Plan during the public review period.

Staff presented the draft Annual Action Plan for public hearing at the March 24, 2026 City Council meeting. There were no questions or comments from City Council or members of the public. Public comments will also be solicited on the final Annual Action Plan during the public hearing conducted by the City Council on April 28, 2026.

5. Summary of public comments

The City did not receive any comments on the draft Annual Action Plan during the public review period.

There were no questions or comments from City Council or members of the public at the public hearing on March 24, 2026.

Public comments will also be solicited on the final Annual Action Plan during the public hearing conducted by the City Council on Tuesday, April 28, 2026.

6. Summary of comments or views not accepted and the reasons for not accepting them

This section will be completed after the April 28, 2026 public hearing has been conducted.

7. Summary

See above information.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
Lead Agency	ROCKLIN	Office of the City Manager/City of Rocklin
CDBG Administrator	ROCKLIN	Office of the City Manager/City of Rocklin
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The Office of the City Manager of the City of Rocklin serves as the lead agency for administering HUD Community Development Block Grant (CDBG) funds and implementing the Consolidated Plan and the Annual Action Plans.

Consolidated Plan Public Contact Information

Office of the City Manager
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677
housing@rocklin.ca.us
(916) 625-5592

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The preparation of the 2026-2027 Annual Action Plan included consultation with and coordination among government agencies, private groups (for-profit and non-profit) and individuals. Opportunities for public participation were offered throughout the Action Plan process, including an applicant workshop. Residents, service providers, and other interested parties were invited to provide comments on the Annual Action Plan by submitting written comments, email, calling City staff, or attending the workshop and public hearings. Notice of the planning process was posted in public places, on the City's website, distributed to PCN and PCOH e-mail lists and officially noticed in *The Placer Herald*.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City has developed relationships with private for-profit developers and non-profit housing developers. City staff meet with prospective housing developers to introduce them to the City's Affordable Housing Incentive Program and encourage the construction of affordable housing. Additionally, the City of Rocklin will continue to coordinate with the Roseville and Placer County Housing Authorities, which provide Section 8 Housing Choice vouchers to Rocklin residents. The City will maintain its relationship with various governmental health, mental health and service organizations within Placer County. Placer County's Adult System of Care partners with agencies in Placer County to assist adults and older adults achieve their optimal level of self-sufficiency and independence by providing mental health services, substance abuse treatment, and in-home support services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Rocklin works with and supports the Placer Consortium on Homelessness (PCH) as well as the Homeless Resource Council of the Sierras (HRCS) to address the needs of local residents experiencing homelessness. HRCS is a nonprofit organization serving as the "collaborative applicant" and "administrative entity" for two Continuums of Care (CoCs). These are the Roseville/Rocklin/Placer County CoC (CA-515) and the Nevada County CoC (CA-531). HRCS is governed by a seven-member board with representation from each of the continuums of care. Additionally, the City of Rocklin has a seat on the governing board of the Roseville/Rocklin/Placer County CoC (CA-515). This City board member helps shape the funding and policy decisions of the CoC and facilitates information sharing between the two agencies.

The City supports programs providing assistance to persons at risk of or experiencing homelessness. In addition to making CDBG public service funds available to these organizations, the City expends Low- and Moderate- Income Housing Asset Funds for Homelessness Prevention and Rapid Rehousing annually.

Rocklin staff are part of a collaborative local government committee of the CoC, the Local Government Advisory Committee, or LoGAC. The City of Rocklin will continue to coordinate with the Placer Consortium on Homelessness whenever possible on providing homeless needs assistance. The City will also coordinate with surrounding jurisdictions in the provision of housing assistance and related services to homeless persons.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Rocklin does not receive Emergency Solutions Grant (ESG) funds from HUD. However, a City staff member is appointed to the Governing Board of the Roseville/Rocklin/Placer County CoC (CA-515) which is responsible for developing performance standards, evaluating outcomes, or developing funding, policies or procedures for the administration of the Homeless Management Information System (HMIS). Additionally, City management staff are members of the Local Government Advisory Committee, which is an official subcommittee of the CA-515. In this subcommittee, City staff consult with HRCS and the Roseville/Rocklin/Placer County CoC regarding issues or policies related to persons experiencing or at-risk of homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	ROCKLIN
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Service-Fair Housing Other government-Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments within the City of Rocklin were consulted.

2	**Agency/Group/Organization**	PLACER COUNTY
	Agency/Group/Organization Type	Housing PHA Services-Health Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments within Placer County provide information such as Placer County Department of Health and Human Services, Placer County Housing Authority and Placer County Health and Human Services Adult System of Care. The anticipated outcome is improved communication, collaboration, and coordination among the agencies. The Placer County Housing Authority was consulted regarding its continued administration of the City of Rocklin's Section 8 Housing Choice Voucher program.
3	**Agency/Group/Organization**	ROSEVILLE
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Roseville's Housing Authority was consulted regarding its continued administration of the City of Rocklin's Section 8 Housing Choice Voucher program.
4	**Agency/Group/Organization**	THE GATHERING INN
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was contacted through email notification and participated in and provided feedback regarding community needs during the City's workshop. The anticipated outcome is improved communication and collaboration.
5	**Agency/Group/Organization**	Placer Collaborative Network (PCN)
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Employment Service-Fair Housing Services-Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City published information related to CDBG document preparation and review opportunities through Placer Collaborative Network's (PCN's) e-mail list.
6	**Agency/Group/Organization**	Placer Consortium on Homelessness (PCOH)
	Agency/Group/Organization Type	Housing Services-Housing Services-Homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City published information related to CDBG document preparation and review opportunities through Placer Consortium on Homelessness's (PCOH's) e-mail list.
7	**Agency/Group/Organization**	Seniors First
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Needs-Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was contacted through email notification, participated in and provided feedback regarding community needs during the City's workshop. The anticipated outcome is improved communication and collaboration.

8	**Agency/Group/Organization**	Lighthouse Counseling and Family Resource Center
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency participated in and provided feedback regarding community needs during the City's workshop. The anticipated outcome is improved communication and collaboration.
9	**Agency/Group/Organization**	Connecting Point
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency participated in and provided feedback regarding community needs during the City's workshop. The anticipated outcome is improved communication and collaboration.
10	**Agency/Group/Organization**	KidsFirst
	Agency/Group/Organization Type	Housing Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency participated in and provided feedback regarding community needs during the City's workshop. The anticipated outcome is improved communication and collaboration.

11	**Agency/Group/Organization**	St Vincent de Paul Roseville
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency participated in and provided feedback regarding community needs during the City's workshop. The anticipated outcome is improved communication and collaboration.

Identify any Agency Types not consulted and provide rationale for not consulting

The City did not deliberately omit any agencies from the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Resource Council of the Sierras (HRCS)	Point-in-Time count provided homeless data.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Notice of Funding Availability and anticipated schedule of events was published i*n The Placer Herald*, on the City's website and distributed to the PCN and PCOH email lists on October 17, 2025. The Annual Action Plan's review period and public hearing was noticed and published in *The Placer Herald*, on the City's website and distributed to the PCN and PCOH email lists on January 23, 2026. The Annual Action Plan was available for a 30-day public review period from January 23, 2026 through February 23, 2026. The City received no comments during the public review period.

The City Council conducted a public hearing to discuss the draft Annual Action Plan on March 24, 2026, and the final Annual Action Plan is scheduled for public hearing on April 28, 2026. There were no comments from the public during the March 24, 2026 hearing. Following the close of the public hearing, the City Council did not request any changes to the draft Annual Action Plan or funding recommendations.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	This will be completed after the public review period and public hearings have concluded.	This will be completed after the public review period and public hearings have concluded.	This will be completed after the public review period and public hearings have concluded.	This will be completed after the public review period and public hearings have concluded.
2	Newspaper Ad	Non-targeted/broad community	This will be completed after the public review period and public hearings have concluded.	This will be completed after the public review period and public hearings have concluded.	This will be completed after the public review period and public hearings have concluded.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community PCN/PCOH e-mail groups	This will be completed after the public review period and public hearings have concluded.	This will be completed after the public review period and public hearings have concluded.	This will be completed after the public review period and public hearings have concluded.	https://www.rocklin.ca.us/community-development-block-grant

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Below is information regarding expected resources, based on prior allocations, resources, and the current Consolidated Plan.

The City's allocation for the 2026-2027 Program Year is $307,853.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	307,853.00	0	0	307,853.00	820,991.00	The City estimates receiving a total of $1,425,000 of CDBG funding over the five-year Consolidated Plan period. No program income generating activities are anticipated.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Rocklin endeavors to leverage CDBG dollars with local funds such as the Low- and Moderate-Income Housing Asset Fund and the General Fund. When available, the City may apply for additional federal or state funding to further community development and affordable housing goals.

There is no matching funds requirement for the CDBG program. The City of Rocklin does not receive HOME or Emergency Solutions Grant (ESG) funding that would require local match funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The 2021-2019 Housing Element identifies parcels suitable for residential development. To help facilitate the development of affordable housing on these sites, the City works with interested developers and provides financial and/or regulatory incentives, as feasible.

In September 2019, the City purchased approximately 1.8 acres located between Oak and Pine Streets and Railroad Avenue and Pacific Street from the Successor Agency using the City's Low- and Moderate-Income Housing Asset Fund. On September 28, 2021, the City Council of the City of Rocklin adopted a resolution declaring these parcels, as well as the intersecting alley between the parcels, as surplus property. Community Housing Works (CHW) has been issued building permits to construct the 110-unit affordable multifamily community. The project includes a mix of one, two, and three-bedroom units in four (4) three-story apartment buildings, as well as a two-story leasing and amenity building, arranged around the site. As of January 2026, the project construction is underway.

The State of California Department of General Services Real Estate Surplus Property website does not identify any available state-owned sites in the City of Rocklin.

Discussion

Despite the wide range of potential resources to serve these needs, funding is not expected to be sufficient to address all needs. Funding gaps are the most significant barrier to fully addressing housing and community development needs in the City of Rocklin.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Meet the needs of low/mod income youth	2025	2029	Low/mod Families with Children and Youth		Youth, seniors, food/nutrition services	CDBG: $15,392.65	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
2	Meet the needs of low/mod seniors	2025	2029	Non-Homeless Special Needs		Youth, seniors, food/nutrition services	CDBG: $15,392.65	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
3	Assist victims of domestic violence/sexual assault	2025	2029	Non-Homeless Special Needs		Domestic violence/sexual assault/trafficking services	CDBG: $15,392.65	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Public infrastructure improvements	2025	2029	Non-Housing Community Development		Public infrastructure accessibility/safety	CDBG: $200,104.45	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,385 Persons Assisted
5	Planning and Administration	2025	2029	Planning and Administration		Planning and Administration	CDBG: $61,570.60	Not applicable

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Meet the needs of low/mod income youth
	Goal Description	Provide public services to meet the needs of low- and moderate-income families with children and youth.
2	**Goal Name**	Meet the needs of low/mod seniors
	Goal Description	Provide home delivery of meals to homebound seniors. Provide groceries and basic essentials to low-income, homebound elderly and disabled adults.
3	**Goal Name**	Assist victims of domestic violence/sexual assault
	Goal Description	Provide therapy services to domestic and sexual violence survivors and crisis intervention and advocacy services to Rocklin domestic and sexual violence survivors.
4	**Goal Name**	Public infrastructure improvements
	Goal Description	Sidewalk repairs and accessibility improvements to remove architectural barriers in the public right-of-way and improve access and safety for disabled persons.
5	**Goal Name**	Planning and Administration
	Goal Description	Provide general administration of the CDBG program including planning and reporting activities. (City of Rocklin)

Projects

AP-35 Projects – 91.220(d)

Introduction

The City accepted applications for 2026-2027 funding from October 17, 2025 through November 14, 2025. A virtual applicant workshop was held on November 5 to provide an explanation of available funding to potential applicants.

The City of Rocklin has selected the following Projects to receive CDBG funding for fiscal year 2026-2027.

Projects

#	Project Name
1	2026 Senior Services - Seniors First
2	2026 Mental Health Services - Stand Up Placer
3	2026 Mental Health Services – Lighthouse Counseling
4	2026 Accessibility and Safety Projects - City of Rocklin
5	2026 Planning and Administration - City of Rocklin

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The above Projects were selected for CDBG funding based on the amount of available funding received from HUD; applicant capacity; project eligibility and feasibility; and consistency with needs and goals identified in the City of Rocklin 2025-2029 Consolidated Plan.

Anticipated CDBG funding is not sufficient to address the severity of need for very low-income households and special needs populations. The City endeavors to target the limited CDBG funds to the most vulnerable residents and neighborhoods of the community.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	2026 Senior Services - Seniors First
	Target Area	
	Goals Supported	Meet the needs of low/mod seniors
	Needs Addressed	Youth, seniors, food/nutrition services
	Funding	CDBG: $15,392.65
	Description	Provide home delivery of meals to income eligible home-bound seniors in Rocklin.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	40 Rocklin seniors
	Location Description	Citywide
	Planned Activities	Provide home delivery of meals to home-bound seniors in Rocklin.

2	**Project Name**	2026 Mental Health Services - Stand Up Placer
	Target Area	
	Goals Supported	Assist victims of domestic violence/sexual assault
	Needs Addressed	Domestic violence/sexual assault/trafficking services
	Funding	CDBG: $15,392.65
	Description	Provide crisis intervention and follow-up services to victims following domestic violence, and sexual assault, and sex trafficking.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	300 individuals
	Location Description	Services will be provided at a confidential location in Roseville.
	Planned Activities	Direct services to individuals including crisis intervention, therapy, counseling and accessing support.
3	**Project Name**	2026 Mental Health Services – Lighthouse Counseling and Family Resource Center

	Target Area	
	Goals Supported	Meet the needs of low/mod income youth
	Needs Addressed	Youth, seniors, food/nutrition services
	Funding	CDBG: $15,392.65
	Description	Provide mental health services to low- and moderate-income families with children and youth that are Rocklin residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	250 individuals identified as low- and moderate-income families with children and youth in Rocklin
	Location Description	Citywide
	Planned Activities	Direct services to individuals including comprehensive counseling services, case management, education, and resources.
4	**Project Name**	2026 Accessibility and Safety Projects - City of Rocklin
	Target Area	
	Goals Supported	Public infrastructure improvements

	Needs Addressed	Public infrastructure accessibility/safety
	Funding	CDBG: $200,104.45
	Description	Improvements within the public right of way and pedestrian paths of travel to benefit disabled individuals in the City of Rocklin by improving their accessibility.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3,385
	Location Description	South Whitney Blvd between Sunset Blvd and Five Star Blvd serving census tract 211.29.
	Planned Activities	Accessibility improvements to remove architectural barriers in the public right-of-way and improve safety and accessible path of travel for disabled persons. Activities over the plan period include sidewalk repairs and curb and gutter.
5	**Project Name**	2026 Planning and Administration - City of Rocklin
	Target Area	
	Goals Supported	Not applicable

	Needs Addressed	Not applicable
	Funding	CDBG: $61,570.60
	Description	Provide general administration of the CDBG program including planning and reporting activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	Provide general administration of the CDBG program including planning and reporting activities.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Based on the HUD CPD Mapping Tool, the City of Rocklin does not have significant, dense areas of low-income residents, nor are there areas of significant racial or ethnic minority concentration. The City will not direct CDBG funds to a specific geographic area.

Geographic Distribution

Target Area	Percentage of Funds
City of Rocklin	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City will direct CDBG funding to Rocklin households and neighborhoods identified in the Consolidated Plan as having Priority Needs.

Discussion

See above information.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Due to the relatively small amount of CDBG funds available, Rocklin does not utilize CDBG funds for the housing action items in the tables below.

The City contracts with the Roseville Housing Authority to administer Housing Choice Voucher rental assistance vouchers. There are currently 146 Rocklin households receiving rental assistance through the Roseville Housing Authority. The Placer County Housing Authority provides rental assistance to approximately 92 Rocklin households. The City supports low- and moderate-income individuals and families, including persons experiencing homelessness and those with special needs, by providing funds to service provides working with these populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Persons to be supported with CDBG include senior meal and food delivery, therapy services for low- and moderate-income families with children and youth, crisis intervention, and advocacy services for survivors of domestic and sexual violence.

AP-60 Public Housing – 91.220(h)

Introduction

There are two public housing authorities that provide Housing Choice Voucher rental assistance to residents of the City of Rocklin. They are the Placer County Housing Authority and the Roseville Housing Authority. However, there are no public housing units located in the City of Rocklin.

Actions planned during the next year to address the needs to public housing

Not applicable. There is no public housing in the City of Rocklin.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable. There is no public housing in the City of Rocklin.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The Placer County Housing Authority and the Roseville Housing Authority are high performing agencies.

Discussion

The City will continue to support available rental assistance programs that meet the needs of Rocklin residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness has been, and continues to be, a concern for Rocklin residents. The 2021-2029 Housing Element identifies addressing factors contributing to housing instability and factors that increase the risk of homelessness for low- and moderate-income residents as a high priority need in the community.

Housing instability and homelessness were identified as high priority needs during Public Community Meetings held to solicit input during the preparation of the 2025-2029 Consolidated Plan. Participants of the applicant workshop in preparation of the Annual Action Plan, many of which are local service providers, also noted concerns regarding housing instability and homelessness. The 2025 Placer County Point-in-Time Homeless Count found 42 homeless individuals living in the City of Rocklin.

The City supports programs that provide assistance to persons at risk of or experiencing homelessness. In addition to making CDBG public service funds available to these organizations, the City expends Low- and Moderate-Income Housing Asset Funds (LMIHAF) for Homelessness Prevention and Rapid Rehousing (HPRR) annually. The City of Rocklin has a seat on the governing board of the Roseville/Rocklin/Placer County CoC (CA-515). This City board member helps shape the funding and policy decisions of the CoC and facilitates information sharing between the two agencies.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City Council of the City of Rocklin has identified homeless prevention as a priority need in the City, and the community outreach efforts during the 2025-2029 Consolidated Plan preparation and feedback received during the workshop for the 2026-2027 Annual Action also reflect this need. The City has set goals to address homeless prevention and support services with the Public Services allocation of this year's funding. However, this amount is insufficient to address all needs. Due to the limited funding, the City also leverages the LMIHAF Homeless Prevention and Rapid Rehousing funding.

The City of Rocklin has a Community Oriented Policing and Problem Solving (COPPS) unit with one full time dedicated officer who conducts homeless outreach. This officer works with community partners, including Placer County Health and Human Services, Placer County Probation, The Gathering Inn, and others to provide services and shelter to the unsheltered homeless population in Rocklin. The City has established a goal to continue this outreach in this program year.

In the City of Rocklin specifically, in 2024 there were 13 sheltered and 26 unsheltered homeless individuals; in 2025 there were 29 sheltered and 13 unsheltered individuals for a total of 42 homeless persons, which is an increase from the 39 counted in 2024. However, these numbers indicate that more people are moving into shelter with a 50% reduction in unsheltered individuals and a 55% increase in

sheltered individuals when comparing 2024 to 2025.

The City of Rocklin has a seat on the governing board of the CoC. The City board member helps shape the funding and policy decisions of the CoC and facilitates information sharing between the two agencies. The City has established a goal to continue this partnership between the two agencies and retain a seat on the CoC governing board.

Addressing the emergency shelter and transitional housing needs of homeless persons

Although there are no transitional housing or emergency shelter facilities located within Rocklin, the Placer County Department of Health and Human Services Adult System of Care operates a transitional housing facility for homeless persons with mental health disabilities just outside the city limits. There are several programs located in nearby in Roseville, California that serve homeless Placer County residents, including those from Rocklin.

The Volunteers of America HomeStart program offers transitional housing for homeless children and their families. The Gathering Inn operates an emergency housing program serving homeless individuals that offers overnight housing at various churches within South Placer County as well as supportive services at their main office in Roseville. The City of Rocklin has provided local funds to support The Gathering Inn in recent years, rather than the limited amount of CDBG public service funding available.

The City will continue to coordinate with these organizations to develop a strong system to meet the needs of homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

HUD data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) estimates that there are 2,190 low- and moderate-income Rocklin households paying in excess of 50% of household income towards housing costs, which indicates that they are at imminent risk of homelessness. As noted above, the City supports programs that assist homeless and chronically homeless individuals and families.

The loss of a job, a raise in rent, an eviction, or domestic violence can easily lead to homelessness for many low- and moderate-income individuals and families. For this reason, the City provides funding through the Low- and Moderate-Income Housing Asset Fund for Homeless Prevention and Rapid Rehousing. These funds are used to address those who are currently homeless or at immediate risk of

homelessness.

There are several organizations providing emergency food in the Placer County area, including First United Methodist Church of Loomis, St. Mark's Anglican Episcopal, and United Methodist of Newcastle. Placer Food Bank conducts a free farmers market one day each month in Rocklin at Johnson Springview Park. The Salvation Army and St Vincent de Paul also provide food and nutrition assistance to the homeless. When families and individuals do not have to pay for food, they have more income remaining to stay current on rent payments and avoid a return to homelessness.

The Gathering Inn, Volunteers of America, and the Salvation Army all report that they provide services to Veterans and their families. The Lighthouse Counseling & Family Resource Center offers families and individuals free counseling, educational classes, and programs that help with a range of personal challenges from anxiety and depression, abuse and neglect, and trauma. Classes offered aid clients with employment, empowerment, emotional management, and other life skills.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Rocklin works with and supports the Placer Consortium on Homelessness (PCH) and the Homeless Resource Council of the Sierras (HRCS) to address the needs of local residents who are at risk of becoming homeless. HRCS is a nonprofit organization serving as the "collaborative applicant" and “administrative entity” for the Roseville/Rocklin/Placer County Continuum of Care (CoC). The City of Rocklin has a seat on the governing board of the CoC. The City board member helps shape the funding and policy decisions of the CoC and facilitates information sharing between the two agencies.

The City supports programs providing assistance to persons at risk of or experiencing homelessness. In addition to making CDBG funding available to these organizations, the City also expends Low- and Moderate-Income Housing Asset Funds for Homelessness Prevention and Rapid Rehousing annually to prevent those at immediate risk from becoming homeless.

The City maintains contact information on its website for community resources including affordable housing, food distribution, education, resources for seniors and veterans, homeless services, and services for victims of domestic violence or sexual assault.

Discussion

The City will continue to coordinate with our partners to develop a strong and effective system to meet the needs of persons experiencing homelessness in our community and those who are at risk of becoming homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Rocklin 2021-2029 Housing Element identifies land cost, construction cost, market financing, and governmental constraints as potential impediments to affordable housing and residential investment.

Government constraints impacting housing development can include zoning regulations, which dictate land use and can limit the availability of land for new housing or restrict the types of housing that can be built. Permit approval processes can delay projects and increase costs for developers. High development fees and impact fees, often imposed to fund public services and infrastructure, can add significant expenses to housing development, making affordable housing projects less financially viable. Additionally, building codes and environmental regulations, while essential for safety and sustainability, may increase complexity and costs, further constraining the pace and scope of new housing developments. These factors, combined with potential community opposition or restrictive growth policies, can collectively limit the availability and affordability of housing in Rocklin.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Rocklin recognizes there are certain public policies, particularly zoning and land-use regulations, that pose challenges in increasing affordable housing opportunities and residential investment. This is revealed in higher housing costs, a shortage of affordable housing in relation to demand, and higher land costs. Inflexible or outdated regulations contribute to this problem. The 2021-2029 Housing Element includes the following policies aimed at addressing barriers to affordable housing development:

- Policy 3.4: Continue to work with developers requesting General Plan Amendments converting nonresidential designation to residential uses or from a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. As an objective, target up to ten percent of the units as affordable, depending on the level of affordability or other amenities provided. Pursue the inclusion of extremely low-income units whenever possible in the negotiated target number of affordable units.
- Policy 4.1: Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.
- Policy 4.2: Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

- Policy 5.2: In conjunction with surrounding jurisdictions, actively pursue State, Federal, and other funding sources for affordable housing activities.
- Policy 6.3: Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities.

In addition to these policies of the Housing Element, the City has also created an Affordable Housing Incentive Program which provides development impact fee reductions, fee deferrals, and low interest loans for qualified affordable housing developments. The City regularly meets with housing developers to encourage the construction of affordable housing through technical assistance and financial support.

Discussion:

There are a number of barriers to affordable housing development that are out of the City's control. Both construction and land costs have been increasing exponentially year-over-year, making the development of affordable housing increasingly less profitable for developers. Interest rates for construction loans have generally increased over the past five years, reflecting broader trends in monetary policy and economic conditions. Environmental regulations, coupled with the complex requirements for using State and Federal funds in affordable housing development, have made it more challenging to find qualified developers and ensure project feasibility. The City will continue to implement programs, when feasible, to support affordable housing development.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the actions the City of Rocklin will undertake during the 2026-2027 Annual Action Plan. This includes actions to foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination.

Actions planned to address obstacles to meeting underserved needs

The City will encourage area service providers to offer services in the community. The City will continue to use CDBG dollars and local funds to address underserved needs and promote the availability of services on the City's website.

During 2026-2027 Program Year, CDBG funding will be used to fund:

- Programs provide services to low- and moderate-income families with children and youth;
- Programs providing services to victims of domestic violence and sexual assault;
- Programs providing assistance to seniors and disabled persons through food and essentials delivery programs; and
- Completion of accessibility and safety projects.

Actions planned to foster and maintain affordable housing

Staff from the Community Development Department and Office of the City Manager regularly review Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual progress report will be prepared and provided to the California Office of Planning and Research and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

Actions planned to reduce lead-based paint hazards

The City will continue to coordinate with Placer County's Department of Health and Human Services Environmental Services Division as needed to help reduce lead-based paint hazards and will educate City residents regarding options for testing, mitigation, and abatement.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy includes collaboration with regional partners to improve the quality of affordable housing in Rocklin, assure safe housing choices for lower-income residents, support social service agencies and encourage economic opportunities. Partners include the Placer County Department of Health and Human Services; the Homeless Resource Council of the Sierras (HRCS); the

Roseville/Rocklin/Placer County Continuum of Care (CoC); the Placer County Housing Authority and the Roseville Housing Authority.

The Placer County Housing Authority and the Roseville Housing Authority operate a family self-sufficiency program that provides case management and financial incentives to residents to support achieving economic independence and reducing dependence on welfare assistance and rental subsidies.

Actions planned to develop institutional structure

The City relies on a network of public sector and non-profit organizations to implement the Annual Action Plan. These organizations play a large role in directly providing housing and services to low-income, homeless, and special needs populations throughout Rocklin. The system's strengths include the collaborative manner in which these diverse groups work together to maximize available resources. The City's institutional delivery structure is strong and well-coordinated with little duplication of services.

Actions planned to enhance coordination between public and private housing and social service agencies

The City develops relationships with private for-profit developers and non-profit housing developers. The City consults with service providers and organizations serving low- and moderate-income Rocklin residents, such as:

- Service providers that address the needs of low- and moderate-income households as well as targeted populations such as persons with special needs or disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, and public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

Discussion:

The 2026-2027 Annual Action Plan focuses on activities that are appropriate for the use of CDBG funds, which are provided to the City by HUD on an annual basis. The City will receive an allocation of $307,853 for the program year 2026-2027. In addition to these funds, the City may use local funding such as the Low- and Moderate-Income Housing Asset Fund for Homeless Prevention and Rapid Rehousing and other state or federal sources to address the housing, homelessness and non-housing community development needs noted in this plan.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following table identifies program income that is available for use that is included in projects to be carried out. The City does not currently have a balance of program income and does not plan to receive program income in PY 2026-2027. The City has not received a section 108 loan or urban renewal settlement funding; has not administered a float-funded activity; and has not returned any funds to the line of credit that has not been included in prior plans.

All Projects anticipated for funding in 2026-2027 are low- and moderate-income benefit. The City does not anticipate funding an urgent need activity.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00% 2026-2027

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier: Rocklin, CA

5a. Federal Entity Identifier: B-26-MC-06-0064

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Rocklin

* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000408

* c. UEI: F9JTDAHKSBX5

d. Address:

* Street1: 3970 Rocklin Road
Street2:
* City: Rocklin
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 95677-2720

e. Organizational Unit:

Department Name: Office of the City Manager

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Elizabeth
Middle Name:
* Last Name: Sorg
Suffix:

Title: Assistant to the City Manager

Organizational Affiliation:

* Telephone Number: (916) 625-5592
Fax Number:

* Email: housing@rocklin.ca.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14-218

Assistance Listing Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

B-26-MC-06-0064

* Title:

Community Development Block Grant Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

2026 Annual Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-3 | * b. Program/Project: CA-3

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 | * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	307,853.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	307,853.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: | * First Name: Aly

Middle Name:

* Last Name: Zimmermann

Suffix:

* Title: City Manager

* Telephone Number: (916) 625-5560 | Fax Number:

* Email: alyz@rocklin.ca.us

* Signature of Authorized Representative: | * Date Signed:

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Aly Zimmermann

*Title: City Manager

*Applicant/Recipient Organization:

City of Rocklin

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

_____ _____

Signature of Authorized Official Date

Aly Zimmermann, City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____ _____

Signature of Authorized Official Date

Aly Zimmermann, City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Accessory Dwelling Unit and Junior Accessory Dwelling Unit Zoning Ordinance Amendments / Zoning Ordinance Amendment, ZOA2026-0001 and Environmental, ENV2026-0003

Date: April 28, 2026

Submitted By: Bennett Smithhart, Senior Planner
Arwen Wacht, Planning Manager
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
Conduct a Public Hearing and Consider the Following Actions:

A. Adopt a Resolution of the City Council of the City of Rocklin approving a Notice of Exemption (Accessory Dwelling Units and Junior Accessory Dwelling Units Zoning Ordinance Amendments / ENV2026-0003).
B. Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Amending Rocklin Municipal Code - Title 17 (Zoning) Specific to Accessory Dwelling Units and Junior Accessory Dwelling Units (Accessory Dwelling Units and Junior Accessory Dwelling Units Zoning Ordinance Amendments / ZOA2026-0001).

Background:

Proposal:
The proposal is for amendments to sections of Title 17 - Zoning of the Rocklin Municipal Code (RMC) specific to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to reflect changes in State law.

Proponent:
The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin, in response to ongoing changes in State law.

Location:
The proposed Zoning Ordinance Amendment would apply citywide for any proposed ADUs and/or JADUs within the City of Rocklin.

Summary of Planning Commission Hearing and Action:
On March 3, 2026, the Planning Commission (Commission) reviewed the proposed ordinance amendments, with staff presenting the item. One question was raised by the Commission regarding AB 1033, the state law that allows a local agency to adopt an ordinance permitting the separate sale or conveyance of ADUs. Staff summarized Assembly Bill (AB) 1033 and clarified that the City has not opted in by adopting such an ordinance, and that this provision is not included in the proposed ADU amendments. One member of the public made a comment encouraging the City to utilize ADUs as a source of affordable housing. The Commission then closed the public hearing and deliberated. During deliberation, the Commission expressed support for the amendments to bring the ordinance into consistency with state law. The Planning Commission subsequently voted 4-0, with one member absent, to recommend approval to the City Council.

Background:
Over the past decade, the State of California has adopted numerous amendments to state law governing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in order to promote and streamline the production of housing units. These changes establish uniform development standards, limit local discretionary review, and require ministerial processing of ADU and JADU applications that meet objective criteria.

The City's current ADU and JADU standards were established in 2017, when the City repealed its *Secondary Residential Unit* regulations and adopted the *Accessory Dwelling Units and Junior Accessory Dwelling Units* ordinance to implement changes in state law, including AB 2209, AB 2406 and SB 1069, among others. These bills revised State law to require ministerial approval of ADU applications that comply with prescribed objective development standards, including but not limited to parking, unit size limits, and setbacks.

In 2020, additional State legislation became effective, through several Assembly Bills (AB 68, 881, 670, and 587) and a Senate Bill (SB 13). Collectively, these bills expanded eligibility for ADUs and JADUs, refined development standards, and further limited local barriers to ADU production. Notably, AB 68 overhauled ADU standards by streamlining approval timelines, expanding allowable size and placement, and curtailing the ability of local jurisdictions to impose restrictive requirements. SB 13 waived City impact fees for ADUs less than 750 square feet and required any fees imposed on larger units to be proportional to the size of the ADU. In response, the City revised its current ADU and JADU regulations, effective March 20, 2020, to ensure consistency with State law.

Since March 2020, the State has adopted a number of other amendments to ADU and JADU law, further reducing regulatory constraints, clarifying development standards, shortening review timelines, and further facilitating the streamlined approval and increased production of ADU/JADUs statewide.

Summary of the Proposed Changes:
The proposed amendments to Title 17 – Zoning of the Rocklin Municipal Code (RMC) will provide updates to reflect revisions to State law and updated guidance from the California Department of Housing and Community Development (HCD), including their most recent revisions to their ADU Handbook in 2026. Staff identified several sections in Title 17 of the RMC that would benefit from additional clarification and/or revision to ensure that the RMC is compliant with State law.

Updates and Clarifications to Application Processing Deadlines

Under current State law, local agencies are required to act on a completed ADU application within sixty (60) calendar days. The City is required to determine the application's completeness within fifteen (15) business days of the submittal, and if the application is incomplete, provide a detailed written list of items required to in order to make the submittal complete. Also, applications that utilize pre-approved ADU plans are subject to an expedited thirty (30) calendar-day ministerial review. All of these changes were established by SB 543 (2025) and AB 1332 (2023), and the law now also requires a formal written appeal process for any application denial or incompleteness determination, with a final decision due within sixty (60) business days of the appeal filing.

Owner-Occupancy Requirements

Pursuant to AB 68, AB 881, SB 897, and AB 976, ADUs cannot be subject to an owner-occupancy requirement and local agencies are prohibited from imposing such a condition/requirement, although a different standard applies to JADUs. Historically, owner-occupancy was also required for JADUs; however, under AB 1154, owner-occupancy may only be required when the JADU shares sanitation facilities with the primary dwelling. Where a JADU includes independent sanitation facilities, local agencies may not impose an owner-occupancy requirement, although exceptions have historically been applied to properties owned by governmental agencies, land trusts, or nonprofit housing organizations.

Establishment of Objective Development Standards

The current RMC contains discretionary development standards originally adopted to ensure ADUs are architecturally compatible with existing primary dwellings. New state laws now require that ADU approvals follow objective development standards. This requirement, established by AB 68, AB 881, and AB 587, stipulates that objective criteria replace subjective language. The language in the ordinance was revised to be more objective while remaining consistent with the original intent. An example of this change is providing specific objective design standards to provide greater definition to the term "architecturally consistent" by adding "the roof material shall be the same material type as the primary dwelling unit" and "the primary exterior cladding material shall be the same type as the primary dwelling".

Height Limitations

The current RMC limits all ADUs to a maximum of sixteen (16) feet in height, but recent State law expands this limitation. Detached ADUs on multi-family lots or within one-half (1/2) mile of a major transit stop may extend to eighteen (18) feet, and ADUs attached to the primary dwelling may extend up to twenty-five (25) feet (or match the height of the primary dwelling), consistent with SB 897 (2022) and AB 2221 (2022).

Standards for Development Within Front Setbacks

AB 2221 allows ADUs to be developed within the front setback area, provided they meet specific defined criteria. The proposed amendments include clarifications, in accordance with the Government Code requirements, and stronger language to ensure that ADUs that qualify for front yard placement provide clear evidence that is legally or physically impossible to place the ADU in the rear or side yard.

Livable Interior Space

Typically, the total square footage of a building is measured by its exterior wall footprint. However, SB 897 clarifies that ADU floor area is measured specifically as "interior livable space." This is defined as *"space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation"* per Gov. Code § 66313, subd. (e).

The HCD ADU Handbook provides further guidance on this calculation by utilizing the California Building Code (Vol. 2, 1.1.3) definition of Gross Floor Area. Under this standard, the area is measured as:

"The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts."

This would mean that exterior wall thickness, amongst other factors noted above, would not be included in consideration for the total floor area of the ADU. With this consideration, it would be likely that this will allow for slightly larger ADU units.

Specific to JADUs, an update is also necessary to the definitions section (RMC Section 17.04.275) clarifying what is considered interior livable space in the JADU definition.

"Junior accessory dwelling unit" means a unit that *contains* no more than five hundred square feet of *interior livable space, which includes areas intended for living, sleeping, eating, cooking, or sanitation*. The unit includes an efficiency kitchen consistent with building code standards, is contained entirely within the walls of a single-family residence or multi-family building, and may include separate sanitation facilities or may share sanitation facilities with the existing structure or unit. See also Section 17.04.015, Accessory dwelling unit."

Parking

Recent State law limits a local government's ability to require parking for ADUs and JADUs. In many cases, including properties located within one-half (1/2) mile of transit, when an ADU is created through garage conversion, or for any JADUs, no additional parking may be required. Requiring replacement alternative parking for converted garages is also prohibited.

Other Minor Updates and Clarifications

Additional amendments to the Title 17 – Zoning of the RMC include clerical revisions, technical corrections, and clarifications to ensure consistency with state law, including but not limited to:

- Fire Sprinkler Exemptions: Clarifying that fire sprinklers are not required for an ADU or JADU if they are not required for the primary residence (Gov. Code § 66323, subd. (d)).
- Amnesty for Unpermitted Units: Establishing pathways for the legalization of previously unpermitted ADUs built before January 1, 2020, provided they meet essential health and safety standards (AB 2533 / Gov. Code § 66332, renumbered § 66311.7 by SB 543).
- Multifamily Density: Standardizing the number of detached ADUs allowed on multifamily properties (typically allowing a maximum of eight (8) detached ADUs - depending on the existing unit count) (SB 1211).

Conclusion:

The proposed amendments to the ADU and JADU portion of Title 17 – Zoning of the RMC would provide updated standards, clarify development requirements, and bring the RMC into compliance with State law, further facilitating streamlined ADU and JADU construction throughout the City.

Environmental Analysis:
The proposed ADU and JADU Ordinance amendments do not authorize any actual development project. The proposed Zoning Code text amendments to Title 17 - Zoning are exempt from the California Environmental Quality Act (CEQA) under Sections 15060 (c)(2) and 15061 (b)(3), as the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment.

ATTACHMENTS:
1. Resolution - Notice of Exemption
2. Ordinance
3. RMC Title 17 (Redline Changes)

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION

(Accessory Dwelling Units and Junior Accessory Dwelling Units Zoning Ordinance Amendments / ENV2026-0003)

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

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Accessory Dwelling Unit and Junior Accessory Dwelling Unit Zoning Code Amendments / ZOA2026-0001 and ENV2026-0003 ("Project") and determined that it is exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Sections 15060(c)(2) and 15061(b)(3) of the State CEQA Guidelines; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

WHEREAS, on March 3, 2026, the Planning Commission of the City of Rocklin reviewed the Notice of Exemption and, by a 4-0 vote, recommended its approval.

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

Section 1. Based on the review and determination of the Environmental Coordinator, and for the reasons stated in the Notice of Exemption, attached hereto and incorporated by reference herein as Exhibit 1, the City Council of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the City Council, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this 28th 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 1

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
2954 Richardson Blvd.
Auburn, CA 95604-5228

FROM: City of Rocklin
Community Dev. Dept.
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Accessory Dwelling Units and Junior Accessory Dwelling Units Zoning Ordinance Amendments (ZOA2026-0001 and ENV2026-0003)
Project Location - Specific: Citywide
Project Location - City: Rocklin, CA; **County:** Placer
Description of Nature, Purpose and Beneficiaries of Project: The proposal is a request to amend the Rocklin Municipal Code – Title 17 (Zoning) specific to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to be consistent with State Government Code.
Name of Public Agency Approving Project: City of Rocklin
Name of Person or Agency Carrying Out Project: Arwen Wacht, City of Rocklin,3970 Rocklin Road, Rocklin, CA 95677, (916) 625-5164.
Exempt Status (Check one)

_x_ Section 15060(c)(2)
_x_ Section 15061(b)(3)

Reasons why the project is exempt. The proposal to amend Title 17 of the Rocklin Municipal Code specific to ADUs and JADUs to be consistent with State Government Code is an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment [15060(c)(2)] and the proposal does not have the potential to cause a significant effect on the environment, therefore the activity is not subject to CEQA [15061(b)(3).

The proposal is consistent with the exemption class descriptions noted above and is exempt pursuant to 15061(c)(2) and 15061(b)(3) of the CEQA Guidelines.

Contact Person: David Mohlenbrok, Community Development Department Director

Date Received for Filing: _____

Signature: _____
David Mohlenbrok, Community Development Department Director

ORDINANCE NO. XXXX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
AMENDING ROCKLIN MUNICIPAL CODE - TITLE 17 (ZONING)
SPECIFIC TO ACCESSORY DWELLING UNITS AND
JUNIOR ACCESSORY DWELLING UNITS

(Accessory Dwelling Units and Junior Accessory Dwelling Units
Zoning Ordinance Amendments / ZOA2026-0001)

The City Council of the City of Rocklin finds as follows:

A. Purpose. The purpose of this Ordinance is to amend the Rocklin Municipal Code (RMC) – Zoning Code (Title 17) to update and clarify regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) within the City of Rocklin. This ordinance amendment will help to ensure that the City's regulations remain consistent with and in full compliance with recent legislative mandates established by the State of California (Government Code §§ 65852.2 and 65852.22).

B. The proposed amendments to the RMC are consistent with and implement the policies of the City of Rocklin's General Plan.

C. The proposed amendments to the RMC are not likely to create serious health problems or create nuisances on or near affected properties.

D. 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.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The findings and recitals set forth above are true and correct.

Section 2. Amendment to Code. The Rocklin Municipal Code – Zoning Code (Title 17) is hereby amended to read as follows:

Chapter 17.04 - DEFINITIONS

Sections:

17.04.275 Junior accessory dwelling unit.

"Junior accessory dwelling unit" means a unit that contains no more than five hundred square feet of interior livable space in size, includes an efficiency kitchen consistent with building code standards, is contained entirely within the walls of a single-family residence or multi-family building, and may include separate sanitation facilities or may share sanitation facilities with the existing structure or unit. See also Section 17.04.015, Accessory dwelling unit.

Chapter 17.67 – ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Sections:

17.67.020 Applications and processing.

A. Applications for junior accessory dwelling units or accessory dwelling units shall be processed within sixty (60) calendar days of receipt of a complete application and approved if they meet the requirements of this chapter. Incomplete applications will be returned within fifteen (15) business days of receiving the incomplete application with a single written explanation of what additional information is required to submit a complete application.

B. For applications using a pre-approved accessory dwelling unit plan, the City shall process the application within thirty (30) calendar days of receipt of a complete application. Incomplete applications will be returned with an explanation of what additional information is required.

C. Notwithstanding subdivision A. above, if a completed application is submitted with a permit application to create a new single-family dwelling on the lot, the application for the junior accessory dwelling unit or accessory dwelling unit shall not be acted upon until the application for the new single-family dwelling is approved, but thereafter shall be ministerially processed within sixty (60) calendar days thereafter and approved if it meets the requirements of this chapter. Occupancy of the junior accessory dwelling unit or accessory dwelling unit shall not be allowed until the city approves occupancy of the primary dwelling.

D. The city shall grant a delay in processing if requested by the applicant.

E. All applications for junior accessory dwelling units or accessory dwelling units shall be accompanied by an application fee.

F. All junior accessory dwelling units and accessory dwelling units are also subject to building inspection and permit fees.

17.67.030 Locations allowed.

A. Accessory dwelling units and junior accessory dwelling units shall be a permitted use in all zones where residences are a permitted or conditional use.

B. Junior accessory dwelling units may be developed on any legally created lot and shall be located within the walls of the existing or proposed primary dwelling.

C. Accessory dwelling units may be located in any of the following places on a legally created lot:

1. Attached to an existing or proposed primary dwelling;

2. Located within the walls of the existing or proposed dwelling;

3. Located within an existing accessory structure;

4. Detached from the existing dwelling, but located on the same lot as the existing or proposed primary dwelling; or

5. In existing multifamily dwelling structures within the portions of the structure that are not used as livable space provided that the unit complies with the California Building Standards Code as set forth in Title 15 of this code for dwellings. An accessory dwelling unit shall not be created within any portion of the habitable area of an existing dwelling unit in a multifamily structure. Up to twenty-five percent (25%) of the existing multifamily units in the building may be allowed as additional ADU's, provided that at a minimum at least one ADU unit is permitted.

6. Up to eight (8) detached accessory dwelling units on a lot with an existing multifamily dwelling structure, provided that the number of existing units on the lot are maintained, the height does not exceed eighteen feet (18'-0"), and that four-foot (4'-0") side and rear yard setbacks are maintained.

D. One (1) accessory dwelling unit may be allowed per residential lot containing an existing or proposed single-family residence. An accessory dwelling unit may be allowed in conjunction with a junior accessory dwelling unit when the requirements of Section 17.67.050 are met.

E. No more than two (2) total dwelling units, inclusive of any combination of primary dwelling units, accessory dwelling units, and junior accessory dwelling units shall be permitted on any single lot created through a subdivision pursuant to Government Code Section 66411.7 (SB 9, 2021). The maximum number of dwelling units on the original single-family parcel shall be four (4) units.

17.67.040 General requirements; ownership; rental.

A. Junior accessory dwelling units and accessory dwelling units shall comply with all applicable building code requirements. However, fire sprinklers shall not be required in a junior accessory dwelling unit or accessory dwelling unit if they are not required for the primary dwelling unit.

B. Except the requirements related to fire sprinklers as set forth in Government Code Section 66323, all development standards contained in the underlying zoning

district shall apply to junior accessory dwelling units and accessory dwelling units unless they are inconsistent with the provisions of this chapter, in which case the development standards of this chapter shall apply.

C. Junior Accessory Dwelling Units.

1. Junior accessory dwelling units shall not be sold separately from the primary residence.

2. Junior accessory dwelling units may be rented independently of the primary unit.

3. Junior accessory dwelling units may not be rented for fewer than thirty consecutive calendar days.

4. Either the junior accessory dwelling unit or the primary dwelling unit must be owner occupied, except if a junior accessory unit contains independent sanitation facilities, pursuant to Government Code Section 66333.

5. Unless the property is owned by a governmental agency, land trust, or housing organization, one (1) of the dwellings on the lot must be the bona fide principal residence of at least one legal owner of the lot, as evidenced at the time of approval of the junior accessory dwelling unit by appropriate documents of title and residency.

6. Prior to issuance of a building permit for a junior accessory dwelling unit, the owner shall record a covenant in a form prescribed by the city attorney, which shall run with the land and provide for the following:

    a. A prohibition on the sale of the junior accessory dwelling unit, separate from the sale of the single-family residence;

    b. A restriction on the size and attributes of the junior accessory dwelling unit consistent with this section;

    c. A prohibition against renting the property for fewer than thirty (30) consecutive calendar days; and

    d. A requirement that either the primary residence or the junior accessory dwelling unit be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

7. A copy of the recorded covenant shall be filed with the community development department prior to issuance of a building permit.

D. Accessory Dwelling Units.

1. Accessory dwelling units shall not be sold separately from the primary residence, except as otherwise allowed by California law.

2. Accessory dwelling units may be rented independently of the primary unit.

3. Accessory dwelling units may not be rented for fewer than thirty consecutive calendar days.

4. No owner-occupied requirement shall be imposed for any accessory dwelling.

17.67.050 Development standards.

A. Junior Accessory Dwelling Units.

1. A junior accessory dwelling unit shall not exceed five hundred square feet in interior livable space in size, shall be contained entirely within the walls of a single-family residence, and shall contain at least an efficiency kitchen which includes a cooking appliance such as a stove, range or cooktop (microwaves and ovens cannot replace the stove), a sink with hot and cold water, a refrigerator of adequate size, and a food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

2. No junior accessory dwelling unit shall be smaller than the size required to allow an efficiency unit pursuant to Health and Safety Code Section 17958.1.

3. A junior accessory dwelling unit may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the junior accessory dwelling unit shall share sanitation facilities with the primary residence.

4. A junior accessory dwelling unit entrance shall not face the same public street as the front door of the primary dwelling unit, unless compliance with this standard is physically precluded by site constraints as documented in the application plans.

5. Any expansion beyond the existing physical structure of the primary residence is limited to one hundred fifty square feet and shall be solely to accommodate ingress and egress, pursuant to Government Code Section 66323(a)(1)(A).

6. The primary dwelling unit side and rear setbacks may be reduced to no less than four feet to accommodate an exterior stair and landing that provide required access to the junior accessory dwelling unit if it is located on the second story.

7. A junior accessory dwelling unit shall be architecturally consistent with the primary dwelling-unit by meeting the following objective standards:

    i. The roof pitch of the junior accessory dwelling unit shall be within plus or minus two degrees (2º) of the same roof pitch of the primary dwelling unit; and

    ii. The roof material shall be the same material type as the primary dwelling unit (e.g., composition shingle, concrete tile, standing seam metal); and

    iii. The primary exterior cladding material shall be the same type as the primary dwelling (e.g., stucco, wood lap, brick veneer), or of a greater material quality as verified by the building official.

8. Any balcony, deck or open stair landing of a junior accessory dwelling unit that faces the rear or side property line (excluding a street side property line) must meet one of the following objective standards:

    i. Setback: The elevated outdoor area must be setback ten feet (10’-0”) or more from the side and rear property lines; or

    ii. Screening: If the elevated outdoor area is setback less than ten feet (10’-0”) from the side and rear property lines, it shall incorporate a permanent opaque visual screen at least six feet (6’-0”) in height, measured from the surface of the floor. The screen must be continuous along the entire edge facing the property line. A maximum of ten (10) square feet of the elevated area needed solely for ingress/egress is exempt from this screening requirement.

9. Junior accessory dwelling units shall not be required to provide for any additional parking or make up for any parking displaced by their construction, including conversion of all or part of an existing garage.

B. Accessory Dwelling Units.

1. Accessory dwelling units shall be exempt from lot coverage limitations to the minimum extent necessary to allow the construction of a detached or attached accessory dwelling unit, provided that the accessory dwelling unit complies with all other objective development standards, including height, setbacks, building code, and fire safety requirements.

2. Maximum Height:

    i. Detached accessory dwelling units: The maximum height shall be sixteen feet (16’-0”) measured from natural grade.

    ii. Detached accessory dwelling units located within one-half (1/2) mile of a major transit stop or high-quality transit corridor: The maximum height shall be eighteen feet (18’-0”) measured from natural grade, and shall be permitted an additional two feet (2’-0”) of height when necessary to accommodate a roof pitch that matches the primary dwelling, consistent with Government Code Section 66321(b)(4)(B).

    iii, Detached accessory dwelling units on a lot that has an existing or proposed multistory multifamily dwelling: The maximum height shall be eighteen feet (18’-0”) measured from natural grade.

    iv. Attached accessory dwelling units: The maximum height shall be twenty-five feet (25’-0”) or the height of the primary dwelling, whichever is lower, measured from natural grade.

3. No accessory dwelling unit shall be smaller than the size required to allow an efficiency unit pursuant to Health and Safety Code Section 17958.1.

4. An accessory dwelling unit shall have a separate entrance from the primary dwelling unit. Where the lot has more than one street frontage, the accessory dwelling unit entrance shall not face the same public street frontage as the

primary dwelling unit. For lots with a single street frontage, the accessory dwelling unit may face the street only if the site plan demonstrates that access from the side or rear of the lot is physically precluded by one or more of the following objective conditions:

i. A lack of a minimum four-foot (4'-0") clear path of travel at grade along the side or rear of the primary dwelling unit; or

ii. A running slope along the required path of travel greater than fifteen percent (15%); or

iii. A documented conflict with a legally recorded utility or access easement that prohibits such use.

5. An accessory dwelling unit shall contain a kitchen which includes a cooking appliance such as a stove, range or cooktop (microwaves and ovens cannot replace the stove), a sink with hot and cold water, a refrigerator of adequate size, and a food preparation counter and storage cabinets that are of reasonable size in relation to the accessory dwelling unit.

6. Except as specified below, an accessory dwelling unit shall be required to comply with the setback requirements of the zone in which the unit is to be located~~.~~:

   i. No setback is required for an existing living area or an existing accessory structure converted to an accessory dwelling unit, or for a new accessory dwelling unit constructed in the same location and built to the same dimensions as an existing structure.

   ii. For all accessory dwelling units, a setback of four-feet (4'-0") is required from the rear and side property lines.

   iii. An accessory dwelling unit may be located within the front setback only if it is physically or legally impossible to construct the accessory dwelling unit elsewhere on the lot without violating side or rear yard setbacks, height limits, building or fire-safety code requirements, or utility access requirements, and if clear evidence of such impossibility is documented in the application file.

7. The maximum interior livable space for any attached or detached accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet. The maximum floor area for an attached accessory dwelling unit shall not exceed fifty percent (50%) of the existing primary dwelling; however, in all cases the city shall permit a minimum of 850 square feet and shall permit up to 1,000 square feet where an ADU provides more than one bedroom, consistent with Government Code Section 66321(b)(2).

8. An accessory dwelling unit, shall be architecturally consistent with the primary dwelling unit by meeting the following objective standards:

   i. The roof pitch of the accessory dwelling unit shall be within plus or minus two degrees (2º) of the same roof pitch of the primary dwelling unit; and

ii. The roof material shall be the same material type as the primary dwelling unit (e.g., composition shingle, concrete tile, standing seam metal); and

iii. The primary exterior cladding material shall be the same type as the primary dwelling (e.g., stucco, wood lap, brick veneer), or of a greater material quality as verified by the building official.

iv. The window trim, sill height, and proportions shall be consistent with the primary dwelling; and

v. The building eave depth shall be within plus or minus twelve inches (12”) of the primary dwelling.

9. The City’s pre-approved ADUs plans are exempt from any objective design standards that conflict with the approved design.

10. No balcony, deck or open stair landing of an accessory dwelling unit that faces the rear or side property line nearest the accessory dwelling unit shall be permitted, except as needed to allow ingress and egress.

11. Parking for an accessory dwelling unit shall be as follows:

i. Except as provided in subsection ii., accessory dwelling units shall provide one (1) parking space per accessory dwelling unit. Accessory dwelling unit parking requirements are in addition to the parking required for the primary residence as provided in Section 17.66.100. Parking spaces may be provided as tandem parking on a driveway or in setback areas unless the community development director makes specific findings that tandem parking and parking in setback areas is not feasible because of specific topographical conditions and/or other conditions that would pose a risk to health and safety. No parking may extend into a public sidewalk or public right-of-way.

ii. No parking may be required for an accessory dwelling unit if any of the following apply:

a. The accessory dwelling unit is contained within an existing primary residence or accessory structure or proposed primary residence.

b. The accessory dwelling unit is located within one-half mile walking distance of public transit. For purposes of this section, "public transit" means a bus stop or train station where public transportation runs on fixed routes and charges set fares.

c. The accessory dwelling unit is located within an architecturally and historically significant district.

d. Where on-street parking permits are required but not offered to the occupants of the accessory dwelling unit.

e. When a designated parking area for one or more car-share vehicles is located within one block of the accessory dwelling unit.

iii. When a garage, carport, covered parking structure, or uncovered off-street parking space is demolished or converted in conjunction with the construction of an accessory dwelling unit, the parking spaces need not be replaced.

17.67.060 Utilities and impact fees.

A. No junior accessory dwelling unit or accessory dwelling unit shall be permitted if it is determined that there is not adequate water or sewer service to the property.

B. Except as provided in subsection C., an accessory dwelling unit may be required to have a new or separate utility connection, including a separate sewer lateral, between the accessory dwelling unit and the utility. A connection fee or capacity charge may be charged that is proportionate to the size in square feet of the accessory dwelling unit or its drainage fixture unit (DFU) values. Separate electric and water meters shall be required for the second unit.

C. The following accessory dwelling units shall be exempt from any requirement to install a new or separate utility connection and to pay any associated connection or capacity fees or charges:

1. Junior accessory dwelling units.

2. Standard accessory dwelling units converted from interior space under Section 17.67.050.B., unless the unit is constructed within a new single-family home.

D. All utility extensions shall be placed underground.

E. Impact Fees.

1. No impact fees may be imposed on (1) a junior accessory dwelling unit that has five hundred (500) square feet or less of interior livable space or (2) an accessory dwelling unit that has seven hundred fifty (750) square feet or less of interior livable space. For purposes of this section, "impact fees" include the fees specified in Sections 66000 and 66477 of the Government Code, but do not include utility connection fees or capacity charges.

2. For accessory dwelling units that have a floor area of more than seven hundred fifty (750) square feet, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

17.67.070 Delay of enforcement of building standards.

A. Prior to January 1, 2030, the owner of an accessory dwelling unit that was built before January 1, 2020, may submit an application to the building official requesting that correction of any violation of building standards be delayed for five years. For purposes of this section, "building standards" refers to those standards enforced by local agencies under the authority of Section 17960 of the California Health and Safety Code.

B. The building official shall grant the application if the building official determines that enforcement of the building standard is not necessary to protect health and safety. In making this determination, the director shall consult with the fire marshal. No

delay may be granted for violations involving structural integrity, fire hazards, or other life-safety conditions.

C. No applications pursuant to this section shall be approved on or after January 1, 2030. However, any delay that was approved by the city before January 1, 2030, shall be valid for the full term of the delay that was approved at the time of the approval of the application.

D. Until January 1, 2030, any notice to correct a violation of building standard that is issued to the owner of an accessory dwelling unit built before January 1, 2020, shall include a statement that the owner has a right to request a delay in enforcement of the building standard for an accessory dwelling unit pursuant to this section.

E. This section shall remain in effect until January 1, 2035, and as of that date is repealed.

Section 3. Environmental. The proposed amendments to the Rocklin Municipal Code will not result in a direct or reasonably foreseeable indirect physical change to the environment under CEQA, and are therefore exempt under sections 15060(c)(2) and 15061(b)(3) of the State CEQA Guidelines.

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 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 April 28, 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: 04.28.2026
Second Reading:
Effective Date:

Title 17 – ZONING

Chapter 17.04 DEFINITIONS

17.04.275 Junior accessory dwelling unit.

"Junior accessory dwelling unit" means a unit that contains ~~is~~ no more than five hundred square feet of interior livable space in size, includes an efficiency kitchen consistent with building code standards, is contained entirely within the walls of a single-family residence or multi-family building, and may include separate sanitation facilities or may share sanitation facilities with the existing structure or unit. See also Section 17.04.015, Accessory dwelling unit.

Chapter 17.67 ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Sections:

17.67.010 Purpose and applicability.

A. The purpose of this chapter is to provide for accessory dwelling units and junior accessory dwelling units in accordance with the provisions of state law.

B. In cases of conflict between this chapter and any other provision of this title, the provisions of this chapter shall prevail. To the extent that any provision of this chapter is in conflict with state law, the applicable provision of state law shall control, but all other provisions of this chapter shall remain in full force and effect.

17.67.020 Applications and processing.

A. Applications for junior accessory dwelling units or accessory dwelling units shall be ~~ministerially~~ processed within sixty (60) calendar days of receipt of a complete application and approved if they meet the requirements of this chapter. Incomplete applications will be returned within fifteen (15) business days of receiving the incomplete application with a single written ~~an~~ explanation of what additional information is required to submit a complete application.

B. For applications using a pre-approved accessory dwelling unit plan, the City shall process the application within thirty (30) calendar days of receipt of a complete application. Incomplete applications will be returned with an explanation of that additional information is required.

C. Notwithstanding subdivision A. above, if a completed ~~the permit~~ application is submitted with a permit application to create a new single-family dwelling on the lot, the application for the junior accessory dwelling unit or accessory dwelling unit shall not be acted upon until the application for the new single-family dwelling is

approved, but thereafter shall be ministerially processed within sixty (60) calendar days thereafter ~~of receipt of a complete application~~ and approved if it meets the requirements of this chapter. Occupancy of the junior accessory dwelling unit or accessory dwelling unit shall not be allowed until the city approves occupancy of the primary dwelling.

~~C~~D. The city shall grant a delay in processing if requested by the applicant.

~~D~~E. All applications for junior accessory dwelling units or accessory dwelling units shall be accompanied by an application fee.

~~E~~F. All junior accessory dwelling units and accessory dwelling units are also subject to building inspection and permit fees.

17.67.030 Locations allowed.

A. Accessory dwelling units and junior accessory dwelling units shall be a permitted use in all ~~residential (R) zones and in any planned development (PD)~~ zones where residences are a permitted or conditional use.

B. Junior accessory dwelling units may be developed on any legally created lot and shall be located within the walls of the existing or proposed primary dwelling.

C. Accessory dwelling units may be located in any of the following places on a legally created lot:

1. Attached to an existing or proposed primary dwelling;
2. Located within the walls of the existing or proposed dwelling;
3. Located within an existing accessory structure;
4. Detached from the existing dwelling, but located on the same lot as the existing or proposed primary dwelling; or
5. In existing multifamily dwelling structures within the portions of the structure that are not used as livable space, provided that the unit complies with the California Building Standards Code as set forth in Title 15 of this code for dwellings. An accessory dwelling unit shall not be created within any portion of the habitable area of an existing dwelling unit in a multifamily structure. Up to twenty-five percent (25%) of the ~~number of~~ existing multifamily units in the building may be allowed as additional ADU's, provided that at a minimum~~but~~ at least one ADU unit is permitted~~, shall be allowed~~.
6. Up to ~~two~~ eight (8) detached accessory dwelling units on a lot with an existing multifamily dwelling structure, provided that the number of existing units on the lot are maintained, the height does not exceed ~~sixteen~~ eighteen feet (18'-0"), and that four-foot (4'-0") side and rear yard setbacks are maintained.

D. One (1) accessory dwelling unit may be allowed per residential lot containing an existing or proposed single-family residence. An accessory dwelling unit may be allowed in conjunction with a junior accessory dwelling unit when the requirements of Section 17.67.050 are met.

E. No more than two (2) total dwelling units, inclusive of any combination of primary dwelling units, accessory dwelling units, and junior accessory dwelling units shall be permitted on any single lot created through a subdivision pursuant to Government Code Section 66411.7 (SB 9, 2021). The maximum number of dwelling units on the original single-family parcel shall be four (4) units.

17.67.040 General requirements; ownership; rental.

A. Junior accessory dwelling units and accessory dwelling units shall comply with all applicable building code requirements. However, fire sprinklers shall not be required in a junior accessory dwelling unit or accessory dwelling unit if they are not required for the primary dwelling unit.

B. Except the requirements related to fire sprinklers as set forth in Government Code Section 66323, all ~~All~~ development standards contained in the underlying zoning district shall apply to junior accessory dwelling units and accessory dwelling units unless they are inconsistent with the provisions of this chapter, in which case the development standards of this chapter shall apply.

C. Junior Accessory Dwelling Units.

1. Junior accessory dwelling units shall not be sold separately from the primary residence.

2. Junior accessory dwelling units may be rented independently of the primary unit.

3. Junior accessory dwelling units may not be rented for fewer than thirty consecutive calendar days.

4. Either the junior accessory dwelling unit or the primary dwelling unit must be owner occupied, except if a junior accessory unit contains independent sanitation facilities, pursuant to Government Code Section 66333.

~~4~~5. Unless the property is owned by a governmental agency, land trust, or housing organization, one (1) of the dwellings on the lot must be the bona fide principal residence of at least one legal owner of the lot, as evidenced at the time of approval of the junior accessory dwelling unit by appropriate documents of title and residency.

~~i~~6. Prior to issuance of a building permit for a junior accessory dwelling unit, the owner shall record a covenant in a form prescribed by the city attorney, which shall run with the land and provide for the following:

a. A prohibition on the sale of the junior accessory dwelling unit, separate from the sale of the single-family residence;

b. A restriction on the size and attributes of the junior accessory dwelling unit consistent with this section;

c. A prohibition against renting the property for fewer than thirty (30) consecutive calendar days; and

d. A requirement that either the primary residence or the junior accessory dwelling unit be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

7.~~ii.~~ A copy of the recorded covenant shall be filed with the community development department prior to issuance of a building permit.

D. Accessory Dwelling Units.

1. Accessory dwelling units shall not be sold separately from the primary residence, except as otherwise allowed by California law.

2. Accessory dwelling units may be rented independently of the primary unit.

3. Accessory dwelling units may not be rented for fewer than thirty consecutive calendar days.

4. ~~For applications received prior to January 1, 2025, there is no requirement for a legal owner of the parcel to reside in any of the residences on the parcel.~~No owner-occupied requirement shall be imposed for any accessory dwelling unit.

17.67.050 Development standards.

A. Junior Accessory Dwelling Units.

1. A junior accessory dwelling unit shall not exceed five hundred square feet in interior livable space in size, shall be contained entirely within the walls of a single-family residence, and shall contain at least an efficiency kitchen which includes a cooking appliance~~s~~ such as a stove, range or cooktop (microwaves and ovens cannot replace the stove), a sink with hot and cold water, a refrigerator of adequate size, and a food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

2. No junior accessory dwelling unit shall be smaller than the size required to allow an efficiency unit pursuant to Health and Safety Code Section 17958.1.

3. A junior accessory dwelling unit may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the junior accessory dwelling unit shall share sanitation facilities with the primary residence.

4. A junior accessory dwelling unit ~~shall have a separate~~ entrance ~~from the primary dwelling unit. Said entrance~~ shall not face the same public street as the front door of the primary dwelling unit, ~~if possible~~ unless compliance with

this standard is physically precluded by site constraints as documented in the application plans.

5. Any expansion beyond the existing physical structure of the primary residence is limited to one hundred fifty square feet and shall be solely to accommodate ingress and egress, pursuant to Government Code Section 66323(a)(1)(A).

6. The primary dwelling unit side and rear setbacks may be reduced to no less than four feet to accommodate an exterior stair and landing that provide required access to the junior accessory dwelling unit ~~JADU~~ if it is located on the second story.

~~6~~7. A junior accessory dwelling unit shall ~~use the same~~ be architecturally consistent with the ~~style, exterior materials, and colors as the existing or proposed~~ primary dwelling~~, and the quality of the materials shall be the same or exceed that of the primary dwelling. Junior accessory dwelling units shall be consistent with applicable design standards if located within an architectural district. The appearance of the residence shall remain that of a single-family residence, as determined by the community development director~~ unit by meeting the following objective standards:~~.~~

   i. The roof pitch of the junior accessory dwelling unit shall be within plus or minus two degrees (2º) of the same roof pitch of the primary dwelling unit; and

   ii. The roof material shall be the same material type as the primary dwelling unit (e.g., composition shingle, concrete tile, standing seam metal); and

   iii. The primary exterior cladding material shall be the same type as the primary dwelling (e.g., stucco, wood lap, brick veneer), or of a greater material quality as verified by the building official.

~~7~~8. Any ~~No~~ balcony, deck or open stair landing of ~~an~~ a junior accessory dwelling unit that faces the rear or side property line ~~nearest the accessory dwelling unit shall be permitted, except as needed to allow ingress and egress.~~ (excluding a street side property line) must meet one of the following objective standards:

   i. Setback: The elevated outdoor area must be setback ten feet (10'-0") or more from the side and rear property lines; or

   ii. Screening: If the elevated outdoor area is setback less than ten feet (10'-0") from the side and rear property lines, it shall incorporate a permanent opaque visual screen at least six feet (6'-0") in height, measured from the surface of the floor. The screen must be continuous along the entire edge facing the property line. A maximum of ten (10) square feet of the elevated area needed solely for ingress/egress is exempt from this screening requirement.

~~8~~9. Junior accessory dwelling units shall not be required to provide for any additional parking or make up for any parking displaced by their construction, including conversion of all or part of an existing garage.

B. Accessory Dwelling Units.

1. Accessory dwelling units shall be exempt from ~~Limits on~~ lot coverage limitations to the minimum extent necessary to allow the construction of a detached or attached accessory dwelling unit, provided that the ~~and size must permit or shall be waived to allow an eight-hundred-square-foot detached or attached accessory dwelling unit sixteen feet in height with minimum four-foot side and rear yard setbacks, if the proposed~~ accessory dwelling unit ~~is in compliance~~ complies with all other objective development standards, including ~~but not limited to front yard~~ height, setbacks, building code, and fire safety requirements.

2. Maximum Height:

   i. Detached accessory dwelling units: The maximum height shall be sixteen feet (16'-0") measured from natural grade.

   ii. Detached accessory dwelling units located within one-half (1/2) mile of a major transit stop or high-quality transit corridor: The maximum height shall be eighteen feet (18'-0") measured from natural grade, and shall be permitted an additional two feet (2'-0") of height when necessary to accommodate a roof pitch that matches the primary dwelling, consistent with Government Code Section 66321(b)(4)(B).

   iii, Detached accessory dwelling units on a lot that has an existing or proposed multistory multifamily dwelling: The maximum height shall be eighteen feet (18'-0") measured from natural grade.

   iv. Attached accessory dwelling units: The maximum height shall be twenty-five feet (25'-0") or the height of the primary dwelling, whichever is lower, measured from natural grade.

3. No accessory dwelling unit shall be smaller than the size required to allow an efficiency unit pursuant to Health and Safety Code Section 17958.1.

~~3~~4. An accessory dwelling unit shall have a separate entrance from the primary dwelling unit. ~~Said~~ Where the lot has more than one street frontage, the accessory dwelling unit entrance shall not face the same public street frontage as the ~~front door of the~~ primary dwelling unit~~, if possible~~. For lots with a single street frontage, the accessory dwelling unit may face the street only if the site plan demonstrates that access from the side or rear of the lot is physically precluded by one or more of the following objective conditions:

   i. A lack of a minimum four-foot (4'-0") clear path of travel at grade along the side or rear of the primary dwelling unit; or

   ii. A running slope along the required path of travel greater than fifteen percent (15%); or

   iii. A documented conflict with a legally recorded utility or access easement that prohibits such use.

5. An accessory dwelling unit shall contain a kitchen which includes a cooking appliance such as a stove, range or cooktop (microwaves and ovens cannot replace the stove), a sink with hot and cold water, a refrigerator of adequate

size, and a food preparation counter and storage cabinets that are of reasonable size in relation to the accessory dwelling unit.

46. Except as specified below, an accessory dwelling unit shall be required to comply with the setback requirements of the zone in which the unit is to be located~~.~~:

    i. No setback is required for an existing living area or an existing accessory structure converted to an accessory dwelling unit, or for a new accessory dwelling unit constructed in the same location and built to the same dimensions as an existing structure.

    ii. For all accessory dwelling units, a setback of four~~-~~ feet (4'-0") is required from the rear and side property lines.

    iii. An accessory dwelling unit may be located within the front setback only if it is physically or legally impossible to construct the accessory dwelling unit elsewhere on the lot without violating side or rear yard setbacks, height limits, building or fire-safety code requirements, or utility access requirements, and if clear evidence of such impossibility is documented in the application file.

57. The ~~floor area of~~ maximum interior livable space for any attached or detached accessory dwelling unit shall not exceed ~~eight hundred fifty square feet for a studio or one bedroom or~~ one thousand two hundred (1,200) square feet ~~for a unit that contains more than one bedroom~~. The maximum floor area for an attached accessory dwelling unit shall not exceed fifty percent (50%) of the existing primary dwelling; however, in all cases the city shall permit a minimum of 850 square feet and shall permit up to 1,000 square feet where an ADU provides more than one bedroom, consistent with Government Code Section 66321(b)(2).

68. An accessory dwelling unit, ~~whether attached or detached,~~ shall be ~~use the same~~ architecturally consistent with the ~~style, exterior materials, and colors as the existing or proposed~~ primary dwelling unit by meeting the following objective standards:, ~~and the quality of the materials shall be the same or exceed that of the primary dwelling~~. ~~Accessory dwelling units shall be consistent with applicable design standards if located within an architectural district. The appearance of the residence shall remain that of a single-family residence, as determined by the community development director~~.

    i. The roof pitch of the accessory dwelling unit shall be within plus or minus two degrees (2º) of the same roof pitch of the primary dwelling unit; and

    ii. The roof material shall be the same material type as the primary dwelling unit (e.g., composition shingle, concrete tile, standing seam metal); and

    iii. The primary exterior cladding material shall be the same type as the primary dwelling (e.g., stucco, wood lap, brick veneer), or of a greater material quality as verified by the building official.

iv. The window trim, sill height, and proportions shall be consistent with the primary dwelling; and

v. The building eave depth shall be within plus or minus twelve inches (12") of the primary dwelling.

~~7~~9. The City's pre-approved ADUs plans are exempt from any objective design standards that conflict~~s~~ with the approved design.

10. No balcony, deck or open stair landing of an accessory dwelling unit that faces the rear or side property line nearest the accessory dwelling unit shall be permitted, except as needed to allow ingress and egress.

~~10~~11. Parking for an accessory dwelling unit shall be as follows:

i. Except as provided in subsection ii~~2~~., accessory dwelling units shall provide one (1) parking space per accessory dwelling unit. Accessory dwelling unit parking requirements are in addition to the parking required for the primary residence as provided in Section 17.66.100. Parking spaces may be provided as tandem parking on a driveway or in setback areas unless the community development director makes specific findings that tandem parking and parking in setback areas is not feasible because of specific topographical conditions and/or other conditions that would pose a risk to health and safety. No parking may extend into a public sidewalk or public right-of-way.

ii. No parking may be required for an accessory dwelling unit if any of the following apply:

a. The accessory dwelling unit is contained within an existing primary residence or accessory structure or proposed primary residence.

b. The accessory dwelling unit is located within one-half mile walking distance of public transit. For purposes of this section, "public transit" means a bus stop or train station where public transportation runs on fixed routes and charges set fares.

c. The accessory dwelling unit is located within an architecturally and historically significant district.

d. Where on-street parking permits are required but not offered to the occupants of the accessory dwelling unit.~~; or~~

e. When a designated parking area for one or more car-share vehicles is located within one block of the accessory dwelling unit.

iii. When a garage, carport, ~~or~~ covered parking structure, or uncovered off-street parking space is demolished or converted in conjunction with the construction of an accessory dwelling unit, the parking spaces need not be replaced.

17.67.060 Utilities and impact fees.

A. No junior accessory dwelling unit or accessory dwelling unit shall be permitted if it is determined that there is not adequate water or sewer service to the property.

B. Except as provided in subsection C., an accessory dwelling unit may be required to have a new or separate utility connection, including a separate sewer lateral, between the accessory dwelling unit and the utility. A connection fee or capacity charge may be charged that is proportionate to the size in square feet of the accessory dwelling unit or its drainage fixture unit (DFU) values. Separate electric and water meters shall be required for the second unit.

C. The following accessory dwelling units shall be exempt from any requirement to install a new or separate utility connection and to pay any associated connection or capacity fees or charges:

1. Junior accessory dwelling units.

2. Standard accessory dwelling units converted from interior space under Section 17.67.050.B., unless the unit is constructed within a new single-family home.

D. All utility extensions shall be placed underground.

E. Impact Fees.

1. No impact fees may be imposed on (1) a junior accessory dwelling unit that has five hundred (500) square feet or less of interior livable space or (2) an accessory dwelling unit that has ~~is less than~~ seven hundred fifty (750) square feet ~~in size~~ or less of interior livable space. For purposes of this section, "impact fees" include the fees specified in Sections 66000 and 66477 of the Government Code, but do not include utility connection fees or capacity charges.

2. For accessory dwelling units that have a floor area of more than seven hundred fifty (750) square feet ~~or more~~, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

17.67.070 Delay of enforcement of building standards.

A. Prior to January 1, 2030, the owner of an accessory dwelling unit that was built before January 1, 2020, may submit an application to the building official requesting that correction of any violation of building standards be delayed for five years. For purposes of this section, "building standards" refers to those standards enforced by local agencies under the authority of Section 17960 of the California Health and Safety Code.

B. The building official shall grant the application if the building official determines that enforcement of the building standard is not necessary to protect health and safety. In making this determination, the director shall consult with the fire marshal. No

delay may be granted for violations involving structural integrity, fire hazards, or other life-safety conditions.

C. No applications pursuant to this section shall be approved on or after January 1, 2030. However, any delay that was approved by the city before January 1, 2030, shall be valid for the full term of the delay that was approved at the time of the approval of the application.

D. Until January 1, 2030, any notice to correct a violation of building standard that is issued to the owner of an accessory dwelling unit built before January 1, 2020, shall include a statement that the owner has a right to request a delay in enforcement of the building standard for an accessory dwelling unit pursuant to this section.

E. This section shall remain in effect until January 1, 2035, and as of that date is repealed.

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Inclusionary Housing Report and In-Lieu Fee Discussion

Date: April 28, 2026

Submitted By: Elizabeth Sorg, Assistant to the City Manager
Aly Zimmermann, City Manager

Department: City Manager's Office

Recommendation:
Provide Direction to Staff for the Adoption of an Inclusionary Housing In-lieu Fee and Revisions to the Inclusionary Housing Ordinance.

Background:
March 24, 2026 City Council Meeting Summary

On March 24, 2026 staff presented the draft Affordable Housing Inclusionary Program and Commercial Linkage Fee Analysis (the "report") prepared by Keyser Marston Associates (KMA). The report, included as Attachment 2, marks the summary of a year-long effort to evaluate the impact of residential and commercial development on affordable housing demand and Rocklin's state-mandated obligations to create affordable housing in Rocklin's current development market. The report recommends the City adopt a long-term inclusionary housing ordinance and a by-right in-lieu fee. The report also provides recommended fee levels for a commercial linkage fee if the City Council directs staff to establish a commercial linkage fee. The report demonstrates that market rate housing and commercial development in the City drive the affordable housing demand. The report also contains a feasibility analysis that tests different fee amounts and on site unit requirements.

The report recommends the following:

Residential Development

- The City establish an inclusionary housing program including an onsite obligation and an in-lieu fee option
- All residential projects should be subject to an onsite obligation equal to 5% of units at Low Income
- Developments should be allowed to pay an in lieu fee by right at $5 per square foot of living area.
- Projects with nine or fewer units should be exempt from the affordable housing requirements

The report includes additional considerations for implementation, including considering a lower fee for multi family developments and annual indexing of the fee using the California Construction Cost Index.

Nonresidential Development

If the City Council directs staff to establish a commercial linkage fee program on non-residential development, then KMA recommends the following:

- The City establish fees for affordable housing consistent with the Nexus Study's conclusion that demand for affordable housing is created by nonresidential development.
- Fees should be comparable to other similar fees in the market.
- New office, hotel, and commercial development fees in the market are approximately $2.75 to $3.00.

The report also mentions that the City could consider reducing the fee in certain areas to incentivize development, like downtown.

At the conclusion of the March 24 discussion, the City Council directed staff to return with additional information about the following items:

- How much vacant land for residential development is left in Rocklin, and how much fee revenue could be expected to be generated from that land if it was all developed at market rate?
- Is it possible to charge a different fee depending on the square footage of each dwelling unit and exempt smaller units from fees?
- Can developers opt to construct an ADU as their on-site obligation instead of paying the in-lieu fee?
- How many affordable units could be constructed with in-lieu fee revenue?

In the next section, staff is presenting material designed to provide the City Council with sufficient information to continue discussion. At the conclusion of the report, staff summarizes **next steps** for City Council consideration.

Responses to March 24, 2026 Information Requests

Vacant Residential Land and Possible Fee Revenue

The City has approximately 372 acres of vacant parcels zoned for residential development with over half of that acreage as Low Density Residential (LDR). As the City continues to build out, the majority of the residential growth will happen in areas that are LDR. The General Plan defines LDR as 1-3.4 units per acre, generally producing large single-family homes. The next highest available land is on Medium Density Residential (MDR). The General Plan defines MDR as 3.5-8.4 units per acre. These are typically medium to large single-family homes. Attachment 1 - Table 1 shows the summary of acreage based on General Plan Designation and Density for all residential zoning types: RR: Rural Residential; LDR: Low Density Residential; MDR: Medium Density Residential; MHDR: Medium High Density Residential; HDR: High Density Residential.

These sites would generate approximately 1,072 units at the lowest density, up to 2,910 at the highest density. The potential number of units generated is based on density alone and does not differentiate between single family or multifamily developments.

KMA's Draft Inclusionary Analysis identified five prototype residential developments based on information from prior developments in Rocklin, the greater Sacramento region, and industry trends. These protype developments are:

Low-Density Single-Family Development – 3,400+ sf

Medium Density Single Family Development – 2,500 sf

Medium High-Density Single-Family Development – 1,800 sf

Townhomes – 1,600 sf

Apartments – 975 sf

Staff used these prototypes to analyze the potential square footage of homes that could be produced on vacant residential parcels based on the allowable density of each parcel. If all vacant acres were developed with housing, at the lowest density this would result in approximately 1.9 million square feet of housing; at the highest density it would result in 5.5 million square feet of housing (see Attachment 1 – Table 1).

Based on feedback from City Council, staff developed three possible fee scenarios and the potential revenue that could be generated to support affordable housing. All scenarios assume that the sites would be developed at market rate and the applicant would pay the in-lieu fee instead of building housing on site. This fee analysis is included in Attachment 1 - Tables 2-4.

The first scenario is a $5 per square foot in lieu fee on all residential development (Attachment 1 – Table 2). This fee could generate between $9.8 million to $27.6 million in fees.

The second scenario is a $5 per square foot fee for large homes greater than 3,000 square feet (Attachment 1 – Table 3). This fee could generate between $3.8 million and $ 12.8 million.

The third scenario is a graduated fee based on the square footage of the development (Attachment 1 – Table 4). For units with 1,000 square feet or fewer, no fee would be applied. As the square footage increases, the fee increases as well. Since housing costs are generally driven by the size of the units, the assumption is that the lower square footage units would be more affordable by default. This graduated approach could generate between $5.2 million and $15.4 million in revenue.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are smaller residential units that are built on existing single family lots. In Rocklin, ADUs can be constructed as attached units or detached units. For the purpose of the City's Regional Housing Needs Allocation (RHNA), the City can claim up to 40 ADUs for the total RHNA cycle, 30 in the Very Low/Low category and 10 in the Moderate category. This restriction is set in the City's Adopted Housing Element. The existing inclusionary housing ordinance requires projects constructing ten or more units to provide a minimum of:

- 15% of units to be sold or rented to low-income housings or;
- 10% of units to be sold or rented to very low-income households or;
- 5% or units to be sold or rented to extremely low-income households

If the City were to allow a project to construct ADUs to meet these obligations, there would be restrictions. In order for them to count toward the City's RHNA obligation, the units would need to be:

- Deed restricted. A deed would need to be recorded on the property stating that the units would only be rented to households who are income-qualified.
- Annual reporting. The City would need to receive a report annually from every deed restricted property that they are complying with the regulations in the deed restriction.

Some jurisdictions allow the construction of ADUs to meet inclusionary obligations; however, they do not have the same reporting limitations that Rocklin has. Placer County recently approved a 322-unit single family subdivision in November of 2025. Below is a summary of the process they undertook to approve the construction of ADUs to meet RHNA obligations:

- An affordable housing agreement was executed at the recording of a final map.
- The agreement allows developer to satisfy the 10% on-site requirement with the development of 33 homes with ADUs that do not exceed 750 square feet.
- The affordable housing agreement cites the Housing Element policy, which allows the county to consider ADUs of less than 750 SF to be affordable by design and eligible to satisfy the low-income requirements in specific plans and new developments.
- The project will record deed restrictions on 32 homes with ADUs which do not restrict income or rents but do prohibit: short term rental, no separate sale of ADU, and limit size to 750 SF. The County may enforce the deed restrictions.
- The deed restrictions have to be recorded before a building permit is issued.
- The property owner is also required to submit an annual self-certification form to verify compliance.
- In the event of non-compliance, the County has the right to enforce the restrictions.

If the City allowed the construction of ADUs to meet inclusionary requirements, the City could not report more than five units per year to meet RHNA obligations under the current adopted Housing Element. If the direction of the City Council is to move forward with allowing ADUs to meet RHNA obligations, then staff recommends taking an amendment to the Housing Element to claim more units per year. This would require the Department of Housing and Community Development (HCD) to approve the amendments as well, which is an approximately four to six month process.

The Sacramento Area Council of Governments has begun preparations for the seventh RHNA cycle, which will update the City's required housing units under RHNA. The City is actively participating in the regional planning for the seventh cycle allocation and distribution of RHNA obligations by jurisdiction. Ultimately, this process will require the City to adopt a new Housing Element. During the creation of a new Housing Element, staff can also make changes to the reportable ADUs to be in line with the expected construction of new ADUs.

Affordable Housing Incentive Program and Uses of Fee Revenue

On January 23, 2024, the City Council adopted the Affordable Housing Incentive Program (AHIP). The AHIP offers three different incentives for developers to take advantage of if they construct affordable housing:

1. Fee Reductions. Affordable developments proposing units at 60% or less AMI can receive a 40% reduction in certain development impact fees (Park Improvement, Trail, Community and Recreation Facility, and Public Facility).
2. Fee Deferrals. The payment of certain fees as defined by Government Code section 66007 are deferred until the issuance of a certificate of occupancy.
3. Low/Mod Income Housing Asset Fund Contribution. The City may contribute up to $40,000 toward the construction of each extremely low or very low income unit in the form of a City loan, memorialized in an affordable housing agreement. The loan would be a residual receipts loan with an interest rate of 3% per year.

Affordable housing projects usually require a combination of private equity, tax credits, affordable housing bond proceeds, and any other funds available to make the projects buildable. Typically, these funding sources are very competitive with no guarantee of funding, and projects often fall short of the necessary financing. The financing gap varies with each project, but the City has been approached to provide anywhere from $2 million to $4.5 million in gap financing, depending on the size and financing structure of the project.

Currently the City's only source of funding to provide gap financing for affordable housing is the Low- and Moderate-Income Housing Asset Fund (LMIHAF).

The purpose of the LMIHAF gap financing investment is to leverage private investment to deliver the maximum amount of affordable housing units with the City's limited resources. It is not intended to provide the full capital costs to construct the units. Affordable housing projects cost in the range of $450,000 to $550,000 per unit to develop. Previously requested City assistance averages to approximately 4% of the total development cost. Developers are only able to access the LMIHAF loan after they have presented a full financing plan to the City including a combination of tax credits, bonds, and other financing that shows a gap remaining to get to project completion. If the City Council adopts an in-lieu fee, that fee would be used to supplement the decreasing LMIHAF and continue to leverage limited City funds to provide the needed gap financing to increase the construction of affordable units in the City.

Rocklin's AHIP financing program has been successfully utilized by the Pacific Street Apartments project where the City invested $2.6 million in gap financing and contributed a development site valued at $4.4 million. Pacific Street Apartments will bring 109 units of affordable housing to those making 60% or less of the area median income (AMI). The City has also committed $2.23 million to the College Park Senior development, The Steven, which will bring 178 units of affordable housing to seniors in Rocklin.

The LMIHAF is also used to pay for administrative costs (legal costs incurred to complete affordable housing transactions) and to provide homeless prevention and rapid rehousing grant funding to regional nonprofits. There are approximately 130 outstanding loans amounting to $3 million in future revenue. However, 90% of those loans are from first time homebuyer programs and under $25,000 each. The repayment of these loans is slow and unpredictable. The City receives approximately 1 - 2 repayments per year. There is very little funding anticipated to return to the LMHIAF, and currently the number of projects the City can support with gap financing is limited. Unless a new revenue source is established, there is no new revenue coming into the LMIHAF, meaning once funds are exhausted the City will have no resources for affordable housing unless another solution is adopted.

Number of Affordable Units Supported with Affordable Housing In-lieu Fee Revenue

Staff have estimated the number of new affordable housing units that could potentially be created if an In-Lieu Fee program is adopted and the funds are used to provide gap financing for the development of affordable units. The potential count of affordable housing units has been estimated based on the range of in-lieu fee revenue projections described in this staff report and a range of assumptions regarding the amount of gap financing to be provided by the City. Gap financing scenarios are calculated based on the City's AHIP at $40,000 per unit. Based on the In-Lieu Fee revenue projections and the range of required gap financing, it is estimated that the In-Lieu Fees could support the following number of Extremely Low to Very Low-Income affordable units:

- Scenario 1 $5/sqf for all residential development: 246 to 689 units
- Scenario 2 $5/sqf for residential over 3000 square foot: 95 to 319 units
- Scenario 3 Graduated fee based on square footage: 130 to 385 units

Next Steps

Staff is seeking direction from City Council on the following items:

- **Inclusionary Policy - Affordability Levels.** The current inclusionary housing ordinance requires the construction of 15% of units on site to be low; 10% of units on site to be very low; or 5% of units on site to be extremely low. City Council is asked to confirm the current levels or propose changes to the affordably levels or percentages based on KMA's report.

- **In Lieu Fee.** If the City Council continues to maintain an inclusionary policy, adoption of an in-lieu fee provides developers an option to pay a fee in lieu of constructing units. Developers have been supportive of the in-lieu approach as opposed to a strict inclusionary only approach. The following direction is needed on in-lieu fees:
    - Should the City adopt an in-lieu fee on residential development?
        - If so, what level of fee should be adopted and how should it be structured?
    - Should the City adopt a Nexus study establishing the connection between nonresidential development and affordable housing demand?
        - If so, what level of fee should be adopted and should lower fees be charged to certain development categories or areas of the City?

- **ADUs.** ADUs may be used in certain circumstances to meet inclusionary requirements. Should projects be allowed to meet their inclusionary obligation with the construction of ADUs?
    - If the City Council desires ADUs to be an option for residential developers to meet inclusionary requirements, the City's Housing Element would need to be updated. Staff needs further direction to initiate the request to HCD to allow more ADUs to count toward RHNA numbers. This would require additional allocation of staff time to this project as well as additional budget for consulting services necessary to prepare the amendment.
    - How should the City enforce affordability requirements on the ADUs? Staff recommends adopting a model similar to the Placer County model described in this report and would need to prepare a secondary item to formalize this program.

If directed, staff will revise the existing inclusionary housing ordinance, which would go before the Planning Commission and City Council at a later date if changes are directed to the Inclusionary Policy. Staff is also prepared to create a resolution which adopts the in-lieu fees, which would come before City Council at a later date. The fee can be adopted by the City Council prior to revisions to the inclusionary housing ordinance.

Fiscal Impact:
There is no direct fiscal impact to provide direction to staff. Future actions to adopt an in-lieu fee or make revisions to the inclusionary housing ordinance may result in fiscal impacts, but those will be brought forward at a future City Council meeting.

ATTACHMENTS:
1. Fee Scenarios
2. Draft Affordable Housing Inclusionary Program and Commercial Linkage Fee Analysis

April 28, 2026

Inclusionary Housing Report: Fee Analysis

Table 1: Remaining sites zoned for housing

Acreage	GP	GP	Number of Expected Units			Prototype	Anticipated Square Footage		
		Density	Low	Medium	High	SF	Low	Medium	High
24.0	RR	1 per acre/3	24	48	72	3500	84,000	168,000	252,000
237.3	LDR	1-3.4	246	542	839	3400	676,875	1,489,910	2,303,920
75.2	MDR	3.5-8.4	264	448	632	2500	659,038	1,121,114	1,580,690
3.3	MHDR	8.5-15.4	28	40	51	1800	50,400	72,000	91,800
32.9	HDR	≥15.5	510	790	1316	975	497,226	770,055	1,283,100
372.7							1,967,539	3,621,079	5,511,510

Table 2: $5/sqf for all residential development
Anticipated revenue from $9.8 million to $27.6 million

Acreage	GP	GP	Number of Expected Units			Prototype	Anticipated Square Footage		
		Density	Low	Medium	High	SF	Low	Medium	High
24.0	RR	1 per acre/3	24	48	72	3500	84,000	168,000	252,000
237.3	LDR	1-3.4	246	542	839	3400	676,875	1,489,910	2,303,920
75.2	MDR	3.5-8.4	264	448	632	2500	659,038	1,121,114	1,580,690
3.3	MHDR	8.5-15.4	28	40	51	1800	50,400	72,000	91,800
32.9	HDR	≥15.5	510	790	1316	975	497,226	770,055	1,283,100
372.7							1,967,539	3,621,079	5,511,510
							$ 5.00	$ 5.00	$ 5.00
						Fee revenue	9,837,695	18,105,395	27,557,550
				Estimated number of units supported			246	453	689

Table 3: $5/sqf for residential over 3000 square foot.
Anticipated revenue $3.8 million to $12.8 million

Acreage	GP	GP	Number of Expected Units			Prototype	Anticipated Square Footage		
		Density	Low	Medium	High	SF	Low	Medium	High
24.0	RR	1 per acre/3	24	48	72	3500	84,000	168,000	252,000
237.3	LDR	1-3.4	246	542	839	3400	676,875	1,489,910	2,303,920
261.3							760,875	1,657,910	2,555,920
							$ 5.00	$ 5.00	$ 5.00
						Fee revenue	3,804,375	8,289,550	12,779,600
						Estimated number of units supported	95	207	319

Table 4: Graduated fee based on square footage. Square footage in alignment with development impact fees.
Anticipated revenue $5.2 million to $15.4 million

Acreage	GP	GP	Number of Expected Units			Prototype	Anticipated Square Footage			Fee Amount	Anticipated Fee Revenue		
		Density	Low	Medium	High	SF	Low	Medium	High		Low	Medium	High
24.0	RR	1 per acre/3	24	48	72	3500	84,000	168,000	252,000	$5	$420,000	$840,000	$1,260,000
237.3	LDR	1-3.4	246	542	839	3400	676,875	1,489,910	2,303,920	$4	$2,707,500	$5,959,640	$9,215,680
75.2	MDR	3.5-8.4	264	448	632	2500	659,038	1,121,114	1,580,690	$3	$1,977,114	$3,363,342	$4,742,070
3.3	MHDR	8.5-15.4	28	40	51	1800	50,400	72,000	91,800	$2	$100,800	$144,000	$183,600
32.9	HDR	≥15.5	510	790	1316	975	497,226	770,055	1,283,100	$0	$0.00	$0.00	$0.00
372.7			1072	1868	2910		1,967,539	3,621,079	5,511,510		$5,205,414	$10,306,982	$15,401,350
							Estimated number of units supported				130	258	385

Square Footage	Fee Amount
<600 sq. ft.	$0
600-1000 sq. ft.	$0
>1000-1500 sq. ft.	$1
>1500-2000 sq. ft.	$2
>2000-2500 sq. ft.	$3
>2501-3500 sq. ft.	$4
3500+ sq. ft.	$5
Age restricted	$0

Draft Report

Affordable Housing Inclusionary Program and Commercial Linkage Fee Analyses

DRAFT

Prepared for:
City of Rocklin

Prepared By:
Keyser Marston Associates, Inc.

February 24, 2026

KEYSER MARSTON
ASSOCIATES

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SUMMARY REPORT AND RECOMMENDATIONS

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The City of Rocklin ("City") is considering adopting inclusionary housing requirements on residential development and affordable housing development impact fees on non-residential development to support the development of affordable housing and to help the City meet its Regional Housing Needs (RHNA) allocation. This Draft Report, including the Summary and Recommendations and four technical reports, was prepared by Keyser Marston Associates, Inc. (KMA) pursuant to a contract with the City. Together, the analyses provide documentation and support for the adoption of an inclusionary ordinance with in-lieu fees and a commercial linkage fee. This Draft Report presents an overview of the findings and provides draft recommendations for the City's affordable housing program. Full documentation of each of the following analyses can be found in the Technical Reports:

- *Technical Report 1:* Housing Analysis and Financial Feasibility Analysis, which analyzes the housing market in Rocklin, the City's Regional Housing Needs (RHNA), and evaluates the feasibility of a range of potential affordable housing obligations. The Technical Report also includes a review of the affordable housing requirements in neighboring jurisdictions.

- *Technical Report 2:* Residential Nexus Analysis, which documents the impact that new market rate residential development has on the demand for affordable housing. This analysis provides a contextual comparison to the financial feasibility analysis and may also be used in support of fees charged for fractional unit inclusionary obligations. The nexus analysis is not a legal requirement for establishing onsite inclusionary housing requirements or in-lieu fees.

- *Technical Report 3:* Non-Residential Nexus Analysis, which documents the impact that new non-residential development has on the demand for affordable housing. This analysis is prepared to meet the requirements of the California Mitigation Fee Act in order to establish an affordable housing linkage fee for new non-residential development.

- *Technical Report 4:* Affordability Gap Analysis, which estimates the financial gap between what lower income households can afford to pay and the cost of producing new affordable housing in Rocklin. The Affordability Gaps are used as inputs to the Financial Feasibility Analysis and both nexus analyses.

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The Summary and Recommendations section of the Draft Report contains a brief overview of the methodology and findings of each analysis. Based on the findings of the analyses, together with our understanding of the City's policies and priorities, the report presents a set of draft recommendations for consideration by the City.

The analyses in this report have been prepared using the best and most recent data available. Local and current data was used whenever possible. Sources such as the United States Census (Census), the American Community Survey of the Census (ACS), California Employment Development Department (EDD) and the United States Bureau of Labor Statistics (BLS) data were used extensively. Other sources and analyses are noted in the Technical Reports. While we believe all sources utilized are sufficiently accurate for the purposes of the analyses, we cannot guarantee their accuracy. KMA assumes no liability for information from these and other sources.

I. RESIDENTIAL DEVELOPMENT

KMA evaluated the development pipeline in Rocklin and conducted a residential market study to identify prototypical residential product types in the City. Five prototypes were established: three single family detached projects with a range of densities, an attached townhome project, and an apartment project. These market rate prototypes are the starting points for the feasibility analysis and the residential nexus analysis.

Figure 1. Market Rate Residential Prototypes

	Low Density SFD	*Medium Density SFD*	*Medium High Density SFD*	*Townhome*	*Apartments*
Density	3 dua	5 dua	12 dua	18 dua	25 dua
Number of Stories	1-2 stories	2 stories	2 stories	2 stories	3 stories
Average Unit Size	3,400 sf	2,500 sf	1,800 sf	1,600 sf	975 sf
Bedroom Mix	50% 4 BR 50% 5 BR	25% 3 BR 75% 4 BR	100% 3 BR	100% 3 BR	35% 1 BR 50% 2 BR 15% 3 BR
Average # of Bedrooms	4.5 BRs	3.75 BRs	3 BRs	3 BRs	1.8 BRs
Parking Type	2-car garage	2-car garage	2-car garage	2-car garage	Carports, Surface
Market Sales Price/Rent	$1,300,000	$950,000	$675,000	$550,000	$2,750/mo

See Technical Report 1 for more information.

A. Financial Feasibility Analysis

The financial feasibility analysis estimates the development feasibility of the residential prototypes under current conditions with no affordable housing obligation, the Base Case scenario. It then tests the ability of each prototype to sustain alternative on-site inclusionary requirements and in-lieu fee rates.

The feasibility analysis estimates the costs to develop the new market rate residential projects and the sales revenues or rental income generated upon completion. If the sales revenues or rental income are sufficient to support the development costs and generate a sufficient profit margin, the prototype is considered feasible. This approach to evaluating financial feasibility, known as a pro forma approach or income approach, is standard practice in the real estate industry and is utilized in one form or another by all developers when analyzing new construction projects.

Each prototype project is placed into one of the following three categories based on the pro forma results for each scenario:

1) *Feasible* – includes projects that are generally feasible and expected to develop under current market conditions.
2) *Marginal* – projects with weaker feasibility that require some improvement in economics to move forward.

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3) *Challenged* – projects that have feasibility challenges and are not likely to move forward without significant improvements to the pro forma, such as higher prices and rents or lower costs.[1]

Figure 2 summarizes the current financial feasibility of new residential development in Rocklin. This represents feasibility without an affordable housing obligation.

Figure 2. Feasibility Findings, Base Case, No Affordable Housing Obligation

	Unit Size	*Sales Price / Developer Investment Supported by Rent*	*Development Cost*	*Surplus / (Gap)*	*Surplus / (Gap) as % of Total Dev Cost*	*Feasibility Conclusion*
Low Density Single Family Detached	3,400 sf	$1,300,000	$1,267,000	$33,000	3%	Feasible
Medium Density Single Family Detached	2,500 sf	$950,000	$933,000	$17,000	2%	Feasible
Medium High Density Single Family Detached	1,800 sf	$675,000	$664,000	$11,000	2%	Feasible
Townhome	1,600 sf	$550,000	$598,000	($48,000)	-8%	Challenged
Apartments	750 sf	$339,000	$374,000	($35,000)	-9%	Challenged

See Technical Report 1 for more information. Totals may not sum due to rounding.

The pro forma model was then used to evaluate the ability of new residential development projects in Rocklin to sustain a range of potential inclusionary housing requirements, including the following scenarios:

- On-Site Affordable Units, with 5%, 10%, and 15% affordable units at affordability levels ranging from Very Low to Moderate Income.

- In-Lieu Fee Scenarios including:
  - Fees sufficient for the City to provide gap financing for offsite affordable units equal to 5% to 15% of the units in the market rate project.[2]
  - Fees of $5 and $10 per square foot to be applied to the market rate units.

The pro forma model is also used to calculate the fee levels that would be equivalent to the burden of providing on-site affordable units, also known as the compliance cost. Results of the scenario testing are summarized in Figure 3 and Figure 4.

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[1] While the analysis of the prototypes may indicate that a type of development is generally "challenged", the development factors of specific projects vary considerably and may enable some projects of that type to be successfully built.

[2] These scenarios assume that the City provides funding for units in a 100% affordable tax-credit financed rental project. See Technical Report 1 for more information.

Figure 3. Feasibility Results, For Sale Units: Scenario Testing				
For Sale Prototypes	***Low Density SFD***	***Medium Density SFD***	***Medium High Density SFD***	***Townhome***
Base Case - No Inclusionary Obligation	Feasible	Feasible	Feasible	Challenged
5% Onsite at Low Income	Feasible	Feasible	Feasible	Challenged
10% Onsite at Moderate Income	Feasible	Feasible	Feasible	Challenged
10% Onsite at Low Income	Marginal	Marginal	Marginal	Challenged
10% Onsite at Very Low Income	Marginal	Marginal	Marginal	Challenged
15% Onsite at Low Income	Challenged	Challenged	Challenged	Challenged
In-Lieu Fee @ $5 psf	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ $10 psf	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ 5% Offsite (City-Funded Units)	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ 10% Offsite (City-Funded Units)	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ 15% Offsite (City-Funded Units)	Feasible	Feasible	Feasible	Challenged

See Technical Report 1 for more information.

Figure 4. Feasibility Results, Rental Units: Scenario Testing	
	Apartments
Base Case - No Inclusionary Obligation	Challenged
5% Onsite at Low Income	Challenged
10% Onsite at Low Income	Challenged
10% Onsite at Very Low Income	Challenged
15% Onsite at Low Income	Challenged
In-Lieu Fee @ $5 psf	Challenged
In-Lieu Fee @ $10 psf	Challenged
In-Lieu Fee @ 5% Offsite (City-Funded Units)	Challenged
In-Lieu Fee @ 10% Offsite (City-Funded Units)	Challenged
In-Lieu Fee @ 15% Offsite (City-Funded Units)	Challenged

See Technical Report 1 for more information.

The scenario testing suggests that single family detached prototypes can support onsite obligations of 5% at Low Income or 10% at Moderate Income. Deeper affordability targets, such as 10% Low Income, or 10% at Very Low, reduce project feasibility into the Marginal category for most detached prototypes. A 15% onsite obligation at Low Income challenges feasibility for all of the prototypes. The analysis finds that the in-lieu fees tested are feasible for the three single family detached prototypes.

The feasibility of the townhome and apartment project prototypes are challenged in the Base Case 100% market-rate scenario. Therefore, affordable housing obligations further impair feasibility under current market conditions.

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B. Residential Nexus Analysis

The residential nexus analysis documents the linkages between market rate residential development in Rocklin and the future demand for additional affordable housing. It is important to note that per current legislation and case law, a nexus study is not required to impose inclusionary housing obligations on market rate residential projects or to impose an option to pay a fee in lieu of providing affordable units in market rate residential projects (in-lieu fees).

KMA prepared the residential nexus study to provide a contextual comparison to the financial feasibility analysis. The purpose of a residential nexus study is to demonstrate and quantify the impact of new market rate residential development on the demand for affordable housing. The underlying nexus concept is that newly constructed market rate residential units represent net new households in Rocklin. These households generate new income in Rocklin that will be used to consume goods and services. This increased consumption translates into new jobs, a share of which are low paying. These new households with low paying jobs require housing, which results in the new demand for affordable units in Rocklin. The new demand for affordable units is combined with an estimate of the local funding required to develop new affordable housing units to estimate the maximum nexus costs.

The following table identifies inclusionary percentages derived from the Residential Nexus Study.

Figure 5. Inclusionary Percentage Sufficient to Mitigate Impacts

	Prototype 1 Low Density Detached	***Prototype 2 Medium Density Detached***	***Prototype 3 Medium High Density Detached***	***Prototype 4 Single Family Attached***	***Prototype 5 Apartments***
30% of Median Income	0.6%	0.5%	0.4%	0.3%	0.3%
50% of Median Income	7.2%	5.9%	4.9%	4.1%	3.4%
80% of Median Income	7.0%	5.9%	4.9%	4.2%	3.5%
Subtotal to 80% AMI	*14.8%*	*12.3%*	*10.2%*	*8.7%*	*7.1%*
120% of Median Income	5.1%	4.4%	3.6%	3.2%	2.7%
Total (0-120% AMI)	**19.9%**	**16.6%**	**13.8%**	**11.8%**	**9.7%**

Totals may not sum due to rounding.

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C. Review of Affordable Housing Programs in Other Jurisdictions

Understanding affordable housing requirements in neighboring jurisdictions can provide helpful context when considering new requirements for the City of Rocklin. The jurisdictions reviewed by KMA include the City of Sacramento, Roseville, Loomis, Folsom, Elk Grove, Placer County and Rancho Cordova. Roseville and Rancho Cordova do not have inclusionary housing programs and therefore are not included in the summary below. The review of local programs identified the following:

- *Onsite Requirements:* Many local programs have a 10% onsite option or requirement, including Sacramento, Folsom, Loomis, and Placer County. Loomis is the only program that requires onsite units without an in-lieu fee option.

- *Affordability Levels:* The City of Sacramento's onsite option targets Low Income units. Loomis and Folsom specify Very Low and Low Income units. Placer County's program targets a mix of Very Low, Low and Moderate Income units.

- *In-lieu and Impact Fees.* Sacramento, Folsom and Placer County assess their fees per square foot of market rate units, while Elk Grove has a flat rate per market rate unit. Loomis only allows fees for fractional units and has not yet established a fee level. Fees in the local jurisdictions are primarily in the $3.00 per square foot range, with the exception of the proposed fee in Loomis. Fees in this range will almost certainly be less costly than providing units onsite, and developers will select fee payment over providing units in most cases when allowed. The analysis suggests that fees in the $3.00 per square foot range are approximately equivalent to a jurisdiction's cost to support the construction of affordable units within a 100% affordable tax credit financed project equal to 5% of the market rate units.

- *Alternative Compliance Options.* Most programs offer a range of compliance options including land dedication and offsite construction. Additional compliance options allowed in some jurisdictions include acquisition and rehabilitation of affordable units, credits, preservation of existing units and custom proposals. Most require approval from the jurisdiction.

D. Developer Input

KMA sought input from market rate developers active in Rocklin and throughout the region, through stakeholder meetings, one-on-one interviews, email communications and shared pro formas. Members of the development community noted the following:

- Development in Rocklin can be more expensive than in neighboring communities due to the soil conditions. Horizontal development costs (site work, grading, etc.) vary significantly in Rocklin depending on whether hard rock is found on the site.

- Traditional single family detached products on traditional lots are financially feasible in Rocklin, but it is difficult to get more complicated or higher density projects to meet target feasibility thresholds. Projects that are feasible in other jurisdictions, such as alley-loaded single family detached products, are not feasible for many developers in Rocklin due to higher development costs.

- Total fees (permitting, impact fees, and connection fees) are significant and are impacting project feasibility, especially for apartment projects. In particular, water connection fees charged by Placer County Water Agency and sewer connection fees charged by South Placer Municipal Utility District add significant expense to a project.

- Affordable housing fees that fall within the range of neighboring jurisdictions are thought to be feasible in Rocklin.

- Fees are preferred to onsite obligations. One developer noted that an onsite obligation without an in-lieu fee option would prevent them from building in the City in the future.

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- Allowing Accessory Dwelling Units (ADUs) to satisfy the affordability requirements for larger single family homes can be a financially feasible way to create affordable units.

- A developer suggested that inclusionary fees should not be applied to projects that are aiming to be affordable by design and that establishing a policy to reduce existing fees (including connection fees) on projects that are affordable by design would encourage the development of additional affordable housing.

E. City of Rocklin's RHNA Obligations

RHNA obligations represent a minimum projection of additional housing units needed to accommodate projected household growth at all income levels by the end of the Housing Element's statutory planning period. The City's RHNA obligations for the 2021-2029 Housing Element period are shown below.

Figure 6. City of Rocklin RHNA Obligations, 2021-2029 Housing Element Period

Income Category (% of AMI)	*Number of Units*	*Percent of Units*
Very Low (< 50% AMI)	1,911	34%
Low (50 – 80%)	1,151	20%
Moderate (80 – 120%)	771	14%
Above Moderate (Over 120%)	1,828	32%
Total	**5,661**	**100%**

Source: City of Rocklin.

Per State law, the City prepares a Housing Element Annual Progress Report for submittal to the State Department of Housing and Community Development. The report documents the City's progress towards meeting its RHNA obligations, including data on entitlements, approvals, and building permits. Figure 7 presents the number of building permits issued by income level from 2018 through 2025.

Figure 7. City of Rocklin Permitted Housing Units Per Year, By Income Level

Year	*Extremely Low*	*Very Low*	*Low*	*Moderate*	*Above Moderate*	*Total*
2018	0	0	0	45	540	585
2019	2	0	0	82	355	439
2020	2	0	4	151	266	423
2021	0	5	2	10	502	519
2022	32	60	196	32	239	559
2023	0	0	0	0	185	185
2024	0	0	0	0	256	256
2025	28	37	45	0	194	304
Total	**64**	**102**	**247**	**320**	**2,537**	**3,270**
Percent	**2%**	**3%**	**8%**	**10%**	**78%**	**100%**

Source: California Housing & Community Development. Totals may not sum due to rounding.

As shown in Figure 7, the vast majority of building permits issued in the City are for housing units affordable to Above Moderate Income households. The percentage of total units declines as the

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affordability of the units deepens, with only 2% of units permitted affordable to Extremely Low Income households.

Recently, the City has been in discussions to provide assistance to two additional tax-credit funded affordable housing rental developments, which would provide new Very Low and Low Income housing units. These projects are not represented in the numbers in Figure 7.

An inclusionary housing program is one tool that cities may use to meet RHNA obligations.

F. Recommendations

Based on the findings of the financial feasibility analysis, a review of the requirements in other jurisdictions, a review of the City's progress towards its RHNA obligations, discussions with City staff and input received from the development community, KMA recommends the following affordable housing obligations:

- The City establish an inclusionary housing program including an onsite obligation with an in-lieu fee option.
- All residential projects should be subject to an onsite obligation equal to 5% of units at Low Income.
- Developments should be allowed to pay an in-lieu fee, by right, in the range of $5.00 per square foot of livable area. This is approximately the amount of funding required for the City to assist with the development of new off-site affordable units equal to between 5% and 10% of the market rate project.
- Given that the economics of developing multi-family housing is currently challenged, the City could consider levying a fee of less than $5.00 per square foot on multifamily units.
- The fees should be indexed to changes in the California Construction Cost Index and adjusted annually.
- Projects with nine or fewer units should be exempt from the affordable housing program requirements.

II. NON-RESIDENTIAL DEVELOPMENT

A. Non-Residential Nexus Analysis

The non-residential nexus analysis documents the linkages between non-residential development in Rocklin and the demand for additional affordable housing. The analysis is conducted to meet the requirements imposed by several United States Supreme Court decisions, and by California Government

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Code Section 66000 et seq., which is sometimes referred to as "the Mitigation Fee Act." These analyses are commonly referred to as linkage or nexus analyses.

This analysis evaluates a cross section of non-residential development types that have occurred in Rocklin in recent years, and/or that may be built in the near-term future. For each land use, the analysis translates new development into new jobs, a share of which are low paying. The new households with low paying jobs require housing, which results in the new demand for affordable units in Rocklin. The new demand for affordable units is combined with an estimate of the local funding required to develop new affordable housing units to estimate the maximum nexus costs.

The following table identifies the maximum legally supportable nexus costs derived from the Non-Residential Nexus Study. These nexus costs represent the maximum legally supportable Non-Residential Linkage Fee amounts. **However, it is important to note that these are not the fee amounts being recommended by KMA.**

Figure 8. Maximum Legally Supportable Non-Residential Linkage Fees Per Square Foot	
Retail / Commercial	$72.50
Office	$71.00
Hotel / Lodging	$29.10
Warehouse	$17.10
Light Industrial	$28.80
Research and Development	$28.20

See Technical Report 3 for more information.

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B. Housing Fees in Other Jurisdictions

KMA reviewed the affordable housing linkage fees imposed by other jurisdictions in the Sacramento / Placer County region. For the jurisdictions with housing linkage fees, the fees are in the $1.00 - $3.00 per square foot, generally. Roseville does not have a linkage fee, nor does the western part of Placer County.

Figure 9. Non-Residential Affordable Housing Linkage Fees		
	Land Use	***Fees per SF***
City of Sacramento	Office	$3.33
	Hotel	$3.18
	Commercial	$2.68
	Manufacturing	$2.08
	Warehouse/Office	$0.91
Folsom	Office, Retail, Industrial, and Manufacturing	$2.05
County of Sacramento	Office	$3.00
	Hotel	$3.00
	R&D	$2.00
	Commercial	$2.00
	Manufacturing	$1.00
	Warehouse	$1.00
Elk Grove	Commercial/Retail	$1.05
	Hotel	$3.11
	Manufacturing	$1.19
	Warehouse	$1.28
Citrus Heights	Office	$1.89
	Hotel	$2.28
	Industrial/ R&D	$1.62
	Commercial/Retail	$1.72
Rancho Cordova	Office	$0.97
	Hotel	$0.92
	R&D	$0.82
	Commercial	$0.77
	Manufacturing	$0.61
	Warehouse	$0.26
Placer County, Sierra and Lake Tahoe area only	All Non-Residential	$2.73

See Technical Report 3 for more information.

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C. Recommendations

If the City of Rocklin would like to establish an affordable housing linkage fee on new non-residential development, KMA recommends fee levels similar to those charged in the neighboring jurisdictions. For new office, hotel and commercial space, a fee in the $2.75 to $3.00 range is comparable to Rocklin's neighbors. For manufacturing, industrial, and warehousing space, a fee in the $1.00 to $2.00 range is comparable to neighboring jurisdictions. If Rocklin desires to encourage non-residential development in Downtown Rocklin, it could consider applying a reduced fee to the Downtown.

TECHNICAL REPORT 1: HOUSING ANALYSIS AND FINANCIAL FEASIBILITY ANALYSIS REPORT

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The City of Rocklin ("City") is considering the adoption of an affordable housing requirement for new residential development. This Technical Report documents the Housing Analysis and Financial Feasibility Analysis conducted by Keyser Marston Associates (KMA) pursuant to a contract with the City. It was prepared to provide support and context for the City's affordable housing program. The analysis begins with a Housing Analysis to develop market rate prototypes and affordable rents and sales prices. The Housing Analysis includes a residential market study and an affordability study. The analysis then evaluates the current financial feasibility of the prototypes and models the impact on project feasibility of a range of potential affordable housing requirements, including onsite obligations and in-lieu fee options. This report also includes a review of affordable housing programs in other jurisdictions near Rocklin.

I. RESIDENTIAL MARKET STUDY

This section presents the findings of the residential market study, conducted in support of the financial feasibility analysis and the residential nexus analysis. The market study was conducted in Spring and Summer 2025. The purpose of the market study is to identify the range of residential product types expected to be built in the City in the near-term future and to assign average unit characteristics (square footage, bedrooms, parking, etc.) and market sales prices or rents to each product type.

A. Housing Development and Prototype Projects

The City of Rocklin provided information on recently built projects as well as projects in the development pipeline. Technical Report 1 Table 1 presents a summary of recent single family detached development in the City, including project densities and an overview of lot sizes, when available. The density categories correspond to the City's land use designations for single family detached units: Low Density Residential (up to 3.4 units to the acre), Medium Density Residential (3.5 to 8.4 units to the acre) and Medium High Density Residential (8.5 to 15.4 units to the acre). While the City of Rocklin is nearing build-out of its residential land, the City still expects development in each of these three land use categories in the future.

Technical Report 1 Table 2 presents summaries of higher density residential development. As shown in the table, there are several higher density rental apartment projects in the City's development pipeline. There are, however, only a few higher density ownership projects in the development pipeline. As the City approaches buildout, it is anticipated that higher density ownership projects will become more common. The City requested that KMA model a typical attached townhome development based on examples from the greater Sacramento region, as this project type is expected in the future.

KMA's review of the development pipeline identified five development prototypes. The prototypes are selected to represent the range of typical market rate development expected in the short- to mid-term future in Rocklin. The development program for each of the prototypes is summarized in the figure below.

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Figure 10. Market Rate Residential Prototypes					
	Low Density SFD	***Medium Density SFD***	***Medium High Density SFD***	***Townhome***	***Apartments***
Density	3 dua	5 dua	12 dua	18 dua	25 dua
Number of Stories	1-2 stories	2 stories	2 stories	2 stories	3 stories
Average Unit Size	3,400 sf	2,500 sf	1,800 sf	1,600 sf	975 sf
Bedroom Mix	50% 4 BR 50% 5 BR	25% 3 BR 75% 4 BR	100% 3 BR	100% 3 BR	35% 1 BR 50% 2 BR 15% 3 BR
Average # of Bedrooms	4.5 BRs	3.75 BRs	3 BRs	3 BRs	1.8 BRs
Parking Type	2-car garage	2-car garage	2-car garage	2-car garage	Carports, Surface

See Technical Report 1 Table 3.

For more information on the prototypes, including sample photographs and a list of example projects in Rocklin, see Technical Report 1 Table 3.

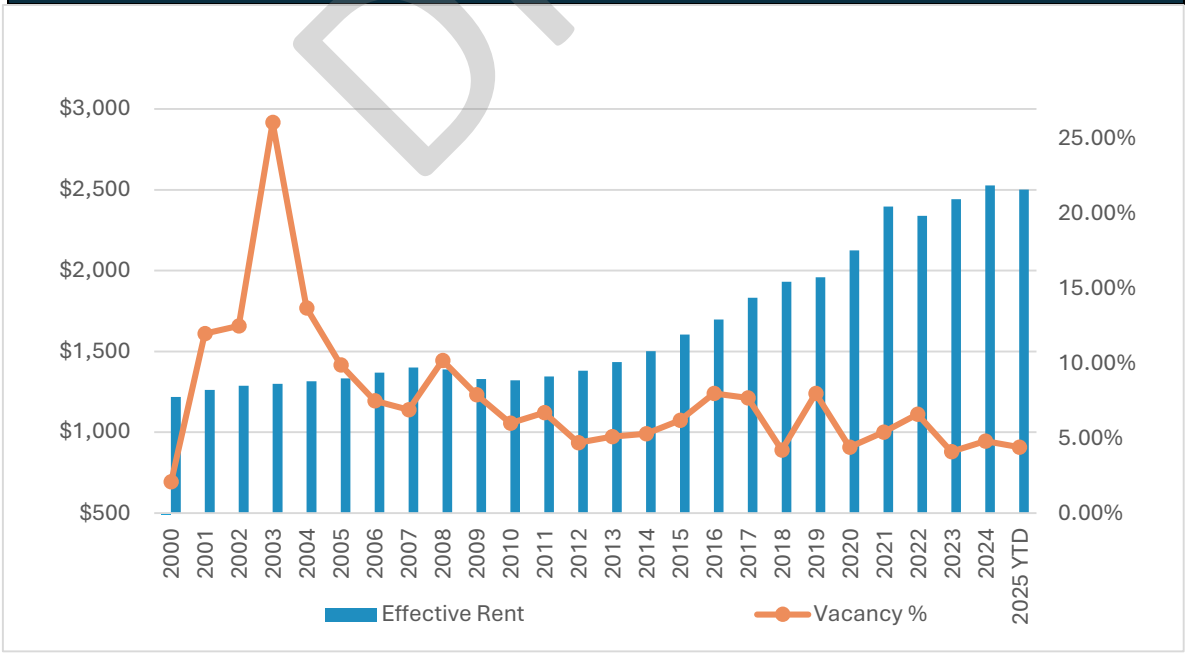
B. Market Conditions

KMA reviewed the performance of the residential market in order to establish typical sales prices and rent levels for the prototypes summarized in the figure above.

1. Market Rate Rents

As shown in Figure 11, the City of Rocklin has experienced fairly steady growth in market rate rents over the past 15 years. The average rent in the City for all units, new and old, is approximately $2,500 per month.

Figure 11. Historic Rents and Vacancy Rates, City of Rocklin



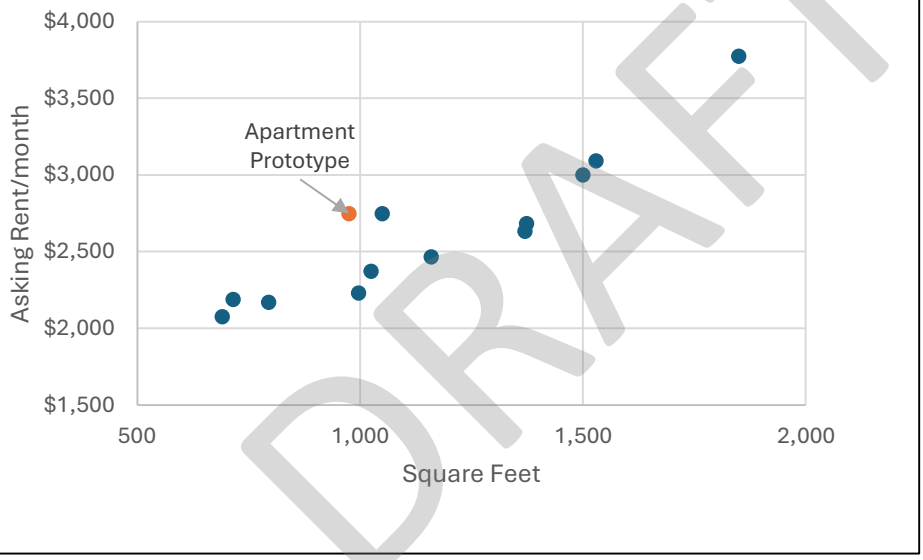
Source: CoStar.

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Technical Report 1 Table 4 presents rents in apartment units built since 2000 in the City of Rocklin. New apartment units typically rent for a premium over older units. To estimate the rents in new apartment units in Rocklin, KMA reviewed the asking rents in apartments built since 2017, presented in Technical Report 1 Table 5. Four recently built apartment projects were identified, including The Terraces at Stanford Ranch, Sierra Gateway Apartments, Garnet Creek Apartments and The James. Rents for one-bedroom units ranged from $2,077 per unit to $2,374 per unit, while two-bedroom units ranged from $2,231 to $3,094 per unit, and three-bedroom units from $2,604 to $3,002 per unit.[3] Based on the asking rents in these projects, KMA estimated that the Apartment prototype, which averages 975 sf and 1.8 bedrooms, would rent for approximately $2,750 per month.

Figure 12 below shows the asking rents for units in the four newer apartment projects in Rocklin, along with the estimated rent for the Apartment prototype.

Figure 12. Asking Rents in Newer Apartment Projects in Rocklin (Built Since 2017)



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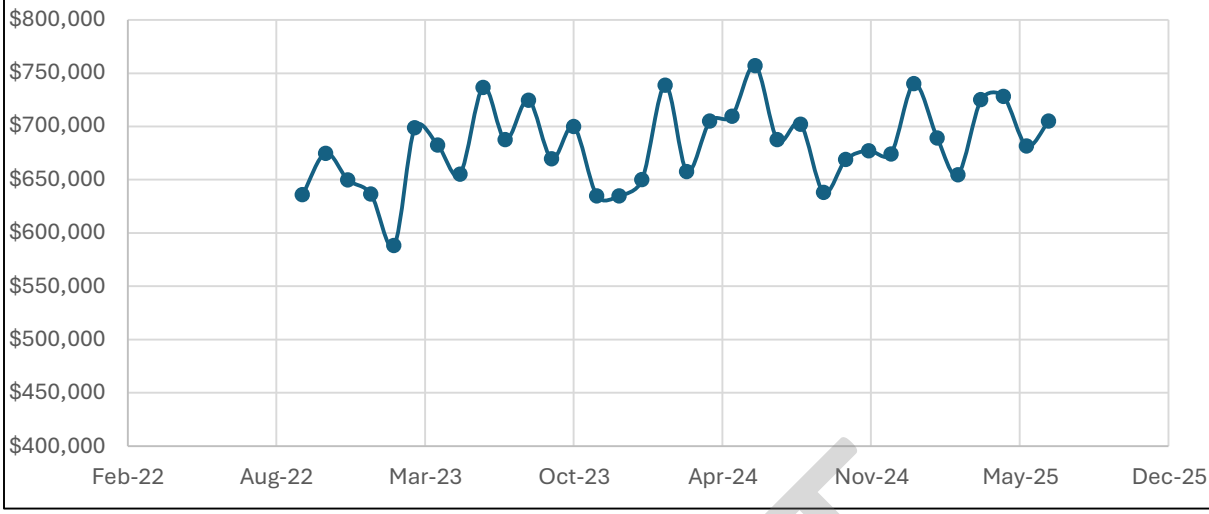
Source: CoStar, KMA.

2. Market Rate Sales Prices

As shown in Figure 13, the median sales prices of all homes in Rocklin has hovered around the $700,000 range since 2023. As with the apartments, new homes typically sell for a premium over older homes. In addition, around the median sales price, there is a fairly wide spread of home prices reflecting the range of unit sizes built in the City.

[3] Typically, 3-bedroom units have higher rents and more square footage than 2-bedrooms units. The market data for newer units in Rocklin include a project with larger 2-bedroom units on average than 3-bedroom units, with slightly higher average rents. See Technical Report 1 Table 5 for more information.

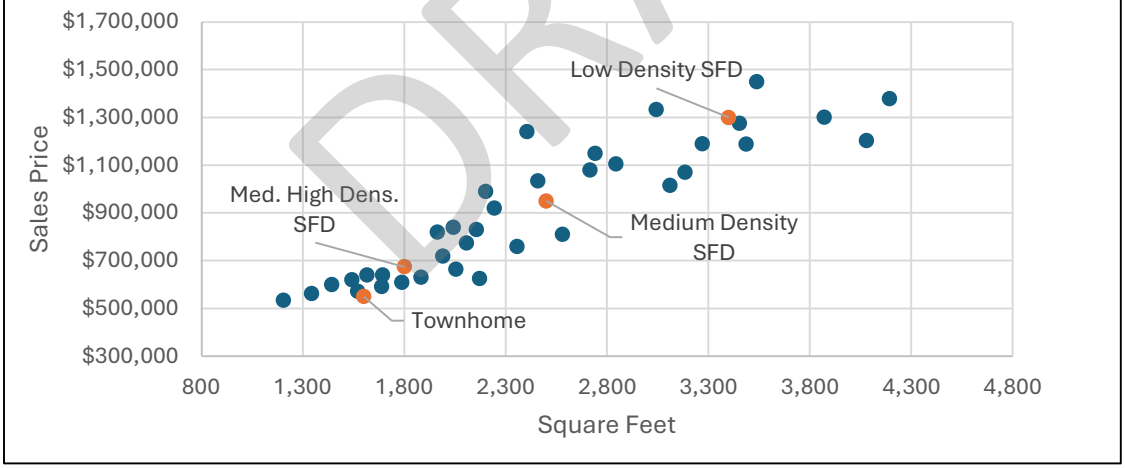
Figure 13. Median Sales Prices, All Homes, 2022-2025



Source: Realtor.com

KMA reviewed the asking prices of new homes in Rocklin, summarized below in Figure 14 and presented with more detail in Technical Report 1 Table 6. New homes currently marketing in Rocklin range in size from 1,200 sf to over 4,000 sf, with asking prices ranging from just over $500,000 to almost $1.5 million. The unit sizes and asking prices of the four ownership prototypes are also shown in Figure 14.

Figure 14. Asking Prices of New Homes in Rocklin

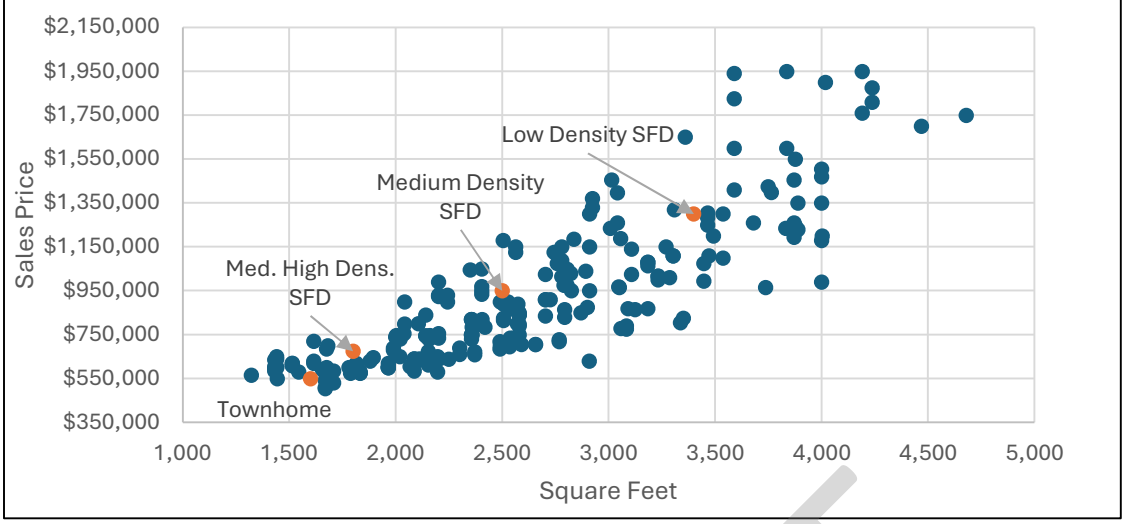


Source: The Gregory Group, KMA.

To supplement the new home asking sales prices data, KMA also reviewed the selling prices of newer homes in Rocklin, including new sales and resales of newer units. Figure 15, below, shows the sales prices for homes built since 2015 and sold since January 2024. Additional detail on homes built since 2020 and sold since January 2024 is provided in Technical Report 1 Table 7. Again, the data illustrates the wide range in unit sizes and sales prices for single family homes in the City.

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Figure 15. Sales Prices of Newer Homes in Rocklin (Built Since 2015)



Source: CoreLogic, KMA.

Using the sales data for new homes and resales of newer homes, KMA estimated the sales prices for the four for-sale prototypes. The prototypes are designed to cover the range of product types expected to be built in Rocklin going forward. The sales prices and rents for all five prototypes are shown in Figure 16 below.

Figure 16. Market Rate Prototypes

	Low Density SFD	*Medium Density SFD*	*Medium High Density SFD*	*Townhome*	*Apartments*
Density	3 dua	5 dua	12 dua	18 dua	25 dua
Number of Stories	1-2 stories	2 stories	2 stories	2 stories	3 stories
Average Unit Size	3,400 sf	2,500 sf	1,800 sf	1,600 sf	975 sf
Bedroom Mix	50% 4 BR 50% 5 BR	25% 3 BR 75% 4 BR	100% 3 BR	100% 3 BR	35% 1 BR 50% 2 BR 15% 3 BR
Average # of Bedrooms	4.5 BRs	3.75 BRs	3 BRs	3 BRs	1.8 BRs
Parking Type	2-car garage	2-car garage	2-car garage	2-car garage	Carports, Surface
Market Sales Price/Rent	$1,300,000	$950,000	$675,000	$550,000	$2,750/mo

See Technical Report 1 Table 3.

The prototypes shown in Figure 16 are used in the financial feasibility analysis and the residential nexus analysis. They are intended to reflect the range of likely market rate development in Rocklin over the next five to ten years. They were reviewed by the development community as part of the Stakeholder Meeting in August 2025.

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II. AFFORDABILITY STUDY

This section presents an overview of the City's affordable housing obligations, the affordability of market rate units, the household income categories included in the analysis, and the affordable rents and sales prices used in the analysis.

A. RHNA Obligations and Historical Permitting Trends

The City's Regional Housing Needs Allocation (RHNA) for the 2021-2029 Housing Element period is shown below. RHNA obligations represent a minimum projection of additional housing units needed to accommodate projected household growth at all income levels by the end of the Housing Element's statutory planning period.

Figure 17. City of Rocklin RHNA Obligations, 2021-2029 Housing Element Period

Income Category (% of AMI)	*Number of Units*	*Percent of Units*
Very Low (< 50% AMI)	1,911	34%
Low (50 – 80%)	1,151	20%
Moderate (80 – 120%)	771	14%
Above Moderate (Over 120%)	1,828	32%
Total	**5,661**	**100%**

Source: City of Rocklin.

Per State law, the City prepares a Housing Element Annual Progress Report for submittal to the State Department of Housing and Community Development. The report documents the City's progress towards meeting its RHNA obligations, including data on entitlements, approvals, and building permits. Figure 18 presents the number of building permits issued by income level from 2018 through 2025.

Figure 18. City of Rocklin Permitted Housing Units Per Year, By Income Level

Year	*Extremely Low*	*Very Low*	*Low*	*Moderate*	*Above Moderate*	*Total*
2018	0	0	0	45	540	585
2019	2	0	0	82	355	439
2020	2	0	4	151	266	423
2021	0	5	2	10	502	519
2022	32	60	196	32	239	559
2023	0	0	0	0	185	185
2024	0	0	0	0	256	256
2025	28	37	45	0	194	304
Total	**64**	**102**	**247**	**320**	**2,537**	**3,270**
Percent	**2%**	**3%**	**8%**	**10%**	**78%**	**100%**

Source: California Housing & Community Development. Totals may not sum due to rounding.

As shown in Figure 18, the vast majority of building permits issued in the City are for housing units affordable to Above Moderate Income households. The percentage of total units declines as the

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affordability of the units deepens, with only 2% of units permitted affordable to Extremely Low Income households.

Recently, the City has been in discussions to provide assistance to two additional tax-credit funded affordable housing rental developments, which would provide new Very Low and Low Income housing units. These projects are not represented in the numbers in Figure 18.

An inclusionary housing program is one tool that cities may use to meet RHNA obligations.

B. Household Income Categories

The financial feasibility analysis addresses the following income categories defined by the California Department of Housing and Community Development (HCD) in relation to the Area Median Income (AMI):

- Very Low Income: households earning up to 50% of AMI;
- Low Income: households earning over 50% of AMI and up to 80% of AMI; and
- Moderate Income: households earning over 80% of AMI and up to 120% of AMI.

The 2025 median income for a family of four in Placer County is $120,800. Figure 19 identifies income limits for each income category and household size.

Figure 19. 2025 Placer County Income Limits

		Household Size (Persons)					
Income Category	**% of AMI**	**1**	**2**	**3**	**4**	**5**	**6**
Extremely Low Income	30% AMI	$27,050	$30,900	$34,750	$38,600	$41,700	$44,800
Very Low Income	50% AMI	$45,050	$51,450	$57,900	$64,300	$69,450	$74,600
Low Income	80% AMI	$72,050	$82,350	$92,650	$102,900	$111,150	$119,400
Median Income	100% AMI	$84,550	$96,650	$108,700	$120,800	$130,450	$140,150
Moderate Income	120% AMI	$101,450	$115,950	$130,450	$144,950	$156,550	$168,150

Source: California Department of Housing and Community Development, 2025 Income Limits.
AMI = Area Median Income

The affordable prices and rents for the income categories addressed in the analysis are shown in Figure 20 and Figure 21. Supporting calculations are provided in Technical Report 1 Tables 8 and 9.

Figure 20. 2025 Affordable Prices

	Single Family Detached			*Attached*	
	3-BR	***4-BR***	***5-BR***	***3-BR***	***4-BR***
Very Low Income, 50% of AMI Prices	$143,800	$149,100	$154,600	$137,600	$147,600
Low Income, 70% of AMI Prices	$226,200	$237,900	$250,200	$220,000	$236,400
Moderate Income, 110% of AMI Prices	$466,100	$497,300	$528,900	$460,100	$495,800

Based on 2025 Income Limits. Assumes a 10% downpayment. See Technical Report 1 Table 8 for supporting calculations.

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Figure 21. 2025 Affordable Rents (Monthly)				
	Studio	*1-BR*	*2-BR*	*3-BR*
Very Low Income, 50% of AMI Rents	$977	$1,112	$1,225	$1,338
Low Income, 60% of AMI Rents	$1,188	$1,354	$1,497	$1,640

Based on 2025 Income Limits. Affordable rents are net of utility allowance. See Technical Report 1 Table 9 for supporting calculations.

C. Household Income Needed to Afford Prototype New Market Rate Units

The estimated household income needed to afford prototype market rate units is identified in Technical Report 1 Table 10. Findings are based on market prices and rents, shown in from Figure 22. As shown:

- For sale prototypes – households need between 113% and 223% of area median income to afford prototype market rate for-sale units, depending on the prototype. This assumes the household has a 20% cash down payment.[4]
- Rental prototypes – households need 108% of area median income to afford prototype market rate rental units.

The estimated market prices for the higher density for sale prototypes are within a range that Moderate Income households can afford, assuming the homebuyer has a 20% cash down payment. Market rents for new prototype rental apartment units are affordable for Moderate Income households (up to 120% AMI).

Figure 22. Affordability of New Market Rate Units					
	Low Density SFD	*Medium Density SFD*	*Medium High Density SFD*	*Townhome*	*Apartments*
Prototype Sales Price / Rent Level	$1,300,000	$950,000	$675,000	$550,000	$2,750
Household Income (% of AMI) Required	223%	175%	134%	113%	108%

Estimates assume a 20% downpayment. See Technical Report 1 Table 10.

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III. FINANCIAL FEASIBILITY ANALYSIS

The financial feasibility analysis evaluates the economics of the prototype residential development projects and tests their ability to sustain alternative affordable housing fee rates and on-site inclusionary requirements.

The feasibility analysis estimates the costs to develop the new market rate residential projects and the sales revenues or rental income generated upon completion. If the sales revenues or rental income are sufficient to support the development costs and generate a sufficient profit margin, the prototype is

[4] A 20% down payment reduces monthly mortgage payments and eliminates a need for mortgage insurance. This in turn reduces the income estimated to be needed to afford the unit, due to lower monthly housing costs. The affordable sales prices assume a 10% downpayment, increasing the amount of income required to afford a unit.

considered feasible. This approach to evaluating financial feasibility, known as a pro forma approach or income approach, is standard practice in the real estate industry and is utilized in one form or another by all developers when analyzing the feasibility of new construction projects.

A. Analysis Limitations

This analysis, by its nature, can only provide an overview-level assessment of development economics because it is based on prototypical projects rather than specific projects. Every project has unique characteristics that will dictate rents or sale prices supported by the market as well as development costs and developer return requirements. Each developer will assess a project's risks and returns and assemble project financing differently. The economics of actual projects may look better, and some may look worse than those of the prototypes analyzed.

The feasibility analysis represents a snapshot of real estate market conditions as of the time this analysis was prepared in the summer / early fall 2025. Real estate development economics are fluid and are impacted by constantly changing conditions with regard to rent potential and sale prices, construction costs, land costs, and costs of financing. A year or two from now, conditions will undoubtedly be different than they are today.

B. Development Investment Supported, Rental Projects

The magnitude of investment supported for new for sale housing is determined by the sales prices of the new units, shown in Figure 16. For new rental units, the amount of developer investment supported is often calculated using Net Operating Income and an estimated return on cost.

Net Operating Income (NOI) is equal to the annual rental income plus other income (laundry, pet income, etc.) minus operating expenses and a 5% allowance for credit loss and vacancy. As shown in Figure 23, the NOI for market rate units is estimated at $21,200/unit/year. NOI is divided by a return on cost (ROC)[5] to estimate the amount of developer investment (debt and equity) that can be supported by the rental income from the project. A 6.25% threshold developer return on cost is used, based on a combination of published surveys and feedback provided by local developers. On this basis, the supported investment with 100% market rate units is estimated at $339,000.

Figure 23. Net Operating Income and Investment Supported, 100% Market Rate

	Apartment Prototype
Monthly Rent	$2,750
Gross Rental Income	$33,000
Other Income	$1,200
(Less) 5% Vacancy, Operating Expense, Taxes	($13,000)
Net Operating Income	$21,200
Threshold Return on Cost	6.25%
Developer Investment Supported	$339,000

[5] Return on Cost (ROC) represents the ratio between net operating income and development cost of the project.

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C. Residential Land Values

Data on residential land sales was accessed from CoStar, a third-party vendor of market data, Zillow, and active local developers. Technical Report 1 Table 11 provides a summary of the residential land sale transactions by type. Few land transactions have occurred since 2022, and the published data does not always indicate whether the sale represents raw land or finished lots. The condition of lots at sale is an important consideration in pricing. Finished lots with necessary intract street and utility improvements will sell for a premium over lots without these improvements in place. This is particularly true in Rocklin, where soil conditions can make site development costs very expensive. Site development costs vary greatly throughout the City, and discussions with developers and city staff suggest that the soil conditions add uncertainty as well as expense to development in Rocklin. For the purposes of this analysis, we have assumed that site development costs will be significantly more expensive than is typically experienced throughout the broader market area. It is expected that some projects in Rocklin will have lower site development costs.

Figure 24. Land and Site Work Cost Estimates

Prototype	*Density (du/ac)*	*Representative Lot Size (sf)*	*Site Cost Per Unit*	*Intract Improvements Per Lot/Unit*	*Finished Lot/ Per Unit Cost (before fees)*
Low Density SFD	3	11,000	$145,000	$305,000	$450,000
Medium Density SFD	5	7,000	$105,000	$192,000	$297,000
Medium High Density SFD	12	3,000	$44,000	$134,000	$178,000
Townhome	18	attached	$29,000	$90,000	$119,000
Apartments	25	n/a	$17,000	$38,000	$56,000

Totals may not sum due to rounding.

D. Development Costs

The direct costs of development include all contractor labor and material costs to construct the project including general requirements, contractor fees, and contingencies. As shown in Figure 26, the direct construction costs are estimated between $195,000 to $374,000/unit depending upon the unit type and size. Key variables with respect to direct costs include the size of the unit, unit type, and overall density. In general, higher density prototypes are more costly on a per square foot basis than lower density prototypes. The cost estimates have been made based on cost figures provided by development professionals active in the local market and third-party cost estimator Marshall & Swift.

Indirect costs of development include architecture and engineering (A&E), municipal fees and permits costs, taxes, insurance, overhead, debt financing costs, etc. Fees and permits were estimated using two or three sample projects for each prototype. The City provided fee payment data for the sample projects that were processed through the City. In some cases, the projects were processed before the City adopted a set of new impact fees; KMA added an estimate for the new City fees as necessary. Given the recent increases in Placer County Water Agency water connection fees, KMA calculated water connection fees based on the mix of lot sizes, non-residential (landscaping) meter sizes, etc., for the

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sample projects but applied the current rates. In addition, a local developer provided fee calculations for a project under development, and a second developer reviewed and confirmed that the estimates were generally consistent with their experience. For scenarios that include affordable housing on-site for households earning less than 60% AMI, the City's existing program of reducing certain impact fees is taken into consideration in the estimates.

Figure 25. Total Permitting, Impact and Connection Fee Estimates, New Residential Units

	Low Density SFD	*Medium Density SFD*	*Medium High Density SFD*	*Townhome*	*Apartments*
Gross Square Footage	3,400 sf	2,500 sf	1,800 sf	1,600 sf	1,026 sf
City, County, State, PCTPA Permits & Fees	$39,000	$35,000	$34,500	$28,000	$21,000
School Impact Fees ($5.17/gross sf)	$17,578	$12,925	$9,306	$8,272	$5,306
PCWA Water Connection Fees	$23,000	$17,500	$8,500	$8,500	$6,500
SPMUD Sewer Connection Fees	$14,812	$14,812	$14,812	$14,812	$14,812
Total Per Unit, Rounded	**$94,400**	**$80,200**	**$67,100**	**$59,600**	**$47,600**
Affordable Unit Fee Reduction (40% City Impact Fees)	*($4,200)*	*($3,600)*	*($3,600)*	*($3,600)*	*($1,600)*

Estimated financing costs reflect an interest rate of 7% for for-sale prototypes and 8% for rental.

The for-sale pro forma analyses reflect a threshold builder net profit margin of 10% of sales revenue. For rental projects, profit to the developer is captured as part of the return on cost, discussed in Section B above.

Total development cost plus a threshold builder profit margin is estimated to range from roughly $374,000 to $1,267,000/unit depending on the prototype, as summarized in Figure 26. See Technical Report 1 Table 12 for additional details.

Figure 26. Total Development Cost Per Unit

	Unit Size	*Land / Lot Costs*	*Direct Construction*	*Fees and Permits*[1]	*Indirects, Financing, Sales, Closing*	*Builder Profit*[2]	*Total Cost +Builder Profit*
Low Density SFD	3,400 sf	$450,000	$374,000	$94,400	$219,000	$130,000	$1,267,000
Medium Density SFD	2,500 sf	$297,000	$300,000	$80,200	$162,000	$95,000	$933,000
Medium High Density SFD	1,800 sf	$178,000	$236,000	$67,100	$116,000	$67,500	$664,000
Townhome	1,600 sf	$119,000	$264,000	$59,600	$101,000	$55,000	$598,000
Apartments	975 sf	$56,000	$195,000	$47,600	$76,000	n/a	$374,000

[1] Includes all connection fees.

[2] Threshold net builder profit margin estimated at 10% of sales. For rentals, developer returns are reflected as part of the return on cost used to identify supported investment.

See Technical Report 1 Table 12 for additional information. Totals may not sum due to rounding.

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E. Feasibility Criteria

The financial feasibility analysis is based on the relationship between the project's revenue potential, estimated development costs, and a threshold developer return commensurate with the cost of funds and development risk. Each prototype project is placed into one of the following three categories based on the pro forma results for each scenario:

1) *Feasible* – includes projects that are generally feasible and expected to develop under current market conditions. For-sale projects are classified as feasible if sales revenues are in balance with development costs plus a 10% net profit to the homebuilder. Rental projects are classified as feasible if the developer investment supported by the project's rental income, based on a threshold return on cost assumption of 6.25%, is in balance with the cost to develop the project. Projects are deemed to be in balance if revenues are within a 3% margin of costs including a threshold return. This 3% tolerance is in recognition of variation between projects, a margin for error in illustrative pro forma analyses, the fact that projects would be fully in balance with slightly more bullish revenue assumptions or minor changes in cost estimates, because some developers may be willing to move forward with slightly lower returns or have slightly lower overhead, there may be some ability to achieve concessions on land costs, and because in our experience developers may be interested in pursuing projects that fall slightly below targeted return thresholds at the predevelopment stage, depending on market conditions and other factors.

2) *Marginal Feasibility* – projects with weaker feasibility that require some improvement in economics to move forward. Projects classified as marginally feasible have development costs plus builder profit that are out of balance with revenues in excess of the 3% margin cited above, but by no more than 7%.

3) *Challenged Feasibility* – projects that have feasibility challenges and are not likely to move forward without more significant improvements to the pro forma, such as higher prices and rents or lower costs. Projects classified as infeasible / challenged have development costs plus required builder profit that exceed revenues by more than 7%.

The above categories allow characterization of results in a systematic fashion to facilitate simple comparisons across scenarios. A limitation is that projects with economics that are narrowly separated might be placed in different feasibility categories, without capturing that nuance. Additional detail on each scenario can be found in Technical Report 1 Tables 12 through 22.

Figure 27 summarizes the criteria used to place projects into these three feasibility categories.

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Figure 27. Feasibility Criteria		
Feasibility Category	***For-Sale Feasibility Criteria***	***Rental Feasibility Criteria***
Feasible	Sales revenues are in balance with the total development cost of the project plus a threshold developer return (within 3%).	Development costs including land are in balance with the developer investment supported by the project's rental income (within 3%).
Marginal Feasibility	Total development cost plus a threshold developer return exceeds, by 3% to 7%, the estimated sales revenues generated by the project.	Development cost including land exceeds, by 3% to 7%, the developer investment that can be supported by the project's rental income.
Challenged Feasibility	Total development cost plus a threshold developer return exceeds estimated sales revenues by more than 7%.	Development costs including land exceed the developer investment supported by the project's rental income by more than 7%.

Factors that can improve project feasibility over time include increases in prices or rents, more competitive construction pricing, decreases in fees or other requirements, adjustments to land costs, more favorable investment conditions that reduce the cost of capital, or a combination of these factors. Of course, future changes could also move in the opposite direction and adversely affect feasibility. Land prices can adjust in response to market or other factors affecting the economics of development projects, and in this way can sometimes help absorb the impact of these changes. However, there are limits on the potential for adjustments to land values to improve the economics as sellers may prefer to hold out until they achieve pricing consistent with their expectations.

F. Feasibility Findings

Figure 28 summarizes feasibility conclusions for the prototypes under current market conditions with no affordable housing obligation: the Base Case scenario. The analysis shows that the single family detached projects are feasible, based on sales prices that are in line with development costs. The attached townhome project has challenged feasibility, as the estimated sales price does not currently support the higher development costs associated with this product type. For townhomes, the current estimated market rate price per square foot is less than the price per square foot being achieved by detached homes; it is the low sales prices that are hindering the feasibility of townhome development rather than disproportionately high development costs. The apartment prototype was also found to have challenged feasibility based on development costs that exceed the developer investment that is supported by existing market rents. The supporting pro forma table for the Base Case scenario is provided in Technical Report 1 Table 12.

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Figure 28. Feasibility Findings, Base Case, No Affordable Housing Obligation						
	Unit Size	*Sales Price/ Developer Investment Supported by Rent*	*Development Cost*	*Surplus / (Gap)*	*Surplus / (Gap) as % of Total Dev Cost*	*Feasibility Conclusion*
Low Density SFD	3,400 sf	$1,300,000	$1,267,000	$33,000	3%	Feasible
Medium Density SFD	2,500 sf	$950,000	$933,000	$17,000	2%	Feasible
Medium High Density SFD	1,800 sf	$675,000	$664,000	$11,000	2%	Feasible
Townhome	1,600 sf	$550,000	$598,000	($48,000)	-8%	Challenged
Apartments	750 sf	$339,000	$374,000	($34,000)	-9%	Challenged

See Technical Report 1 Table 12 for additional information.

For projects that have a surplus of revenues over total development cost plus a threshold builder profit margin, builder margins would either exceed the minimum threshold, higher lot values would be supported, and/or the project would have a greater ability to absorb additional costs. Where a gap is reflected, builder margins may fall under the threshold return and/or concessions on lot cost or other cost efficiencies would need to be identified.

Note that project feasibility would be expected to vary by project based on a range of factors, including site conditions, location within the City, developer return requirements, unit types and density, and many more. This is particularly true in Rocklin where soil conditions can impact horizontal development costs significantly. While the analysis suggests that single family detached projects are generally feasible and multifamily attached projects have challenged feasibility, this should not be interpreted as universally true within the City. For example, it may be the case that certain developers are willing to move forward on multifamily projects in the current climate due to the specific factors in place for their project and their funding return requirements.

G. Scenario Testing

The pro forma model summarized above was used to evaluate the ability of new residential development projects in Rocklin to sustain a range of potential inclusionary housing requirements, including the following scenarios:

- On-Site Affordable Units, with 5%, 10%, and 15% affordable units at affordability levels ranging from Very Low to Moderate Income.
  - Affordable pricing at Very Low (50% AMI), Low (70% of AMI) and Moderate (100% AMI)
  - Affordable rents at Very Low (50% AMI), and Low (60% of AMI)
- In-Lieu Fee Scenarios including:
  - Fees sufficient for the City to provide gap financing for offsite affordable units equal to 5% to 15% of the units in the market rate project.[6]

[6] These scenarios assume that the City provides funding for units in a 100% affordable tax-credit financed rental project. For purposes of this analysis, City-funded gap financing is defined as the difference between development costs and the sum of: 4% tax credit proceeds, supported mortgage debt and deferred developer fee, and is assumed to average $134,000 per affordable unit. In many cases, additional funding is secured, which reduces the

- Fees of $5 and $10 per square foot to be applied to the market rate units.

The pro forma model is also used to calculate the fee levels that would be equivalent to the burden of providing on-site affordable units, also known as the compliance cost. Results of the scenario testing are summarized in Figure 29 and Figure 30, with additional detail for each scenario provided in Technical Report 1 Tables 13 through 22.

Figure 29. Feasibility Results, For Sale Units: Scenario Testing

For Sale Prototypes	*Low Density SFD*	*Medium Density SFD*	*Medium High Density SFD*	*Townhome*
Base Case - No Inclusionary Obligation	Feasible	Feasible	Feasible	Challenged
5% Onsite at Low Income	Feasible	Feasible	Feasible	Challenged
10% Onsite at Moderate Income	Feasible	Feasible	Feasible	Challenged
10% Onsite at Low Income	Marginal	Marginal	Marginal	Challenged
10% Onsite at Very Low Income	Marginal	Marginal	Marginal	Challenged
15% Onsite at Low Income	Challenged	Challenged	Challenged	Challenged
In-Lieu Fee @ $5 psf	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ $10 psf	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ 5% Offsite (City-Funded Units)	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ 10% Offsite (City-Funded Units)	Feasible	Feasible	Feasible	Challenged
In-Lieu Fee @ 15% Offsite (City-Funded Units)	Feasible	Feasible	Feasible	Challenged

See Technical Report 1 Tables 12 through 22 for more information. See Technical Report 1 Table 23 for calculation of the in-lieu fees based on City-Funded Units.

Figure 30. Feasibility Results, Rental Units: Scenario Testing

	Apartments
Base Case - No Inclusionary Obligation	Challenged
5% Onsite at Low Income	Challenged
10% Onsite at Low Income	Challenged
10% Onsite at Very Low Income	Challenged
15% Onsite at Low Income	Challenged
In-Lieu Fee @ $5 psf	Challenged
In-Lieu Fee @ $10 psf	Challenged
In-Lieu Fee @ 5% Offsite (City-Funded Units)	Challenged
In-Lieu Fee @ 10% Offsite (City-Funded Units)	Challenged
In-Lieu Fee @ 15% Offsite (City-Funded Units)	Challenged

See Technical Report 1 Tables 12 through 22 for more information. See Technical Report 1 Table 23 for calculation of the in-lieu fees based on City-Funded Units.

amount of needed city funding. However, additional funding sources are not assumed for this analysis because they are competitively allocated and not readily available for each project. See Technical Report 1 Table 23 and Technical Report 4 for more information.

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The scenario testing suggests that single family detached prototypes can support potential onsite obligations of 5% at Low Income or 10% at Moderate Income. Lower affordability targets, such as 10% Low Income or 10% at Very Low Income, reduce project feasibility into the Marginal category for most detached prototypes. A 15% onsite obligation challenges feasibility for all of the prototypes. The analysis finds that the in-lieu fees tested are feasible for the three single family detached prototypes.

The townhome project and the apartment project have challenged feasibility in the Base Case 100% market rate scenario. Therefore, affordable housing obligations further impair feasibility.

H. Compliance Cost Analysis

The cost of complying with alternative affordable housing requirements was expressed as a cost per net square foot of livable area within the project. The purpose is to assist in understanding the relative effects of various alternatives on the economics of residential development projects. For scenarios modeling an onsite obligation, the identified dollar per square foot cost of providing affordable units within the project is referred to as the equivalent in-lieu fee or the compliance costs. The calculation is shown for each onsite scenario on Technical Report 1 Tables 13 through 17. The calculation is based on the net impact to the surplus or gap in the pro forma from setting aside a share of units at affordable prices or rents. The surplus/gap from the onsite scenario is compared to the surplus/gap from the Base Case scenario to estimate the impact on the project.

The term “cost” is used, although technically the impact of an affordability restriction is forgone rent revenue or sales proceeds. Costs are higher when there is a larger difference between market rate and affordable prices or rents. Note that for the townhome prototype and the apartment prototype, the analysis likely understates actual compliance costs, as sales prices and rents for those product types will likely be higher when those projects become feasible.

Figure 31 and Figure 32 present the results of the compliance cost analysis for for-sale and rental projects.

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Figure 31. Compliance Cost Analysis, For Sale Prototypes								
	Low Density Single Family Detached		*Medium Density Single Family Detached*		*Medium High Density Single Family Detached*		*Townhome*	
Square Feet Per Unit	*3,400 sf*		*2,500 sf*		*1,800 sf*		*1,600 sf*	
	psf	**per unit**	**psf**	**per unit**	**psf**	**per unit**	**psf**	**per unit**
5% Onsite at Low	$13.44	$45,700	$12.38	$31,000	$10.86	$19,500	$8.94	$14,300
10% Onsite at Moderate	$20.06	$68,200	$15.98	$40,000	$10.11	$18,200	$4.87	$7,800
10% Onsite at Low	$26.91	$91,500	$24.80	$62,000	$21.66	$39,000	$17.88	$28,600
10% Onsite at Very Low	$29.15	$99,100	$27.67	$69,200	$25.42	$45,800	$22.11	$35,400
15% Onsite at Low	$40.41	$137,400	$37.22	$93,100	$32.46	$58,400	$26.88	$43,000
In-Lieu Fee @ $5 psf	$5.00	$17,000	$5.00	$12,500	$5.00	$9,000	$5.00	$8,000
In-Lieu Fee @ $10 psf	$10.00	$34,000	$10.00	$25,000	$10.00	$18,000	$10.00	$16,000
In-Lieu Fee @ 5% Offsite	$1.97	$6,700	$2.68	$6,700	$3.72	$6,700	$4.19	$6,700
In-Lieu Fee @ 10% Offsite	$3.94	$13,400	$5.36	$13,400	$7.44	$13,400	$8.38	$13,400
In-Lieu Fee @ 15% Offsite	$5.91	$20,100	$8.04	$20,100	$11.17	$20,100	$12.56	$20,100

See Technical Report 1 Tables 12 through 22 for more information. See Technical Report 1 Table 23 for calculation of the in-lieu fees based on City-Funded Offsite Units.

Figure 32. Compliance Cost Analysis, Apartments		
	Apartments	
Square Feet Per Unit	***975 sf***	
	psf	**per unit**
5% Onsite at Low Income	$11.92	$11,600
10% Onsite at Low Income	$23.84	$23,200
10% Onsite at Very Low	$28.66	$27,900
15% Onsite at Low	$35.65	$34,800
In-Lieu Fee @ $5 psf	$5.00	$4,875
In-Lieu Fee @ $10 psf	$10.00	$9,750
In-Lieu Fee @ 5% Offsite (City Funded Units)	$6.87	$6,700
In-Lieu Fee @ 10% Offsite (City Funded Units)	$13.74	$13,400
In-Lieu Fee @ 15% Offsite (City Funded Units)	$20.62	$20,100

See Technical Report 1 Tables 12 through 22 for more information. See Technical Report 1 Table 23 for calculation of the in-lieu fees based on City-Funded Offsite Units.

The compliance cost analysis can be used to understand the relative cost of onsite obligations compared to in-lieu fee levels. For single family detached units, the compliance cost analysis suggests that the onsite obligations tested are more costly to the developer than the in-lieu fees tested. An onsite obligation of 5% at Low is approximately equivalent to an in-lieu fee of $13 per square foot for the largest unit, and less costly for the smaller units. Note that developers tend to select fee payment over onsite units when the options are roughly comparable.

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I. Potential Development Project Responses to New Requirement

There are a variety of ways development projects could potentially respond to a new or significantly increased requirement, just as projects adapt to fluctuations in home prices, rents, construction costs and other factors. A minor change in costs may not result in a substantive adjustment to the economics of projects and may not lead to material effects, while a more substantive change might elicit one or more of the following possible outcomes:

- *Adjustments to Land Costs* – Developers purchase development sites at values that will allow for financially feasible projects. When a housing fee or inclusionary housing requirement is in place, developers "price in" the requirement when evaluating a project's economics and negotiating the purchase price for development sites. When affordable housing fees or inclusionary requirements are increased, it is possible that downward pressure on land costs could result as developers adjust what they can afford to pay for land. This downward pressure on land prices can, to some degree, bring costs back into better balance with the overall economics supported by projects. While adjustments to land costs are possible, several factors limit the extent to which adjustments can occur. Existing uses on a site that generate income or alternative land uses that compete for a site will tend to dampen the potential for downward adjustments to land price. Landowners have expectations regarding the value of their property and may hold the property off the market rather than accept a less attractive price, especially if the property is generating income, or it may take time for pricing expectations to adjust. For larger developments with substantial infrastructure requirements, a reduction in the value supported by the residential units affects the resources available to fund infrastructure and constrains the ability to absorb reduced land values while maintaining a viable financing plan for required infrastructure.

- *Improving Market Conditions Sustain Feasibility* – When prices and rents are rising, it can help absorb the cost of a new requirement and allow projects to move forward despite an added cost.

- *Narrower Range of Market Conditions where Projects Are Feasible*– If a new requirement makes projects significantly more challenging, projects may only move forward under a narrower range of market conditions, or in the extreme case, not at all. For example, following a downturn in the market, once conditions begin to improve again and new development projects start to move forward, a significant new requirement could increase the length of time for projects to begin moving again. In effect, projects may wait for market conditions to support somewhat higher market prices or rents before they move forward. In the extreme case, projects may not develop at all if requirements are too high for any market condition the jurisdiction is likely to see.

- *Shift in Development to Other Communities* – If a new requirement makes it substantially more costly to build in the City of Rocklin relative to other nearby communities, projects in nearby communities may be feasible before projects in Rocklin are. This could result in other communities absorbing a larger share of new residential development compared to the Rocklin.

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Changes that represent a tiny fraction of the overall development cost of a project may not have a material effect. For more substantive changes, a combination of all the above adjustments may occur, or changes may be weighted toward one type of adjustment or another, depending on conditions specific to the jurisdiction. For example, a community or neighborhood where market conditions are strong and supply is very limited may see new requirements absorbed mainly through adjustments to land values, while a community where market conditions are not as strong and potential purchasers of new units tend to be more cost sensitive may be more likely to see projects shift toward other jurisdictions or move forward under a narrower set of market conditions.

IV. AFFORDABLE HOUSING REQUIREMENTS IN OTHER JURISDICTIONS

Understanding affordable housing requirements in neighboring jurisdictions can provide helpful context when considering new requirements for the City of Rocklin. KMA assembled a summary overview of affordable housing requirements applicable to residential development in seven local jurisdictions. The jurisdictions include the City of Sacramento, Roseville, Loomis, Folsom, Elk Grove, Placer County and Rancho Cordova. The summary provides the basic requirements (affordable units onsite, affordable housing impact fees, etc.) and alternative compliance options. Some programs are structured as affordable housing impact fees, while some are inclusionary programs with or without in-lieu fee options, and others are implemented through General Plan/Housing Element requirements.
In general, the neighboring jurisdictions require the following:

- Affordable Housing Impact Fees
  - The City of Sacramento has an affordable impact fee program with a 10% at Low onsite option. The base fee is $3.56 per square foot. An update to the program is underway.
  - The City of Elk Grove has an impact fee equal to $6,354 per unit for single-family projects (1 to 2 units) and $3,812 per unit for multifamily projects (3 or more units).

- Onsite Obligations with In-Lieu Fees
  - The City of Folsom requires for sale projects to set aside 10% of units at Very Low and Low prices but allows projects to pay an in-lieu fee of $3.00 per square foot by right. Until January 2026, the City's in-lieu fee was set at 1% of the lowest market sales price in the project.
  - The Town of Loomis recently adopted an inclusionary program with a 10% onsite requirement. For sale projects are required to provide 10% of units at Low and rental projects 5% at Very Low and 5% at Low. The town allows in-lieu fee payments only for projects with 5 to 9 units, and for fractional units. The town has not yet adopted an in-lieu fee, but the Planning Commission has recommended a fee of $17 per square foot for for-sale projects and $22 per square foot for rental.
  - Placer County has a 10% onsite requirement for for-sale and rental projects. The income targets vary by whether the project is part of a Specific or Master Plan. Projects with fewer

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than 100 units are allowed to pay an in-lieu fee of $2.73 per square foot, by right. The County recently completed a study to support potential updates to its program.

- Other Affordable Housing Requirements
  - The City of Roseville does not have an inclusionary housing program. The City has a General Plan Goal that 10% of all new housing units will be affordable to moderate, low and very low income households. The goal is implemented through the City's Specific Plans, which assign affordable housing obligations on a parcel-by-parcel basis. In-lieu fees are occasionally allowed and are calculated on a case-by-case basis. Off-site construction within high-density rental tax credit projects is a permitted alternative to onsite affordable units.
  - The City of Rancho Cordova has a Housing Element Policy that requires new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) to include an Affordable Housing Plan for the project that identifies the project's plan for providing affordable housing. These areas are typically high resource and promote inclusion of affordable housing in high opportunity areas. Compliance options include onsite affordable units, land dedication, rehab of existing units, or in-lieu fees.

Technical Report 1 Table 24 provides additional information regarding the provisions of each program, including:

- Population from the US Census and the California Department of Finance.
- Year adopted or most recently updated.
- Program requirements including whether the program requires onsite units, a fee payment, offsite units, or a choice. While some cities technically offer a choice, the fee payment is often significantly less costly than onsite units, suggesting that most projects are likely to pay the fee.
- Minimum project size. Many programs exempt small projects, either from providing onsite units (allowing fee payment instead of units) or from any housing obligation. The minimum project size is presented by unit tenure and is shown separately for fee payment and build requirements.
- Onsite Requirement / Option. Percent of units required and income level of the affordable units.
- Impact / In-lieu Fee. Current fee levels and how the fees are assessed.
- Deed Restriction Term. The length of the deed restriction for the inclusionary units by tenure.
- Other Compliance Options. Alternative compliance options such as off-site units and dedicating land for affordable housing. Some programs require City/County approval of these options, while others allow them by right.

The review of local programs identified the following:

- Many local programs have a 10% onsite option or requirement, including Sacramento, Folsom, Loomis, and Placer County. Roseville's program also establishes a 10% goal.

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- When units are provided onsite, Loomis and Folsom require a mix of Very Low and Low income units. Roseville and Placer County require a mix of Very Low, Low and Moderate income units. Sacramento's onsite option requires units at Low Income.
- Fees in the area are most often assessed per square foot of market rate units, including Sacramento, Folsom, Placer County, and the proposed Loomis fee. Elk Grove and Rancho Cordova assess fees on a flat rate per market rate unit, while Roseville bases its fee determination per affordable unit owed.
- Fees in the local jurisdictions are primarily in the $3.00 range, with the exception of the proposed fee in Loomis and the case-by-case fees in Roseville.[7]
- Programs with onsite requirements allow for alternative compliance options including land dedication and offsite construction. Additional compliance options allowed in some jurisdictions include acquisition and rehabilitation of affordable units, credits, preservation of existing units and custom proposals. Most require approval from the jurisdiction.

The information is summarized from ordinances, guidelines, staff reports, fee resolutions and a discussion with Roseville city staff For more detailed information, please consult the source documents or city/county staff.

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[7] Roseville does not have an inclusionary housing program but establishes affordability requirements for specific plan areas. The City allows in-lieu fees in limited cases, and the fee is negotiated based on an affordability gap analysis. Off-site construction within high-density rental tax credit projects is a permitted alternative to onsite affordable units.

Technical Report 1 Table 1
Summary of Single Family Detached Densities and Lot Sizes
Inclusionary Housing Ordinance Analysis
City of Rocklin ***Working Draft***

Project	Density	Average Lot Size	Lot Size Range	Notes
1. Low Density (Up to 3.4 dua)				
Granite Lake Estates Units 2-4	1.5	17,238	12,500 - 49,268	
Whitney Ranch	5.0	10,750	7,593 - 18,471	
Vista Oaks, Overall	1.08		>8,000 sf	Large open space parcels reduce density.
The Lake at Crowne Pointe	1.93			
The Woods at Crowne Pointe	2.5			
Edgefield Place, Low Density	3.2			
2. Medium Density (3.5 to 8.4 dua)				
Tribute Pointe (1)	4.7			
Tribute Pointe (2)	4.1			
Wrenwood	6.4			
Edgefield Place (1), Medium Density	3.8			
Edgefield Place (2), Medium Density	7.3			
Timbercove	8	3,784 - 4,075	2,700 - 5,451	Average varies for interior and corner lots.
3. Medium High Density (8.5 - 15.4 dua)				
Westhaven at Whitney Ranch	12	2,342	1,850 - 5,347	Mixed Use Land Use
Westwind	12	3,630	2,925 - 5,258	

Source: City of Rocklin.

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Technical Report 1 Table 2
Recent and Proposed Higher Density Residential Projects
Inclusionary Housing Ordinance Analysis
City of Rocklin

Unit Type	High Density Residential	Single Family Attached Townhomes	Single Family Attached Townhomes	MF Apartment Townhomes	Apartments (Detached and Duplexes)	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments
												
Project Name	**Whitney Walk**	**The Residences at West Oaks**	**South Whitney Townhomes**	**Terraces at Stanford Ranch II**	**Estia**	**West Oaks Apartments & Townhomes**	**Stanford Ranch 6.8 Apartments**	**LoneTree Apartments and Townhomes, Phase I**	**Lonetree Apartments Phase II**	**South Grove Street Apartments**	**Placer Creek Apartments**	**University Apartments**
Location	S. Whitney Walk & Sunset Blvd	S. West Oaks Blvd	S. Whitney Blvd	Stanford Ranch Rd	University District. Sunset Blvd & University Ave	6351 West Oaks Blvd	W Oaks Blvd & Lonetree Blvd	Lonetree Blvd & W. Oaks Blvd	W. Oaks Blvd	5345 South Grove Street	University Ave & Whitney Ranch Pkwy	University Ave & Highway 65 & Sunset Blvd
Developer	Parish & Associates	Brentwood Development	USA Investment Associates	Golden State Lumber	Towne Development of Sacramento, Inc.	Black Iris Properties	Blue Mountain General Contracting	Tekin & Associates, LLC	Tekin & Associates, LLC	RK Properties and Development	Cole Partners	USA Properties Fund
Status	Proposed 2025	Selling	Approved	Leasing	Approved 2021	Approved 2023	Proposed 2024	Approved 2021		Proposed 2025	Approved 2021	Approved 2023
Gross Project Site Size (Residential)	12.9 acres	1.1 acres	1.6 acres	9.2 acres	20 acres	15.9 acres	6.8 acres	10 acres	7 acres	2.7 gr. acres	10.0 acres	12.7 acres
No. of Units (du)	170 du	16 du	20 du	119 du	181 du	371 du	165 du	237 du	160 du	78 du	254 du	324 du
Density (du/ac)	13.2 dua	14.5 dua	12.3 dua	12.9 dua	9.1 dua	23.4 dua	24.3 dua	22.7 dua	24.2 dua	28.8 dua	25.4 dua	25.5 dua
Unit Size Range	Single Family: 3 BR: 1,593- 1,788 sf Duplexes: 2 BR: 1,230- 1,520 sf 3 BR: 1,767 sf	3 BR: 2,140- 2,219	3 BR: 2,077- 2,549 sf 4 BR: 2,689 sf (includes 2-car garages)	1 BR: 1,023 sf 2 BR: 1,530 sf 3 BR: 1,489 sf 4 BR: 1,850 sf	1 BR: 709 sf 2 BR: 1,083 sf	Not available.	Studio: 470 sf 1 BR: 805 sf 2 BR: 983- 1,098 sf 3 BR: 1,186 sf	1 BR: 825 - 1,150 2 BR: 1,118 - 1,301 sf 3 BR: 1,465 sf	Not available.	Studio: 430 sf 1 BR: 690 sf 2 BR: 980 sf	Studio: 576 sf 1 BR: 730- 852 sf 2 BR: 1,035- 1,066 sf	1 BR: 722 sf 2 BR: 994 sf 3 BR: 1,240 sf
Average Unit Size *(italics = estimated)*	*1,613 sf*	2,061 sf	*2,355 sf*	Not available.	930 sf	Not available.	969 sf	1,153 sf	Not available.	821 sf	886 sf	993 sf
Bedroom Mix Studio 1-Bedrooms 2-Bedrooms 3-Bedrooms 4-Bedrooms 5-Bedrooms **Avg No. Bedrooms**	Average unit size based on weighted avg. that assumes there is an even split of 2 and 3 BRs in duplexes	 100% 3.0 BRs	*(SF includes garage)* 90% 10% 3.1 BRs		 40% 60% 1.6 BRs	 5% 37% 43% 15% 1.7 BRs	 3% 25% 11% 0.6 BRs	 28% 52% 21% 2.0 BRs	 32% 51% 16% 1.8 BRs	 4% 47% 49% 1.4 BRs	 5% 43% 52% 1.5 BRs	 23% 52% 25% 2.0 BRs
Building Type	Two and three-story buildings Mixed of duplexes and detached units.	3-story building + roof deck, with 2-car garages	3-story buildings	2-story buildings.	Single-story apartment homes, mix of duplexes and detached units.	15 3-story bldgs, 2 4-story bldgs. Tuck-under garages in some apt bldgs, all TH units.	3-story buildings	3-story buildings w/mix of apt units and townhome units	3-story buildings w/mix of apt units and townhome units	3-story buildings with surface parking, carports	6 3-story buildings, with detached garages, carports, surface pkg.	12 3-story buildings w/surface parking.
Parking	2.7 sp/unit 2 garage sp/unit	2.3 sp/unit. 2 garage sp/unit. 5 guest spaces.	2.5 sp/unit. 2 garage sp/unit. 10 guest spaces	Individual direct access garages (1-car for 1BR, 2-car for 2,3,4BR) surface parking	2.2 sp/unit proposed. Covered, uncovered, garage. 12 EV charging spaces.	2.2 sp/unit provided. 1.5 surface sp/unit, 0.7 garage sp/unit.	Surface pkg. Carports. 2.12 sp/unit provided. 1 surface sp/unit, 1.1 covered sp/unit, 0.03 accessible sp/unit.	2.08 sp/unit provided. Mix of covered, garage, and uncovered. Townhome units have attached garages. Some apt garages, some carports.	2.3 sp/unit provided. Mix of garages, carports and uncovered surface parking.	Carports, uncovered surface parking.	2 sp/unit provided. 0.3 garage sp/unit, 0.7 carport sp/unit, 1 surface sp/unit.	Rocklin requires 2.1 sp/unit. State Density Bonus requires 1.4 sp/unit. Project provides 1.8 sp/unit. Uncovered surface parking.
Notes	(Sunset Hills Townhomes) Submittal indicates density of 16.7 dua. Lot sizes: min 1,885 for SF and 2,054 for MF	"Flex room" on ground floor can be used for 4th BR or den. 20 units approved; reduced to 16 units. Selling from $625,000 - $774,000	Originally proposed as MF (rental) THs.	1 BR from $2,425, 2 BR from $3,085, 3 BR from $2,995, 4 BR from $3,600.	10% or 18 units will be affordable units at 80% AMI (policy 3.4). Note that applicant recently proposed adding 19 units to project.	Project sets aside 0.72 acres for open space (23 dua overall).		116 apartment units and 124 MF townhome units (rentals).			Unit size ranges are based on averages	17 units will be affordable units to very low-income (50% AMI). Project is using State Density Bonus Law. Update: Project may convert to 100% affordable.

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	Low Density Single Family Detached	Medium Density Single Family Detached	Medium High Density Single Family Detached	Townhome	Apartments
					
Example Projects	Granite Lake Estates Units 2-4 Whitney Ranch Unit 49 Vista Oaks The Lake at Crowne Pointe The Woods at Crowne Pointe	Edgefield Place Tribute Pointe Timbercove	Westhaven at Whitney Ranch Westwind		West Oaks Stanford Ranch 6.8 University Apartments LoneTree Phase I and II Placer Creek Apartments South Grove Street Apts
Density (dwelling units/acre)	3 dua	5 dua	12 dua	18 dua	25 dua
Number of Stories	1-2 stories	2 stories	2 stories	2 stories	3 stories
Average Unit Size	3,400 sf	2,500 sf	1,800 sf	1,600 sf	975 sf
Bedroom Mix	50% 4 BR 50% 5 BR	25% 3 BR 75% 4 BR	100% 3 BR	100% 3 BR	35% 1 BR 50% 2 BR 15% 3 BR
Average No. of Bedrooms	4.50 BR	3.75 BR	3.0 BR	3.0 BR	1.8 BR
Parking Type	Attached Garages	Attached Garages	Attached Garages	Attached Garages	Surface, Carports
Average Parking Spaces	2-car garages	2-car garages	2-car garages	2-car garages	2.1 sp/unit
Sales Price/Rent per square foot	$1,300,000 $382	$950,000 $380	$675,000 $375	$550,000 $344	$2,750 $2.82

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	Units	Square Feet	Asking Rent/Mo	Rent / SF
Rocklin Ranch Apartments	*Built in 2003. Two-story wood frame. 1.2 pkg sp/unit. Density: 16 dua.*			
6601 Blue Oaks Blvd				
One Bedroom	136	750	$2,049	$2.73
Two Bedroom	220	1,065	$2,363	$2.22
Weighted Average	356	945	$2,243	$2.37
The Oaks Apartments	*Built in 2002. Two-story. Density: 9 dua.*			
2301 Sammy Way				
One Bedroom	16	678	$1,688	$2.49
Two Bedroom	32	848	$1,914	$2.26
Three Bedroom	16	1,076	$2,116	$1.97
Weighted Average	64	863	$1,908	$2.21
Sierra Gateway Apartments	*Built in 2023. Three-story masonry apts. 2 pkg sp/unit. Density: 19 dua.*			
5180 Rocklin Rd				
One Bedroom	122	715	$2,190	$3.06
Two Bedroom	73	1,050	$2,748	$2.62
Weighted Average	195	840	$2,399	$2.86
Montessa at Whitney Ranch	*Built in 2008. Three-story steel. 2.4 pkg sp/unit. Density: 17 dua.*			
1150 Whitney Ranch Pky				
One Bedroom	9	831	$2,109	$2.54
Two Bedroom	144	1,080	$2,421	$2.24
Three Bedroom	18	1,265	$2,954	$2.34
Weighted Average	171	1,086	$2,461	$2.26
Rocklin Sunset Townhomes	*Built in 2009. Two-story wood frame. 1.1 pkg sp/unit. Density: 14 dua.*			
2500 Chalmette Ct				
Three Bedroom	52	1,651	$2,745	$1.66
Weighted Average	52	1,651	$2,745	$1.66
Granite Creek	*Built in 2002. Two-story wood frame. 1.6 pkg sp/unit. Density: 12 dua.*			
1501 Cobble creek Cir				
One Bedroom	34	761	$2,005	$2.63
Two Bedroom	46	999	$2,203	$2.21
Weighted Average	80	898	$2,119	$2.36
The Winsted	*Built in 2001. Two-story wood frame. 1.8 pkg sp/unit. Density: 17 dua.*			
101 Coppervale Cir				
One Bedroom	128	803	$2,027	$2.52
Two Bedroom	72	1,051	$2,274	$2.16
Three Bedroom	8	1,247	$2,606	$2.09
Weighted Average	208	906	$2,135	$2.36
Garnet Creek Apartments	*Built in 2018. Three-story wood frame. Density: 26 dua.*			
5002 Jewel St				
One Bedroom	100	795	$2,170	$2.73
Two Bedroom	144	1,160	$2,467	$2.13
Three Bedroom	16	1,370	$2,634	$1.92
Weighted Average	260	1,033	$2,363	$2.29

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	Units	Square Feet	Asking Rent/Mo	Rent / SF
Stanford Heights Apartments	*Built in 2000. Two-story wood frame. 1.2 pkg sp/unit. Density: 16 dua.*			
5801 Little Rock Rd				
One Bedroom	32	718	$1,756	$2.45
Two Bedroom	94	970	$2,109	$2.17
Three Bedroom	44	1,111	$2,359	$2.12
Weighted Average	170	959	$2,107	$2.20
The Terraces at Stanford Ranch	*Built in 2006. Two-story wood frame. 1.2 pkg sp/unit.*			
3339 Marlee Way				
One Bedroom	12	994	$2,386	$2.40
Two Bedroom	28	1,469	$2,646	$1.80
Three Bedroom	86	1,473	$2,874	$1.95
Four Bedroom	6	1,781	$3,230	$1.81
Weighted Average	132	1,443	$2,797	$1.94
The Terraces at Stanford Ranch II	*Built in 2024. Two-story wood frame. Density: 16 dua .*			
6122 Plaza Loop				
One Bedroom	34	1,025	$2,374	$2.32
Two Bedroom	21	1,530	$3,094	$2.02
Three Bedroom	60	1,500	$3,002	$2.00
Four Bedroom	4	1,850	$3,776	$2.04
Weighted Average	119	1,381	$2,865	$2.07
The Meridian at Stanford Ranch	*Built in 2000. Three-story wood frame. 0.8 pkg sp/unit. Density: 16 dua.*			
2121 Sunset Blvd				
One Bedroom	292	802	$2,074	$2.59
Two Bedroom	160	1,057	$2,378	$2.25
Weighted Average	452	893	$2,182	$2.44
Broadstone at Stanford Ranch	*Built in 2003. Two-story wood frame. 1.34 pkg sp/unit. Density: 16 dua.*			
2301 Sunset Blvd				
One Bedroom	58	770	$1,880	$2.44
Two Bedroom	116	1,156	$2,295	$1.98
Three Bedroom	12	1,329	$2,642	$1.99
Weighted Average	186	1,047	$2,188	$2.09
The James	*Built in 2017. One-story wood frame. Density: 12 dua.*			
6201 W Oaks Blvd				
One Bedroom	44	691	$2,077	$3.01
Two Bedroom	56	997	$2,231	$2.24
Three Bedroom	18	1,374	$2,684	$1.95
Weighted Average	118	940	$2,243	$2.38

Source: CoStar.

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	Units	Square Feet	Asking Rent/Mo	Rent / SF
The Terraces at Stanford Ranch II	*Built in 2024. Two-story wood frame townhome style w/garages. 16 dua.*			
6122 Plaza Loop				
One Bedroom	34	1,025	$2,374	$2.32
Two Bedroom	21	1,530	$3,094	$2.02
Three Bedroom	60	1,500	$3,002	$2.00
Four Bedroom	4	1,850	$3,776	$2.04
Weighted Average	119	1,381	$2,865	$2.07
Sierra Gateway Apartments	*Built in 2023. Three-story masonry apts w/tuck under pkg. 2 pkg sp/unit. 19 dua.*			
5180 Rocklin Rd				
One Bedroom	122	715	$2,190	$3.06
Two Bedroom	73	1,050	$2,748	$2.62
Weighted Average	195	840	$2,399	$2.86
Garnet Creek Apartments	*Built in 2018. Three-story wood frame. 26 dua.*			
5002 Jewel St				
One Bedroom	100	795	$2,170	$2.73
Two Bedroom	144	1,160	$2,467	$2.13
Three Bedroom	16	1,370	$2,634	$1.92
Weighted Average	260	1,033	$2,363	$2.29
The James	*Built in 2017. One-story wood frame. 12 dua.*			
6201 W Oaks Blvd				
One Bedroom	44	691	$2,077	$3.01
Two Bedroom	56	997	$2,231	$2.24
Three Bedroom	18	1,374	$2,684	$1.95
Weighted Average	118	940	$2,243	$2.38

Source: CoStar. May 2025. "DUA" = dwelling units per acre.

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Technical Report 1 Table 6
New Homes for Sale, May 2025
Inclusionary Housing Ordinance Analysis
City of Rocklin ***Working Draft***

	Square Feet	Lot Size	Sales Price	Price / SF
Whitney Ranch (Master Plan)				
Edgefield Place	*Detached. (JMC Homes)*			
Three Bedroom	1,962		$819,990	$418
Three Bedroom	2,042		$839,990	$411
Four Bedroom	2,243		$919,990	$410
Four Bedroom + Bonus	3,110		$1,014,990	$326
Five Bedroom + Bonus	3,184		$1,069,990	$336
Weighted Average	2,508	6,050	$942,990	$376
Tribute Pointe	*Detached. (JMC Homes)*			
Three Bedroom	2,201		$989,990	$450
Three Bedroom + Study	2,405		$1,239,990	$516
Four Bedroom + Study	2,741		$1,149,990	$420
Four Bedroom + Bonus	3,270		$1,189,990	$364
Five Bedroom + Bonus	3,538		$1,449,990	$410
Weighted Average	2,831	5,000	$1,213,990	$429
Westhaven	*Detached. Small Lot. (KB Home)*			
Three Bedroom	1,570		$571,990	$364
Three Bedroom	1,688		$591,990	$351
Three Bedroom	1,787		$608,990	$341
Three Bedroom + Loft	1,882		$630,990	$335
Weighted Average	1,731	1,850	$605,990	$350
Westwind	*Detached. Small Lot. (JMC Homes)*			
Three Bedroom	1,203		$534,990	$445
Three Bedroom	1,343		$562,990	$419
Four Bedroom	1,692		$639,990	$378
Three Bedroom + Bonus, Den	2,054		$664,990	$324
Weighted Average	1,573	2,700	$610,740	$388
Wrenwood	*Detached. (JMC Homes)*			
Three Bedroom	1,441		$599,990	$416
Three Bedroom	1,541		$619,990	$402
Four Bedroom	1,616		$639,990	$396
Four Bedroom	1,990		$719,990	$362
Four Bedroom	2,156		$829,990	$385
Three Bedroom + Bonus	2,356		$759,990	$323
Three Bedroom + Bonus, Study	2,580		$809,990	$314
Weighted Average	1,954	4,400	$721,419	$369
Crowne Pointe (Master Plan)				
The Lake	*Detached. (Tim Lewis Communities)*			
Three Bedroom + Study	3,042		$1,333,028	$438
Three Bedroom + Study, Bonus	3,453		$1,275,958	$370
Five Bedroom + Study, Teen	3,872		$1,301,023	$336
Five Bedroom + Bonus, Parlor	4,194		$1,378,910	$329
Weighted Average	3,640	9,375	$1,332,230	$366
The Woods	*Detached. (Tim Lewis Communities)*			
Four Bedroom	2,459		$1,034,684	$421
Four Bedroom + Office	2,716		$1,080,230	$398
Four Bedroom + Bonus	2,843		$1,105,932	$389
Five Bedroom + Bmt, Bns, Off, Gm	3,486		$1,188,546	$341
Six Bedroom + Bmt, Bns, Off, Gm	4,080		$1,203,400	$295
Weighted Average	3,116	7,700	$1,137,558	$365
Other				
Residences at West Oaks	*Attached. Townhome. (Brentwood Development)*			
Three Bedroom	2,107		$774,000	$367
Four Bedroom	2,171		$624,950	$288
Weighted Average	2,139	n/a	$724,475	$339

Source: The Gregory Group. Sales prices shown are net of incentives.

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Technical Report 1 Table 7
Recent Sales of Homes Built Since 2020 (Sold Since January 2024)
Inclusionary Housing Ordinance Analysis
City of Rocklin ***Working Draft***

Development	Address	Beds	Baths	Square Feet	Lot Size	Year Built	Sales Price	Sale Date
Dias Ln (CEC Homes)								
	4182 Dias Ln	4	4	2,744	17,834	2023	$1,125,000	02/13/2025
	4184 Dias Ln	4	4	2,759	17,744	2023	$1,075,000	09/11/2024
	4186 Dias Ln	5	4	3,008	17,830	2023	$1,235,000	06/04/2024
	4180 Dias Ln	4	3	2,791	14,883	2022	$975,000	01/16/2024
Edgefield Place (JMC Homes)								
	4100 Peters Way				10,009		$840,000	01/03/2025
	4133 Peters Way				10,152		$1,060,000	10/16/2024
	4146 Creek Bank Ct	3	2	2,042	8,229	2022	$900,000	08/27/2024
	4157 Creek Bank Ct	3	2	2,042	9,044	2022	$799,000	07/30/2024
	4127 Peters Way				10,710		$1,070,000	07/29/2024
	4102 Peters Way				9,970		$1,135,000	07/25/2024
	4104 Peters Way				11,251		$1,153,500	07/19/2024
	4103 Peters Way	4	3		8,418		$1,122,000	07/05/2024
	4115 Peters Way				10,397		$1,010,000	06/20/2024
	4105 Peters Way				8,479		$990,000	06/12/2024
	4113 Peters Way				10,294		$1,020,000	05/29/2024
	4109 Peters Way				10,051		$1,120,000	05/22/2024
	4107 Peters Way				9,844		$1,030,000	05/17/2024
	4111 Peters Way				10,182		$960,000	05/16/2024
	4135 Peters Way				9,998		$930,000	05/09/2024
	4123 Peters Way				10,788		$1,070,000	05/03/2024
	4129 Peters Way				10,588		$1,040,000	04/15/2024
	4121 Peters Way				10,741		$1,093,000	04/12/2024
	4131 Peters Way				10,564		$1,060,000	04/02/2024
	4120 Peters Way	5	4	3,184	9,401	2023	$1,080,000	04/02/2024
	4114 Peters Way	5	5	3,232	9,709	2023	$1,000,000	03/21/2024
	4108 Peters Way	5	5	3,232	10,230	2023	$1,017,000	03/14/2024
	4117 Peters Way	4	3	2,243	10,520	2023	$930,000	03/07/2024
	4119 Peters Way	4	3	2,243	10,644	2023	$900,000	03/01/2024
	4110 Peters Way	5	5	3,232	10,056	2023	$1,015,500	03/01/2024
	4106 Peters Way	5	4	3,303	11,318	2023	$1,110,000	02/14/2024
	4116 Peters Way	5	4	3,184	9,610	2023	$1,065,000	02/12/2024
	4126 Peters Way	5	4	3,184	9,412	2023	$1,080,000	02/07/2024
	4112 Peters Way	5	4	3,303	9,883	2023	$1,110,000	02/02/2024
Lake at Crowne Point II (Tim Lewis)								
	5920 Secret Preserve Ct	5	4	3,872		2023	$1,194,000	10/25/2024
	5930 Secret Preserve Ct	4	4	3,890		2023	$1,229,000	10/25/2024
	4792 Crowne Point Ct	5	4	3,872	10,423	2023	$1,259,500	10/23/2024
	5940 Secret Preserve Ct	4	4	3,466		2023	$1,282,500	02/26/2024
	5950 Secret Preserve Ct	5	5	3,872		2023	$1,455,000	01/04/2024
	5970 Secret Preserve Ct			3,042		2023	$1,397,000	01/04/2024
Oak Crest (Toll Brothers)								
	4220 Grand Elm Ln	4	4	3,590	10,454	2020	$1,600,000	05/06/2025
	4305 Red Maple Ct	4	4	3,361	12,083	2020	$1,650,000	04/10/2025
	4308 Red Maple Ct	5	5	4,192	9,876	2020	$1,950,000	03/06/2025
	4222 Knotty Pine Ct	5	5	4,192	12,171	2020	$1,760,000	02/14/2024
	901 Fallen Timber Ct	5	5	4,470	13,699	2021	$1,700,000	02/13/2024
	4306 Red Maple Ct	4	4	3,590	11,441	2020	$1,410,000	01/12/2024
Prominence (JMC)								
	405 Goat Hill Ct	5	4	2,925	18,450	2022	$1,370,000	02/28/2025
	2317 Ranch View Dr	3	3	2,911	7,888	2023	$1,150,000	08/21/2024
	2322 Ranch View Ct	5	5	4,001	9,674	2023	$1,350,000	06/07/2024
	2325 Ranch View Ct	5	5	3,877	10,105	2020	$1,550,000	06/03/2024
	2316 Ranch View Dr	5	5	4,001	10,709	2023	$1,180,000	03/14/2024
	2319 Ranch View Ct	3	3	2,911	8,111	2021	$1,300,000	02/29/2024

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Technical Report 1 Table 7
Recent Sales of Homes Built Since 2020 (Sold Since January 2024)
Inclusionary Housing Ordinance Analysis
City of Rocklin *Working Draft*

Development	Address	Beds	Baths	Square Feet	Lot Size	Year Built	Sales Price	Sale Date
Rocklin Meadows (New Home Company)								
	5691 Brookshire Ct	5	3	3,287	10,863	2023	$1,010,000	09/13/2024
	5861 Brookshire Dr	3	3	5,104	10,015	2023	$1,025,000	04/18/2024
	5877 Brookshire Dr	5	5	3,309	12,752	2022	$1,320,000	04/12/2024
	5671 Brookshire Ct	3	3	5,104	12,354	2023	$1,000,000	03/29/2024
	5934 Brookshire Dr	3	3	5,104	11,315	2023	$1,179,000	01/26/2024
Skyline (Toll Brothers)								
	4058 Whitney Vista Ln	4	4	3,590	12,470	2022	$1,825,000	03/03/2025
	3906 Skyline Dr	4	4	3,590	11,983	2020	$1,940,000	10/16/2024
	4071 Whitney Vista Ln	5	6	4,680	12,271	2022	$1,750,000	08/05/2024
	4025 Whitney Vista Ln	4	4	3,837	12,359	2022	$1,950,000	07/19/2024
	4048 Whitney Vista Ln	4	4	3,837	11,999	2022	$1,600,000	06/30/2024
	4012 Whitney Vista Ln	5	5	4,238	12,791	2021	$1,875,000	05/13/2024
	3913 Skyline Dr	5	5	4,238	12,015	2021	$1,810,000	03/03/2024
Summit, Tim Lewis								
	3335 Jamboree Ct	3	2	2,351	6,840	2021	$1,045,000	04/11/2025
	3470 Hidden Ranch Loop	4	4	3,108	6,050	2021	$1,025,000	11/18/2024
	3439 Hidden Ranch Loop	4	4	3,447	6,137	2020	$1,075,000	08/15/2024
	3338 Jamboree Ct	4	4	3,108	7,442	2021	$1,140,000	03/08/2024
	3325 Jamboree Dr	4	3	2,806	8,349	2023	$974,000	02/16/2024
Timbercove (TRI Pointe)								
	4319 White Fir Loop	3	3	1,895	3,464	2021	$646,000	04/08/2025
	3610 Silver Pine Ln	3	3	1,656	2,624	2022	$590,000	04/02/2025
	4308 White Fir Loop	3	3	2,371	3,359	2022	$672,000	03/24/2025
	3515 Jeffrey Pine Ln	3	3	2,197	2,575	2021	$580,000	11/06/2024
	4333 White Fir Loop	3	3	2,371	3,410	2021	$659,000	08/09/2024
	3713 Red Fir Ln	4	3	2,300	2,924	2021	$660,000	05/22/2024
	4456 Sierra Pine Way	3	3	2,020	5,440	2021	$650,000	04/01/2024
	4458 Sierra Pine Way	3	3	2,197	4,607	2021	$650,000	01/31/2024
Tribute Pointe at Whitney Ranch (JMC)								
	1208 Buck Ridge Dr				8,285		$1,100,000	04/16/2025
	1224 Buck Ridge Dr	3	4	2,405	7,770	2023	$970,000	04/03/2025
	1220 Buck Ridge Dr			3,877	9,163	2023	$1,245,000	01/16/2025
	1130 Brook Trail Ct				7,500		$1,376,000	11/18/2024
	1216 Buck Ridge Dr				9,364		$1,070,000	11/08/2024
	1226 Buck Ridge Dr	3	3	2,201	6,694	2023	$930,000	10/25/2024
	1219 Buck Ridge Dr	4	3	2,925	10,495	2023	$1,330,000	09/17/2024
	1212 Buck Ridge Dr				8,234		$1,170,000	08/20/2024
	1120 Brook Trail Ct				8,241		$1,400,000	08/06/2024
	1217 Buck Ridge Dr			4,001	11,402	2023	$1,470,000	08/01/2024
	1110 Brook Trail Ct				10,289		$1,350,500	07/17/2024
	1211 Buck Ridge Dr			2,201	7,302	2023	$990,000	06/26/2024
	1232 Buck Ridge Ct	3	4	2,405	8,996	2022	$935,000	06/03/2024
	1131 Brook Trail Ct			2,405	8,669	2023	$1,050,000	04/18/2024
	1215 Buck Ridge Dr			3,538	10,883	2023	$1,300,000	04/17/2024
	1150 Brook Trail Ct	5	5	4,001	9,210	2023	$1,505,000	04/01/2024
	1233 Buck Ridge Ct	3	4	2,201	6,656	2023	$925,000	03/26/2024
	1141 Brook Trail Ct			3,538	8,669	2023	$1,100,000	03/07/2024
	1151 Brook Trail Ct	4	4	3,270	9,500	2022	$1,150,000	02/26/2024
	1235 Buck Ridge Ct	3	4	2,405	7,145	2023	$950,000	01/22/2024
Village by the Ponds Townhomes (Riverland)								
	3908 Wickman Loop	3	3	1,669	2,110	2021	$510,000	01/28/2025
	5401 Finn Ln	3	3	1,669	2,485	2020	$543,000	08/02/2024
	3801 Anders Way	3	3	1,669	3,015	2020	$505,000	03/04/2024

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Technical Report 1 Table 7
Recent Sales of Homes Built Since 2020 (Sold Since January 2024)
Inclusionary Housing Ordinance Analysis
City of Rocklin ***Working Draft***

Development	Address	Beds	Baths	Square Feet	Lot Size	Year Built	Sales Price	Sale Date
Wrenwood at Whitney Ranch (JMC)								
	490 Red Sand Ct	4	4	2,580	5,244	2022	$845,000	01/09/2025
	601 Buffalo Trail Ct	4	3	1,990	4,956	2023	$690,000	06/21/2024
	3480 Dutch Canyon Dr				3,975		$690,000	06/18/2024
	2903 Crows Nest Ct	3	2	1,676	4,640	2021	$685,000	06/13/2024
	511 Desert Bloom Ct	3	2	1,441	6,601	2022	$639,000	06/10/2024
	3476 Dutch Canyon Dr				6,010		$740,000	05/21/2024
	3482 Dutch Canyon Dr				3,976		$620,000	05/16/2024
	3478 Dutch Canyon Dr				4,009		$620,000	05/15/2024
	491 Red Sand Ct	3	3	2,356	4,806	2023	$820,000	05/02/2024
	3484 Dutch Canyon Dr				4,246		$620,000	04/17/2024
	501 Red Sand Rd	3	4	2,580	3,956	2023	$840,000	04/15/2024
	609 Buffalo Trail Ct	4	3	1,990	3,937	2023	$680,000	04/11/2024
	600 Buffalo Trail Ct				5,144		$690,000	04/04/2024
	2804 Iron Tie Ct			2,356	4,657	2023	$750,000	04/03/2024
	608 Buffalo Trail Ct	3	2	1,441	4,115	2023	$600,000	03/29/2024
	3612 Ramhorn Ridge Dr	4	3	1,616	4,330	2023	$720,000	03/19/2024
	2800 Iron Tie Ct			2,156	5,358	2023	$730,000	03/19/2024
	604 Buffalo Trail Ct	3	2	1,514	4,024	2023	$620,000	03/18/2024
	613 Buffalo Trail Ct	4	3	2,156	3,937	2023	$730,000	03/15/2024
	605 Buffalo Trail Ct	3	2	1,514	3,937	2023	$620,000	03/08/2024
	2806 Iron Tie Ct			2,356	4,585	2023	$730,000	03/04/2024
	612 Buffalo Trail Ct	3	2	1,441	4,116	2023	$600,000	02/23/2024
	492 Red Sand Ct	3	3	2,356	5,845	2023	$820,000	02/21/2024
	617 Buffalo Trail Ct	3	2	1,514	4,317	2023	$610,000	02/12/2024
	2801 Iron Tie Ct	4	4	2,580	5,245	2023	$790,000	02/09/2024
	2803 Iron Tie Ct	4	4	2,580	6,941	2023	$850,000	01/31/2024
	2805 Iron Tie Ct	3	3	2,356	6,706	2023	$750,000	01/31/2024
	503 Red Sand Rd	3	2	1,441	4,145	2023	$650,000	01/17/2024
	494 Red Sand Ct	3	4	2,580	7,548	2023	$840,000	01/16/2024
	616 Buffalo Trail Ct	4	3	1,616	4,853	2023	$630,000	01/16/2024
	2808 Iron Tie Ct	4	4	2,580	4,678	2023	$750,000	01/16/2024
	2802 Iron Tie Ct	4	4	2,580	4,693	2023	$797,500	01/16/2024
	2810 Iron Tie Ct	3	3	2,356	5,223	2023	$750,000	01/08/2024
	625 Buffalo Trail Ct	4	3	1,616	4,262	2023	$620,000	01/05/2024
	621 Buffalo Trail Ct	3	2	1,514	4,063	2023	$610,000	01/04/2024
	495 Red Sand Ct	3	3	2,356	4,823	2023	$820,000	01/03/2024
Other Developments								
	806 Broken Bit Ct	4	3	2,540	9,148	2021	$869,000	05/09/2025
	2276 Ranch View Dr	5	5	3,877	9,338	2021	$1,225,000	04/28/2025
	5526 Lost Ave	4	3	2,570	10,059	2020	$875,000	04/25/2025
	4602 Ring Neck Ln	3	3	2,159	2,805	2021	$639,500	03/20/2025
	833 Clementine Dr	3	2	1,681	4,474	2020	$700,000	02/07/2025
	840 Clementine Dr	4	3	2,202	4,792	2020	$735,000	11/18/2024
	1213 Starflower Ln	3	3	1,966	3,299	2020	$605,000	11/14/2024
	2820 Boxcar Dr	3	2	1,432	4,779	2020	$635,000	10/29/2024
	4011 Della Ct	4	3	2,805	8,276	2023	$1,049,000	09/10/2024
	5315 Aguilar Rd	4	3	2,553	11,210	2021	$735,000	08/14/2024
	2952 Laredo Dr	4	4	2,911	9,459	2021	$950,000	07/08/2024
	3218 Hoot Owl Loop	4	4	2,837	9,911	2020	$1,185,000	07/08/2024
	1042 Sagittaria Cir	3	3	1,966	2,780	2020	$600,000	07/08/2024
	2933 Shady Acres Loop				6,534		$825,000	04/26/2024
	2590 Clubhouse Dr W	3	4	4,019	15,334	2022	$1,900,000	04/09/2024
	1407 Cheetah St	3	2	1,444	3,740	2020	$550,000	02/01/2024
	1056 Sagittaria Cir	3	3	1,966	2,961	2020	$599,000	01/24/2024
	4001 Nellia Ct			2,574	11,394	2022	$890,000	01/16/2024
MEDIAN, All Sales		4.0	3.0	2,580	8,384	2023	$990,000	
AVERAGE, All Sales		3.8	3.5	2,785	8,085	2022	$1,010,225	

Source: Corelogic, 5/27/2025

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	Single Family Units			Attached	
Unit Size (Bedroom)	3-Bedroom	4-Bedroom	5-Bedroom	3-Bedroom	4-Bedroom
Household Size	4-person HH	5-person HH	6-person HH	4-person HH	5-person HH
Placer County 2025 Median Income	$120,800	$130,450	$140,150	$120,800	$130,450
Home Price at 110% of AMI	$132,880	$143,495	$154,165	$132,880	$143,495
% for Housing Costs	35%	35%	35%	35%	35%
Available for Housing Costs	$46,508	$50,223	$53,958	$46,508	$50,223
(Less) Property Taxes	($5,965)	($6,362)	($6,758)	($5,888)	($6,336)
(Less) HOA	($900)	($1,200)	($1,500)	($2,640)	($2,760)
(Less) Utilities	($4,572)	($5,244)	($5,904)	($3,360)	($3,828)
(Less) Homeowners' Insurance	($559)	($596)	($633)	($551)	($593)
(Less) Mortgage Insurance	($2,097)	($2,237)	($2,376)	($2,070)	($2,228)
Income Available for Mortgage	$32,416	$34,585	$36,786	$31,999	$34,478
Supported Mortgage	$419,500	$447,600	$476,000	$414,100	$446,200
Down Payment @10%	$46,600	$49,700	$52,900	$46,000	$49,600
Home Price @110% AMI	**$466,100**	**$497,300**	**$528,900**	**$460,100**	**$495,800**
Low Income at 70% of AMI	$84,560	$91,315	$98,105	$84,560	$91,315
% for Housing Costs	30%	30%	30%	30%	30%
Available for Housing Costs	$25,368	$27,395	$29,432	$25,368	$27,395
(Less) Property Taxes	($2,880)	($3,046)	($3,200)	($2,816)	($3,021)
(Less) HOA	($900)	($1,200)	($1,500)	($2,640)	($2,760)
(Less) Utilities	($4,572)	($5,244)	($5,904)	($3,360)	($3,828)
(Less) Homeowners' Insurance	($270)	($285)	($300)	($264)	($283)
(Less) Mortgage Insurance	($1,013)	($1,071)	($1,125)	($990)	($1,062)
Income Available for Mortgage	$15,734	$16,548	$17,403	$15,298	$16,441
Supported Mortgage	$203,600	$214,100	$225,200	$198,000	$212,800
Down Payment @10%	$22,600	$23,800	$25,000	$22,000	$23,600
Home Price @70% AMI	**$226,200**	**$237,900**	**$250,200**	**$220,000**	**$236,400**
Very Low Income at 50% of AMI	$60,400	$65,225	$70,075	$60,400	$65,225
% for Housing Costs	30%	30%	30%	30%	30%
Available for Housing Costs	$18,120	$19,568	$21,023	$18,120	$19,568
(Less) Property Taxes	($1,830)	($1,907)	($1,984)	($1,766)	($1,882)
(Less) HOA	($900)	($1,200)	($1,500)	($2,640)	($2,760)
(Less) Utilities	($4,572)	($5,244)	($5,904)	($3,360)	($3,828)
(Less) Homeowners' Insurance	($171)	($179)	($186)	($165)	($176)
(Less) Mortgage Insurance	($644)	($671)	($698)	($621)	($662)
Income Available for Mortgage	$10,003	$10,367	$10,751	$9,567	$10,260
Supported Mortgage	$129,400	$134,200	$139,100	$123,800	$132,800
Down Payment @10%	$14,400	$14,900	$15,500	$13,800	$14,800
Home Price @50% AMI	**$143,800**	**$149,100**	**$154,600**	**$137,600**	**$147,600**
Monthly Expense Assumptions					
- HOA	*$75*	*$100*	*$125*	*$220*	*$230*
- Utilities [1]	*$381*	*$437*	*$492*	*$280*	*$319*

Common Assumptions		
- Mortgage Interest Rate	*6.68%*	Freddie Mac 30-year fixed rate, weekly average rate, August 2024 - August 2025.
- Down Payment	*10.00%*	KMA assumption.
- Property Taxes (% of sales price)	*1.28%*	Source: Corelogic
- Homeowners' Insurance (% of sales price)	*0.12%*	Estimate based on sampling of estimates for Rocklin homes.
- Mortgage Insurance [2]	*0.50%*	loans up to $726,200
	0.70%	loans over $726,200

[1] Utility allowances per Placer County Housing Authority (2025).

[2] Based on FHA mortgage insurance premium schedule.

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Technical Report 1 Table 9
Affordable Rents
Inclusionary Housing Analysis
City of Rocklin ***Working Draft***

Unit Size	Studio	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
Household Size	1-person HH	2-person HH	3-person HH	4-person HH
HCD Income Limits, 2025 [(1)]				
Median Income	$84,550	$96,650	$108,700	$120,800
Low Income @ 60% AMI	$50,730	$57,990	$65,220	$72,480
Very Low Income @50% AMI	$42,275	$48,325	$54,350	$60,400
Gross Rents @30% of Income				
Median Income	$2,114	$2,416	$2,718	$3,020
Low Income @ 60% AMI	$1,268	$1,450	$1,631	$1,812
Very Low Income @50% AMI	$1,057	$1,208	$1,359	$1,510
- Utilities (per month) [(2)]	$80	$96	$134	$172
Rents after Utility Allowance				
Median Income	$2,034	$2,320	$2,584	$2,848
Low Income @ 60% AMI	$1,188	$1,354	$1,497	$1,640
Very Low Income @50% AMI	$977	$1,112	$1,225	$1,338

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Notes:

(1) California Department of Housing and Community Development 2025 Income Limits for Placer County

(2) Assumes tenant pays for electricity, gas heating and cooking, air conditioning and gas hot water heating. U.S Department of Housing and Urban Development 2025 Utility Allowance Schedule for Placer County

Technical Report 1 Table 10
Affordability of Market Rate Units
Inclusionary Housing Ordinance Analysis
City of Rocklin ***Working Draft***

Affordability of Market Rate Units	Low Density Single Family Detached	Medium Density Single Family Detached	Medium High Density Single Family Detached	Townhome	Apartments
Estimated Sales Price / Rent	$1,300,000	$950,000	$675,000	$550,000	$2,750
No. of Bedrooms	4.5 br	3.75 br	3.0 br	3.0 br	1.8 br
Avg. Size	3,400 sf	2,500 sf	1,800 sf	1,600 sf	975 sf
Avg. Price Per Square Foot	$382	$380	$375	$344	$2.82
Household Income Required to Afford Home[1]	$302,000	$224,000	$162,000	$136,000	$115,000
Median Income (weighted by no. BRs)	$135,300	$128,050	$120,800	$120,800	$106,300
Percent of AMI Required to Afford New Unit	223%	175%	134%	113%	108%
Affordable Sales Prices / Rents					
Moderate (110% AMI)	$513,100	$489,500	$466,100	$460,100	$2,797 /mo
Low Income (70% AMI)	$244,050	$234,975	$226,200	$220,000	
Low Income (60% AMI)					$1,468 /mo
Very Low Income (50% AMI)	$151,850	$147,775	$143,800	$137,600	$1,202 /mo

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1. Assumes 20% downpayment. See Residential Nexus Analysis Technical Report 2 Tables 1-5 for calculations.

Since March 2020

Property Address	Sale Price	Sale Date	Land Area AC	Price Per AC Land	Per SF Land	Gross Density	Price per Lot	Zoning	Off-Sites	Proposed Use/Notes
4545 Pacific St	$2,330,000	5/7/2021	7.38	$315,718	$7	8.67	$36,406	PD-10.5	Utilities, curb/ sidewalk, streets	SFR development (Quarry Row - 64 units)
Dominguez Rd	$6,264,000	8/5/2020	26.90	$232,862	$5	7.40	$31,477	M-2	Utilities, curb/ sidewalk, streets	199 Patio style SFR's; Master Planned Community (Sierra Pines); Construction expected to finish in 1-2 yrs. Avg lot 3-4k.
960 Wildcat Blvd	$6,020,000	5/15/2024	6.20	$970,968	$22	6.94	$140,000		Utilities, curb/ sidewalk, streets	Currently a 2,248 sf neighborhood welcome center on the site. 43 SFD lots. JMC Homes
3309 Jamboree Dr	$6,623,000	1/5/2021	6.61	$1,002,045	$23	5.60	$179,000	R1	Not specified	37 SFR parcels
300 Bronco Ln	$6,086,000	7/1/2020	6.17	$986,915	$23	5.51	$179,000	R1	Utilities, curb/ sidewalk, streets	Finished lots. Single-family development; Phase of Master Planned Community (Whitney Ranch). 34 parcels.
4101 Hardrock Ct	$5,650,000	3/31/2022	4.48	$1,261,159	$29	4.91	$256,818	RD-4	Not specified	Hold for development; Most likely single-family development site. Winding Land Estates. 22 parcels.
Grand Elm Ln	$4,830,000	11/3/2020	5.00	$966,000	$22	4.60	$210,000		Utilities, curb/ sidewalk, streets	Single-family development, 23 parcels
2 Whitney Ranch Pk	$2,100,000	8/5/2020	2.30	$914,760	$21	4.36	$210,000	PD	Not specified	SFR; Buyer has a community development in the same area
1 Whitney Ranch Pk	$4,925,000	7/29/2020	5.00	$985,000	$23	4.20	$234,524	PD	Utilities, curb/ sidewalk, streets	21 SFR's
Ranch View Dr	$6,107,000	3/25/2021	7.97	$766,249	$18	3.89	$197,000	PD	Utilities, curb/ sidewalk, streets	31 SFR Lots
1 Greenbrae Rd	$1,800,000	5/14/2021	14.72	$122,283	$3	1.83	$66,667	RS-AG-B-10	Utilities, curb/ sidewalk, streets	27 SFR lots (Rocklin Meadows)
3922 Los Cerros Ln	$2,190,500	6/19/2020	38.70	$56,602	$1	0.21	$273,813	R16 PD	Utilities, curb/ sidewalk, streets	2 parcels for common areas (36 acres) and 8 finish-grade residential lots. Los Cerros Subdivision.
Whitney Ranch Pky	$11,050,000	8/18/2023	21.90	$504,566	$12				Not specified.	Anthem Whitney Ranch. Sold by school district.
Multifamily										
Whitney & Sunset B	$6,000,000	1/14/2022	14.11	$425,230	$10			PD-R	Not specified	Apartment Units- Condo, Medical, MultiFamily, Office
1032 Sagittaria Cir	$3,050,000	12/30/2022	9.18	$332,244	$8			PD-C	Not specified	Raw land
Seq Of Bass Pro Driv	$6,000,000	Active	34.00	$176,471	$4			PD-C, OA, PD-3.5 to 8.4	Not specified	MultiFamily, Sloping Raw Land
5691 Lonetree Blvd	$3,554,496	Under Contract	6.80	$522,720	$12			MU-24+	Not specified	Commercial, MultiFamily, Raw Land
5345 Grove St[1]	$1,175,000	6/2024	2.75	$427,273	$10	28.36	$15,064		Not specified	Apartments (South Grove Street) - 78 units. Was entitled for townhomes when sold. New entitlements after sale.
Individual Finished Lots Sold[2]										
4109 Hardrock	$315,000	4/21/2025	0.18	$1,749,955	$40					7,841 sf finished lot in Winding Lane Estates. Utilities at curbside.
4111 Hardrock	$310,000	5/30/2025	0.16	$1,958,463	$45					6,895 sf finished lot in Winding Lane Estates. Utilities at curbside.

1. Source: Zillow, City of Rocklin.
2. Source: Zillow.

Sources: Costar 5/25/25, City of Rocklin, development submittals.

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Technical Report 1 Table 12
Financial Feasibility of Prototypes: No Inclusionary Obligation
Inclusionary Housing Analysis
City of Rocklin

Working Draft

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	100%	100%	$382	$1,300,000	100%	$380	$950,000	100%	$375	$675,000	100%	$344	$550,000	100%		$34	$33,000	100%
Very Low Income @ 50% AMI		0%	$45	$151,850	0%	$59	$147,775	0%	$80	$143,800	0%	$86	$137,600	0%		$15	$14,424	0%
Low Income @ 60% AMI		0%														$18	$17,616	0%
Low Income@ 70% AMI	0%		$72	$244,050	0%	$94	$234,975	0%	$126	$226,200	0%	$138	$220,000	0%		$0		0%
Mod @ 110% AMI	0%		$151	$513,100	0%	$196	$489,500	0%	$259	$466,100	0%	$288	$460,100	0%		$0		0%
Average Gross Sales Price			$382	$1,300,000	100%	$380	$950,000	100%	$375	$675,000	100%	$344	$550,000	100%		$34	$33,000	100%
<Less> Sales, Closing	3.25%	sales	($12)	($42,300)	-3%	($12)	($30,900)	-3%	($12)	($21,900)	-3%	($11)	($17,900)	-3%	Other Income:		$1,200	
Revenue Net of Sales Expense			$370	$1,257,700	97%	$368	$919,100	97%	$363	$653,100	97%	$333	$532,100	97%	Vac/OpExp:		($13,020)	
															NOI:		$21,180	
															ROC:		6.25%	
															Supported Investment:		$338,900	
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13%	$42	$104,500	13%	$24	$43,600	8%	$18	$29,000	6%		$18	$17,400	5%
Site and Intracts			$90	$305,000	28%	$77	$192,000	24%	$74	$134,000	23%	$56	$89,500	17%		$39	$38,300	10%
Subtotal Lot Cost			$132	$450,200	41%	$119	$296,500	37%	$99	$177,600	31%	$74	$118,500	23%		$57	$55,700	15%
Home Construction																		
Direct Construction			$110	$374,000	34%	$120	$300,000	37%	$131	$236,000	41%	$165	$264,000	50%		$200	$195,000	52%
Fees & Permits	Figure 25		$28	$94,400	9%	$32	$80,200	10%	$37	$67,100	12%	$37	$59,600	11%		$49	$47,600	13%
(Less) Aff. Unit Fee Rdctn.	Figure 25		$0	$0	0%	$0	$0	0%	$0	$0	0%	$0	$0	0%		$0	$0	0%
Other Indirects	5.0%	directs	$6	$18,700	2%	$6	$15,000	2%	$7	$11,800	2%	$8	$13,200	3%	16% dir/site	$38	$37,300	10%
Financing			$18	$60,000	5%	$18	$44,300	5%	$18	$31,500	5%	$18	$28,800	5%		$30	$29,000	8%
Overhead/G&A	5%	mkt sales	$19	$65,000	6%	$19	$47,500	6%	$19	$33,800	6%	$17	$27,500	5%	4% dir/site	$10	$9,300	2%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1%	$4	$9,500	1%	$4	$6,800	1%	$3	$5,500	1%				
Marketing	1.5%	mkt sales	$6	$19,500	2%	$6	$14,300	2%	$6	$10,100	2%	$5	$8,300	2%				
Subtotal Unit Construction			$190	$644,600	59%	$204	$510,800	63%	$221	$397,100	69%	$254	$406,900	77%		$326	$318,200	85%
Total Development Cost			$322	$1,094,800	100%	$323	$807,300	100%	$319	$574,700	100%	$328	$525,400	100%		$383	$373,900	100%
Net Sales Revenue			$370	$1,257,700		$368	$919,100		$363	$653,100		$333	$532,100			$348	$338,900	
<Less> Development Cost			($322)	($1,094,800)		($323)	($807,300)		($319)	($574,700)		($328)	($525,400)			($383)	($373,900)	
<Less> Net Builder Profit	10%	sales	($38)	($130,000)		($38)	($95,000)		($38)	($67,500)		($34)	($55,000)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			$10	$32,900	3%	$7	$16,800	2%	$6	$10,900	2%	($30)	($48,300)	-8%		($36)	($35,000)	-9%
															Yield on Cost:		*5.66%*	
Feasibility Finding			Feasible			Feasible			Feasible			Challenged				Challenged		

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Technical Report 1 Table 13
Financial Feasibility of Prototypes: 5% Onsite Obligation, Low Income
Inclusionary Housing Analysis
City of Rocklin *Working Draft*

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments			
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	95%	95%	$382	$1,300,000	95.0%	$380	$950,000	95.0%	$375	$675,000	95.0%	$344	$550,000	95.0%		$34	$33,000	95.0%
Very Low Income @ 50% AMI		0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		5%														$18	$17,616	5.0%
Low Income@ 70% AMI	5%		$72	$244,050	5.0%	$94	$234,975	5.0%	$126	$226,200	5.0%	$138	$220,000	5.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$367	$1,247,203	100%	$366	$914,249	100%	$363	$652,560	100%	$333	$533,500	100%		$33	$32,231	100%
<Less> Sales, Closing	3.25%	sales	($12)	($40,500)	-3%	($12)	($29,700)	-3%	($12)	($21,200)	-3%	($11)	($17,300)	-3%	Other Income:	$1,200		
Revenue Net of Sales Expense			$355	$1,206,703	97%	$354	$884,549	97%	$351	$631,360	97%	$323	$516,200	97%	Vac/OpExp:	($12,980)		
															NOI:	$20,451		
															ROC:	6.25%		
															Supported Investment:	$327,200		
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.3%	$42	$104,500	12.9%	$24	$43,600	7.6%	$18	$29,000	5.5%		$18	$17,400	4.7%
Site and Intracts			$90	$305,000	27.9%	$77	$192,000	23.8%	$74	$134,000	23.3%	$56	$89,500	17.0%		$39	$38,300	10.2%
Subtotal Lot Cost			$132	$450,200	41.1%	$119	$296,500	36.7%	$99	$177,600	30.9%	$74	$118,500	22.6%		$57	$55,700	14.9%
Home Construction																		
Direct Construction			$110	$374,000	34.2%	$120	$300,000	37.2%	$131	$236,000	41.1%	$165	$264,000	50.2%		$200	$195,000	52.2%
Fees & Permits	Figure 25		$28	$94,400	8.6%	$32	$80,200	9.9%	$37	$67,100	11.7%	$37	$59,600	11.3%		$49	$47,600	12.7%
(Less) Aff. Unit Fee Rdctn.	Figure 25		$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%		($0)	($80)	0.0%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.9%	$7	$11,800	2.1%	$8	$13,200	2.5%	16% dir/site	$38	$37,300	10.0%
Financing			$18	$60,000	5.5%	$18	$44,300	5.5%	$18	$31,500	5.5%	$18	$28,800	5.5%		$30	$29,000	7.8%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.9%	$19	$47,500	5.9%	$19	$33,800	5.9%	$17	$27,500	5.2%	4% dir/site	$10	$9,300	2.5%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.8%	$6	$14,300	1.8%	$6	$10,100	1.8%	$5	$8,300	1.6%				
Subtotal Unit Construction			$190	$644,600	58.9%	$204	$510,800	63.3%	$221	$397,100	69.1%	$254	$406,900	77.4%		$326	$318,120	85.1%
Total Development Cost			$322	$1,094,800	100.0%	$323	$807,300	100.0%	$319	$574,700	100.0%	$328	$525,400	100.0%		$383	$373,820	100.0%
Net Sales Revenue			$355	$1,206,703		$354	$884,549		$351	$631,360		$323	$516,200			$336	$327,200	
<Less> Development Cost			($322)	($1,094,800)		($323)	($807,300)		($319)	($574,700)		($328)	($525,400)			($383)	($373,820)	
<Less> Net Builder Profit	10%	sales	($37)	($124,700)		($37)	($91,400)		($36)	($65,300)		($33)	($53,400)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			($4)	($12,798)	-1.0%	($6)	($14,151)	-1.6%	($5)	($8,640)	-1.4%	($39)	($62,600)	-10.8%		($48)	($46,620)	-12.5%
															Yield on Cost:		*5.47%*	
Feasibility Finding			Feasible			Feasible			Feasible			Challenged				Challenged		
Equivalent In-Lieu Fee			$13	$45,700		$12	$31,000		$11	$19,500		$9	$14,300			$12	$11,600	

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Technical Report 1 Table 14
Financial Feasibility of Prototypes: 10% Onsite Obligation, Moderate Income (For Sale)
Inclusionary Housing Analysis
City of Rocklin ***Working Draft***

		Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome		
Market Rate Living Area Net SF		3,400 sf			2,500 sf			1,800 sf			1,600 sf		
Average Number of Bedrooms		4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms		
Density		3 du/acre			5 du/acre			12 du/acre			18 du/acre		
Avg Lot Size		11,000 sf			7,000 sf			3,000 sf					
Revenue	For Sale	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**
Market Units	90%	$382	$1,300,000	90.0%	$380	$950,000	90.0%	$375	$675,000	90.0%	$344	$550,000	90.0%
Very Low Income @ 50% AM	0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%
Low Income@ 70% AMI	0%	$72	$244,050	0.0%	$94	$234,975	0.0%	$126	$226,200	0.0%	$138	$220,000	0.0%
Mod @ 110% AMI	10%	$151	$513,100	10.0%	$196	$489,500	10.0%	$259	$466,100	10.0%	$288	$460,100	10.0%
Average Gross Sales Price		$359	$1,221,310	100%	$362	$903,950	100%	$363	$654,110	100%	$338	$541,010	100%
<Less> Sales, Closing	3.25% sales	($12)	($39,700)	-3%	($12)	($29,400)	-3%	($12)	($21,300)	-3%	($11)	($17,600)	-3%
Revenue Net of Sales Expense		$348	$1,181,610	97%	$350	$874,550	97%	$352	$632,810	97%	$327	$523,410	97%
Land and Lot Development				% TDC			% TDC			% TDC			% TDC
Site Acquisition		$43	$145,200	13.3%	$42	$104,500	12.9%	$24	$43,600	7.6%	$18	$29,000	5.5%
Site and Intracts		$90	$305,000	27.9%	$77	$192,000	23.8%	$74	$134,000	23.3%	$56	$89,500	17.0%
Subtotal Lot Cost		$132	$450,200	41.1%	$119	$296,500	36.7%	$99	$177,600	30.9%	$74	$118,500	22.6%
Home Construction													
Direct Construction		$110	$374,000	34.2%	$120	$300,000	37.2%	$131	$236,000	41.1%	$165	$264,000	50.2%
Fees & Permits	Figure 25	$28	$94,400	8.6%	$32	$80,200	9.9%	$37	$67,100	11.7%	$37	$59,600	11.3%
(Less) Aff. Unit Fee Rdctn.	Figure 25	$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%
Other Indirects	5.0% directs	$6	$18,700	1.7%	$6	$15,000	1.9%	$7	$11,800	2.1%	$8	$13,200	2.5%
Financing		$18	$60,000	5.5%	$18	$44,300	5.5%	$18	$31,500	5.5%	$18	$28,800	5.5%
Overhead/G&A	5% mkt sales	$19	$65,000	5.9%	$19	$47,500	5.9%	$19	$33,800	5.9%	$17	$27,500	5.2%
Warranty/Insurance	1% mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%
Marketing	1.5% mkt sales	$6	$19,500	1.8%	$6	$14,300	1.8%	$6	$10,100	1.8%	$5	$8,300	1.6%
Subtotal Unit Construction		$190	$644,600	58.9%	$204	$510,800	63.3%	$221	$397,100	69.1%	$254	$406,900	77.4%
Total Development Cost		$322	$1,094,800	100.0%	$323	$807,300	100.0%	$319	$574,700	100.0%	$328	$525,400	100.0%
Net Sales Revenue		$348	$1,181,610		$350	$874,550		$352	$632,810		$327	$523,410	
<Less> Development Cost		($322)	($1,094,800)		($323)	($807,300)		($319)	($574,700)		($328)	($525,400)	
<Less> Net Builder Profit	10% sales	($36)	($122,100)		($36)	($90,400)		($36)	($65,400)		($34)	($54,100)	
				% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit
Surplus / (Gap)		($10)	($35,290)	-2.9%	($9)	($23,150)	-2.6%	($4)	($7,290)	-1.1%	($35)	($56,090)	-9.7%
Feasibility Finding		Feasible			Feasible			Feasible			Challenged		
Equivalent In-Lieu Fee		$20	$68,200		$16	$40,000		$10	$18,200		$5	$7,800	

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Technical Report 1 Table 15
Financial Feasibility of Prototypes: 10% Onsite Obligation at Low Income
Inclusionary Housing Analysis
City of Rocklin

Working Draft

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	90%	90%	$382	$1,300,000	90.0%	$380	$950,000	90.0%	$375	$675,000	90.0%	$344	$550,000	90.0%		$34	$33,000	90.0%
Very Low Income @ 50% AMI	0%	0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		10%														$18	$17,616	10.0%
Low Income@ 70% AMI	10%		$72	$244,050	10.0%	$94	$234,975	10.0%	$126	$226,200	10.0%	$138	$220,000	10.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$351	$1,194,405	100%	$351	$878,498	100%	$350	$630,120	100%	$323	$517,000	100%		$32	$31,462	100%
<Less> Sales, Closing	3.25%	sales	($11)	($38,800)	-3%	($11)	($28,600)	-3%	($11)	($20,500)	-3%	($11)	($16,800)	-3%	Other Income:		$1,200	
Revenue Net of Sales Expense			$340	$1,155,605	97%	$340	$849,898	97%	$339	$609,620	97%	$313	$500,200	97%	Vac/OpExp:		($12,940)	
															NOI:		$19,722	
															ROC:		6.25%	
															Supported Investment:		$315,500	
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.3%	$42	$104,500	12.9%	$24	$43,600	7.6%	$18	$29,000	5.5%		$18	$17,400	4.7%
Site and Intracts			$90	$305,000	27.9%	$77	$192,000	23.8%	$74	$134,000	23.3%	$56	$89,500	17.0%		$39	$38,300	10.2%
Subtotal Lot Cost			$132	$450,200	41.1%	$119	$296,500	36.7%	$99	$177,600	30.9%	$74	$118,500	22.6%		$57	$55,700	14.9%
Home Construction																		
Direct Construction			$110	$374,000	34.2%	$120	$300,000	37.2%	$131	$236,000	41.1%	$165	$264,000	50.2%		$200	$195,000	52.2%
Fees & Permits	Figure 25		$28	$94,400	8.6%	$32	$80,200	9.9%	$37	$67,100	11.7%	$37	$59,600	11.3%		$49	$47,600	12.7%
(Less) Aff. Unit Fee Rdctn.	Figure 25		$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%		($0)	($160)	0.0%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.9%	$7	$11,800	2.1%	$8	$13,200	2.5%	16% dir/site	$38	$37,300	10.0%
Financing			$18	$60,000	5.5%	$18	$44,300	5.5%	$18	$31,500	5.5%	$18	$28,800	5.5%		$30	$29,000	7.8%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.9%	$19	$47,500	5.9%	$19	$33,800	5.9%	$17	$27,500	5.2%	4% dir/site	$10	$9,300	2.5%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.8%	$6	$14,300	1.8%	$6	$10,100	1.8%	$5	$8,300	1.6%				
Subtotal Unit Construction			$190	$644,600	58.9%	$204	$510,800	63.3%	$221	$397,100	69.1%	$254	$406,900	77.4%		$326	$318,040	85.1%
Total Development Cost			$322	$1,094,800	100.0%	$323	$807,300	100.0%	$319	$574,700	100.0%	$328	$525,400	100.0%		$383	$373,740	100.0%
Net Sales Revenue			$340	$1,155,605		$340	$849,898		$339	$609,620		$313	$500,200			$324	$315,500	
<Less> Development Cost			($322)	($1,094,800)		($323)	($807,300)		($319)	($574,700)		($328)	($525,400)			($383)	($373,740)	
<Less> Net Builder Profit	10%	sales	($35)	($119,400)		($35)	($87,800)		($35)	($63,000)		($32)	($51,700)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			($17)	($58,595)	-4.8%	($18)	($45,203)	-5.0%	($16)	($28,080)	-4.4%	($48)	($76,900)	-13.3%		($60)	($58,240)	-15.6%
															Yield on Cost:		*5.28%*	
Feasibility Finding			Marginal			Marginal			Marginal			Challenged				Challenged		
Equivalent In-Lieu Fee			$27	$91,500		$25	$62,000		$22	$39,000		$18	$28,600			$24	$23,200	

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Technical Report 1 Table 16
Financial Feasibility of Prototypes: 10% Onsite Obligation at Very Low Income
Inclusionary Housing Analysis
City of Rocklin

Working Draft

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	90%	90%	$382	$1,300,000	90.0%	$380	$950,000	90.0%	$375	$675,000	90.0%	$344	$550,000	90.0%		$34	$33,000	90.0%
Very Low Income @ 50% AMI	10%	10%	$45	$151,850	10.0%	$59	$147,775	10.0%	$80	$143,800	10.0%	$86	$137,600	10.0%		$15	$14,424	10.0%
Low Income @ 60% AMI		0%														$18	$17,616	0.0%
Low Income@ 70% AMI	0%		$72	$244,050	0.0%	$94	$234,975	0.0%	$126	$226,200	0.0%	$138	$220,000	0.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$349	$1,185,185	100%	$348	$869,778	100%	$345	$621,880	100%	$318	$508,760	100%		$32	$31,142	100%
<Less> Sales, Closing	3.25%	sales	($11)	($38,500)	-3%	($11)	($28,300)	-3%	($11)	($20,200)	-3%	($10)	($16,500)	-3%	Other Income:		$1,200	
Revenue Net of Sales Expense			$337	$1,146,685	97%	$337	$841,478	97%	$334	$601,680	97%	$308	$492,260	97%	Vac/OpExp:		($12,920)	
															NOI:		$19,422	
															ROC:		6.25%	
															Supported Investment:		$310,800	
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.3%	$42	$104,500	13.0%	$24	$43,600	7.6%	$18	$29,000	5.5%		$18	$17,400	4.7%
Site and Intracts			$90	$305,000	27.9%	$77	$192,000	23.8%	$74	$134,000	23.3%	$56	$89,500	17.0%		$39	$38,300	10.2%
Subtotal Lot Cost			$132	$450,200	41.1%	$119	$296,500	36.7%	$99	$177,600	30.9%	$74	$118,500	22.6%		$57	$55,700	14.9%
Home Construction																		
Direct Construction			$110	$374,000	34.2%	$120	$300,000	37.2%	$131	$236,000	41.1%	$165	$264,000	50.3%		$200	$195,000	52.2%
Fees & Permits	Figure 25		$28	$94,400	8.6%	$32	$80,200	9.9%	$37	$67,100	11.7%	$37	$59,600	11.4%		$49	$47,600	12.7%
(Less) Aff. Unit Fee Rdctn.	Figure 25		($0)	($420)	0.0%	($0)	($360)	0.0%	($0)	($360)	-0.1%	($0)	($360)	-0.1%		($0)	($160)	0.0%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.9%	$7	$11,800	2.1%	$8	$13,200	2.5%	16% dir/site	$38	$37,300	10.0%
Financing			$18	$60,000	5.5%	$18	$44,200	5.5%	$18	$31,500	5.5%	$18	$28,800	5.5%		$30	$29,000	7.8%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.9%	$19	$47,500	5.9%	$19	$33,800	5.9%	$17	$27,500	5.2%	4% dir/site	$10	$9,300	2.5%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.8%	$6	$14,300	1.8%	$6	$10,100	1.8%	$5	$8,300	1.6%				
Subtotal Unit Construction			$189	$644,180	58.9%	$204	$510,340	63.3%	$220	$396,740	69.1%	$254	$406,540	77.4%		$326	$318,040	85.1%
Total Development Cost			$322	$1,094,380	100.0%	$323	$806,840	100.0%	$319	$574,340	100.0%	$328	$525,040	100.0%		$383	$373,740	100.0%
Net Sales Revenue			$337	$1,146,685		$337	$841,478		$334	$601,680		$308	$492,260			$319	$310,800	
<Less> Development Cost			($322)	($1,094,380)		($323)	($806,840)		($319)	($574,340)		($328)	($525,040)			($383)	($373,740)	
<Less> Net Builder Profit	10%	sales	($35)	($118,500)		($35)	($87,000)		($35)	($62,200)		($32)	($50,900)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			($19)	($66,195)	-5.5%	($21)	($52,363)	-5.9%	($19)	($34,860)	-5.5%	($52)	($83,680)	-14.5%		($65)	($62,940)	-16.8%
															Yield on Cost:		*5.20%*	
Feasibility Finding			Marginal			Marginal			Marginal			Challenged				Challenged		
Equivalent In-Lieu Fee			$29	$99,100		$28	$69,200		$25	$45,800		$22	$35,400			$29	$27,900	

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Technical Report 1 Table 17
Financial Feasibility of Prototypes: 15% Onsite Obligation at Low Income
Inclusionary Housing Analysis
City of Rocklin

Working Draft

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	85%	85%	$382	$1,300,000	85.0%	$380	$950,000	85.0%	$375	$675,000	85.0%	$344	$550,000	85.0%		$34	$33,000	85.0%
Very Low Income @ 50% AMI	0%	0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		15%														$18	$17,616	15.0%
Low Income@ 70% AMI	15%		$72	$244,050	15.0%	$94	$234,975	15.0%	$126	$226,200	15.0%	$138	$220,000	15.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$336	$1,141,608	100%	$337	$842,746	100%	$338	$607,680	100%	$313	$500,500	100%		$31	$30,692	100%
<Less> Sales, Closing	3.25%	sales	($11)	($37,100)	-3%	($11)	($27,400)	-3%	($11)	($19,700)	-3%	($10)	($16,300)	-3%	Other Income:		$1,200	
Revenue Net of Sales Expense			$325	$1,104,508	97%	$326	$815,346	97%	$327	$587,980	97%	$303	$484,200	97%	Vac/OpExp:		($12,900)	
															NOI:		$18,992	
															ROC:		6.25%	
															Supported Investment:		$303,900	
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.3%	$42	$104,500	12.9%	$24	$43,600	7.6%	$18	$29,000	5.5%		$18	$17,400	4.7%
Site and Intracts			$90	$305,000	27.9%	$77	$192,000	23.8%	$74	$134,000	23.3%	$56	$89,500	17.0%		$39	$38,300	10.2%
Subtotal Lot Cost			$132	$450,200	41.1%	$119	$296,500	36.7%	$99	$177,600	30.9%	$74	$118,500	22.6%		$57	$55,700	14.9%
Home Construction																		
Direct Construction			$110	$374,000	34.2%	$120	$300,000	37.2%	$131	$236,000	41.1%	$165	$264,000	50.2%		$200	$195,000	52.2%
Fees & Permits	Figure 25		$28	$94,400	8.6%	$32	$80,200	9.9%	$37	$67,100	11.7%	$37	$59,600	11.3%		$49	$47,600	12.7%
(Less) Aff. Unit Fee Rdctn.	Figure 25		$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%	$0	$0	0.0%		($0)	($240)	-0.1%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.9%	$7	$11,800	2.1%	$8	$13,200	2.5%	16% dir/site	$38	$37,300	10.0%
Financing			$18	$60,000	5.5%	$18	$44,300	5.5%	$18	$31,500	5.5%	$18	$28,800	5.5%		$30	$29,000	7.8%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.9%	$19	$47,500	5.9%	$19	$33,800	5.9%	$17	$27,500	5.2%	4% dir/site	$10	$9,300	2.5%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.8%	$6	$14,300	1.8%	$6	$10,100	1.8%	$5	$8,300	1.6%				
Subtotal Unit Construction			$190	$644,600	58.9%	$204	$510,800	63.3%	$221	$397,100	69.1%	$254	$406,900	77.4%		$326	$317,960	85.1%
Total Development Cost			$322	$1,094,800	100.0%	$323	$807,300	100.0%	$319	$574,700	100.0%	$328	$525,400	100.0%		$383	$373,660	100.0%
Net Sales Revenue			$325	$1,104,508		$326	$815,346		$327	$587,980		$303	$484,200			$312	$303,900	
<Less> Development Cost			($322)	($1,094,800)		($323)	($807,300)		($319)	($574,700)		($328)	($525,400)			($383)	($373,660)	
<Less> Net Builder Profit	10%	sales	($34)	($114,200)		($34)	($84,300)		($34)	($60,800)		($31)	($50,100)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			($31)	($104,493)	-8.6%	($31)	($76,254)	-8.6%	($26)	($47,520)	-7.5%	($57)	($91,300)	-15.9%		($72)	($69,760)	-18.7%
															Yield on Cost:		*5.08%*	
Feasibility Finding			Challenged			Challenged			Challenged			Challenged				Challenged		
Equivalent In-Lieu Fee			$40	$137,400		$37	$93,100		$32	$58,400		$27	$43,000			$36	$34,800	

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Technical Report 1 Table 18
Financial Feasibility of Prototypes: In-Lieu Fee Equal to $5 Per Square Foot
Inclusionary Housing Analysis
City of Rocklin

Working Draft

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments			
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	100%	100%	$382	$1,300,000	100.0%	$380	$950,000	100.0%	$375	$675,000	100.0%	$344	$550,000	100.0%		$34	$33,000	100.0%
Very Low Income @ 50% AMI		0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		0%														$18	$17,616	0.0%
Low Income@ 70% AMI	0%		$72	$244,050	0.0%	$94	$234,975	0.0%	$126	$226,200	0.0%	$138	$220,000	0.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$382	$1,300,000	100%	$380	$950,000	100%	$375	$675,000	100%	$344	$550,000	100%		$34	$33,000	100%
<Less> Sales, Closing	3.25%	sales	($12)	($42,300)	-3%	($12)	($30,900)	-3%	($12)	($21,900)	-3%	($11)	($17,900)	-3%	Other Income:	$1,200		
Revenue Net of Sales Expense			$370	$1,257,700	97%	$368	$919,100	97%	$363	$653,100	97%	$333	$532,100	97%	Vac/OpExp:	($13,020)		
															NOI:	$21,180		
															ROC:	6.25%		
															Supported Investment:	$338,900		
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.0%	$42	$104,500	12.7%	$24	$43,600	7.5%	$18	$29,000	5.4%		$18	$17,400	4.6%
Site and Intracts			$90	$305,000	27.4%	$77	$192,000	23.4%	$74	$134,000	22.9%	$56	$89,500	16.8%		$39	$38,300	10.1%
Subtotal Lot Cost			$132	$450,200	40.5%	$119	$296,500	36.1%	$99	$177,600	30.4%	$74	$118,500	22.2%		$57	$55,700	14.7%
Home Construction																		
Direct Construction			$110	$374,000	33.6%	$120	$300,000	36.6%	$131	$236,000	40.4%	$165	$264,000	49.4%		$200	$195,000	51.4%
Fees & Permits	Figure 25		$28	$94,400	8.5%	$32	$80,200	9.8%	$37	$67,100	11.5%	$37	$59,600	11.2%		$49	$47,600	12.6%
In-Lieu Fee @	$5	psf	$5	$17,000	1.5%	$5	$12,500	1.5%	$5	$9,000	1.5%	$5	$8,000	1.5%		$5	$4,875	1.3%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.8%	$7	$11,800	2.0%	$8	$13,200	2.5%	16% dir/site	$38	$37,300	9.8%
Financing			$18	$61,000	5.5%	$18	$45,000	5.5%	$18	$32,000	5.5%	$18	$29,300	5.5%		$30	$29,400	7.8%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.8%	$19	$47,500	5.8%	$19	$33,800	5.8%	$17	$27,500	5.2%	4% dir/site	$10	$9,300	2.5%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.8%	$6	$14,300	1.7%	$6	$10,100	1.7%	$5	$8,300	1.6%				
Subtotal Unit Construction			$195	$662,600	59.5%	$210	$524,000	63.9%	$226	$406,600	69.6%	$260	$415,400	77.8%		$332	$323,475	85.3%
Total Development Cost			$327	$1,112,800	100.0%	$328	$820,500	100.0%	$325	$584,200	100.0%	$334	$533,900	100.0%		$389	$379,175	100.0%
Net Sales Revenue			$370	$1,257,700		$368	$919,100		$363	$653,100		$333	$532,100			$348	$338,900	
<Less> Development Cost			($327)	($1,112,800)		($328)	($820,500)		($325)	($584,200)		($334)	($533,900)			($389)	($379,175)	
<Less> Net Builder Profit	10%	sales	($38)	($130,000)		($38)	($95,000)		($38)	($67,500)		($34)	($55,000)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			$4	$14,900	1.2%	$1	$3,600	0.4%	$1	$1,400	0.2%	($36)	($56,800)	-9.6%		($41)	($40,275)	-10.6%
															Yield on Cost:		*5.59%*	
Feasibility Finding			Feasible			Feasible			Feasible			Challenged				Challenged		

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Technical Report 1 Table 19
Financial Feasibility of Prototypes: In-Lieu Fee Equal to $10 Per Square Foot
Inclusionary Housing Analysis
City of Rocklin

Working Draft

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	100%	100%	$382	$1,300,000	100.0%	$380	$950,000	100.0%	$375	$675,000	100.0%	$344	$550,000	100.0%		$34	$33,000	100.0%
Very Low Income @ 50% AMI		0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		0%														$18	$17,616	0.0%
Low Income@ 70% AMI	0%		$72	$244,050	0.0%	$94	$234,975	0.0%	$126	$226,200	0.0%	$138	$220,000	0.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$382	$1,300,000	100%	$380	$950,000	100%	$375	$675,000	100%	$344	$550,000	100%		$34	$33,000	100%
<Less> Sales, Closing	3.25%	sales	($12)	($42,300)	-3%	($12)	($30,900)	-3%	($12)	($21,900)	-3%	($11)	($17,900)	-3%	Other Income:	$1,200		
Revenue Net of Sales Expense			$370	$1,257,700	97%	$368	$919,100	97%	$363	$653,100	97%	$333	$532,100	97%	Vac/OpExp:	($13,020)		
															NOI:	$21,180		
															ROC:	6.25%		
															Supported Investment:	$338,900		
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	12.8%	$42	$104,500	12.5%	$24	$43,600	7.3%	$18	$29,000	5.3%		$18	$17,400	4.5%
Site and Intracts			$90	$305,000	27.0%	$77	$192,000	23.0%	$74	$134,000	22.6%	$56	$89,500	16.5%		$39	$38,300	10.0%
Subtotal Lot Cost			$132	$450,200	39.8%	$119	$296,500	35.6%	$99	$177,600	29.9%	$74	$118,500	21.9%		$57	$55,700	14.5%
Home Construction																		
Direct Construction			$110	$374,000	33.1%	$120	$300,000	36.0%	$131	$236,000	39.8%	$165	$264,000	48.7%		$200	$195,000	50.7%
Fees & Permits	Figure 25		$28	$94,400	8.3%	$32	$80,200	9.6%	$37	$67,100	11.3%	$37	$59,600	11.0%		$49	$47,600	12.4%
In-Lieu Fee @	$10	psf	$10	$34,000	3.0%	$10	$25,000	3.0%	$10	$18,000	3.0%	$10	$16,000	3.0%		$10	$9,750	2.5%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.8%	$7	$11,800	2.0%	$8	$13,200	2.4%	16% dir/site	$38	$37,300	9.7%
Financing			$18	$62,000	5.5%	$18	$45,700	5.5%	$18	$32,500	5.5%	$19	$29,700	5.5%		$31	$29,800	7.8%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.7%	$19	$47,500	5.7%	$19	$33,800	5.7%	$17	$27,500	5.1%	4% dir/site	$10	$9,300	2.4%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.1%	$4	$9,500	1.1%	$4	$6,800	1.1%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.7%	$6	$14,300	1.7%	$6	$10,100	1.7%	$5	$8,300	1.5%				
Subtotal Unit Construction			$200	$680,600	60.2%	$215	$537,200	64.4%	$231	$416,100	70.1%	$265	$423,800	78.1%		$337	$328,750	85.5%
Total Development Cost			$333	$1,130,800	100.0%	$333	$833,700	100.0%	$330	$593,700	100.0%	$339	$542,300	100.0%		$394	$384,450	100.0%
Net Sales Revenue			$370	$1,257,700		$368	$919,100		$363	$653,100		$333	$532,100			$348	$338,900	
<Less> Development Cost			($333)	($1,130,800)		($333)	($833,700)		($330)	($593,700)		($339)	($542,300)			($394)	($384,450)	
<Less> Net Builder Profit	10%	sales	($38)	($130,000)		($38)	($95,000)		($38)	($67,500)		($34)	($55,000)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			($1)	($3,100)	-0.2%	($4)	($9,600)	-1.0%	($5)	($8,100)	-1.2%	($41)	($65,200)	-10.9%		($47)	($45,550)	-11.8%
															Yield on Cost:		*5.51%*	
Feasibility Finding			Feasible			Feasible			Feasible			Challenged				Challenged		

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Technical Report 1 Table 20
Financial Feasibility of Prototypes: In-Lieu Fee Equal to 5% Offsite (City-Funded Units)
Inclusionary Housing Analysis
City of Rocklin *Working Draft*

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	100%	100%	$382	$1,300,000	100.0%	$380	$950,000	100.0%	$375	$675,000	100.0%	$344	$550,000	100.0%		$34	$33,000	100.0%
Very Low Income @ 50% AMI		0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		0%														$18	$17,616	0.0%
Low Income@ 70% AMI	0%		$72	$244,050	0.0%	$94	$234,975	0.0%	$126	$226,200	0.0%	$138	$220,000	0.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$382	$1,300,000	100%	$380	$950,000	100%	$375	$675,000	100%	$344	$550,000	100%		$34	$33,000	100%
<Less> Sales, Closing	3.25%	sales	($12)	($42,300)	-3%	($12)	($30,900)	-3%	($12)	($21,900)	-3%	($11)	($17,900)	-3%	Other Income:	$1,200		
Revenue Net of Sales Expense			$370	$1,257,700	97%	$368	$919,100	97%	$363	$653,100	97%	$333	$532,100	97%	Vac/OpExp:	($13,020)		
															NOI:	$21,180		
															ROC:	6.25%		
															Supported Investment:	$338,900		
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.2%	$42	$104,500	12.8%	$24	$43,600	7.5%	$18	$29,000	5.4%		$18	$17,400	4.6%
Site and Intracts			$90	$305,000	27.7%	$77	$192,000	23.6%	$74	$134,000	23.0%	$56	$89,500	16.8%		$39	$38,300	10.0%
Subtotal Lot Cost			$132	$450,200	40.9%	$119	$296,500	36.4%	$99	$177,600	30.5%	$74	$118,500	22.3%		$57	$55,700	14.6%
Home Construction																		
Direct Construction			$110	$374,000	33.9%	$120	$300,000	36.8%	$131	$236,000	40.6%	$165	$264,000	49.6%		$200	$195,000	51.2%
Fees & Permits	Figure 25		$28	$94,400	8.6%	$32	$80,200	9.8%	$37	$67,100	11.5%	$37	$59,600	11.2%		$49	$47,600	12.5%
In-Lieu Fee @	5%	Offsite	$2	$6,700	0.6%	$3	$6,700	0.8%	$4	$6,700	1.2%	$4	$6,700	1.3%		$7	$6,700	1.8%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.8%	$7	$11,800	2.0%	$8	$13,200	2.5%	16% dir/site	$38	$37,300	9.8%
Financing			$18	$60,400	5.5%	$18	$44,600	5.5%	$18	$31,900	5.5%	$18	$29,200	5.5%		$30	$29,500	7.7%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.9%	$19	$47,500	5.8%	$19	$33,800	5.8%	$17	$27,500	5.2%	4% dir/site	$10	$9,300	2.4%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.8%	$6	$14,300	1.8%	$6	$10,100	1.7%	$5	$8,300	1.6%				
Subtotal Unit Construction			$192	$651,700	59.1%	$207	$517,800	63.6%	$225	$404,200	69.5%	$259	$414,000	77.7%		$334	$325,400	85.4%
Total Development Cost			$324	$1,101,900	100.0%	$326	$814,300	100.0%	$323	$581,800	100.0%	$333	$532,500	100.0%		$391	$381,100	100.0%
Net Sales Revenue			$370	$1,257,700		$368	$919,100		$363	$653,100		$333	$532,100			$348	$338,900	
<Less> Development Cost			($324)	($1,101,900)		($326)	($814,300)		($323)	($581,800)		($333)	($532,500)			($391)	($381,100)	
<Less> Net Builder Profit	10%	sales	($38)	($130,000)		($38)	($95,000)		($38)	($67,500)		($34)	($55,000)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			$8	$25,800	2.1%	$4	$9,800	1.1%	$2	$3,800	0.6%	($35)	($55,400)	-9.4%		($43)	($42,200)	-11.1%
															Yield on Cost:		*5.56%*	
Feasibility Finding			Feasible			Feasible			Feasible			Challenged				Challenged		

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Technical Report 1 Table 21
Financial Feasibility of Prototypes: In-Lieu Fee Equal to 10% Offsite (City-Funded Units)
Inclusionary Housing Analysis
City of Rocklin *Working Draft*

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	100%	100%	$382	$1,300,000	100.0%	$380	$950,000	100.0%	$375	$675,000	100.0%	$344	$550,000	100.0%		$34	$33,000	100.0%
Very Low Income @ 50% AMI		0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		0%														$18	$17,616	0.0%
Low Income@ 70% AMI	0%		$72	$244,050	0.0%	$94	$234,975	0.0%	$126	$226,200	0.0%	$138	$220,000	0.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$382	$1,300,000	100%	$380	$950,000	100%	$375	$675,000	100%	$344	$550,000	100%		$34	$33,000	100%
<Less> Sales, Closing	3.25%	sales	($12)	($42,300)	-3%	($12)	($30,900)	-3%	($12)	($21,900)	-3%	($11)	($17,900)	-3%	Other Income:	$1,200		
Revenue Net of Sales Expense			$370	$1,257,700	97%	$368	$919,100	97%	$363	$653,100	97%	$333	$532,100	97%	Vac/OpExp:	($13,020)		
															NOI:	$21,180		
															ROC:	6.25%		
															Supported Investment:	$338,900		
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.1%	$42	$104,500	12.7%	$24	$43,600	7.4%	$18	$29,000	5.4%		$18	$17,400	4.5%
Site and Intracts			$90	$305,000	27.5%	$77	$192,000	23.4%	$74	$134,000	22.8%	$56	$89,500	16.6%		$39	$38,300	9.9%
Subtotal Lot Cost			$132	$450,200	40.6%	$119	$296,500	36.1%	$99	$177,600	30.2%	$74	$118,500	22.0%		$57	$55,700	14.3%
Home Construction																		
Direct Construction			$110	$374,000	33.7%	$120	$300,000	36.5%	$131	$236,000	40.1%	$165	$264,000	48.9%		$200	$195,000	50.2%
Fees & Permits	Figure 25		$28	$94,400	8.5%	$32	$80,200	9.8%	$37	$67,100	11.4%	$37	$59,600	11.0%		$49	$47,600	12.3%
In-Lieu Fee @	10%	Offsite	$4	$13,400	1.2%	$5	$13,400	1.6%	$7	$13,400	2.3%	$8	$13,400	2.5%		$14	$13,400	3.5%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.8%	$7	$11,800	2.0%	$8	$13,200	2.4%	16% dir/site	$38	$37,300	9.6%
Financing			$18	$60,800	5.5%	$18	$45,000	5.5%	$18	$32,300	5.5%	$19	$29,600	5.5%		$31	$30,100	7.7%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.9%	$19	$47,500	5.8%	$19	$33,800	5.7%	$17	$27,500	5.1%	4% dir/site	$10	$9,300	2.4%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.2%	$4	$6,800	1.2%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.8%	$6	$14,300	1.7%	$6	$10,100	1.7%	$5	$8,300	1.5%				
Subtotal Unit Construction			$194	$658,800	59.4%	$210	$524,900	63.9%	$229	$411,300	69.8%	$263	$421,100	78.0%		$341	$332,700	85.7%
Total Development Cost			$326	$1,109,000	100.0%	$329	$821,400	100.0%	$327	$588,900	100.0%	$337	$539,600	100.0%		$398	$388,400	100.0%
Net Sales Revenue			$370	$1,257,700		$368	$919,100		$363	$653,100		$333	$532,100			$348	$338,900	
<Less> Development Cost			($326)	($1,109,000)		($329)	($821,400)		($327)	($588,900)		($337)	($539,600)			($398)	($388,400)	
<Less> Net Builder Profit	10%	sales	($38)	($130,000)		($38)	($95,000)		($38)	($67,500)		($34)	($55,000)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			$6	$18,700	1.5%	$1	$2,700	0.3%	($2)	($3,300)	-0.5%	($39)	($62,500)	-10.5%		($51)	($49,500)	-12.7%
															Yield on Cost:		*5.45%*	
Feasibility Finding			Feasible			Feasible			Feasible			Challenged				Challenged		

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Technical Report 1 Table 22
Financial Feasibility of Prototypes: In-Lieu Fee Equal to 15% Offsite (City-Funded Units)
Inclusionary Housing Analysis
City of Rocklin *Working Draft*

			Low Density Single Family Detached			Medium Density Single Family Detached			Medium High Density Single Family Detached			Townhome			Apartments		
Market Rate Living Area Net SF			3,400 sf			2,500 sf			1,800 sf			1,600 sf			975 sf		
Average Number of Bedrooms			4.50 bedrooms			3.75 bedrooms			3.0 bedrooms			3.00 bedrooms			1.8 bedrooms		
Density			3 du/acre			5 du/acre			12 du/acre			18 du/acre			25 du/acre		
Avg Lot Size			11,000 sf			7,000 sf			3,000 sf								
Revenue	For Sale	For Rent	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**	**Per SF**	**Per Unit**	**Percent**		**Per NSF**	**Per Unit**	**Percent**
Market Units	100%	100%	$382	$1,300,000	100.0%	$380	$950,000	100.0%	$375	$675,000	100.0%	$344	$550,000	100.0%		$34	$33,000	100.0%
Very Low Income @ 50% AMI		0%	$45	$151,850	0.0%	$59	$147,775	0.0%	$80	$143,800	0.0%	$86	$137,600	0.0%		$15	$14,424	0.0%
Low Income @ 60% AMI		0%														$18	$17,616	0.0%
Low Income@ 70% AMI	0%		$72	$244,050	0.0%	$94	$234,975	0.0%	$126	$226,200	0.0%	$138	$220,000	0.0%		$0		0.0%
Mod @ 110% AMI	0%		$151	$513,100	0.0%	$196	$489,500	0.0%	$259	$466,100	0.0%	$288	$460,100	0.0%		$0		0.0%
Average Gross Sales Price			$382	$1,300,000	100%	$380	$950,000	100%	$375	$675,000	100%	$344	$550,000	100%		$34	$33,000	100%
<Less> Sales, Closing	3.25%	sales	($12)	($42,300)	-3%	($12)	($30,900)	-3%	($12)	($21,900)	-3%	($11)	($17,900)	-3%	Other Income:	$1,200		
Revenue Net of Sales Expense			$370	$1,257,700	97%	$368	$919,100	97%	$363	$653,100	97%	$333	$532,100	97%	Vac/OpExp:	($13,020)		
															NOI:	$21,180		
															ROC:	6.25%		
															Supported Investment:	$338,900		
Land and Lot Development					% TDC			% TDC			% TDC			% TDC				% TDC
Site Acquisition			$43	$145,200	13.0%	$42	$104,500	12.6%	$24	$43,600	7.3%	$18	$29,000	5.3%		$18	$17,400	4.4%
Site and Intracts			$90	$305,000	27.3%	$77	$192,000	23.2%	$74	$134,000	22.5%	$56	$89,500	16.4%		$39	$38,300	9.7%
Subtotal Lot Cost			$132	$450,200	40.3%	$119	$296,500	35.8%	$99	$177,600	29.8%	$74	$118,500	21.7%		$57	$55,700	14.1%
Home Construction																		
Direct Construction			$110	$374,000	33.5%	$120	$300,000	36.2%	$131	$236,000	39.6%	$165	$264,000	48.3%		$200	$195,000	49.3%
Fees & Permits	Figure 25		$28	$94,400	8.5%	$32	$80,200	9.7%	$37	$67,100	11.3%	$37	$59,600	10.9%		$49	$47,600	12.0%
In-Lieu Fee @	15%	Offsite	$6	$20,100	1.8%	$8	$20,100	2.4%	$11	$20,100	3.4%	$13	$20,100	3.7%		$21	$20,100	5.1%
Other Indirects	5.0%	directs	$6	$18,700	1.7%	$6	$15,000	1.8%	$7	$11,800	2.0%	$8	$13,200	2.4%	16% dir/site	$38	$37,300	9.4%
Financing			$18	$61,200	5.5%	$18	$45,400	5.5%	$18	$32,700	5.5%	$19	$30,000	5.5%		$31	$30,700	7.8%
Overhead/G&A	5%	mkt sales	$19	$65,000	5.8%	$19	$47,500	5.7%	$19	$33,800	5.7%	$17	$27,500	5.0%	4% dir/site	$10	$9,300	2.4%
Warranty/Insurance	1%	mkt sales	$4	$13,000	1.2%	$4	$9,500	1.1%	$4	$6,800	1.1%	$3	$5,500	1.0%				
Marketing	1.5%	mkt sales	$6	$19,500	1.7%	$6	$14,300	1.7%	$6	$10,100	1.7%	$5	$8,300	1.5%				
Subtotal Unit Construction			$196	$665,900	59.7%	$213	$532,000	64.2%	$232	$418,400	70.2%	$268	$428,200	78.3%		$349	$340,000	85.9%
Total Development Cost			$328	$1,116,100	100.0%	$331	$828,500	100.0%	$331	$596,000	100.0%	$342	$546,700	100.0%		$406	$395,700	100.0%
Net Sales Revenue			$370	$1,257,700		$368	$919,100		$363	$653,100		$333	$532,100			$348	$338,900	
<Less> Development Cost			($328)	($1,116,100)		($331)	($828,500)		($331)	($596,000)		($342)	($546,700)			($406)	($395,700)	
<Less> Net Builder Profit	10%	sales	($38)	($130,000)		($38)	($95,000)		($38)	($67,500)		($34)	($55,000)			included above		
					% of TDC + Profit			% of TDC + Profit			% of TDC + Profit			% of TDC + Profit				% TDC
Surplus / (Gap)			$3	$11,600	0.9%	($2)	($4,400)	-0.5%	($6)	($10,400)	-1.6%	($44)	($69,600)	-11.6%		($58)	($56,800)	-14.4%
															Yield on Cost:		*5.35%*	
Feasibility Finding			Feasible			Feasible			Feasible			Challenged				Challenged		

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	Extremely Low	Very Low	Low	Average Gap Per Affordable Unit
I. Affordability Gap, City Funded Tax Credit Units[1]	$199,000	$121,000	$81,000	$134,000

II. Fee Per Market Rate Unit

5% Obligation	(= 5% * average gap per affordable unit)	$6,700
10% Obligation	(= 10% * average gap per affordable unit)	$13,400
15% Obligation	(= 15% * average gap per affordable unit)	$20,100

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[1] See Technical Report 4.

Technical Report 1 Table 24

Affordable Housing Requirements Survey

	City of Sacramento	City of Roseville	Town of Loomis	City of Folsom	City of Elk Grove	Placer County	City of Rancho Cordova
Population	526,669	166,214	6,809	84,782	179,694	112,788 (unincorporated)	80,598
Year Adopted / Updated	Adopted 2000; Updated 2015	1988	Adopted 2022	Updated 2026	Adopted 2013	2020 (update in progress)	The City has a Housing Element Policy that requires new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) to include an Affordable Housing Plan for the project that identifies the project's plan for providing affordable housing. These areas are typically high resource and promote inclusion of affordable housing in high opportunity areas. Compliance options include onsite affordable units, land dedication, rehab of existing units, or in-lieu fees.
Base Obligation	Fee w/ onsite option	Onsite	Onsite	For sale units only - onsite requirement w/ fee option.	Fee per unit.	Onsite	
Minimum Project Size - Rental		The City of Roseville does not have a city-wide inclusionary housing policy but has a General Plan Goal that 10% of all new housing units will be affordable to moderate, low and very low income households. The goal is implemented through the City's Specific Plans, which assign affordable housing obligations on a parcel-by-parcel basis.		No rental req. unless receive City funding			
For In-lieu/Impact Fee	1		5 units		1	8	
For Build Requirement	n/a		10 units		n/a	100	
Minimum Project Size - For Sale							
For In-lieu/Impact Fee	1		5 units	10 units	1	8	
For Build Requirement	n/a		10 units	n/a	n/a	100	
Onsite Requirement/Option	Projects providing at least 10% affordable units are exempt from the HIF	FS: 10% (4% VL, 4% L, 2% Mod) R: 10% (5% Low, 5% VL)	R: 10% (5% VL and 5% Low) FS: 10% Low	FS: 10% (3% VL and 7% Low)	none	FS: Specific/ Master Plan: 10% (4% VL, 4% L, 2% Mod) All Other: 10% Mod R: Specific/ Master Plan:10% (4% VL, 4% L, 2% Mod). All Other: 10% (4% VL, 6% L)	
Income Levels for Pricing	Low @ 80% AMI		R: VL @ 50%, Low @ 60% AMI FS: Low @ 70% AMI	35% of Low @ 80% AMI, VL @ 50% AMI	n/a	Not specified.	
Impact / In-Lieu Fee	1-2 units <20 dua: $3.56 psf Multi-units <40 dua: $3.56 psf Housing Incentive Zn: $1.54 psf High density or converted units: $0 (June 2025 rates)	Case-by-case based on affordable units owed.	Not yet adopted. For fractional units only (including projects w/5-9 units). In 2025, Planning Commission recommended that Town Council approve an in-lieu fee of $17 psf for for-sale and $22 psf for rental projects.	$3.00 psf	Single Family (1-2 units): $6,354 / mkt unit Multi-family (3+ units): $3,812 / mkt unit	$2.73 psf	Negotiated Development Agreement fees range from $2,488 to $7,303 per unit.
Deed Restriction Term	30 years		R: 55 years FS: 5 years	FS: 20 years / R: 30 years	n/a	55 years	
Other Compliance Options	None specified.		Acq/rehab, Off-site units, Preservation of at-risk units. Other proposals approved by Town Council.	Off-site units, Credits, Land dedication, Acq/rehab, other proposals approved by City Council.		Equivalency proposals may be submitted with alternative compliance actions.	
Comments		City has had the 10% Affordable Housing Goal since inception and has produced over 4,100 units.	In 2025, Planning Commission recommended that Town Council consider allowing projects up to 50 units to pay the in-lieu fee.	Fee deferrals and modified development standards available for on-site units.		Residential projects with 50% of units smaller than 1,600 sf are exempt. Mixed use projects with >70% residential are exempt. Infill sites and sites located in "transit priority area" are exempt. Incentives available include fee waivers and priority processing.	

Abbreviations: FS - For Sale, R - Rental, Mod - Moderate Income, L - Low Income, VL - Very Low Income
psf - per square foot, dua - dwelling units per acre

Population Data for cities from US Census and unincorporated county populations from CA Dept. of Finance.
Chart data from City / County websites, Housing Elements, Municipal Codes, etc.
Notes: This chart presents an overview, and as a result, terms are simplified. For use other than general comparison, please consult the code and staff of the jurisdiction.

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TECHNICAL REPORT 2: RESIDENTIAL NEXUS STUDY

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I. EXECUTIVE SUMMARY

The following Technical Report summarizes an analysis of the linkages between market rate residential development in Rocklin and the future demand for additional affordable housing. The analysis has been prepared by Keyser Marston Associates, Inc. (KMA) for the City of Rocklin (City) in accordance with a contractual agreement.

It is important to note, that per current legislation and case law, a nexus study is not required to undertake either of the following actions:

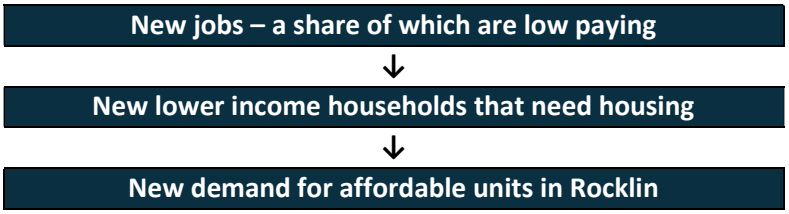
1. To impose inclusionary housing obligations on market rate residential projects; or
2. To impose an option to pay a fee in lieu of providing affordable units in market rate residential projects (in-lieu fees).

KMA prepared the following residential nexus study for these purposes:

1. This nexus study methodology provides a contextual comparison to the financial feasibility analysis, which was also conducted by KMA as part of our contractual agreement contract with the City.
2. This nexus study may also be used in support of fees charged for fractional unit inclusionary obligations.

A. Residential Nexus Study

The purpose of a residential nexus study is to demonstrate and quantify the impact of new market rate residential development on the demand for affordable housing. The underlying nexus concept is that newly constructed market rate residential units represent net new households in Rocklin. These households generate new income in Rocklin that will be used to consume goods and services. This increased consumption translates into new jobs – a share of which are low paying. These new households with low paying jobs require housing, which results in the new demand for affordable units in Rocklin.



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B. Methodology and Models Used

The Residential Nexus Study is performed using two models that can be described as follows:

1. The IMPLAN (IMpact Analysis for PLANning) model is an industry-accepted, commercially available model developed over 40 years ago to quantify the impacts of changes in a local economy, including the employment impacts created by changes in personal income.
2. The KMA Jobs-Housing Nexus model, which was initially developed over 25 years ago to analyze the income structure of job growth, is used to determine the household income of new employee households.

C. Nexus Study Results

The following table identifies the inclusionary obligations derived from the Residential Nexus Study.

Figure 33: Maximum Residential Linkage Fee

	Prototype 1 Low Density Detached	*Prototype 2 Medium Density Detached*	*Prototype 3 Medium High Density Detached*	*Prototype 4 Single Family Attached*	*Prototype 5 Apartments*
30% of Median Income	0.6%	0.5%	0.4%	0.3%	0.3%
50% of Median Income	7.2%	5.9%	4.9%	4.1%	3.4%
80% of Median Income	7.0%	5.9%	4.9%	4.2%	3.5%
subtotal to 80% AMI	14.8%	12.3%	10.2%	8.7%	7.1%
120% of Median Income	5.1%	4.4%	3.6%	3.2%	2.7%
Total (0-120% AMI)	**19.9%**	**16.6%**	**13.8%**	**11.8%**	**9.7%**

D. Data Sources and Qualifications

The analyses in this report have been prepared using the best and most recent data available. Local and current data was used whenever possible. Sources such as the United States Census (Census), the American Community Survey of the Census (ACS), and California Employment Development Department (EDD) data were used extensively. Other sources and analyses are noted when used in the text and footnotes. The data sources and uses are those that provide a reasonable basis to support the nexus between jobs and housing.

While we believe all sources utilized are sufficiently accurate for the purposes of the analyses, we cannot guarantee their accuracy. KMA assumes no liability for information from these and other sources.

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II. THE RESIDENTIAL NEXUS STUDY

A. Introduction

This section outlines the nexus concept and some of the key issues surrounding the linking of new market rate residential development to the demand for affordable residential units in Rocklin. The Residential Nexus Study provides the City with contextual support of on-site obligations.

B. The Nexus Concept

At its most simplified level, the underlying nexus concept is that newly constructed units represent net new households in the Rocklin. These households generate income that is new to the community, and that income will be used to purchase goods and services. This new consumption can be translated into an increase in the number of jobs required to fulfill the additional demand for goods and services. A portion of the new jobs will be at lower compensation levels, which in turn relates to employee households that cannot afford to rent or buy market rate units. This results in the need for additional affordable housing units.

C. Use of this Residential Nexus Study

This Residential Nexus Study has been prepared for the limited purpose of determining the nexus support for imposing an inclusionary housing obligation. We caution against using this study, or any impact study for that matter, for purposes beyond the intended use.

D. Methodology and Models Used

The Residential Nexus Study is performed using two models. The IMPLAN and KMA Jobs-Housing Nexus models are described below.

IMPLAN Model

The IMPLAN model is an industry-accepted, commercially available model developed over 40 years ago. The IMPLAN model was first used to quantify the impacts of changes in a local economy, including the employment impacts created by changes in personal income. The IMPLAN model plays the following role in this Residential Nexus Study:

1. The estimated net new personal income available for expenditures for the households residing in the market-rate residential units is input into the IMPLAN model;
2. Using this income information, the IMPLAN model estimates a distribution of expenditures; and
3. The IMPLAN model produces a quantification of new jobs generated by industry type. The IMPLAN model estimates the jobs generated at establishments that serve new residents in the following ways:
    a. Jobs that serve new residents directly, such as supermarkets, banks and schools;

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b. Jobs generated by increased demand at firms that service or supply these establishments, such as wholesalers, janitorial contractors, accounting firms, and any jobs down the service/supply chain from direct jobs; and

c. Jobs generated when the new employees spend their wages in the local economy and generate additional jobs.

KMA Jobs-Housing Nexus Model

The results of the IMPLAN analysis are input into the KMA Jobs-Housing Nexus model. This model was initially developed over 25 years ago to analyze the income structure of job growth, and it is used to estimate the following:

1. The household income of the employees doing the identified jobs; and
2. The income category of the housing needed by the employee households.

This information is presented for the following household income categories:

Figure 34. Summary of Affordability Categories

Income Category	*Percent of Median*	*Income Range (Four-Person Household)*
Extremely Low Income	0% to 30% of Median	$0 to $38,600
Very Low Income	Above 30% to 50% of Median	$38,601 to $64,300
Low Income	Above 50% to 80% of Median	$64,301 to $102,900
Moderate Income	Above 80% to 120% of Median	$102,901 to $144,950

The linkages can be illustrated using the following simplified example:

1. An analysis of the housing market provides the average sales price or rent of market rate units.
2. The household incomes for the new residents are estimated based on the average sales price or rent of the units. Specifically, the estimates are based on the assumptions regarding the share of income spent on housing-related expenses.
3. The household's estimated gross income is adjusted to a net amount available for expenditures.
4. The new households will purchase or consume a range of goods and services (e.g., at locations such as a supermarket or a restaurant).
5. The increase in purchases in the local economy will in turn generate support for increased employment at an array of different compensation levels.
6. A portion of the jobs will provide insufficient compensation for the employee households to afford market rate housing in Rocklin.

E. Underlying Assumptions Related to Net New Demand for Housing

An underlying assumption of the Residential Nexus Study is that households that buy or rent new units represent net new households in Rocklin. If homebuyers/renters have relocated from elsewhere in the

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local area, vacancies have been created that will be filled. If existing units are removed to redevelop a site to higher density, then there could be a need for recognition of the existing households in that all new units might not represent new households, depending on the program design and number of units removed relative to new units.

Since the analysis addresses net new households in Rocklin and the impacts generated by their consumption expenditures, the Residential Nexus Study quantifies net new demands for affordable units to accommodate new worker households. As such, the impact results do not address nor in any way include existing deficiencies in the community's supply of affordable housing.

F. Geographic Area of Impact

The purpose of the Residential Nexus Study is to estimate the affordable housing demand generated in Rocklin. However, some impacts will be experienced elsewhere in Placer County and beyond. The IMPLAN model computes the jobs generated within Placer County and sorts out those that occur beyond the Placer County boundaries. The KMA Jobs-Housing Nexus Model analyzes the income structure of jobs and their corresponding employee households, without assumptions as to where the employee households live.

In summary, the KMA residential nexus analysis quantifies all job impacts occurring within Placer County and related housing needs. Job impacts, like most types of impacts, occur irrespective of jurisdictional boundaries. And like other types of impact analyses, such as traffic studies, impacts beyond jurisdictional boundaries are experienced, are relevant, and are important. See the "Addendum: Factors Related to the Nexus Concept" at the end of this study for further discussion on this topic.

III. RESIDENTIAL NEXUS STUDY METHODOLOGY

The Residential Nexus Study is organized into the following components:

1. A discussion of the residential prototypes, and the estimated household incomes of the homebuyers and renters.
2. A description of the IMPLAN model that is used in the Residential Nexus Study to translate household income into the estimated number of jobs in retail, restaurants and other sectors serving new residents.
3. An identification of the linkage between employment growth associated with new market rate residential development and the need for affordable housing units in each of the four income categories.
4. The supportable inclusionary housing obligation.
5. A quantification of the nexus or mitigation cost based on the cost of delivering affordable units to new employee households in each of the four income categories.

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A. Market Survey and Residential Prototypes

The first step of the nexus study is to identify residential protypes that are representative of new market rate residential development that is currently occurring or anticipated to occur in the near to mid-term future in Rocklin. In Spring 2025, KMA undertook a residential market study of projects that were recently constructed in Rocklin. The market study is documented in Technical Report 1.

The KMA market study is focused on the sales prices and rents of new market rate residential development rather than the sales prices and rents of older housing stock. New market rate residential development refers to new residential units added to the market, which house new households.[8] The main objective is to establish current sales prices or rents per unit and per square foot for the various residential project types recently developed, or expected to be developed in the near term in Rocklin. It is important to note that the analysis of the residential prototypes is intended to reflect average or typical residential projects to be developed in Rocklin rather than any specific project. It should be expected that specific projects would vary to some degree from the residential prototypes.

Based on this market survey, KMA developed the following residential prototypes to be analyzed in the Residential Nexus Study:

Figure 35. Residential Prototypes

	Low Density Detached	*Medium Density Detached*	*Medium High Density Detached*	*Single Family Attached*	*Apartments*
Avg. Unit Size	3,400 SF	2,500 SF	1,800 SF	1,600 SF	975 SF
Avg. No. of Bedrooms	4.50	3.75	3.00	3.00	1.80
Representative Density	3 du/acre	5 du/acre	12 du/acre	18 du/acre	25 du/acre
Avg. Sales Price	$1,300,000	$950,000	$675,000	$550,000	$2,750
Per Square Foot	$382 /SF	$380 /SF	$375 /SF	$344 /SF	$2.82 /SF

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This information serves as the basis for the input to the IMPLAN model described in the following section of this study. This is the starting point of the chain of linkages that connect new market rate residential development to incremental demand for affordable residential units.

B. Income of the Homebuyer Household

The next step in the Residential Nexus Study is to estimate the income of the buying or renting households in the residential prototypes.

[8] Significant rehabilitation would only be considered new development if it adds sufficient square footage to support a new household.

1. Ownership Units

To estimate the incomes of homebuyers, KMA analyzed recent home sales from CoreLogic. In addition, KMA reviewed Freddie Mac's portfolio of mortgages originated for the purchase of primary residences within Rocklin.[9] The Freddie Mac data pertains to the fourth quarter of 2024, the most recent period available at the time the information was accessed.

KMA then applied the following representative lending terms:

1. The downpayment is set at 20% of purchase price for both the Single Family Detached and Single Family Attached prototypes.
2. The mortgage is based on a 30-year fully amortizing loan at a 6.68% interest rate. This reflects the average over the prior one-year period. [10]

In addition to the mortgage, housing costs include homeowners' insurance, homeowner association dues, utility/maintenance costs, and property taxes. Estimates for each are identified in Technical Report 2 - Appendix A - Tables 1 - 4. These additional costs are considered along with the mortgage payment as part of housing expenses for purposes of determining mortgage eligibility[11]
The analysis estimates gross household income for homebuyers based on the assumption that total housing costs represent, on average, approximately 35% of gross income. The assumption that housing expenses represent 35% of gross income is reflective of the local average for new purchase loans and is consistent with criteria used by lenders to determine mortgage eligibility.[12]

2. Apartment Units

Household income for renter households is estimated based on the assumption that housing costs, including rent and utilities, represent on average 30% of gross household income. KMA selected the 30% factor for the following reasons:

1. KMA aimed to apply a conservative assumption in the estimation of the new residents' incomes.
2. Many renter households will choose to spend less than 30% of their income on rent where possible, since the unit is not viewed as an investment with value enhancement potential.
3. The 30% factor is consistent with State and Federal affordability standards.

[9] The Freddie Mac information is presented in a three-digit zip code format. KMA extrapolated the zip codes that make up Rocklin.

[10] Based on the Freddie Mac Primary Mortgage Market Survey weekly average rates for the West Region for 30-year fixed rate mortgages during the period from August 2024 through August 2025.

[11] Housing expenses are combined with other debt payments such as credit cards and auto loans to compute a Debt To Income (DTI) ratio which is a key criteria used for determining mortgage eligibility.

[12] The average debt to income ratio for the zip codes inclusive of Rocklin was approximately 40%. However, this ratio includes other forms of debt such as student loans, credit cards, and auto loans. This suggests that a ratio limited only to housing expenses would be less than 40%. Application of a 35% ratio is also consistent with the California Health and Safety Code standard for relating income to housing costs for ownership units.

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The estimate for gross household income for the apartment prototype can be found in Technical Report 2 - Appendix A - Table 5.

3. Estimated Gross Household Incomes

The estimated gross household incomes of the homebuyers or renter households of the residential prototypes are calculated in Technical Report 2 - Appendix A – Tables 1 - 5. The results are summarized in the following table:

Figure 36. Estimated Gross Household Incomes

	Low Density Detached	*Medium Density Detached*	*Medium High Density Detached*	*Single Family Attached*	*Apartments*
Gross Household Income	$302,000	$224,000	$162,000	$136,000	$115,000

4. Income Available for Expenditures

The input into the IMPLAN model used in this analysis is the net income available for expenditures. To arrive at income available for expenditures, gross income must be adjusted for Federal and State income taxes, contributions to Social Security and Medicare, savings, and payments on household debt. Per KMA correspondence with the producers of the IMPLAN model (IMPLAN Group LLC), other taxes including sales tax, gas tax, and property tax are handled internally within the model as part of the analysis of expenditures.

For input into the IMPLAN model, the percentage of income available for expenditures is set prior to deducting any housing-related costs. This is done to maintain consistency with the IMPLAN model, which defines housing costs as expenditures. The IMPLAN model addresses the fact that expenditures on housing do not generate employment to the degree other expenditures such as retail or restaurants do, but some limited maintenance and property management employment is generated.

5. Deductions to Gross Household Income

The income available for expenditures is estimated based on a review of data from the Internal Revenue Service, the California Franchise Tax Board tax tables, and the United States Bureau of Economic Analysis data. The assumptions applied in the analysis are as follows:

1. Per the Internal Revenue Service, the applicable Federal tax rates are as follows:
    a. Owner households earning above $200,000 per year pay an average of 16% of gross income for Federal taxes.
    b. Owner households earning between $100,000 and $200,000 per year pay an average of 11% of gross income for Federal taxes.
    c. Renter households earning between $100,000 and $200,000 per year pay an average of 11% of gross income for Federal Taxes.

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2. Per the California Franchise Tax Board, State taxes are estimated at approximately 3% to 6% of gross income.

3. The employee share of the FICA payroll taxes for Social Security and Medicare is set at the lesser of 7.65% of gross income or $176,100, which is the ceiling on income subject to Social Security taxes.

4. Savings and repayment of household debt must also be factored into the estimate of the amount of income available for expenditures. Savings includes various Individual Retirement Account (IRA) and 401(k) type programs, as well as non-retirement household savings and investments. Debt repayment includes auto loans, credit cards, and all other non-mortgage debt. An 8% rate is used in this analysis for households earning between $100,000 and $225,000 and a 12% rate is used for households earning above $225,000. These rates are based on the average over the past 20 years computed from the United States Bureau of Economic Analysis and data published by the National Bureau of Economic Research.[13]

After taking the preceding deductions into account, the income available for expenditures is estimated to be between 58% and 70% of gross income for the five prototypes. Technical Report 2 - Appendix A – Table 6 presents this calculation.

6. Expenditures for Input to IMPLAN

A summary of the estimates of income available for expenditures is presented in the following table:

Figure 37. Income Available for Expenditures

	Low Density Detached	*Medium Density Detached*	*Medium High Density Detached*	*Single Family Attached*	*Apartments*
Gross Household Income	$302,000	$224,000	$162,000	$136,000	$115,000
% Income for Expenditures	58%	63%	69%	70%	70%
Occupancy	100%	100%	100%	100%	95%
Household Income Available for Expenditure					
One Unit	$175,200	$141,100	$111,800	$95,200	$76,500
100 Units [input to IMPLAN]	$17,520,000	$14,110,000	$11,180,000	$9,520,000	$7,650,000

The nexus analysis is conducted on 100-unit building modules for ease of presentation and to avoid awkward fractions. Technical Report 2 - Appendix A – Tables 7 and 8 summarize the conclusions of this section, and calculate the household income for the 100-unit building modules. The resulting expenditure amounts are input into the IMPLAN model.

[13] "Wealth Inequality in the United States Since 1913: Evidence from Capitalized Income Tax Data," October 2014.

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C. The IMPLAN Model

Consumer spending by residents of new housing units will create jobs, particularly in sectors such as retail and restaurants, which are closely connected to the expenditures of residents. The IMPLAN model is an economic analysis tool that is widely used to quantify these new jobs by industry sector.

1. IMPLAN Model Description

The IMPLAN model is an economic analysis software package now commercially available through the IMPLAN Group, LLC. IMPLAN was originally developed by the United States Forest Service, the Federal Emergency Management Agency, and the United States Department of the Interior Bureau of Land Management. The model has been in use since 1979 and has been refined over time. It has become a widely used tool for analyzing economic impacts for a broad range of applications from major construction projects to natural resource programs.

IMPLAN is based on an input-output accounting of commodity flows within an economy from producers to intermediate and final consumers. The model establishes a matrix of supply chain relationships between industries, and also between households and the producers of household goods and services. Assumptions about the portion of inputs or supplies for a given industry likely to be met by local suppliers and the portion supplied from outside the region or study area are derived internally within the model using data on the industrial structure of the region.

The output or result of the model is generated by tracking changes in purchases for final use or final demand as they filter through the supply chain. Industries that produce goods and services for final demand or consumption must purchase inputs from other producers. These producers in turn purchase goods and services. The model tracks these relationships through the economy to the point where leakages from the region stop the cycle. This allows the user to identify how a change in demand for one industry will affect a list of over 400 other industry sectors. The projected response of an economy to a change in final demand can be viewed in terms of economic output, employment, or income.

Data sets are available for each county and state, so the model can be tailored to the specific economic conditions of the region being analyzed. This analysis utilizes the data set for Placer County. As will be discussed, much of the employment impact is in local-serving sectors, such as retail, eating and drinking establishments, and medical services. A significant portion of these jobs will be located in the local community. In addition, the employment impacts will extend throughout Placer County and beyond based on where jobs are located. Rocklin is part of the larger Sacramento region's economy, and impacts will likewise extend throughout the region.

2. Application of the IMPLAN Model to Estimate Job Growth

The IMPLAN model was applied to link household income to household expenditures to job growth. The IMPLAN model distributes spending among various types of goods and services (industry sectors) based on data from the Consumer Expenditure Survey and the U.S. Bureau of Economic Analysis Benchmark Input-Output study to estimate the number of jobs that are generated.

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Job creation, driven by increased demand for products and services, was projected for each of the industries that will serve the new households. The estimated employment that would be generated by this new household spending is shown in Technical Report 2 – Appendix A – Table 9, and summarized in the following table:

Figure 38. Jobs Generated Per 100 Units

	Low Density Detached	*Medium Density Detached*	*Medium High Density Detached*	*Single Family Attached*	*Apartments*
Annual Household Expenditures (100 Units)	$17,520,000	$14,110,000	$11,180,000	$9,520,000	$7,650,000
Total Jobs Generated	86.2	69.4	54.8	46.2	37.1

Technical Report 2 - Appendix A – Table 9 provides a detailed summary of jobs generated by industry. The table shows projected jobs sorted by industry category. The Consumer Expenditure Survey published by the U.S. Bureau of Labor Statistics tracks expenditure patterns by income level. IMPLAN utilizes this data to reflect the pattern by income bracket.

Estimated employment is shown for each IMPLAN industry sector representing 1% or more of total employment. The jobs that are generated are heavily retail jobs, jobs in restaurants and other eating establishments, and in services that are provided locally. The jobs counted in the IMPLAN model cover all jobs, full- and part-time, similar to the Census and all reporting agencies, unless otherwise indicated.

IV. THE KMA JOBS-HOUSING NEXUS MODEL

This section presents a summary of the analysis linking job growth associated with residential development, based on the output of the IMPLAN model, to the estimated number of housing units required in each of the four income categories. The results are presented for each of the three residential prototypes.

A. Analysis Approach and Framework

The analysis approach is to examine the job growth for industries related to consumer spending by residents in the 100-unit modules. Then, through a series of linkage steps, the number of employees is converted to households and housing units by income category. The findings are expressed in terms of numbers of affordable units per 100 market rate units.

The analysis addresses the affordable unit demand associated with single family detached dwelling units, single family attached dwelling units, and apartments in Rocklin. The table below shows the 2025 Area Median Income (AMI), as well as the income limits for the four categories that were evaluated. The income categories used in the analysis are based on the income limits published by HCD and HUD.

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Figure 39. 2025 Household Income Limits for Placer County						
	Household Size (Persons)					
Household Income Category	***1***	***2***	***3***	***4***	***5***	***6 +***
Extremely Low (Under 30% AMI)	$27,050	$30,900	$34,750	$38,600	$41,700	$44,800
Very Low (30%-50% AMI)	$45,050	$51,450	$57,900	$64,300	$69,450	$74,600
Low (50%-80% AMI)	$72,050	$82,350	$92,650	$102,900	$111,150	$119,400
Moderate (80%-120% AMI)	$101,450	$115,950	$130,450	$144,950	$156,550	$168,150
Median (100% of Median)	$84,550	$96,650	$108,700	$120,800	$130,450	$140,150

Source: California Department of Housing and Community Development.

The KMA Jobs-Housing Nexus Model is conducted using a model that KMA developed and has applied to similar evaluations in many other jurisdictions. The model inputs are all local data to the extent possible, and are fully documented in the following description.

1. Analysis Steps

The analysis provided by the KMA model is presented in seven steps. A description of each step of the analysis follows.

Step 1 – Estimate of Total New Employees *(Technical Report 2 – Appendix A – Table 10)*

The analysis commences with estimates of the total number of employees associated with the new market rate units. The employees were estimated based on the number of jobs estimated by the IMPLAN model.

Step 2 – Changing Industries Adjustment and Net New Employees *(Technical Report 2 – Appendix A – Table 10)*

The local economy, like that of the United States as a whole, is constantly evolving. In the Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area (MSA), over the past 20 years, employment in various sectors of the economy has declined. However, jobs lost over the last decade in these declining sectors were replaced by job growth in other industry sectors.

Long-term declines in employment experienced in some sectors of the economy mean that some of the jobs created in burgeoning industries are being filled by employees that have been displaced from another industry and who are presumed to already be housed locally. Recognizing that employees added in the community are not necessarily net new employees, this step in the analysis makes an adjustment to take these declines, changes, and shifts within all sectors of the economy into account.

To assist in making the adjustment, KMA analyzed data published by the EDD annually for the Sacramento-Roseville-Arden-Arcade MSA for the 20 year period between 2004 and 2023. Over this period, approximately 24,900 jobs were lost in declining industry sectors while growing and stable industries added 225,400 jobs over the same period. The decline was largely focused in the

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manufacturing, information, and finance sectors. The figures are used to establish the ratio between jobs lost in declining industries to jobs gained in growing and stable industries at 10%.[14] In effect, this adjustment assumes that 10% of new jobs are filled by a worker downsized from a declining industry and who already lives locally.

The discount for changing industries represents a conservative assumption because many displaced workers may exit the workforce entirely by retiring. Development of new workspace buildings will typically occur only to the extent that there is positive net demand after re-occupancy of buildings vacated by businesses in declining sectors of the economy. To the extent buildings are reoccupied, the discount for changing industries is unnecessary because new buildings would represent net new growth in employment. The 10% adjustment is conservative in that it is mainly necessary to cover a special case in which buildings vacated by declining industries cannot be readily occupied by other uses due to their special purpose nature, because of obsolescence, or because they are torn down or converted to a residential use.

Step 3 – Adjustment from Employees to Employee Households *(Technical Report 2 – Appendix A – Table 10)*

This step converts the number of employees to the number of employee households, recognizing that there is, on average, more than one employee per household. Thus, the number of housing units in demand for new employees must be reduced to reflect this fact.

The workers per household characteristic provides the link between the number of employees and the number of households associated with the net new employees. Worker households are defined as those households with one or more persons with work-related income, including the self-employed, as reported in the 2018-2022 ACS. In other words, worker households are distinguished from total households in that the universe of worker households does not include elderly or other households in which members are retired or do not work for other reasons. Student households and unemployed households on public assistance are also excluded from the definition of worker households. If the overall average number of workers per household were used, it would have produced a greater demand for housing units.

The number of workers per household in a given geographic area is a function of household size, labor force participation rate, and employment availability, as well as other factors. According to the 2018-2022 ACS, the average number of workers per worker household in Placer County was 1.76. Since workers employed in Rocklin live all over Placer County and beyond, the County average is used in the analysis.

Step 4 – Occupational Distribution of Employees *(Technical Report 2 – Appendix A – Table 10)*

The occupational breakdown of employees is the first step in the process of estimating income levels. The output from the IMPLAN model provides the number of employees by industry sector. The IMPLAN

[14] The 10% ratio is calculated as 24,900 jobs lost in declining sectors divided by 225,400 jobs gained in growing and stable sectors = 11% (rounded to 10%).

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output is paired with data from the Department of Labor, Bureau of Labor Statistics May 2024 Occupational Employment Survey (OES) to estimate the occupational composition of employees for each industry sector.

Step 4a – Translation from IMPLAN Industry Codes to NAICS Industry Codes

The output of the IMPLAN model is jobs by industry sector using IMPLAN's own industry classification system, which consists of 528 industry sectors. The OES occupation data uses the North American Industry Classification System (NAICS). Estimates of jobs by IMPLAN sector must be translated into estimates by NAICS code for consistency with the OES data.

The NAICS system is organized into industry codes ranging from two- to six-digits. Two-digit codes are the broadest industry categories and six-digit codes are the most specific. Within a two-digit NAICS code, there may be several three-digit codes and within each three-digit code, several four-digit codes, etc. A chart published by IMPLAN relates each IMPLAN industry sector with one or more NAICS codes, with matching NAICS codes ranging from the two-digit level to the five-digit level. For purposes of the nexus analysis, all employment estimates must be aggregated to the four, or in some cases, five-digit NAICS code level to align with OES data which is organized by four and five-digit NAICS code. For some industry sectors, an allocation is necessary between more than one NAICS code. Where required, allocations are made proportionate to total employment from the OES.

Step 4b – Apply OES Data to Estimate Occupational Distribution

Employment estimates by four and five-digit NAICS code from step 4a are paired with data on occupational composition within each industry from the OES to generate an estimate of employment by detailed occupational category. Technical Report 2 – Appendix A – Table 10 identifies the breakdown by major occupation category. Information on detailed occupational categories is provided in Technical Report 2 - Appendix B. The three largest occupational categories are food preparation and serving (approximately 15%) office and administrative support (approximately 12%), and sales and related (approximately 12%). Step 4 of Technical Report 2 – Appendix A – Table 10 indicates the percentage and number of employee households by occupation associated with 100 market rate units.

Step 5 – Estimates of Employee Households Meeting the Affordable Income Definitions *(Technical Report 2 - Appendix A – Tables 11A – 11D)*

In this step, occupations are translated to employee incomes based on recent Placer County wage and salary information from the EDD.[15]

For each occupational category shown in Technical Report 2 - Appendix A – Table 10, the OES data provides a distribution of specific occupations within the category. For example, within the Food Preparation and Serving Category, there are Supervisors, Cooks, Bartenders, Waiters and Waitresses, Dishwashers, etc. In total there are over 100 detailed occupation categories included in the analysis as

[15] The wage and salary information is presented in Technical Report 2 – Appendix B.

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shown in the Technical Report 2 – Appendix B tables. Each of these over 100 occupation categories has a different distribution of wages which was obtained from EDD and is specific to workers in Placer County as of 2025.

Employee income is then translated into an estimate of household income using ratios between individual employee income and household income derived from Census data. Ratios reflect an analysis of data for the workforce in the Sacramento Area with annual household incomes under $250,000. Households with income of $250,000 or more are not included to avoid a disproportionate influence on averages by a small percentage of households with incomes well over levels addressed in this analysis.

Figure 40. Ratio of Household Income to Individual Worker Income

Individual Worker Income	*One Worker Households*	*Two Worker Households*	*Three or More Workers*
$25,000 to $30,000	2.25	3.10	4.41
$30,000 to $40,000	2.20	2.68	3.65
$40,000 to $50,000	1.89	2.30	3.02
$50,000 to $60,000	1.75	2.14	2.58
$60,000 to $80,000	1.63	1.97	2.19
$80,000 to $100,000	1.55	1.79	1.92
$100,000 to $125,000	1.49	1.66	1.78
$125,000 to $150,000	1.42	1.55	1.58
$150,000 to $250,000	1.33	1.45	1.51
$250,000 and above	1.14	1.23	1.23

Source: KMA analysis of 2019 – 2023 American Community Survey PUMS data for the Sacramento Area

A ratio of 1.0 in Table 9 indicates that the household has no additional income beyond that of the individual worker. A ratio of 2.0 means that total household income is twice what the individual worker earns. With a two-earner household, a ratio of 2.0 indicates each worker in the household earns about the same amount. A ratio above 2.0 would indicate the other worker in the household earns more, on average, while a ratio less than 2.0 indicates the other worker earned less. The ratio between worker income and overall household income decreases as worker pay increases. This is because workers with higher pay are more likely to represent the largest source of household income.

The ratios adjust employee incomes upward even for households with only one worker. This is in consideration of non-wage/salary income sources such as child support, disability, social security income, investment income, and others. Ratios for one-worker households at the lower end of the compensation range tend to be larger, an indication that these workers are more likely to derive a share of household income from non-employment sources such as social security.

For each detailed occupational category, the estimated household incomes are compared to the HCD income criteria summarized in Figure 39 to calculate the percent of worker households that would fall into each income category for each of the possible combinations of household size and number of workers in the household.

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At the end of Step 5, the nexus analysis has established a matrix indicating the percentages of households that would qualify in the affordable income tiers for every detailed occupational category and every potential combination of household size and number of workers in the household.

Step 6 – Distribution of Household Size and Number of Employees *(Technical Report 2 - Appendix A – Tables 11A – 11D)*

In this step, household size distribution is estimated using 2018 – 2022 ACS data for Placer County. Data for the County is used since workers are more representative of the larger area in which workers live (the County) than the City of Rocklin. In addition to the distribution of household sizes, the data also accounts for a range in the number of workers in households of various sizes. The following table indicates the percentage distribution utilized in the analysis. Application of these percentage factors accounts for the following:

1. Households have a range in size and a range in number of workers.
2. Larger households generally have more workers than smaller households.

Figure 41. Percent of Households by Size and No. of Workers

No. of Persons in Household	*No. of Workers in Household*	*Percent of Total Households*
1	1	13.46%
2	1	15.97%
	2	16.66%
3	1	7.44%
	2	9.17%
	3+	3.47%
4	1	6.62%
	2	9.73%
	3+	4.02%
5	1	3.02%
	2	4.44%
	3+	1.84%
6	1	1.35%
	2	1.99%
	3+	0.82%
Total		100%

Source: 2018-2022 American Community Survey for Placer County

The result of Step 6 is a distribution of working households by number of workers and household size.

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Step 7 – Estimate of Number of Households that Meet Size and Income Criteria *(Technical Report 2 – Appendix A – Table 12)*

Step 7 is the final step in the calculation of the number of employee households meeting the size and income criteria for the four income categories. The calculation methodology can be described as follows:

1. The percentage of employee households that would meet the income criteria at each potential household size and number of employees combination (Step 5), is combined with the probability of an employee household having a given household size and number of employees combination (Step 6).
2. The result is the estimated percentages of households that fall into each income category.
3. The estimated percentages are then multiplied by the estimated total number of households from Step 3 to arrive at the estimated number of households in each income category.

Technical Report 2 – Appendix A – Table 12 shows the results produced by the KMA Jobs-Housing Nexus model. The results are presented for each of the four income categories.

2. Summary of Findings

Technical Report 2 – Appendix A – Table 12 presents the number of households generated in each income category, and the total number of households earning more than 120% of the AMI.

The findings in Technical Report 2 – Appendix A – Table 12 are summarized below. The table shows the total demand for affordable housing units for the 100 market rate units. [16]

Figure 42. Residential Unit Demand Impacts - Per 100 Market Rate Units

Household Income Category (Percentage of AMI)	*Low Density Detached*	*Medium Density Detached*	*Medium High Density Detached*	*Single Family Attached*	*Apartments*
Extremely Low (0%-30% AMI)	0.6	0.5	0.4	0.3	0.3
Very Low (30%-50% AMI)	7.8	6.3	5.2	4.4	3.5
Low (50%-80% AMI)	9.0	7.2	5.8	4.8	3.9
Moderate (80%-120% AMI)	7.4	6.0	4.7	3.9	3.2
Total, Less than 120% AMI	**24.8**	**20.0**	**16.1**	**13.4**	**10.8**
Greater than 120% AMI	19.3	15.6	12.0	10.2	8.2
Total, New Households	**44.1**	**35.5**	**28.0**	**23.6**	**19.0**

Totals may not sum due to rounding.

As shown in the preceding table, housing demand is distributed across the four affordable income categories with the greatest number of households in the Very Low (above 30% to 50% of AMI) and Low (above 50% to 80% of AMI) income categories.

[16] The estimates are rounded to the nearest tenth. The sum of the column may not add to the total due to the rounding of each individual number.

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The finding that jobs associated with consumer spending tend to be low-paying jobs where the employees will require housing affordable at the low income levels (Extremely Low to Moderate) is not surprising. As noted above, direct consumer spending results in employment that is concentrated in lower paid occupations including food preparation, administrative, and retail sales.

B. Nexus-Supported Inclusionary Housing Percentages

The following table summarizes the affordable unit demand per 100 market rate units. These estimates are then utilized to derive inclusionary housing percentages based on the nexus study methodology.

Figure 43: Affordable Unit Demand Per 100 Market Rate Units

	Prototype 1 Low Density Detached	*Prototype 2 Medium Density Detached*	*Prototype 3 Medium High Density Detached*	*Prototype 4 Single Family Attached*	*Prototype 5 Apartments*
30% of Median Income	1 Units	0 Units	0 Units	0 Units	0 Units
50% of Median Income	8 Units	7 Units	6 Units	5 Units	4 Units
80% of Median Income	17 Units	14 Units	11 Units	9 Units	8 Units
120% of Median Income	25 Units	20 Units	16 Units	13 Units	11 Units

C. Total Affordable Housing Nexus Costs

This section takes the conclusions from the previous section on the number of households in the Extremely Low, Very Low, Low and Moderate Income categories generated by the development of market rate units and estimates the total cost of assistance required to make housing affordable. This section puts a cost on the units at each income category to produce the "total affordable housing nexus cost." This is done for each of the residential prototypes. These fee estimates may be used to support fee requirements imposed on fractional unit inclusionary obligations.

1. Affordability Gap Analysis

A key component of the Residential Nexus Study is the size of the gap between what households can afford and the cost of producing new housing in Rocklin; this is known as the "affordability gap." The assumption is that Rocklin will assist in the development of affordable units at development cost levels based on similar development projects in the surrounding areas.

KMA conducted an affordability gap analysis, which is presented in Technical Report 4. For the purposes of the affordability gap analysis, it was assumed that the City would provide assistance for new affordable tax-credit financed rental units for households earning up through Low Income and new ownership units for Moderate Income households.

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Figure 44. Affordability Gaps	
Extremely Low Income	($199,000)
Very Low Income	($121,000)
Low Income	($81,000)
Moderate Income	($89,900)

See Technical Report 4.

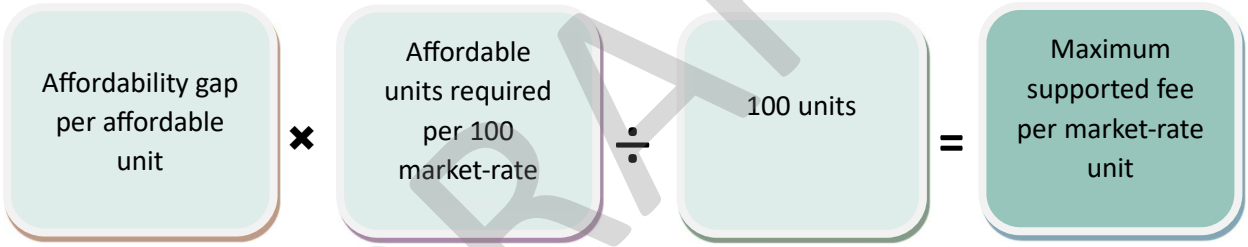
2. Total Affordable Housing Nexus Costs

To summarize, previous steps in the Residential Nexus Study estimated the following:

1. The demand for affordable housing units created by the market rate development of the five residential prototypes; and
2. The affordability gaps associated with providing housing for the various income categories.

The total nexus cost per market rate unit is equal to the affordability gap times the number of affordable units demanded per new market rate unit.

Figure 45. Calculation of Maximum Supported Fee Per Market-Rate Unit



The resulting total affordable housing nexus cost is presented in Technical Report 2 – Appendix A – Table 13, and summarized as follows:

The results per square foot of building area are as follows: [17]

Figure 46. Maximum Legally Supportable Residential Linkage Fee Per Square Foot of Residential Building Area

	Low Density Detached	*Medium Density Detached*	*Medium High Density Detached*	*Single Family Attached*	*Apartments*
Unit Size (Sq Ft)	*3,400 SF*	*2,500 SF*	*1,800 SF*	*1,600 SF*	*975 SF*
Extremely Low (0%-30% AMI)	$0.30	$0.40	$0.40	$0.40	$0.50
Very Low (30%-50% AMI)	$2.80	$3.00	$3.50	$3.30	$4.30
Low (50%-80% AMI)	$2.10	$2.30	$2.60	$2.40	$3.20
Moderate (80%-120% AMI)	$2.00	$2.20	$2.30	$2.20	$2.90
Total Nexus Costs	**$7.20**	**$7.90**	**$8.80**	**$8.30**	**$10.90**

Totals may not sum due to rounding.

[17] Findings are presented based on net rentable or sellable square footage.

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These total affordable housing nexus costs represent the legal ceiling for any Residential Linkage Fee imposed by the City that is subject to the Mitigation Fee Act. These fee amounts can be used in support of fractional fee requirements.

V. ADDENDUM: FACTORS RELATING TO THE NEXUS CONCEPT

This Addendum provides a discussion of various specific factors and assumptions related to the nexus concepts discussed in this report. This discussion supplements the overview provided in the previous sections of the report.

A. Addressing the Housing Needs of a New Population versus the Existing Population

In August 2021, the City adopted the Sixth Cycle (2021-20209) Housing Element Update. Based on the Sixth Cycle Housing Element, the City's Regional Housing Needs Assessment (RHNA) allocation is set at 3,543 very-low and low income units, which includes 3,062 units attributed to the Sixth Cycle Housing Element and 481 units of unaccommodated need from the 5th Cycle Housing Element (2013-2021). Furthermore, the Sixth Cycle Housing Element notes that approximately 18% of renter households and 21% of owner households in Rocklin are cost burdened (more than 30% of household income is spent on housing expenses).

This existing housing shortage, especially at the lowest income levels, is manifested in numerous ways, such as residents paying far more than the affordable rent set forth in federal and state guidelines, overcrowding, and other factors that are extensively documented by the Census and other reports. However, it is important to understand that this nexus study does not address the housing needs of the existing population. Rather, the study focuses exclusively on documenting and quantifying the housing needs of new households where an employee works in a new workplace building.

Local analyses of housing conditions indicate that new housing affordable to lower income households is not being added to the supply in sufficient quantity to meet the needs of new employee households. If significant numbers of units were being added to the supply to accommodate the Extremely Low to Moderate Income groups, or if residential units in Rocklin were experiencing higher than typical long-term vacancy levels, particularly in affordable units, then the need for new units would be questionable.

B. Economic Cycles

In the context of economic downturns such as the Great Recession, the question is sometimes raised as to whether there is excess capacity in the labor force that will be absorbed by existing jobs and employees, thus resulting in fewer net new jobs. In response, it is important to understand that a nexus study of this nature is intended to support the imposition of a one-time fee that addresses the impacts generated over the 40+ year life of a project. Short-term conditions, such as a recession or a vigorous boom period, are not appropriate bases for estimating impacts over the life of a building. These cycles can produce impacts that are higher or lower on a temporary basis.

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Development of new market rate units tends to be minimal during a recession and generally remains minimal until conditions improve or there is confidence that improved conditions are imminent. When this occurs, the improved economic condition of the households in the local area will absorb the current underutilized capacity of existing employees, employed and unemployed. By the time the new units become occupied, conditions will have likely improved.

C. The Burden of Paying for Affordable Housing

A potential affordable housing program will not place all of the burden for the creation of affordable housing on the Project.

The burden of affordable housing is borne by many sectors of the economy and society. A significant source of affordable housing funding is provided by the Federal government in the form of Tax Credits and Bonds. Additionally, there are other Federal grant and loan programs administered by HUD, and State programs, which are administered by HCD. Much of the State funding is provided by voter approved bond measures paid for by all Californians.

Local governments play a large role in affordable housing. In addition, private sector lenders play an important role, some voluntarily and others less so with the requirements of the Community Reinvestment Act. Then there is the non-profit sector, both sponsors and developers that build much of the affordable housing.

In summary, all levels of government and many private parties, for profit and non-profit, contribute to supplying affordable housing. Market rate developers are not being asked to bear the burden alone, any more than they are assumed to be the only source of demand or cause for needing affordable housing in our communities.

D. Changes in Labor Force Participation

In the 1960s through the 1980s, there were significant increases in labor force participation, primarily among women. As a result, some of the new workers were entering the labor force and already had local housing. This acts to reduce the demand for housing associated with job growth. In earlier nexus analyses prepared by KMA, we would adjust the analysis to account for this factor. However, increases in participation rates by women have stabilized, and even declined slightly, while labor force participation rates for men have been on a downward trajectory since 1970. As such, an adjustment for increase in labor force participation is no longer warranted in a nexus analysis.

E. Commuting

Workers in Rocklin commute from locations throughout the region. Nexus analyses sometimes make a downward adjustment to reflect the fact that an assumed portion of housing needs will be satisfied by other jurisdictions. Such an adjustment is not required for nexus purposes; all housing demand

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generated by a project may be included in the nexus. No adjustment for commuting has been reflected in the study.

F. Conservative Assumptions

KMA employed many conservative assumptions in the estimation of the total affordable housing nexus costs. As a result, the total affordable housing nexus costs identified in this study are significantly lower than the amounts that would have been derived if less conservative assumptions had been applied. These conservative assumptions can be summarized as follows:

1. The annual incomes for workers used in this analysis reflect full-time employment based on EDD's convention for reporting compensation information. Of course, many workers work less than full time; therefore, the annual compensation estimates used in the analysis are overstated, especially for retail and restaurant uses, which tend to have a high number of part-time employees.

2. The conservative assumptions applied to the affordability gap analysis are:

    a. The affordability gaps for Extremely Low and Very Low Income households were estimated based on rents that are affordable to households at the top of each income range. If the mid-point of the income ranges had been used, the affordability gaps would have been larger, which would increase the resulting nexus costs.

    b. The affordability gap analysis for Extremely Low, Very Low and Low Income households includes Tax-Exempt Multifamily Bonds and 4% Tax Credit financing. The inclusion of these outside leveraging sources reduces the affordability gap that would need to be filled by the City.

VI. MITIGATION FEE ACT FINDINGS

This section provides findings language consistent with the requirements of the Mitigation Fee Act as set forth in Government Code § 66000 et seq. The following sections are applicable if it is determined that a fee requirement is subject to the Mitigation Fee Act. For the purposes of this section, a fee requirement is referred to as a "Residential Linkage Fee."

1. Identify the purpose of the fee (66001(a)(1))

The purpose of the Residential Linkage Fee is to fund construction of affordable housing to mitigate the increased demand for affordable housing from employment generated from newly developed market rate residential developments.

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2. Identify the use to which the fee is to be put (66001(a)(2))

Residential Linkage Fees are used to increase the supply of housing affordable to qualifying Extremely Low, Very Low, Low and Moderate-Income households earning from 0% through 120% of median income.

3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (66001(a)(3))

The foregoing Residential Nexus Study has demonstrated that there is a reasonable relationship between the use of the fee, which is to increase the supply of affordable housing in Rocklin, and the development of new market rate residential units which increases the need for affordable housing. Development of new market rate residential units increases the number of jobs in Rocklin. A share of the new workers in these new jobs will have household incomes that qualify as Extremely Low, Very Low, Low and Moderate Income and result in an increased need for affordable housing.

4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed (66001(a)(4))

The analysis has demonstrated that there is a reasonable relationship between the development of new market rate residential units in Rocklin and the need for additional affordable units. Development of new residential units generates increased spending which creates additional jobs. Three different residential development types were analyzed:

1. Single family detached dwelling units;
2. Single family attached dwelling units; and
3. Apartments.

The number of jobs added in various types of new commercial buildings is documented in Technical Report 2 – Appendix A – Table 9. Based on household income levels for the new workers in these new jobs, a significant share of the need is for housing affordable to Extremely Low, Very Low, Low and Moderate Income levels.

5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (66001(b))

There is a reasonable relationship between the amount of the fee and the cost of the needed affordable housing attributable to the new market rate residential development. The nexus analysis has quantified the increased need for affordable units in relation to each type of new market rate residential use being developed and determined maximum fee levels based on the cost of providing the needed affordable housing. Costs reflect the net subsidy required to produce the affordable units based on recent cost information for development of affordable housing in Rocklin. Residential Linkage Fees do not exceed the cost of providing the affordable housing that is attributable to the new development.

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6. A fee shall not include the costs attributable to existing deficiencies in public facilities (66001(g))

The nexus analysis quantifies only the net new affordable housing needs generated by new market rate residential development in Rocklin. Existing deficiencies with respect to housing conditions in Rocklin are not considered nor in any way included in the analysis.

VII. AB 602

The legislature enacted AB 602 in 2021, which went into effect on January 1, 2022. AB 602 imposed additional requirements related to impact fees and impact fee nexus studies. The pertinent provisions of AB 602 related to this nexus study are as follows:

1. **When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.**

This provision requires that, "when applicable," a level of service analysis should be prepared to impose impact fees for the development of "public facilities." Per Government Code Section 66000(d), "public facilities" are defined as public improvements, public services, and community amenities. Public facilities typically include assets such as roadways, storm drain systems, parks, trails, facilities, and City buildings. These types of facilities typically have a measurable level of service such as the number of parks acres per resident, police calls per capita or residents per library.

In contrast, this nexus study justifies the imposition of an impact fee on market rate residential development for the purposes of increasing the City's future supply of affordable housing. While affordable housing projects are often financed in part with public funds, they are typically privately-owned developments. The users of the affordable housing are limited to residents that occupy each privately owned unit, and not members of the City's service population at large as would be the case for public facilities such as parks and libraries. Thus, a level of service analysis is not a suitable methodology for assessing affordable housing impact fees.

To our knowledge, the City is not intending to utilize the Residential Linkage Fee revenue for the purposes of constructing publicly owned affordable housing. Since the City intends to use the impact fee revenue to subsidize privately-owned affordable housing projects this provision is not applicable to the Residential Linkage Fee analyzed in this nexus study.

2. **If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.**

The City does not have an existing Residential Linkage Fee. As such, this provision is not applicable.

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3. **Unless a local agency makes specific findings under Government Code Section 66016.5(a)(5)(B), a nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed unit of the development.**

If the City decides to impose an affordable housing impact fee on market rate residential development, KMA recommends that the impact fee be assessed on a per square footage basis. A per square foot fee structure will comply with this provision of AB 602.

4. **Large jurisdictions shall adopt a capital improvement plan as part of the nexus study.**

Per Government Code Section 53559.1, Rocklin is classified as a large jurisdiction. The City completed a CIP for the six-year period of 2026-2031, which is posted on the City's website. However, the current CIP does not include any proposed expenditures for affordable housing purposes. If the City imposes a Residential Linkage Fee, KMA recommends that the City include revenue estimates and proposed affordable housing expenditures in the City's CIP.

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Appendices

Appendix A: Residential Nexus Study Tables

Appendix B: Residential Occupation and Compensation Tables

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TECHNICAL REPORT 2

APPENDIX A

RESIDENTIAL NEXUS STUDY TABLES

RESIDENTIAL NEXUS ANALYSIS

ROCKLIN, CALIFORNIA

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TECHNICAL REPORT 2 - APPENDIX A - TABLE 1
PROTOTYPE 1: LOW DENSITY DETACHED
SALES PRICE TO INCOME RATIO
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

			Prototype 1 Low Density Detached
Sales Price	$382 /SF	3,400 SF [1]	$1,300,000 [1]
Mortgage Payment			
Downpayment @ 20%		20% [2]	$260,000
Loan Amount			$1,040,000
Interest Rate			6.68% [3]
Term of Mortgage			30 years
Annual Mortgage Payment	$6,700	/month	$80,400
Other Costs			
Property Taxes	1.28%	of sales price [4]	$16,600
HOA Dues	$113	per month [5]	$1,356
Utilities	$465	per month [6]	$5,580
Homeowner Insurance	0.12%	of sales price [7]	$1,600
Total Annual Housing Cost	$8,800	/month	$105,536
% of Income Spent on Hsg			35% [8]
Annual Household Income Required			**$302,000**
Sales Price to Income Ratio			4.3

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Notes

(1) Based on KMA Market Survey.

(2) Reflects the median down payment for home purchase loans in zip codes corresponding to Rocklin during the fourth quarter of 2024 based on data from Freddie Mac.

(3) Average interest rate derived from Freddie Mac Primary Mortgage Market Survey weekly average 30-year mortgage rate from August 2024 to August 2025 for 30-year fixed rate mortgage.

(4) Property tax rate is inclusive of ad valorem taxes and applicable voter approved rates, fixed charges, and assessments.

(5) HOA dues estimated based on newer units in Rocklin.

(6) Based on Utility Allowances published by the Placer County Housing Authority.

(7) Estimate based on a sampling of insurance estimates for Rocklin homes.

(8) Ratio is consistent with Fannie Mae mortgage underwriting eligibility criteria which establishes a debt to income threshold of 36% above which tighter credit standards apply. A debt to income ratio of up to 45% is permitted for borrowers meeting specified credit criteria. Ratio is also consistent with HUD standards for relating income to housing costs for ownership units. Freddie Mac data on new purchase loans originated in zip codes starting with 956** for the 4th Quarter of 2024 indicates an average debt to income ratio of 40%; however, most households have other forms of debt such as credit cards, student loans, and auto loans that are included as part of this ratio and the ratio considering housing costs only would be lower.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 2
PROTOTYPE 2: MEDIUM DENSITY DETACHED
SALES PRICE TO INCOME RATIO
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

			Prototype 2 Medium Density Detached
Sales Price	$380 /SF	2,500 SF [1]	$950,000 [1]
Mortgage Payment			
Downpayment @ 20%		20% [2]	$190,000
Loan Amount			$760,000
Interest Rate			6.68% [3]
Term of Mortgage			30 years
Annual Mortgage Payment	$4,900	/month	$58,700
Other Costs			
Property Taxes	1.28%	of sales price [4]	$12,200
HOA Dues	$94	per month [5]	$1,128
Utilities	$425	per month [6]	$5,100
Homeowner Insurance	0.12%	of sales price [7]	$1,100
Total Annual Housing Cost	$6,500	/month	$78,228
% of Income Spent on Hsg			35% [8]
Annual Household Income Required			**$224,000**
Sales Price to Income Ratio			4.2

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Notes

(1) Based on KMA Market Survey.

(2) Reflects the median down payment for home purchase loans in zip codes corresponding to Rocklin during the fourth quarter of 2024 based on data from Freddie Mac.

(3) Average interest rate derived from Freddie Mac Primary Mortgage Market Survey weekly average 30-year mortgage rate from August 2024 to August 2025 for 30-year fixed rate mortgage.

(4) Property tax rate is inclusive of ad valorem taxes and applicable voter approved rates, fixed charges, and assessments.

(5) HOA dues estimated based on newer units in Rocklin.

(6) Based on Utility Allowances published by the Placer County Housing Authority.

(7) Estimate based on a sampling of insurance estimates for Rocklin homes.

(8) Ratio is consistent with Fannie Mae mortgage underwriting eligibility criteria which establishes a debt to income threshold of 36% above which tighter credit standards apply. A debt to income ratio of up to 45% is permitted for borrowers meeting specified credit criteria. Ratio is also consistent with HUD standards for relating income to housing costs for ownership units. Freddie Mac data on new purchase loans originated in zip codes starting with 956** for the 4th Quarter of 2024 indicates an average debt to income ratio of 40%; however, most households have other forms of debt such as credit cards, student loans, and auto loans that are included as part of this ratio and the ratio considering housing costs only would be lower.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 3
PROTOTYPE 3: MEDIUM HIGH DENSITY DETACHED
SALES PRICE TO INCOME RATIO
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

				Prototype 3 Medium High Density Detached
Sales Price	$375 /SF	1,800 SF [1]		$675,000 [1]
Mortgage Payment				
Downpayment @ 20%		20% [2]		$135,000
Loan Amount				$540,000
Interest Rate				6.68% [3]
Term of Mortgage				30 years
Annual Mortgage Payment	$3,500	/month		$41,700
Other Costs				
Property Taxes	1.28%	of sales price [4]		$8,600
HOA Dues	$75	per month [5]		$900
Utilities	$380	per month [6]		$4,560
Homeowner Insurance	0.12%	of sales price [7]		$800
Total Annual Housing Cost	$4,700	/month		$56,560
% of Income Spent on Hsg				35% [8]
Annual Household Income Required				**$162,000**
Sales Price to Income Ratio				4.2

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Notes

(1) Based on KMA Market Survey.

(2) Reflects the median down payment for home purchase loans in zip codes corresponding to Rocklin during the fourth quarter of 2024 based on data from Freddie Mac.

(3) Average interest rate derived from Freddie Mac Primary Mortgage Market Survey weekly average 30-year mortgage rate from August 2024 to August 2025 for 30-year fixed rate mortgage.

(4) Property tax rate is inclusive of ad valorem taxes and applicable voter approved rates, fixed charges, and assessments.

(5) HOA dues estimated based on newer units in Rocklin.

(6) Based on Utility Allowances published by the Placer County Housing Authority.

(7) Estimate based on a sampling of insurance estimates for Rocklin homes.

(8) Ratio is consistent with Fannie Mae mortgage underwriting eligibility criteria which establishes a debt to income threshold of 36% above which tighter credit standards apply. A debt to income ratio of up to 45% is permitted for borrowers meeting specified credit criteria. Ratio is also consistent with HUD standards for relating income to housing costs for ownership units. Freddie Mac data on new purchase loans originated in zip codes starting with 956** for the 4th Quarter of 2024 indicates an average debt to income ratio of 40%; however, most households have other forms of debt such as credit cards, student loans, and auto loans that are included as part of this ratio and the ratio considering housing costs only would be lower.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 4
PROTOTYPE 4: SINGLE FAMILY ATTACHED
SALES PRICE TO INCOME RATIO
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

			Prototype 4 Single Family Attached
Sales Price	$344 /SF	1,600 SF [1]	$550,000 [1]
Mortgage Payment			
Downpayment @ 20%		20% [2]	$110,000
Loan Amount			$440,000
Interest Rate			6.68% [3]
Term of Mortgage			30 years
Annual Mortgage Payment	$2,800 /month		$34,000
Other Costs			
Property Taxes	1.28%	of sales price [4]	$7,000
HOA Dues	$220	per month [5]	$2,640
Utilities	$280	per month [6]	$3,360
Homeowner Insurance	0.12%	of sales price [7]	$700
Total Annual Housing Cost	$4,000 /month		$47,700
% of Income Spent on Hsg			35% [8]
Annual Household Income Required			**$136,000**
Sales Price to Income Ratio			4.0

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Notes

(1) Based on KMA Market Survey.

(2) Reflects the median down payment for home purchase loans in zip codes corresponding to Rocklin during the fourth quarter of 2024 based on data from Freddie Mac.

(3) Average interest rate derived from Freddie Mac Primary Mortgage Market Survey weekly average 30-year mortgage rate from August 2024 to August 2025 for 30-year fixed rate mortgage.

(4) Property tax rate is inclusive of ad valorem taxes and applicable voter approved rates, fixed charges, and assessments.

(5) HOA dues estimated based on newer units in Rocklin.

(6) Based on Utility Allowances published by the Placer County Housing Authority.

(7) Estimate based on a sampling of insurance estimates for Rocklin homes.

(8) Ratio is consistent with Fannie Mae mortgage underwriting eligibility criteria which establishes a debt to income threshold of 36% above which tighter credit standards apply. A debt to income ratio of up to 45% is permitted for borrowers meeting specified credit criteria. Ratio is also consistent with HUD standards for relating income to housing costs for ownership units. Freddie Mac data on new purchase loans originated in zip codes starting with 956** for the 4th Quarter of 2024 indicates an average debt to income ratio of 40%; however, most households have other forms of debt such as credit cards, student loans, and auto loans that are included as part of this ratio and the ratio considering housing costs only would be lower.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 5
PROTOTYPE 5: APARTMENTS
RENT TO INCOME RATIO
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

		Prototype 5 Apartments
Market Rent	Unit Size	
Monthly	975 SF [1]	$2,750 [1]
Utilities		$126 [2]
Monthly housing cost		$2,876
Annual housing cost		$34,512
% of Income Spent on Rent		30% [3]
Annual Household Income Required		**$115,000**
Annual Rent to Income Ratio		3.3

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Notes

(1) Based on the results of the market survey. Represents rent levels applicable to new units.

(2) Based on the Utility Allowances published by the Placer County Housing Authority.

(3) While landlords may permit rental payments to represent a slightly higher share of total income, 30% represents an average. This relationship is established in the California Health and Safety Code and used throughout housing policy to relate income to affordable rental housing costs.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 6
INCOME AVAILABLE FOR EXPENDITURES[1]
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

	Prototype 1	*Prototype 2*	*Prototype 3*	*Prototype 4*	*Prototype 5*
	Low Density Detached	**Medium Density Detached**	**Medium High Density Detached**	**Single Family Attached**	**Apartments**
Gross Income	100%	100%	100%	100%	100%
Less:					
Federal Income Taxes [2]	16.4%	16.4%	11.4%	11.4%	11.1%
State Income Taxes [3]	6.0%	5.4%	3.8%	3.3%	3.3%
FICA Tax Rate [4]	7.65%	7.65%	7.65%	7.65%	7.65%
Savings & other deductions [5]	12%	8%	8%	8%	8%
Percent of Income Available for Expenditures [6] ***[Input to IMPLAN model]***	***58%***	***63%***	***69%***	***70%***	***70%***

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Notes:

(1) Gross income after deduction of taxes and savings. Income available for expenditures is the input to the IMPLAN model which is used to estimate the resulting employment impacts. Housing costs are not deducted as part of this adjustment step because they are addressed separately as expenditures within the IMPLAN model.

(2) Reflects average tax rates (as opposed to marginal) based on U.S. Internal Revenue Services, Tax Statistics, Tables 1.2 and 2.1 for 2022. Homeowners are assumed to itemize deductions. Tax rates reflect averages for applicable income range.

(3) Average tax rate estimated by KMA based on marginal rates per the California Franchise Tax Board and ratios of taxable income to gross income estimated based on U.S. Internal Revenue Service data.

(4) For Social Security and Medicare. Social Security taxes estimated based upon the current ceiling on applicability of Social Security taxes of $176,100 (ceiling applies per earner not per household) and the average number of earners per household.

(5) Household savings including retirement accounts like 401k / IRA and other deductions such as interest costs on credit cards, auto loans, etc, necessary to determine the amount of income available for expenditures. The 8% rate used in the analysis is based on a 20 year average computed from U.S. Bureau of Economic Analysis data, specifically the National Income and Product Accounts, Table 2.1 "Personal Income and Its Disposition." Households earning more than $225,000 are assumed to save a higher percentage of their income, based on savings rates for the last 20 years from data published by the National Bureau of Economic Research, "Wealth Inequality in the United

(6) Deductions from gross income to arrive at the income available for expenditures are consistent with the way the IMPLAN model and National Income and Product Accounts (NIPA) defines income available for personal consumption expenditures. Income taxes, contributions to Social Security and Medicare, and savings are deducted; however, property taxes and sales taxes are not. Housing costs are not deducted as part of the adjustment because they are addressed separately as expenditures within the IMPLAN model.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 7
FOR SALE PROTOTYPES: SALES PRICE TO INCOME SUMMARY
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

		Per Unit	Per Sq.Ft.	Total Per 100 Units
PROTOTYPE 1: LOW DENSITY DETACHED				
Building Sq.Ft. (excludes garage)		3,400		340,000
Sales Price		$1,300,000	$382	$130,000,000
Sales Price to Income Ratio		4.3		4.3
Gross Household Income		$302,000		$30,200,000
Income Available for Expenditure[1]	58% of gross	$175,200		**$17,520,000**
PROTOTYPE 2: MEDIUM DENSITY DETACHED				
Building Sq.Ft. (excludes garage)		2,500		250,000
Sales Price		$950,000	$380	$95,000,000
Sales Price to Income Ratio		4.2		4.2
Gross Household Income		$224,000		$22,400,000
Income Available for Expenditure[1]	63% of gross	$141,100		**$14,110,000**
PROTOTYPE 3: MEDIUM HIGH DENSITY DETACHED				
Building Sq.Ft. (excludes garage)		1,800		180,000
Sales Price		$675,000	$375	$67,500,000
Sales Price to Income Ratio		4.2		4.2
Gross Household Income		$162,000		$16,200,000
Income Available for Expenditure[1]	69% of gross	$111,800		**$11,180,000**
PROTOTYPE 4: SINGLE FAMILY ATTACHED				
Building Sq.Ft. (excludes garage)		1,600		160,000
Sales Price		$550,000	$344	$55,000,000
Sales Price to Income Ratio		4.0		4.0
Gross Household Income		$136,000		$13,600,000
Income Available for Expenditure[1]	70% of gross	$95,200		**$9,520,000**

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Notes:

(1) Represents net income available for expenditures after income tax, payroll taxes, and savings. See Technical Report 2 - Appendix A - Table 6 for derivation.

Source: See TECHNICAL REPORT 2 - Appendix A - Tables 1-4.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 8
NEW MARKET RATE RESIDENTIAL HOUSEHOLD SUMMARY
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

		Per Unit	Per Sq.Ft.	Total Per 100 Units
PROTOTYPE 5: APARTMENTS				
Building Sq.Ft.		975		97,500
Rent				
Monthly		$2,750	$2.82 /SF	$275,000
Monthly with Utilities		$2,876		
Annual with Utilities		$34,512		$3,451,000
Rent to Income Ratio		3.3		3.3
Gross Household Income		$115,000		$11,500,000
Income Available for Expenditure[1]	70% of gross	$81,000		$8,050,000
Expenditures adjusted for vacancy[2]	5% vacancy	$76,500		**$7,650,000**

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Notes:

(1) Represents net income available for expenditures after income tax, payroll taxes, and savings. See Technical Report 2 - Appendix A - Table 6 for derivation.

(2) Allowance to account for standard operational vacancy.

Source: Technical Report 2 - Appendix A - Table 5

TECHNICAL REPORT 2 - APPENDIX A - TABLE 9
IMPLAN MODEL OUTPUT
EMPLOYMENT GENERATED BY HOUSEHOLD EXPENDITURES
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Jobs Generated by Industry [1]	Low Density Detached	Medium Density Detached	Medium High Density Detached	Single Family Attached	Apartments	% of Jobs
Household Expenditures	$17,520,000	$14,110,000	$11,180,000	$9,520,000	$7,650,000	
(100 Market Rate Units)						
Per 100 Market Rate Units						
Full-service restaurants	5.2	4.2	3.2	2.6	2.1	6%
Limited-service restaurants	4.1	3.3	3.5	3.0	2.4	6%
All other food and drinking places	2.0	1.6	1.3	1.1	0.8	2%
Subtotal Restaurant	11.4	9.2	8.0	6.6	5.3	14%
Retail - Motor vehicle and parts dealers	1.3	1.0	1.0	0.8	0.6	2%
Retail - Food and beverage stores	2.1	1.7	1.6	1.3	1.0	3%
Retail - Health and personal care stores	1.1	0.9	0.8	0.7	0.5	1%
Retail - Clothing and clothing accessories stores	1.2	1.0	0.9	0.7	0.6	2%
Retail - Sporting goods, hobby, musical instrument and book stores	0.8	0.6	0.6	0.5	0.4	1%
Retail - General merchandise stores	2.3	1.9	1.8	1.4	1.1	3%
Retail - Miscellaneous store retailers	1.3	1.0	1.0	0.8	0.6	2%
Subtotal Retail and Service	10.1	8.1	7.7	6.1	4.9	13%
Hospitals	3.7	3.0	2.2	2.5	2.0	5%
Nursing and community care facilities	0.6	0.5	0.6	1.2	1.0	1%
Offices of physicians	2.0	1.6	1.6	1.1	0.9	2%
Offices of dentists	1.0	0.8	0.6	0.7	0.5	1%
Offices of other health practitioners	0.8	0.7	0.6	0.4	0.4	1%
Outpatient care centers	1.0	0.8	0.7	0.5	0.4	1%
Subtotal Healthcare	9.1	7.3	6.4	6.4	5.2	12%
Automotive repair and maintenance, except car washes	1.4	1.2	1.0	0.9	0.7	2%
Employment services	1.2	1.0	0.7	0.7	0.5	1%
Personal care services	2.5	2.0	1.7	1.3	1.1	3%
Fitness and recreational sports centers	1.0	0.8	0.5	0.4	0.3	1%
Other amusement and recreation industries	1.7	1.4	0.8	0.6	0.5	2%
Securities and commodity contracts intermediation and brokerage	2.0	1.7	0.7	0.6	0.5	2%
Other financial investment activities	3.4	2.8	1.0	0.9	0.7	3%
Insurance agencies, brokerages, and related activities	0.9	0.7	0.7	0.6	0.5	1%
Legal services	1.0	0.8	0.6	0.5	0.4	1%
Couriers and messengers	1.3	1.1	0.9	0.7	0.6	2%
Accounting, tax preparation, bookkeeping, and payroll services	0.9	0.8	0.5	0.4	0.3	1%
Management of companies and enterprises	0.9	0.7	0.6	0.5	0.4	1%
Individual and family services	4.3	3.5	2.1	1.6	1.3	4%
Other personal services	0.9	0.7	0.6	0.5	0.4	1%
Private households	0.9	0.7	0.4	0.3	0.2	1%
Community food, housing, and other relief services, including rehabilita	0.9	0.7	0.4	0.3	0.3	1%
Transit and ground passenger transportation	0.9	0.7	0.6	0.5	0.4	1%
Religious organizations	1.9	1.5	1.0	0.8	0.6	2%
Other educational services	1.4	1.2	0.5	0.5	0.4	1%
Other local government enterprises	0.7	0.6	0.8	0.6	0.5	1%
All Other	25.4	20.5	16.7	13.8	11.1	30%
Total Number of Jobs Generated	86.2	69.4	54.8	46.2	37.1	100%

[1] Estimated employment generated by expenditures of households within 100 prototypical market rate units for Industries representing more than 1% of total employment. Employment estimates are based on the IMPLAN Group's economic model, IMPLAN, for Placer County. Includes both full- and part-time jobs.

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TECHNICAL REPORT 2 - APPENDIX A - TABLE 10
NET NEW HOUSEHOLDS AND OCCUPATION DISTRIBUTION
EMPLOYEE HOUSEHOLDS GENERATED
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

	Prototype 1 **Low Density Detached**	*Prototype 2* **Medium Density Detached**	*Prototype 3* **Medium High Density Detached**	*Prototype 4* **Single Family Attached**	*Prototype 5* **Apartments**
Step 1 - Employees [1]	86.2	69.4	54.8	46.2	37.1
Step 2 - Adjustment for Changing Industries (10%) (2)	77.6	62.5	49.3	41.5	33.4
Step 3 - Adjustment for No. of Households (1.76) (3)	44.1	35.5	28.0	23.6	19.0
Step 4 - Occupation Distribution [4]					
Management Occupations	7.3%	7.3%	6.7%	6.7%	6.7%
Business and Financial Operations	7.9%	7.9%	6.4%	6.5%	6.5%
Computer and Mathematical	2.4%	2.4%	2.2%	2.2%	2.2%
Architecture and Engineering	0.3%	0.3%	0.3%	0.3%	0.3%
Life, Physical, and Social Science	0.4%	0.4%	0.4%	0.4%	0.4%
Community and Social Services	2.5%	2.5%	2.2%	2.1%	2.1%
Legal	1.0%	1.0%	1.0%	1.0%	1.0%
Education, Training, and Library	2.9%	2.9%	2.1%	1.9%	1.9%
Arts, Design, Entertainment, Sports, and Media	1.4%	1.4%	1.3%	1.2%	1.2%
Healthcare Practitioners and Technical	6.8%	6.8%	7.3%	8.0%	8.0%
Healthcare Support	6.9%	6.9%	6.4%	7.0%	7.0%
Protective Service	1.2%	1.2%	1.5%	1.4%	1.4%
Food Preparation and Serving Related	13.9%	13.9%	15.4%	15.1%	15.1%
Building and Grounds Cleaning and Maint.	3.3%	3.3%	2.9%	2.8%	2.8%
Personal Care and Service	4.8%	4.8%	4.9%	4.5%	4.5%
Sales and Related	11.5%	11.5%	12.5%	12.0%	12.0%
Office and Administrative Support	11.8%	11.8%	11.5%	11.5%	11.5%
Farming, Fishing, and Forestry	0.0%	0.0%	0.1%	0.0%	0.0%
Construction and Extraction	0.7%	0.7%	0.8%	0.8%	0.8%
Installation, Maintenance, and Repair	3.5%	3.5%	3.7%	3.9%	3.9%
Production	1.1%	1.1%	1.4%	1.4%	1.4%
Transportation and Material Moving	8.3%	8.3%	9.1%	9.1%	9.1%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%
Management Occupations	3.2	2.6	1.9	1.6	1.3
Business and Financial Operations	3.5	2.8	1.8	1.5	1.2
Computer and Mathematical	1.0	0.8	0.6	0.5	0.4
Architecture and Engineering	0.1	0.1	0.1	0.1	0.1
Life, Physical, and Social Science	0.2	0.2	0.1	0.1	0.1
Community and Social Services	1.1	0.9	0.6	0.5	0.4
Legal	0.4	0.4	0.3	0.2	0.2
Education, Training, and Library	1.3	1.0	0.6	0.5	0.4
Arts, Design, Entertainment, Sports, and Media	0.6	0.5	0.4	0.3	0.2
Healthcare Practitioners and Technical	3.0	2.4	2.0	1.9	1.5
Healthcare Support	3.0	2.4	1.8	1.7	1.3
Protective Service	0.5	0.4	0.4	0.3	0.3
Food Preparation and Serving Related	6.1	4.9	4.3	3.6	2.9
Building and Grounds Cleaning and Maint.	1.5	1.2	0.8	0.7	0.5
Personal Care and Service	2.1	1.7	1.4	1.1	0.9
Sales and Related	5.1	4.1	3.5	2.8	2.3
Office and Administrative Support	5.2	4.2	3.2	2.7	2.2
Farming, Fishing, and Forestry	0.0	0.0	0.0	0.0	0.0
Construction and Extraction	0.3	0.2	0.2	0.2	0.1
Installation, Maintenance, and Repair	1.6	1.3	1.0	0.9	0.7
Production	0.5	0.4	0.4	0.3	0.3
Transportation and Material Moving	3.7	3.0	2.6	2.1	1.7
Totals	44.1	35.5	28.0	23.6	19.0

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Notes:

[1] Estimated employment generated by expenditures of households within 100 prototypical market rate units from TECHNICAL REPORT 2 - APPENDIX A - TABLE 9.

[2] The 10% adjustment is based upon job losses in declining sectors of the local economy over the 20 year period from 2004 to 2023. "Downsized" workers from declining sectors are assumed to fill a portion of new jobs in sectors serving residents. 10% adjustment for the Sacramento-Roseville-Arden-Arcade MSA calculated as 25,000 jobs lost in declining sectors divided by 225,000 jobs gained in growing and stable sectors = 11% (rounded down to 10%).

[3] Adjustment from number of workers to households using county average of 1.76 workers per worker household derived from the U.S. Census American Community Survey 2018 to 2022.

[4] See TECHNICAL REPORT 2 - Appendix B Tables 1 - 6 for additional information on Major Occupation Categories.

TECHNICAL REPORT 2 - APPENDIX A - TABLE 11A
EXTREMELY LOW INCOME EMPLOYEE HOUSEHOLDS[1] GENERATED
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Per 100 Market Rate Units

	Prototype 1 **Low Density Detached**	*Prototype 2* **Medium Density Detached**	*Prototype 3* **Medium High Density Detached**	*Prototype 4* **Single Family Attached**	*Prototype 5* **Apartments**
Step 5 & 6 - Extremely Low Income Households (under 30% AMI) within Major Occupation Categories [2]					
Management	0.01	0.01	0.00	0.00	0.00
Business and Financial Operations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical	-	-	-	-	-
Architecture and Engineering	-	-	-	-	-
Life, Physical and Social Science	-	-	-	-	-
Community and Social Services	0.02	0.02	0.01	0.01	0.01
Legal	-	-	-	-	-
Education Training and Library	0.02	0.01	-	-	-
Arts, Design, Entertainment, Sports, & Media	-	-	-	-	-
Healthcare Practitioners and Technical	0.00	0.00	0.00	0.00	0.00
Healthcare Support	0.02	0.01	0.01	0.01	0.01
Protective Service	-	-	-	-	-
Food Preparation and Serving Related	0.12	0.09	0.08	0.07	0.05
Building Grounds and Maintenance	0.03	0.02	0.02	0.01	0.01
Personal Care and Service	0.06	0.05	0.04	0.03	0.02
Sales and Related	0.11	0.09	0.08	0.06	0.05
Office and Admin	0.06	0.05	0.04	0.03	0.02
Farm, Fishing, and Forestry	-	-	-	-	-
Construction and Extraction	-	-	-	-	-
Installation Maintenance and Repair	0.03	0.02	0.02	0.02	0.01
Production	-	-	-	-	-
Transportation and Material Moving	0.05	0.04	0.03	0.03	0.02
ELI Households - Major Occupations	0.51	0.41	0.33	0.27	0.22
ELI Households[1] - all other occupations	0.06	0.05	0.05	0.04	0.03
Total ELI Households[1]	**0.57**	**0.46**	**0.39**	**0.31**	**0.25**

(1) Includes households earning from zero through 30% of Placer County Area Median Income.

(2) See TECHNICAL REPORT 2 - Appendix B - Tables 1 - 6 for additional information on Major Occupation Categories and estimated household incomes by household size.

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TECHNICAL REPORT 2 - APPENDIX A - TABLE 11B

VERY LOW-INCOME EMPLOYEE HOUSEHOLDS[1] GENERATED
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Per 100 Market Rate Units

	Prototype 1	*Prototype 2*	*Prototype 3*	*Prototype 4*	*Prototype 5*
	Low Density Detached	**Medium Density Detached**	**Medium High Density Detached**	**Single Family Attached**	**Apartments**
Step 5 & 6 - Very Low Income Households (30%-50% AMI) within Major Occupation Categories [2]					
Management	0.04	0.04	0.03	0.02	0.02
Business and Financial Operations	0.05	0.04	0.03	0.03	0.02
Computer and Mathematical	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering	-	-	-	-	-
Life, Physical and Social Science	-	-	-	-	-
Community and Social Services	0.12	0.10	0.07	0.05	0.04
Legal	-	-	-	-	-
Education Training and Library	0.21	0.17	-	-	-
Arts, Design, Entertainment, Sports, & Media	-	-	-	-	-
Healthcare Practitioners and Technical	0.03	0.02	0.02	0.02	0.01
Healthcare Support	0.88	0.71	0.50	0.46	0.37
Protective Service	-	-	-	-	-
Food Preparation and Serving Related	1.79	1.44	1.26	1.04	0.84
Building Grounds and Maintenance	0.34	0.27	0.19	0.16	0.13
Personal Care and Service	0.54	0.44	0.36	0.28	0.23
Sales and Related	1.17	0.94	0.85	0.68	0.55
Office and Admin	0.79	0.64	0.53	0.47	0.38
Farm, Fishing, and Forestry	-	-	-	-	-
Construction and Extraction	-	-	-	-	-
Installation Maintenance and Repair	0.16	0.12	0.10	0.09	0.07
Production	-	-	-	-	-
Transportation and Material Moving	0.83	0.66	0.58	0.49	0.39
Very Low Income Households - Major Occupations	6.95	5.60	4.51	3.80	3.05
Very Low Income Households[1] - all other occupations	0.86	0.69	0.70	0.56	0.45
Total Very Low Inc. Households[1]	**7.81**	**6.29**	**5.21**	**4.36**	**3.50**

(1) Includes households earning from 30% through 50% of Placer County Area Median Income.

(2) See TECHNICAL REPORT 2 - Appendix B - Tables 1 - 6 for additional information on Major Occupation Categories and estimated household incomes by household size.

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TECHNICAL REPORT 2 - APPENDIX A - TABLE 11C

LOW-INCOME EMPLOYEE HOUSEHOLDS[1] GENERATED
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Per 100 Market Rate Units

	Prototype 1	*Prototype 2*	*Prototype 3*	*Prototype 4*	*Prototype 5*
	Low Density Detached	**Medium Density Detached**	**Medium High Density Detached**	**Single Family Attached**	**Apartments**
Step 5 & 6 - Low Income Households (50%-80% AMI) within Major Occupation Categories [2]					
Management	0.27	0.22	0.17	0.14	0.11
Business and Financial Operations	0.44	0.35	0.25	0.22	0.17
Computer and Mathematical	0.04	0.03	0.03	0.02	0.02
Architecture and Engineering	-	-	-	-	-
Life, Physical and Social Science	-	-	-	-	-
Community and Social Services	0.25	0.20	0.14	0.11	0.09
Legal	-	-	-	-	-
Education Training and Library	0.27	0.22	-	-	-
Arts, Design, Entertainment, Sports, & Media	-	-	-	-	-
Healthcare Practitioners and Technical	0.08	0.06	0.06	0.06	0.04
Healthcare Support	0.55	0.44	0.34	0.32	0.26
Protective Service	-	-	-	-	-
Food Preparation and Serving Related	1.26	1.02	0.89	0.73	0.59
Building Grounds and Maintenance	0.34	0.28	0.19	0.16	0.13
Personal Care and Service	0.52	0.42	0.34	0.27	0.22
Sales and Related	1.23	0.99	0.84	0.68	0.55
Office and Admin	1.43	1.15	0.89	0.74	0.59
Farm, Fishing, and Forestry	-	-	-	-	-
Construction and Extraction	-	-	-	-	-
Installation Maintenance and Repair	0.45	0.36	0.30	0.26	0.21
Production	-	-	-	-	-
Transportation and Material Moving	0.83	0.67	0.58	0.49	0.39
Low Households - Major Occupations	7.97	6.42	5.02	4.20	3.37
Low Households[1] - all other occupations	0.99	0.79	0.78	0.62	0.50
Low Inc. Households[1]	**8.96**	**7.21**	**5.80**	**4.82**	**3.87**

(1) Includes households earning from 50% through 80% of Placer County Area Median Income.

(2) See TECHNICAL REPORT 2 - Appendix B - Tables 1 - 6 for additional information on Major Occupation Categories and estimated household incomes by household size.

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TECHNICAL REPORT 2 - APPENDIX A - TABLE 11D

MODERATE INCOME EMPLOYEE HOUSEHOLDS[1] GENERATED

RESIDENTIAL NEXUS ANALYSIS

ROCKLIN, CA

Per 100 Market Rate Units

	Prototype 1	*Prototype 2*	*Prototype 3*	*Prototype 4*	*Prototype 5*
	Low Density Detached	**Medium Density Detached**	**Medium High Density Detached**	**Single Family Attached**	**Apartments**
Step 5 & 6 - Moderate (80%-120% AMI) Employee Households within Major Occupation Categories [2]					
Management	0.48	0.38	0.29	0.25	0.20
Business and Financial Operations	0.78	0.63	0.42	0.36	0.29
Computer and Mathematical	0.17	0.14	0.10	0.09	0.07
Architecture and Engineering	-	-	-	-	-
Life, Physical and Social Science	-	-	-	-	-
Community and Social Services	0.22	0.18	0.12	0.10	0.08
Legal	-	-	-	-	-
Education Training and Library	0.24	0.20	-	-	-
Arts, Design, Entertainment, Sports, & Media	-	-	-	-	-
Healthcare Practitioners and Technical	0.25	0.20	0.18	0.17	0.13
Healthcare Support	0.55	0.44	0.33	0.30	0.24
Protective Service	-	-	-	-	-
Food Preparation and Serving Related	0.93	0.75	0.66	0.55	0.44
Building Grounds and Maintenance	0.23	0.19	0.13	0.10	0.08
Personal Care and Service	0.25	0.20	0.16	0.13	0.10
Sales and Related	0.69	0.55	0.47	0.38	0.31
Office and Admin	0.86	0.69	0.52	0.44	0.35
Farm, Fishing, and Forestry	-	-	-	-	-
Construction and Extraction	-	-	-	-	-
Installation Maintenance and Repair	0.29	0.23	0.19	0.17	0.13
Production	-	-	-	-	-
Transportation and Material Moving	0.67	0.54	0.47	0.40	0.32
Moderate Households - Major Occupations	6.62	5.33	4.03	3.43	2.76
Moderate Households[1] - all other occupations	0.82	0.66	0.63	0.51	0.41
Total Moderate Households (80% to 120% AMI)[1]	**7.43**	**5.99**	**4.66**	**3.93**	**3.16**

(1) Includes households earning from 80% through 120% of Placer County Area Median Income.

(2) See TECHNICAL REPORT 2 - Appendix B - Tables 1 - 6 for additional information on Major Occupation Categories and estimated household incomes by household size.

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TECHNICAL REPORT 2 - APPENDIX A - TABLE 12
IMPACT ANALYSIS SUMMARY
EMPLOYEE HOUSEHOLDS GENERATED
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

RESIDENTIAL UNIT DEMAND IMPACTS - PER 100 MARKET RATE UNITS

Number of New Households[1]	*Prototype 1* Low Density Detached	*Prototype 2* Medium Density Detached	*Prototype 3* Medium High Density Detached	*Prototype 4* Single Family Attached	*Prototype 5* Apartments
Under 30% AMI	0.6	0.5	0.4	0.3	0.3
30% to 50% AMI	7.8	6.3	5.2	4.4	3.5
50% to 80% AMI	9.0	7.2	5.8	4.8	3.9
80% to 120% AMI	7.4	6.0	4.7	3.9	3.2
Subtotal through 120% AMI	24.8	20.0	16.1	13.4	10.8
Over 120% AMI	19.3	15.6	12.0	10.2	8.2
Total Employee Households	44.1	35.5	28.0	23.6	19.0

RESIDENTIAL UNIT DEMAND IMPACTS - PER EACH (1) MARKET RATE UNIT

Number of New Households[1]	*Prototype 1* Low Density Detached	*Prototype 2* Medium Density Detached	*Prototype 3* Medium High Density Detached	*Prototype 4* Single Family Attached	*Prototype 5* Apartments
Under 30% AMI	0.01	0.00	0.00	0.00	0.00
30% to 50% AMI	0.08	0.06	0.05	0.04	0.03
50% to 80% AMI	0.09	0.07	0.06	0.05	0.04
80% to 120% AMI	0.07	0.06	0.05	0.04	0.03
Subtotal through 120% AMI	0.25	0.20	0.16	0.13	0.11
Over 120% AMI	0.19	0.16	0.12	0.10	0.08
Total Employee Households	0.44	0.36	0.28	0.24	0.19

Notes

[1] Households of retail, education, healthcare and other workers that serve residents of new market rate units.

AMI = Area Median Income

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TECHNICAL REPORT 2 - APPENDIX A - TABLE 13
INCLUSIONARY PERCENTAGE SUPPORTED
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

	Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5
	Low Density Detached	**Medium Density Detached**	**Medium High Density Detached**	**Single Family Attached**	**Apartments**
Affordable Unit Demand Per 100 Market Rate Units - Cumulative Through					
30% OF MEDIAN INCOME	1 Units	0 Units	0 Units	0 Units	0 Units
50% OF MEDIAN INCOME	8 Units	7 Units	6 Units	5 Units	4 Units
80% OF MEDIAN INCOME	17 Units	14 Units	11 Units	9 Units	8 Units
120% OF MEDIAN INCOME	25 Units	20 Units	16 Units	13 Units	11 Units
Inclusionary Percentage Sufficient to Mitigate Impacts [1]					
30% OF MEDIAN INCOME	0.6%	0.5%	0.4%	0.3%	0.3%
50% OF MEDIAN INCOME	7.2%	5.9%	4.9%	4.1%	3.4%
80% OF MEDIAN INCOME	7.0%	5.9%	4.9%	4.2%	3.5%
subtotal to 80% AMI	14.8%	12.3%	10.2%	8.7%	7.1%
120% OF MEDIAN INCOME	5.1%	4.4%	3.6%	3.2%	2.7%
Total (0-120% AMI)	19.9%	16.6%	13.8%	11.8%	9.7%

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Notes:

[1] Calculated by dividing the supported number of affordable units by the total number of market rate and affordable units (supported affordable units + 100 market rate units).

TOTAL NEXUS COST PER MARKET RATE UNIT

		Nexus Cost Per Market Rate Unit [2]				
		Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5
	Affordability Gap Per Unit	**Low Density Detached**	**Medium Density Detached**	**Medium High Density Detached**	**Single Family Attached**	**Apartments**
Household Income Level						
Under 30% AMI	$199,000 [1]	$1,100	$900	$800	$600	$500
30% to 50% AMI	$121,000 [1]	$9,500	$7,600	$6,300	$5,300	$4,200
50% to 80% AMI	$81,000 [1]	$7,300	$5,800	$4,700	$3,900	$3,100
80% to 120% AMI	$89,900	$6,700	$5,400	$4,200	$3,500	$2,800
Total Supported Fee Per Unit		**$24,600**	**$19,700**	**$16,000**	**$13,300**	**$10,600**

TOTAL NEXUS COST PER SQUARE FOOT [3]

		Nexus Cost Per Square Foot[3]				
		Prototype 1	Prototype 2	Prototype 3	Prototype 4	Prototype 5
		Low Density Detached	**Medium Density Detached**	**Medium High Density Detached**	**Single Family Attached**	**Apartments**
	Avg. Unit Size (SF)	3,400 SF	2,500 SF	1,800 SF	1,600 SF	975 SF
Household Income Level						
Under 30% AMI		$0.30	$0.40	$0.40	$0.40	$0.50
30% to 50% AMI		$2.80	$3.00	$3.50	$3.30	$4.30
50% to 80% AMI		$2.10	$2.30	$2.60	$2.40	$3.20
80% to 120% AMI		$2.00	$2.20	$2.30	$2.20	$2.90
Total Supported Fee Per Sq.Ft.		**$7.20**	**$7.90**	**$8.80**	**$8.30**	**$10.90**

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Notes:

[1] Assumes affordable rental units. Affordability gaps represent the remaining affordability gap after tax credit financing, except for moderate income. See affordability gap section for details.

2 Nexus cost per unit calculated by multiplying the affordable unit demand from TECHNICAL REPORT 2 - Appendix A - Table 12 by the affordability gap.

[3] Nexus cost per square foot computed by dividing the nexus cost per unit from above by the average unit size.

TECHNICAL REPORT 2

APPENDIX B

OCCUPATION AND COMPENSATION TABLES

RESIDENTIAL NEXUS ANALYSIS

ROCKLIN, CALIFORNIA

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TECHNICAL REPORT 2 - APPENDIX B - TABLE 1
WORKER OCCUPATION DISTRIBUTION, 2024
SERVICES TO HOUSEHOLDS EARNING $100 - $150K, RESIDENT SERVICES
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Major Occupations (2% or more)	Worker Occupation Distribution[1] Services to Households Earning $100,000 to $150,000
Management Occupations	*6.4%*
Business and Financial Operations Occupations	*6.2%*
Computer and Mathematical Occupations	*2.1%*
Community and Social Service Occupations	*2.0%*
Healthcare Practitioners and Technical Occupations	*7.6%*
Healthcare Support Occupations	*6.7%*
Food Preparation and Serving Related Occupations	*14.3%*
Building and Grounds Cleaning and Maintenance Occupations	*2.7%*
Personal Care and Service Occupations	*4.3%*
Sales and Related Occupations	*11.5%*
Office and Administrative Support Occupations	*11.0%*
Installation, Maintenance, and Repair Occupations	*3.7%*
Transportation and Material Moving Occupations	*8.6%*
All Other Worker Occupations - Services to Households Earning $100,000 to $150,000	*12.8%*
INDUSTRY TOTAL	100.0%

[1] Distribution of employment by industry is per the IMPLAN model and the distribution of occupational employment within those industries is based on the Bureau of Labor Statistics Occupational Employment Survey.

Source: Bureau of Labor Statistics, IMPLAN
Keyser Marston Associates, Inc.
\\file1\Sites\Berkeley\SFWP\18\18942\007\Rocklin Residential Nexus Model_1 29 26; 2/3/2026; trb

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TECHNICAL REPORT 2 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $100,000 TO $150,000
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 1 of 5						
Management Occupations						
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	38.0%	2.4%
Sales Managers	$138,600	$197,000	$215,000	$220,000	5.1%	0.3%
Computer and Information Systems Managers	$182,100	$243,000	$265,000	$275,000	4.8%	0.3%
Financial Managers	$174,100	$232,000	$253,000	$263,000	9.8%	0.6%
Food Service Managers	$77,600	$126,000	$153,000	$170,000	4.0%	0.3%
Medical and Health Services Managers	$162,800	$217,000	$237,000	$246,000	6.7%	0.4%
Property, Real Estate, and Community Association Managers	$81,700	$127,000	$146,000	$157,000	6.7%	0.4%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	4.0%	0.3%
All Other Management Occupations	$143,500	$204,000	$223,000	$227,000	20.9%	1.3%
Weighted Mean Annual Wage	***$143,500***	**$201,000**	**$221,000**	**$228,000**	**100.0%**	**6.4%**
Business and Financial Operations Occupations						
Claims Adjusters, Examiners, and Investigators	$91,400	$142,000	$163,000	$176,000	4.0%	0.2%
Human Resources Specialists	$88,700	$138,000	$159,000	$170,000	7.3%	0.4%
Project Management Specialists	$121,800	$181,000	$203,000	$217,000	5.5%	0.3%
Management Analysts	$88,100	$137,000	$157,000	$169,000	6.2%	0.4%
Training and Development Specialists	$79,300	$129,000	$156,000	$173,000	4.3%	0.3%
Market Research Analysts and Marketing Specialists	$90,900	$141,000	$162,000	$175,000	7.5%	0.5%
Business Operations Specialists, All Other	$94,000	$146,000	$168,000	$181,000	7.5%	0.5%
Accountants and Auditors	$95,900	$149,000	$171,000	$184,000	15.2%	0.9%
Financial and Investment Analysts	$118,600	$176,000	$197,000	$211,000	7.2%	0.4%
Personal Financial Advisors	$149,700	$212,000	$233,000	$237,000	10.6%	0.7%
All Other Business and Financial Operations Occupations	$104,300	$155,000	$174,000	$186,000	24.8%	1.5%
Weighted Mean Annual Wage	***$104,300***	**$157,000**	**$178,000**	**$190,000**	**100.0%**	**6.2%**
Computer and Mathematical Occupations						
Computer Systems Analysts	$122,800	$183,000	$204,000	$218,000	9.9%	0.2%
Information Security Analysts	$140,300	$199,000	$218,000	$222,000	4.3%	0.1%
Computer User Support Specialists	$101,700	$151,000	$169,000	$181,000	13.0%	0.3%
Computer Network Architects	$138,800	$197,000	$216,000	$220,000	4.2%	0.1%
Network and Computer Systems Administrators	$112,700	$168,000	$188,000	$201,000	6.2%	0.1%
Software Developers	$153,400	$204,000	$223,000	$231,000	29.7%	0.6%
Software Quality Assurance Analysts and Testers	$116,600	$173,000	$194,000	$207,000	3.6%	0.1%
Computer Occupations, All Other	$119,500	$178,000	$199,000	$213,000	6.4%	0.1%
Data Scientists	$111,500	$166,000	$186,000	$198,000	6.1%	0.1%
All Other Computer and Mathematical Occupations	$130,000	$185,000	$202,000	$206,000	16.7%	0.4%
Weighted Mean Annual Wage	***$130,000***	**$184,000**	**$203,000**	**$212,000**	**100.0%**	**2.1%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $100,000 TO $150,000
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 2 of 5						
Community and Social Service Occupations						
Educational, Guidance, and Career Counselors and Advisors	$100,500	$149,000	$167,000	$179,000	3.4%	0.1%
Rehabilitation Counselors	$48,900	$93,000	$112,000	$148,000	3.5%	0.1%
Substance abuse, behavioral, and mental health counselors	$81,000	$126,000	$145,000	$156,000	16.5%	0.3%
Child, Family, and School Social Workers	$70,200	$114,000	$138,000	$154,000	10.5%	0.2%
Healthcare Social Workers	$104,200	$155,000	$173,000	$185,000	7.2%	0.1%
Mental Health and Substance Abuse Social Workers	$87,000	$135,000	$156,000	$167,000	4.5%	0.1%
Social and Human Service Assistants	$57,700	$101,000	$124,000	$149,000	17.0%	0.3%
Community and Social Service Specialists, All Other	$74,300	$121,000	$146,000	$163,000	3.2%	0.1%
Clergy	$83,000	$129,000	$148,000	$160,000	12.1%	0.2%
Directors, Religious Activities and Education	$69,200	$113,000	$136,000	$151,000	7.0%	0.1%
Religious Workers, All Other	$50,300	$88,000	$108,000	$130,000	4.3%	0.1%
All Other Community and Social Service Occupations	$74,600	$122,000	$147,000	$163,000	10.8%	0.2%
Weighted Mean Annual Wage	***$74,600***	**$120,000**	**$141,000**	**$158,000**	**100.0%**	**2.0%**
Healthcare Practitioners and Technical Occupations						
Pharmacists	$172,600	$230,000	$251,000	$260,000	4.2%	0.3%
Registered Nurses	$167,500	$223,000	$243,000	$253,000	32.7%	2.5%
Nurse Practitioners	$173,400	$231,000	$252,000	$262,000	3.3%	0.3%
Dental Hygienists	$130,100	$185,000	$202,000	$206,000	3.9%	0.3%
Pharmacy Technicians	$60,400	$98,000	$119,000	$132,000	6.9%	0.5%
Licensed Practical and Licensed Vocational Nurses	$84,700	$132,000	$151,000	$163,000	6.7%	0.5%
All Other Healthcare Practitioners and Technical Occupations	$143,300	$203,000	$223,000	$227,000	42.2%	3.2%
Weighted Mean Annual Wage	***$143,300***	**$199,000**	**$219,000**	**$226,000**	**100.0%**	**7.6%**
Healthcare Support Occupations						
Home Health and Personal Care Aides	$43,700	$83,000	$100,000	$132,000	51.8%	3.5%
Nursing Assistants	$49,700	$94,000	$114,000	$150,000	18.7%	1.2%
Massage Therapists	$57,700	$101,000	$124,000	$149,000	3.4%	0.2%
Dental Assistants	$59,900	$105,000	$128,000	$155,000	7.6%	0.5%
Medical Assistants	$63,100	$103,000	$124,000	$138,000	10.0%	0.7%
All Other Healthcare Support Occupations	$48,900	$93,000	$112,000	$148,000	8.6%	0.6%
Weighted Mean Annual Wage	***$48,900***	**$90,000**	**$109,000**	**$140,000**	**100.0%**	**6.7%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $100,000 TO $150,000
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 3 of 5						
Food Preparation and Serving Related Occupations						
Supervisors of Food Preparation and Serving Workers	$51,200	$89,000	$110,000	$132,000	8.8%	1.3%
Cooks, Fast Food	$41,600	$79,000	$96,000	$126,000	5.1%	0.7%
Cooks, Restaurant	$44,700	$85,000	$103,000	$135,000	10.8%	1.5%
Food Preparation Workers	$41,100	$78,000	$94,000	$124,000	6.2%	0.9%
Bartenders	$44,500	$84,000	$102,000	$134,000	6.3%	0.9%
Fast Food and Counter Workers	$41,600	$79,000	$96,000	$126,000	28.2%	4.0%
Waiters and Waitresses	$46,600	$88,000	$107,000	$141,000	16.8%	2.4%
Dining Room and Cafeteria Attendants and Bartender Helpers	$40,200	$76,000	$92,000	$121,000	3.5%	0.5%
Dishwashers	$38,900	$86,000	$104,000	$142,000	3.5%	0.5%
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$38,700	$85,000	$104,000	$141,000	3.1%	0.5%
All Other Food Preparation and Serving Related Occupations	$43,700	$83,000	$100,000	$132,000	7.7%	1.1%
Weighted Mean Annual Wage	***$43,700***	**$83,000**	**$101,000**	**$132,000**	**100.0%**	**14.3%**
Building and Grounds Cleaning and Maintenance Occupations						
First-Line Supervisors of Housekeeping & Janitorial Workers	$60,400	$98,000	$119,000	$132,000	3.2%	0.1%
Janitors and Cleaners	$44,300	$84,000	$102,000	$134,000	50.9%	1.4%
Maids and Housekeeping Cleaners	$46,400	$88,000	$107,000	$140,000	14.9%	0.4%
Landscaping and Groundskeeping Workers	$47,800	$90,000	$110,000	$144,000	22.9%	0.6%
All Other Building and Grounds Cleaning and Maint. Occupation	$46,100	$87,000	$106,000	$139,000	8.1%	0.2%
Weighted Mean Annual Wage	***$46,100***	**$87,000**	**$105,000**	**$138,000**	**100.0%**	**2.7%**
Personal Care and Service Occupations						
First-Line Supervisors of Personal Service Workers	$53,800	$94,000	$115,000	$139,000	4.3%	0.2%
Animal Caretakers	$40,400	$76,000	$93,000	$122,000	10.7%	0.5%
Amusement and Recreation Attendants	$38,100	$84,000	$102,000	$139,000	5.5%	0.2%
Hairdressers, Hairstylists, and Cosmetologists	$43,600	$83,000	$100,000	$132,000	24.8%	1.1%
Manicurists and Pedicurists	$38,600	$85,000	$104,000	$141,000	13.4%	0.6%
Skincare Specialists	$43,500	$82,000	$100,000	$131,000	5.1%	0.2%
Childcare Workers	$40,600	$77,000	$93,000	$123,000	8.9%	0.4%
Exercise Trainers and Group Fitness Instructors	$61,400	$100,000	$121,000	$134,000	7.0%	0.3%
Recreation Workers	$42,600	$81,000	$98,000	$129,000	5.0%	0.2%
All Other Personal Care and Service Occupations	$43,700	$83,000	$100,000	$132,000	15.3%	0.7%
Weighted Mean Annual Wage	***$43,700***	**$84,000**	**$101,000**	**$132,000**	**100.0%**	**4.3%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $100,000 TO $150,000
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 4 of 5						
Sales and Related Occupations						
First-Line Supervisors of Retail Sales Workers	$57,800	$101,000	$124,000	$149,000	9.5%	1.1%
Cashiers	$39,200	$86,000	$105,000	$143,000	24.7%	2.8%
Counter and Rental Clerks	$48,400	$92,000	$111,000	$146,000	4.1%	0.5%
Retail Salespersons	$43,600	$83,000	$100,000	$132,000	36.0%	4.1%
Insurance Sales Agents	$97,500	$152,000	$174,000	$187,000	3.8%	0.4%
Securities, Commodities, and Financial Services Sales	$89,900	$140,000	$161,000	$173,000	5.5%	0.6%
Sales Representatives	$81,900	$127,000	$146,000	$157,000	5.1%	0.6%
Sales Reps., Wholesale & Manuf., Except Tech. and Scientific	$84,900	$132,000	$152,000	$163,000	3.1%	0.4%
All Other Sales and Related Occupations	$52,700	$92,000	$113,000	$136,000	8.1%	0.9%
Weighted Mean Annual Wage	***$52,700***	**$96,000**	**$115,000**	**$144,000**	**100.0%**	**11.5%**
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Admin. Support Workers	$80,400	$125,000	$144,000	$155,000	8.0%	0.9%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	8.4%	0.9%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	16.5%	1.8%
Receptionists and Information Clerks	$47,900	$91,000	$110,000	$145,000	9.9%	1.1%
Shipping, Receiving, and Inventory Clerks	$48,500	$92,000	$111,000	$147,000	3.5%	0.4%
Medical Secretaries and Administrative Assistants	$57,500	$100,000	$123,000	$148,000	6.7%	0.7%
Secretaries and Administrative Assistants	$55,300	$97,000	$119,000	$143,000	9.3%	1.0%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	13.9%	1.5%
All Other Office and Administrative Support Occupations	$56,500	$99,000	$121,000	$146,000	23.8%	2.6%
Weighted Mean Annual Wage	***$56,500***	**$99,000**	**$120,000**	**$145,000**	**100.0%**	**11.0%**
Installation, Maintenance, and Repair Occupations						
Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	9.7%	0.4%
Automotive Body and Related Repairers	$69,700	$114,000	$137,000	$152,000	7.8%	0.3%
Automotive Service Technicians and Mechanics	$68,300	$111,000	$134,000	$149,000	23.4%	0.9%
Bus and Truck Mechanics and Diesel Engine Specialists	$72,000	$117,000	$142,000	$158,000	5.3%	0.2%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	27.8%	1.0%
All Other Installation, Maintenance, and Repair Occupations	$68,700	$112,000	$135,000	$150,000	25.9%	1.0%
Weighted Mean Annual Wage	***$68,700***	**$113,000**	**$136,000**	**$154,000**	**100.0%**	**3.7%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $100,000 TO $150,000
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 5 of 5						
Transportation and Material Moving Occupations						
Supervisors of Transportation and Material-Moving Workers	$68,900	$112,000	$135,000	$151,000	4.6%	0.4%
Driver/Sales Workers	$55,000	$96,000	$118,000	$142,000	4.2%	0.4%
Heavy and Tractor-Trailer Truck Drivers	$62,400	$102,000	$123,000	$137,000	11.6%	1.0%
Light Truck Drivers	$51,800	$90,000	$111,000	$134,000	11.1%	1.0%
Bus Drivers, School	$59,800	$104,000	$128,000	$154,000	4.5%	0.4%
Shuttle Drivers and Chauffeurs	$43,100	$82,000	$99,000	$130,000	4.2%	0.4%
Cleaners of Vehicles and Equipment	$40,400	$76,000	$93,000	$122,000	6.0%	0.5%
Laborers and Freight, Stock, and Material Movers, Hand	$46,300	$88,000	$106,000	$140,000	17.0%	1.5%
Stockers and Order Fillers	$44,100	$83,000	$101,000	$133,000	22.7%	2.0%
All Other Transportation and Material Moving Occupations	$50,400	$88,000	$108,000	$130,000	14.2%	1.2%
Weighted Mean Annual Wage	***$50,400***	**$90,000**	**$109,000**	**$136,000**	**100.0%**	**8.6%**
						87.2%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52 weeks. Compensations are adjusted upward where necessary to reflect the State minimum wage of $16.50/hour effective January 1, 2026.

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 3% or more of the major occupation group

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 2 - Appendix B - T

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 3
WORKER OCCUPATION DISTRIBUTION, 2024
SERVICES TO HOUSEHOLDS EARNING $150K - $200K, RESIDENT SERVICES
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Major Occupations (2% or more)	Worker Occupation Distribution[1] Services to Households Earning $150k - $200k
Management Occupations	*6.4%*
Business and Financial Operations Occupations	*6.1%*
Computer and Mathematical Occupations	*2.1%*
Community and Social Service Occupations	*2.1%*
Healthcare Practitioners and Technical Occupations	*6.9%*
Healthcare Support Occupations	*6.1%*
Food Preparation and Serving Related Occupations	*14.6%*
Building and Grounds Cleaning and Maintenance Occupations	*2.8%*
Personal Care and Service Occupations	*4.6%*
Sales and Related Occupations	*11.9%*
Office and Administrative Support Occupations	*10.9%*
Installation, Maintenance, and Repair Occupations	*3.5%*
Transportation and Material Moving Occupations	*8.7%*
All Other Worker Occupations - Services to Households Earning $150k - $200k	*13.5%*
INDUSTRY TOTAL	100.0%

[1] Distribution of employment by industry is per the IMPLAN model and the distribution of occupational employment within those industries is based on the Bureau of Labor Statistics Occupational Employment Survey.

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Source: Bureau of Labor Statistics, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 4
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $150K - $200K
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 1 of 4						
Management Occupations						
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	38.8%	2.5%
Sales Managers	$138,600	$197,000	$215,000	$220,000	5.2%	0.3%
Computer and Information Systems Managers	$182,100	$243,000	$265,000	$275,000	4.7%	0.3%
Financial Managers	$174,100	$232,000	$253,000	$263,000	9.7%	0.6%
Food Service Managers	$77,600	$126,000	$153,000	$170,000	4.1%	0.3%
Medical and Health Services Managers	$162,800	$217,000	$237,000	$246,000	6.1%	0.4%
Property, Real Estate, and Community Association Managers	$81,700	$127,000	$146,000	$157,000	6.0%	0.4%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	4.1%	0.3%
All Other Management Occupations	$143,700	$204,000	$223,000	$228,000	21.3%	1.4%
Weighted Mean Annual Wage	***$143,700***	**$202,000**	**$222,000**	**$228,000**	**100.0%**	**6.4%**
Business and Financial Operations Occupations						
Claims Adjusters, Examiners, and Investigators	$91,400	$142,000	$163,000	$176,000	3.9%	0.2%
Human Resources Specialists	$88,700	$138,000	$159,000	$170,000	7.2%	0.4%
Project Management Specialists	$121,800	$181,000	$203,000	$217,000	5.5%	0.3%
Management Analysts	$88,100	$137,000	$157,000	$169,000	6.1%	0.4%
Training and Development Specialists	$79,300	$129,000	$156,000	$173,000	4.3%	0.3%
Market Research Analysts and Marketing Specialists	$90,900	$141,000	$162,000	$175,000	7.6%	0.5%
Business Operations Specialists, All Other	$94,000	$146,000	$168,000	$181,000	7.5%	0.5%
Accountants and Auditors	$95,900	$149,000	$171,000	$184,000	15.6%	1.0%
Financial and Investment Analysts	$118,600	$176,000	$197,000	$211,000	7.1%	0.4%
Personal Financial Advisors	$149,700	$212,000	$233,000	$237,000	10.5%	0.6%
All Other Business and Financial Operations Occupations	$104,200	$155,000	$173,000	$185,000	24.6%	1.5%
Weighted Mean Annual Wage	***$104,200***	**$157,000**	**$178,000**	**$190,000**	**100.0%**	**6.1%**
Computer and Mathematical Occupations						
Computer Systems Analysts	$122,800	$183,000	$204,000	$218,000	9.7%	0.2%
Information Security Analysts	$140,300	$199,000	$218,000	$222,000	4.1%	0.1%
Computer User Support Specialists	$101,700	$151,000	$169,000	$181,000	13.1%	0.3%
Computer Network Architects	$138,800	$197,000	$216,000	$220,000	3.9%	0.1%
Network and Computer Systems Administrators	$112,700	$168,000	$188,000	$201,000	6.2%	0.1%
Software Developers	$153,400	$204,000	$223,000	$231,000	30.2%	0.6%
Software Quality Assurance Analysts and Testers	$116,600	$173,000	$194,000	$207,000	3.6%	0.1%
Computer Occupations, All Other	$119,500	$178,000	$199,000	$213,000	6.4%	0.1%
Data Scientists	$111,500	$166,000	$186,000	$198,000	6.1%	0.1%
All Other Computer and Mathematical Occupations	$130,100	$185,000	$202,000	$206,000	16.8%	0.3%
Weighted Mean Annual Wage	***$130,100***	**$184,000**	**$203,000**	**$212,000**	**100.0%**	**2.1%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
Keyser Marston Associates, Inc
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 4
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $150K - $200K
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 2 of 4						
Community and Social Service Occupations						
Educational, Guidance, and Career Counselors and Advisors	$100,500	$149,000	$167,000	$179,000	3.3%	0.1%
Rehabilitation Counselors	$48,900	$93,000	$112,000	$148,000	3.7%	0.1%
Substance abuse, behavioral, and mental health counselors	$81,000	$126,000	$145,000	$156,000	16.7%	0.4%
Child, Family, and School Social Workers	$70,200	$114,000	$138,000	$154,000	10.4%	0.2%
Healthcare Social Workers	$104,200	$155,000	$173,000	$185,000	6.0%	0.1%
Mental Health and Substance Abuse Social Workers	$87,000	$135,000	$156,000	$167,000	4.5%	0.1%
Social and Human Service Assistants	$57,700	$101,000	$124,000	$149,000	17.0%	0.4%
Community and Social Service Specialists, All Other	$74,300	$121,000	$146,000	$163,000	3.3%	0.1%
Clergy	$83,000	$129,000	$148,000	$160,000	12.4%	0.3%
Directors, Religious Activities and Education	$69,200	$113,000	$136,000	$151,000	7.3%	0.2%
Religious Workers, All Other	$50,300	$88,000	$108,000	$130,000	4.5%	0.1%
All Other Community and Social Service Occupations	$74,100	$121,000	$146,000	$162,000	10.9%	0.2%
Weighted Mean Annual Wage	***$74,100***	**$119,000**	**$141,000**	**$157,000**	**100.0%**	**2.1%**
Healthcare Practitioners and Technical Occupations						
Pharmacists	$172,600	$230,000	$251,000	$260,000	4.6%	0.3%
Registered Nurses	$167,500	$223,000	$243,000	$253,000	29.6%	2.0%
Nurse Practitioners	$173,400	$231,000	$252,000	$262,000	3.9%	0.3%
Dental Hygienists	$130,100	$185,000	$202,000	$206,000	3.4%	0.2%
Pharmacy Technicians	$60,400	$98,000	$119,000	$132,000	7.8%	0.5%
Licensed Practical and Licensed Vocational Nurses	$84,700	$132,000	$151,000	$163,000	5.3%	0.4%
All Other Healthcare Practitioners and Technical Occupations	$142,700	$203,000	$222,000	$226,000	45.3%	3.1%
Weighted Mean Annual Wage	***$142,700***	**$199,000**	**$218,000**	**$226,000**	**100.0%**	**6.9%**
Healthcare Support Occupations						
Home Health and Personal Care Aides	$43,700	$83,000	$100,000	$132,000	56.0%	3.4%
Nursing Assistants	$49,700	$94,000	$114,000	$150,000	12.5%	0.8%
Massage Therapists	$57,700	$101,000	$124,000	$149,000	4.0%	0.2%
Dental Assistants	$59,900	$105,000	$128,000	$155,000	6.6%	0.4%
Medical Assistants	$63,100	$103,000	$124,000	$138,000	12.0%	0.7%
All Other Healthcare Support Occupations	$48,900	$93,000	$112,000	$148,000	9.0%	0.5%
Weighted Mean Annual Wage	***$48,900***	**$90,000**	**$108,000**	**$139,000**	**100.0%**	**6.1%**

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TECHNICAL REPORT 2 - APPENDIX B - TABLE 4
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $150K - $200K
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 3 of 4						
Food Preparation and Serving Related Occupations						
Supervisors of Food Preparation and Serving Workers	$51,200	$89,000	$110,000	$132,000	8.8%	1.3%
Cooks, Fast Food	$41,600	$79,000	$96,000	$126,000	5.2%	0.8%
Cooks, Restaurant	$44,700	$85,000	$103,000	$135,000	10.9%	1.6%
Food Preparation Workers	$41,100	$78,000	$94,000	$124,000	6.2%	0.9%
Bartenders	$44,500	$84,000	$102,000	$134,000	6.4%	0.9%
Fast Food and Counter Workers	$41,600	$79,000	$96,000	$126,000	28.6%	4.2%
Waiters and Waitresses	$46,600	$88,000	$107,000	$141,000	17.0%	2.5%
Dining Room and Cafeteria Attendants and Bartender Helpers	$40,200	$76,000	$92,000	$121,000	3.5%	0.5%
Dishwashers	$38,900	$86,000	$104,000	$142,000	3.5%	0.5%
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$38,700	$85,000	$104,000	$141,000	3.2%	0.5%
All Other Food Preparation and Serving Related Occupations	$43,700	$83,000	$100,000	$132,000	6.7%	1.0%
Weighted Mean Annual Wage	***$43,700***	**$83,000**	**$101,000**	**$132,000**	**100.0%**	**14.6%**
Building and Grounds Cleaning and Maintenance Occupations						
First-Line Supervisors of Housekeeping & Janitorial Workers	$60,400	$98,000	$119,000	$132,000	3.1%	0.1%
Supervisors of Landscaping, Lawn, & Groundskeeping Workers	$69,400	$113,000	$136,000	$152,000	3.2%	0.1%
Janitors and Cleaners	$44,300	$84,000	$102,000	$134,000	52.0%	1.4%
Maids and Housekeeping Cleaners	$46,400	$88,000	$107,000	$140,000	11.4%	0.3%
Landscaping and Groundskeeping Workers	$47,800	$90,000	$110,000	$144,000	24.6%	0.7%
All Other Building and Grounds Cleaning and Maint. Occupations	$46,800	$89,000	$107,000	$141,000	5.7%	0.2%
Weighted Mean Annual Wage	***$46,800***	**$88,000**	**$106,000**	**$138,000**	**100.0%**	**2.8%**
Personal Care and Service Occupations						
First-Line Supervisors of Personal Service Workers	$53,800	$94,000	$115,000	$139,000	4.2%	0.2%
Animal Caretakers	$40,400	$76,000	$93,000	$122,000	10.8%	0.5%
Amusement and Recreation Attendants	$38,100	$84,000	$102,000	$139,000	5.7%	0.3%
Hairdressers, Hairstylists, and Cosmetologists	$43,600	$83,000	$100,000	$132,000	24.8%	1.1%
Manicurists and Pedicurists	$38,600	$85,000	$104,000	$141,000	13.4%	0.6%
Skincare Specialists	$43,500	$82,000	$100,000	$131,000	5.1%	0.2%
Childcare Workers	$40,600	$77,000	$93,000	$123,000	9.9%	0.5%
Exercise Trainers and Group Fitness Instructors	$61,400	$100,000	$121,000	$134,000	7.0%	0.3%
Recreation Workers	$42,600	$81,000	$98,000	$129,000	4.1%	0.2%
All Other Personal Care and Service Occupations	$43,600	$83,000	$100,000	$132,000	15.1%	0.7%
Weighted Mean Annual Wage	***$43,600***	**$83,000**	**$101,000**	**$132,000**	**100.0%**	**4.6%**
Sales and Related Occupations						
First-Line Supervisors of Retail Sales Workers	$57,800	$101,000	$124,000	$149,000	9.7%	1.2%
Cashiers	$39,200	$86,000	$105,000	$143,000	25.0%	3.0%
Counter and Rental Clerks	$48,400	$92,000	$111,000	$146,000	4.0%	0.5%
Retail Salespersons	$43,600	$83,000	$100,000	$132,000	36.8%	4.4%
Insurance Sales Agents	$97,500	$152,000	$174,000	$187,000	3.6%	0.4%
Securities, Commodities, and Financial Services Sales	$89,900	$140,000	$161,000	$173,000	5.1%	0.6%
Sales Representatives	$81,900	$127,000	$146,000	$157,000	5.1%	0.6%
Sales Reps., Wholesale & Manuf., Except Tech. and Scientific	$84,900	$132,000	$152,000	$163,000	3.0%	0.4%
All Other Sales and Related Occupations	$52,200	$91,000	$112,000	$135,000	7.7%	0.9%
Weighted Mean Annual Wage	***$52,200***	**$96,000**	**$115,000**	**$143,000**	**100.0%**	**11.9%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
Keyser Marston Associates, Inc
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 4
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $150K - $200K
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 4 of 4						
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Admin. Support Workers	$80,400	$125,000	$144,000	$155,000	8.0%	0.9%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	8.5%	0.9%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	16.6%	1.8%
Receptionists and Information Clerks	$47,900	$91,000	$110,000	$145,000	10.1%	1.1%
Medical Secretaries and Administrative Assistants	$57,500	$100,000	$123,000	$148,000	6.5%	0.7%
Secretaries and Administrative Assistants	$55,300	$97,000	$119,000	$143,000	9.4%	1.0%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	13.9%	1.5%
All Other Office and Administrative Support Occupations	$56,900	$99,000	$122,000	$147,000	27.1%	3.0%
Weighted Mean Annual Wage	***$56,900***	**$99,000**	**$120,000**	**$145,000**	**100.0%**	**10.9%**
Installation, Maintenance, and Repair Occupations						
Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	9.6%	0.3%
Automotive Body and Related Repairers	$69,700	$114,000	$137,000	$152,000	7.2%	0.3%
Automotive Service Technicians and Mechanics	$68,300	$111,000	$134,000	$149,000	22.9%	0.8%
Bus and Truck Mechanics and Diesel Engine Specialists	$72,000	$117,000	$142,000	$158,000	5.4%	0.2%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	27.1%	1.0%
All Other Installation, Maintenance, and Repair Occupations	$68,700	$112,000	$135,000	$150,000	27.8%	1.0%
Weighted Mean Annual Wage	***$68,700***	**$113,000**	**$136,000**	**$154,000**	**100.0%**	**3.5%**
Transportation and Material Moving Occupations						
Supervisors of Transportation and Material-Moving Workers	$68,900	$112,000	$135,000	$151,000	4.6%	0.4%
Driver/Sales Workers	$55,000	$96,000	$118,000	$142,000	4.3%	0.4%
Heavy and Tractor-Trailer Truck Drivers	$62,400	$102,000	$123,000	$137,000	11.7%	1.0%
Light Truck Drivers	$51,800	$90,000	$111,000	$134,000	11.1%	1.0%
Bus Drivers, School	$59,800	$104,000	$128,000	$154,000	4.1%	0.4%
Shuttle Drivers and Chauffeurs	$43,100	$82,000	$99,000	$130,000	3.9%	0.3%
Cleaners of Vehicles and Equipment	$40,400	$76,000	$93,000	$122,000	5.5%	0.5%
Laborers and Freight, Stock, and Material Movers, Hand	$46,300	$88,000	$106,000	$140,000	17.0%	1.5%
Stockers and Order Fillers	$44,100	$83,000	$101,000	$133,000	23.7%	2.1%
All Other Transportation and Material Moving Occupations	$50,400	$88,000	$108,000	$130,000	14.2%	1.2%
Weighted Mean Annual Wage	***$50,400***	**$90,000**	**$109,000**	**$136,000**	**100.0%**	**8.7%**
						86.5%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. Annual compensation is calculated by

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 3% or more of the major occupation group

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 2 - Appendix B - Table 7 .

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TECHNICAL REPORT 2 - APPENDIX B - TABLE 5
WORKER OCCUPATION DISTRIBUTION, 2024
SERVICES TO HOUSEHOLDS EARNING $200K+, RESIDENT SERVICES
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Major Occupations (2% or more)	Worker Occupation Distribution[1] Services to Households Earning $200k+
Management Occupations	*6.9%*
Business and Financial Operations Occupations	*7.5%*
Computer and Mathematical Occupations	*2.2%*
Community and Social Service Occupations	*2.4%*
Educational Instruction and Library Occupations	*2.7%*
Healthcare Practitioners and Technical Occupations	*6.4%*
Healthcare Support Occupations	*6.5%*
Food Preparation and Serving Related Occupations	*13.2%*
Building and Grounds Cleaning and Maintenance Occupations	*3.1%*
Personal Care and Service Occupations	*4.5%*
Sales and Related Occupations	*10.9%*
Office and Administrative Support Occupations	*11.2%*
Installation, Maintenance, and Repair Occupations	*3.4%*
Transportation and Material Moving Occupations	*7.9%*
All Other Worker Occupations - Services to Households Earning $200k+	*11.0%*
INDUSTRY TOTAL	100.0%

[1] Distribution of employment by industry is per the IMPLAN model and the distribution of occupational employment within those industries is based on the Bureau of Labor Statistics Occupational Employment Survey.

Source: Bureau of Labor Statistics, IMPLAN
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 6
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $200K+
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 1 of 4						
Management Occupations						
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	37.0%	2.6%
Sales Managers	$138,600	$197,000	$215,000	$220,000	5.1%	0.4%
Computer and Information Systems Managers	$182,100	$243,000	$265,000	$275,000	5.1%	0.4%
Financial Managers	$174,100	$232,000	$253,000	$263,000	11.8%	0.8%
Food Service Managers	$77,600	$126,000	$153,000	$170,000	3.5%	0.2%
Medical and Health Services Managers	$162,800	$217,000	$237,000	$246,000	5.3%	0.4%
Property, Real Estate, and Community Association Managers	$81,700	$127,000	$146,000	$157,000	6.3%	0.4%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	4.1%	0.3%
All Other Management Occupations	$144,900	$206,000	$225,000	$230,000	21.9%	1.5%
Weighted Mean Annual Wage	***$144,900***	**$203,000**	**$223,000**	**$230,000**	**100.0%**	**6.9%**
Business and Financial Operations Occupations						
Human Resources Specialists	$88,700	$138,000	$159,000	$170,000	6.3%	0.5%
Project Management Specialists	$121,800	$181,000	$203,000	$217,000	4.7%	0.4%
Management Analysts	$88,100	$137,000	$157,000	$169,000	5.7%	0.4%
Training and Development Specialists	$79,300	$129,000	$156,000	$173,000	3.7%	0.3%
Market Research Analysts and Marketing Specialists	$90,900	$141,000	$162,000	$175,000	6.8%	0.5%
Business Operations Specialists, All Other	$94,000	$146,000	$168,000	$181,000	6.8%	0.5%
Accountants and Auditors	$95,900	$149,000	$171,000	$184,000	14.6%	1.1%
Financial and Investment Analysts	$118,600	$176,000	$197,000	$211,000	9.4%	0.7%
Personal Financial Advisors	$149,700	$212,000	$233,000	$237,000	16.6%	1.2%
All Other Business and Financial Operations Occupations	$109,700	$163,000	$183,000	$195,000	25.3%	1.9%
Weighted Mean Annual Wage	***$109,700***	**$164,000**	**$185,000**	**$197,000**	**100.0%**	**7.5%**
Computer and Mathematical Occupations						
Computer Systems Analysts	$122,800	$183,000	$204,000	$218,000	9.6%	0.2%
Information Security Analysts	$140,300	$199,000	$218,000	$222,000	4.2%	0.1%
Computer User Support Specialists	$101,700	$151,000	$169,000	$181,000	12.5%	0.3%
Computer Network Architects	$138,800	$197,000	$216,000	$220,000	3.9%	0.1%
Network and Computer Systems Administrators	$112,700	$168,000	$188,000	$201,000	6.2%	0.1%
Software Developers	$153,400	$204,000	$223,000	$231,000	30.7%	0.7%
Software Quality Assurance Analysts and Testers	$116,600	$173,000	$194,000	$207,000	3.4%	0.1%
Computer Occupations, All Other	$119,500	$178,000	$199,000	$213,000	6.5%	0.1%
Data Scientists	$111,500	$166,000	$186,000	$198,000	6.4%	0.1%
All Other Computer and Mathematical Occupations	$130,400	$185,000	$203,000	$207,000	16.5%	0.4%
Weighted Mean Annual Wage	***$130,400***	**$184,000**	**$204,000**	**$213,000**	**100.0%**	**2.2%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 6
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $200K+
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 2 of 4						
Community and Social Service Occupations						
Educational, Guidance, and Career Counselors and Advisors	$100,500	$149,000	$167,000	$179,000	4.3%	0.1%
Rehabilitation Counselors	$48,900	$93,000	$112,000	$148,000	3.9%	0.1%
Substance abuse, behavioral, and mental health counselors	$81,000	$126,000	$145,000	$156,000	15.0%	0.4%
Child, Family, and School Social Workers	$70,179	$114,000	$138,000	$154,000	10.5%	0.3%
Healthcare Social Workers	$104,200	$155,000	$173,000	$185,000	5.4%	0.1%
Mental Health and Substance Abuse Social Workers	$87,000	$135,000	$156,000	$167,000	4.0%	0.1%
Social and Human Service Assistants	$57,699	$101,000	$124,000	$149,000	17.5%	0.4%
Community and Social Service Specialists, All Other	$74,300	$121,000	$146,000	$163,000	3.4%	0.1%
Clergy	$83,000	$129,000	$148,000	$160,000	13.3%	0.3%
Directors, Religious Activities and Education	$69,200	$113,000	$136,000	$151,000	7.9%	0.2%
Religious Workers, All Other	$50,300	$88,000	$108,000	$130,000	4.8%	0.1%
All Other Community and Social Service Occupations	$73,800	$120,000	$145,000	$161,000	9.9%	0.2%
Weighted Mean Annual Wage	***$73,800***	**$107,000**	**$126,000**	**$141,000**	**100.0%**	**2.4%**
Educational Instruction and Library Occupations						
Career/Technical Education Teachers, Postsecondary	$89,000	$138,000	$159,000	$171,000	3.4%	0.1%
Preschool Teachers, Except Special Education	$45,800	$87,000	$105,000	$138,000	16.7%	0.5%
Elementary School Teachers, Except Special Education	$90,200	$140,000	$161,000	$173,000	6.4%	0.2%
Secondary School Teachers	$96,900	$151,000	$173,000	$186,000	5.0%	0.1%
Self-Enrichment Teachers	$54,300	$95,000	$116,000	$140,000	17.1%	0.5%
Substitute Teachers, Short-Term	$60,500	$99,000	$119,000	$132,000	3.5%	0.1%
Tutors	$49,000	$93,000	$113,000	$148,000	6.4%	0.2%
Instructional Coordinators	$111,000	$165,000	$185,000	$197,000	3.3%	0.1%
Teaching Assistants, Except Postsecondary*	$45,300	$86,000	$104,000	$137,000	14.1%	0.4%
All Other Educational Instruction and Library Occupations	$60,400	$98,000	$119,000	$132,000	24.2%	0.7%
Weighted Mean Annual Wage	***$60,400***	**$103,000**	**$123,000**	**$145,000**	**100.0%**	**2.7%**
Healthcare Practitioners and Technical Occupations						
Pharmacists	$172,600	$230,000	$251,000	$260,000	4.4%	0.3%
Registered Nurses	$167,500	$223,000	$243,000	$253,000	31.7%	2.0%
Nurse Practitioners	$173,400	$231,000	$252,000	$262,000	3.7%	0.2%
Dental Hygienists	$130,100	$185,000	$202,000	$206,000	3.7%	0.2%
Pharmacy Technicians	$60,400	$98,000	$119,000	$132,000	7.1%	0.5%
Licensed Practical and Licensed Vocational Nurses	$84,700	$132,000	$151,000	$163,000	4.9%	0.3%
All Other Healthcare Practitioners and Technical Occupations	$144,700	$205,000	$225,000	$229,000	44.6%	2.9%
Weighted Mean Annual Wage	***$144,700***	**$201,000**	**$221,000**	**$228,000**	**100.0%**	**6.4%**
Healthcare Support Occupations						
Home Health and Personal Care Aides	$43,700	$83,000	$100,000	$132,000	63.1%	4.1%
Nursing Assistants	$49,700	$94,000	$114,000	$150,000	10.2%	0.7%
Massage Therapists	$57,700	$101,000	$124,000	$149,000	3.4%	0.2%
Dental Assistants	$59,900	$105,000	$128,000	$155,000	6.1%	0.4%
Medical Assistants	$63,100	$103,000	$124,000	$138,000	9.4%	0.6%
All Other Healthcare Support Occupations	$47,900	$91,000	$110,000	$145,000	7.7%	0.5%
Weighted Mean Annual Wage	***$47,900***	**$82,000**	**$99,000**	**$126,000**	**100.0%**	**6.5%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 6
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $200K+
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 3 of 4						
Food Preparation and Serving Related Occupations						
Supervisors of Food Preparation and Serving Workers	$51,200	$89,000	$110,000	$132,000	8.8%	1.2%
Cooks, Fast Food	$41,600	$79,000	$96,000	$126,000	5.1%	0.7%
Cooks, Restaurant	$44,700	$85,000	$103,000	$135,000	10.9%	1.4%
Food Preparation Workers	$41,100	$78,000	$94,000	$124,000	6.1%	0.8%
Bartenders	$44,500	$84,000	$102,000	$134,000	6.8%	0.9%
Fast Food and Counter Workers	$41,600	$79,000	$96,000	$126,000	28.2%	3.7%
Waiters and Waitresses	$46,600	$88,000	$107,000	$141,000	17.1%	2.3%
Dining Room and Cafeteria Attendants and Bartender Helpers	$40,200	$76,000	$92,000	$121,000	3.5%	0.5%
Dishwashers	$38,900	$86,000	$104,000	$142,000	3.5%	0.5%
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$38,700	$85,000	$104,000	$141,000	3.1%	0.4%
All Other Food Preparation and Serving Related Occupations	$43,700	$83,000	$100,000	$132,000	6.9%	0.9%
Weighted Mean Annual Wage	***$43,700***	**$77,000**	**$94,000**	**$123,000**	**100.0%**	**13.2%**
Building and Grounds Cleaning and Maintenance Occupations						
First-Line Supervisors of Housekeeping & Janitorial Workers	$60,400	$98,000	$119,000	$132,000	3.1%	0.1%
Supervisors of Landscaping, Lawn, & Groundskeeping Workers	$69,400	$113,000	$136,000	$152,000	3.4%	0.1%
Janitors and Cleaners	$44,300	$84,000	$102,000	$134,000	51.4%	1.6%
Maids and Housekeeping Cleaners	$46,400	$88,000	$107,000	$140,000	10.2%	0.3%
Landscaping and Groundskeeping Workers	$47,800	$90,000	$110,000	$144,000	26.1%	0.8%
All Other Building and Grounds Cleaning and Maint. Occupation	$46,900	$89,000	$108,000	$142,000	5.9%	0.2%
Weighted Mean Annual Wage	***$46,900***	**$88,000**	**$107,000**	**$138,000**	**100.0%**	**3.1%**
Personal Care and Service Occupations						
First-Line Supervisors of Personal Service Workers	$53,800	$94,000	$115,000	$139,000	4.1%	0.2%
Animal Caretakers	$40,400	$76,000	$93,000	$122,000	10.0%	0.5%
Amusement and Recreation Attendants	$38,100	$84,000	$102,000	$139,000	7.2%	0.3%
Hairdressers, Hairstylists, and Cosmetologists	$43,600	$83,000	$100,000	$132,000	23.1%	1.0%
Manicurists and Pedicurists	$38,600	$85,000	$104,000	$141,000	12.5%	0.6%
Skincare Specialists	$43,500	$82,000	$100,000	$131,000	4.8%	0.2%
Childcare Workers	$40,600	$77,000	$93,000	$123,000	10.7%	0.5%
Exercise Trainers and Group Fitness Instructors	$61,400	$100,000	$121,000	$134,000	9.3%	0.4%
Recreation Workers	$42,600	$81,000	$98,000	$129,000	4.3%	0.2%
All Other Personal Care and Service Occupations	$44,000	$83,000	$101,000	$133,000	14.0%	0.6%
Weighted Mean Annual Wage	***$44,000***	**$72,000**	**$88,000**	**$113,000**	**100.0%**	**4.5%**
Sales and Related Occupations						
First-Line Supervisors of Retail Sales Workers	$57,800	$101,000	$124,000	$149,000	8.9%	1.0%
Cashiers	$39,200	$86,000	$105,000	$143,000	23.1%	2.5%
Counter and Rental Clerks	$48,400	$92,000	$111,000	$146,000	4.2%	0.5%
Retail Salespersons	$43,600	$83,000	$100,000	$132,000	33.7%	3.7%
Insurance Sales Agents	$97,500	$152,000	$174,000	$187,000	3.6%	0.4%
Securities, Commodities, and Financial Services Sales	$89,900	$140,000	$161,000	$173,000	10.3%	1.1%
Sales Representatives	$81,900	$127,000	$146,000	$157,000	5.3%	0.6%
All Other Sales and Related Occupations	$53,900	$94,000	$116,000	$139,000	11.0%	1.2%
Weighted Mean Annual Wage	***$53,900***	**$87,000**	**$104,000**	**$130,000**	**100.0%**	**10.9%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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TECHNICAL REPORT 2 - APPENDIX B - TABLE 6
AVERAGE ANNUAL WORKER COMPENSATION, 2025
SERVICES TO HOUSEHOLDS EARNING $200K+
RESIDENTIAL NEXUS ANALYSIS
ROCKLIN, CA

Occupation [3]	2025 Avg. Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Workers
Page 4 of 4						
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Admin. Support Workers	$80,400	$125,000	$144,000	$155,000	7.9%	0.9%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	8.6%	1.0%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	16.1%	1.8%
Receptionists and Information Clerks	$47,900	$91,000	$110,000	$145,000	9.5%	1.1%
Executive Secretaries and Executive Admin. Assistants	$86,300	$134,000	$154,000	$166,000	3.7%	0.4%
Medical Secretaries and Administrative Assistants	$57,500	$100,000	$123,000	$148,000	5.7%	0.6%
Secretaries and Administrative Assistants	$55,300	$97,000	$119,000	$143,000	10.4%	1.2%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	14.7%	1.6%
All Other Office and Administrative Support Occupations	$58,300	$102,000	$125,000	$151,000	23.5%	2.6%
Weighted Mean Annual Wage	***$58,300***	**$101,000**	**$122,000**	**$146,000**	**100.0%**	**11.2%**
Installation, Maintenance, and Repair Occupations						
Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	9.7%	0.3%
Automotive Body and Related Repairers	$69,700	$114,000	$137,000	$152,000	7.2%	0.2%
Automotive Service Technicians and Mechanics	$68,300	$111,000	$134,000	$149,000	22.0%	0.7%
Bus and Truck Mechanics and Diesel Engine Specialists	$72,000	$117,000	$142,000	$158,000	5.3%	0.2%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	30.1%	1.0%
All Other Installation, Maintenance, and Repair Occupations	$68,300	$111,000	$134,000	$149,000	25.8%	0.9%
Weighted Mean Annual Wage	***$68,300***	**$113,000**	**$136,000**	**$154,000**	**100.0%**	**3.4%**
Transportation and Material Moving Occupations						
Supervisors of Transportation and Material-Moving Workers	$68,900	$112,000	$135,000	$151,000	4.6%	0.4%
Driver/Sales Workers	$55,000	$96,000	$118,000	$142,000	4.0%	0.3%
Heavy and Tractor-Trailer Truck Drivers	$62,400	$102,000	$123,000	$137,000	11.8%	0.9%
Light Truck Drivers	$51,800	$90,000	$111,000	$134,000	11.4%	0.9%
Bus Drivers, School	$59,800	$104,000	$128,000	$154,000	4.5%	0.4%
Shuttle Drivers and Chauffeurs	$43,100	$82,000	$99,000	$130,000	4.2%	0.3%
Cleaners of Vehicles and Equipment	$40,400	$76,000	$93,000	$122,000	5.7%	0.5%
Laborers and Freight, Stock, and Material Movers, Hand	$46,300	$88,000	$106,000	$140,000	17.5%	1.4%
Stockers and Order Fillers	$44,100	$83,000	$101,000	$133,000	22.0%	1.7%
All Other Transportation and Material Moving Occupations	$50,400	$88,000	$108,000	$130,000	14.4%	1.1%
Weighted Mean Annual Wage	***$50,400***	**$90,000**	**$110,000**	**$136,000**	**100.0%**	**7.9%**
						89.0%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52 weeks. Compensations are adjusted upward where necessary to reflect the State minimum wage of $16.50/hour effective January 1, 2026.

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 3% or more of the major occupation group

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 2 - Appendix B - Table 7

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, IMPLAN
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RATIO OF HOUSEHOLD INCOME TO INDIVIDUAL WORKER INCOME

	Number of Workers in Household		
Income Range ($thousands)	**One**	**Two**	**Three or More**
25-30	2.25	3.10	4.41
30-40	2.20	2.68	3.65
40-50	1.89	2.30	3.02
50-60	1.75	2.14	2.58
60-80	1.63	1.97	2.19
80-100	1.55	1.79	1.92
100-125	1.49	1.66	1.78
125-150	1.42	1.55	1.58
150-250	1.33	1.45	1.51
250+	1.14	1.23	1.23

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Source: KMA analysis of 2019 to 2023 American Community Survey Public Use Microdata Sample (PUMS) data for Sacramento Area.

TECHNICAL REPORT 3: NON RESIDENTIAL NEXUS STUDY

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I. EXECUTIVE SUMMARY

The following report summarizes an analysis of the linkages between non-residential development in Rocklin and the demand for additional affordable housing. The analysis, which demonstrates support for a "Non-Residential Linkage Fee," has been prepared by Keyser Marston Associates, Inc. (KMA) for the City of Rocklin (City) in accordance with a contractual agreement.

A. Non-Residential Nexus Study

The purpose of a nexus analysis is to quantify and document the linkages among the construction of new non-residential projects (e.g., retail/commercial, office, hotel/lodging, warehouse, light industrial, and research and development), the employees that work in them, and the increased demand for affordable housing. Since the jobs in these types of projects cover a range in compensation levels, and the households of the workers range in size, housing needs are generated at all affordability levels. This analysis quantifies the need for affordable housing created by each type of workplace building.
This analysis is conducted to meet the requirements imposed by several United States Supreme Court decisions, and by California Government Code Section 66000 et seq., which is sometimes referred to as "the Mitigation Fee Act." These analyses are commonly referred to as linkage or nexus analyses.

B. Building Types and Affordability Levels

This analysis evaluates a cross section of non-residential development types that have occurred in Rocklin in recent years, and/or that may be built in the near-term future. For the purposes of the analysis, the following building types were identified:

- Retail / Commercial
- Office
- Hotel / Lodging
- Warehouse
- Light Industrial
- Research and Development (R&D)

The household income categories addressed in the analysis include: Extremely Low Income, Very Low Income, Low Income, and Moderate Income.

C. Maximum Nexus Costs

The following table identifies the maximum legally supportable nexus costs derived from the Non-Residential Nexus Study. These nexus costs represent the maximum legally supportable Non-Residential Linkage Fee amounts:

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Figure 47. Maximum Legally Supportable Non-Residential Linkage Fees Per Square Foot	
Retail / Commercial	$72.50
Office	$71.00
Hotel / Lodging	$29.10
Warehouse	$17.10
Light Industrial	$28.80
Research and Development	$28.20

However, it is important to note that these are not the fee amounts being recommended by KMA. Please refer to the "Summary Report and Recommendations" prepared by KMA for linkage fee setting context materials and recommended Non-Residential Linkage Fee amounts.

II. INTRODUCTION AND OVERVIEW

Future non-residential development is anticipated to occur in Rocklin. This non-residential development supports additional jobs within Rocklin, which generates a need for additional housing accessible to all income levels.

Additionally, residential rents and sales prices have increased over the past several years in Rocklin. As rents and sales prices increase, it becomes more difficult to achieve the Regional Housing Needs Assessment (RHNA) goals for extremely low, very low, low and moderate income units.

Typically, outside affordable housing resources are utilized to assist in the development of affordable units. Historically, the State of California (State) and the Federal government have provided a multitude of financial resources available for affordable housing. However, the need for affordable housing continues to outpace the outside financial resources available to the City. As such, the City has been exploring the options for generating additional revenue to be utilized for the creation of additional affordable housing.

The purpose of this Non-Residential Nexus Study is to provide the City with a legal basis to levy Non-Residential Linkage Fees on non-residential development. It is a fundamental assumption that a Non-Residential Linkage Fee program would be one piece of the City's comprehensive affordable housing program.

A. Benefits of Affordable Housing to Non-Residential Development

The primary objective for implementing a Non-Residential Linkage Fee on non-residential development is to increase the amount of affordable housing within Rocklin. This increase in affordable housing benefits non-residential development by strengthening the local jobs-housing balance, which benefits both employers and workers. With a larger and more diverse pool of Rocklin residents to draw upon, employers will have increased ability to fill job openings.

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A lack of local affordable housing can result in overcrowded living conditions, or workers that must endure long commutes. Both of these conditions affect a worker's quality of life, which may ultimately force a worker to quit their job. Giving workers access to affordable housing opportunities close to their place of employment can result in greater workplace stability, and less worker turnover for the employer. It has been estimated that it can cost between 15% and 20% of a worker's annual salary to replace that worker (costs of on-boarding, training, etc.). As such, limiting worker turnover with the development of affordable housing can produce meaningful cost savings for employers.

B. Analysis Organization

The non-residential uses that are the subject of this analysis represent a cross section of typical non-residential development that has occurred in Rocklin in recent years and/or may be built in the near-term future. For the purposes of the analysis, the following building types were identified:

- Retail / Commercial
- Office
- Hotel / Lodging
- Warehouse
- Light Industrial
- Research and Development

The household income categories addressed in the analysis include: Extremely Low Income, Very Low Income, Low Income and Moderate Income.

C. Data Sources and Qualifications

The analyses in this report have been prepared using the best and most recent data available. Local and current data was used whenever possible. Sources such as the United States Census (Census), the American Community Survey of the Census (ACS), California Employment Development Department (EDD) and the United States Bureau of Labor Statistics (BLS) data were used extensively. Other sources and analyses are noted when used in the text and footnotes. The data sources and uses are those that provide a reasonable basis to support the nexus between jobs and housing.

While we believe all sources utilized are sufficiently accurate for the purposes of the analyses, we cannot guarantee their accuracy. KMA assumes no liability for information from these and other sources.

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III. THE NON-RESIDENTIAL NEXUS STUDY

A. The Nexus Concept

1. Introduction

This section of the report outlines the nexus concept and some of the key issues surrounding the linking of new non-residential development to the demand for affordable residential units in Rocklin. The nexus analysis and discussion focus on the relationships among development growth, employment, income of workers and demand for affordable housing. The analysis connects the new construction of the types of buildings in which there are workers to the need for additional affordable housing. This connection is quantified both in terms of number of units, and the amount of subsidy assistance needed to make the units affordable.

2. The Legal Basis and Context

The first jobs-housing linkage programs were adopted in the cities of San Francisco and Boston in the mid-1980s. To support the linkage between non-residential development and the demand for affordable housing, the City of San Francisco commissioned an analysis to show the relationships, or what might now be characterized as an early version of a nexus analysis. Since that time there have been several court cases and California statutes that affect what local jurisdictions must demonstrate when imposing impact fees on development projects.

The most important United States Supreme Court cases are Nollan v. California Coastal Commission and Dolan v. City of Tigard (Oregon). The rulings on these cases, and others, help clarify what governments must find in the way of the nature of the relationship between the problem to be mitigated and the action contributing to the problem. Here, the problem is the shortage of affordable housing, and the action contributing to the problem is building workspaces that create more jobs and worker households needing affordable housing.

Following the Nollan decision in 1987, the California legislature enacted AB 1600, which requires local agencies proposing an impact fee on a development project to identify the purpose of the fee, the use of the fee, and to determine that there is a reasonable relationship between the fee's use and the development project on which the fee is imposed. The local agency must also demonstrate that there is a reasonable relationship between the fee amount and the cost of mitigating the problem that the fee addresses. Studies by local governments designed to fulfill the requirements of AB 1600 are often referred to as "AB 1600" or "Nexus" studies. In 2021, the California legislature enacted Assembly Bill 602 (AB 602), which imposes additional requirements for impact fees and impact fee nexus studies completed after January 1, 2022.

One court case that involved housing linkage fees was Commercial Builders of Northern California v. City of Sacramento. The commercial builders of Sacramento sued the City of Sacramento following the City's adoption of a housing linkage fee. Both the United States District Court and the Ninth Circuit Court of

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Appeals upheld the City of Sacramento and rejected the builders' petition. The United States Supreme Court denied a petition to hear the case, letting stand the lower court's opinion.

Since the Sacramento case in 1991, there have been several additional court rulings reaffirming and clarifying the ability of California cities to adopt impact fees. Notable cases can be described as follows:

1. In 2004, in San Remo Hotel v. the City and County of San Francisco, the court upheld the impact fee levied by the City and County of San Francisco on the conversion of residence hotels to tourist hotels and other uses. The court found that a suitable nexus, or deleterious impact, had been demonstrated.

2. In 2009, in Building Industry Association of Central California v. the City of Patterson, the Court invalidated the City of Patterson's fee because a valid nexus linking the impact of the proposed project to the fee had not been demonstrated.

3. In 2010, a court ruling upheld most of the impact fees levied by the City of Lemoore, in Southern California. Of particular note is the judges' opinion that a "fee" may be "established for a broad class of projects by legislation of general applicability….the fact that specific construction plans are not in place does not render the fee unreasonable." In other words, cities do not have to identify specific affordable housing projects to be constructed at the time of adoption of an impact fee.

4. In 2025, in Sheetz v. County of El Dorado, California's Third District Court of Appeal found that the traffic impact mitigation (TIM) fee imposed by the County did not violate the Takings Clause. In this case, the court found that the TIM fee satisfied both the Nollan test (essential nexus) and the Dolan test (rough proportionality).

In summary, the case law at this time appears to be fully supportive of the imposition of Non-Residential Linkage Fees.

3. The Nexus Methodology

An overview of the basic nexus concept and methodology is helpful to understand the discussion and concepts presented in this section. This overview consists of a quick "walk through" of the major steps of the analysis. The nexus analysis links new non-residential buildings with new workers in Rocklin; these workers demand additional housing in proximity to the jobs, a portion of which needs to be affordable to the workers in lower income households.

The methodology utilized in this analysis is a "micro" analysis that examines individual buildings. The micro nexus analysis readily lends itself to quantification that serves as a basis for the nexus cost, or the maximum fee amount for each building type.

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To illustrate the micro nexus analysis, very simply, we can walk through the major calculations of the analysis. We begin by assuming a prototypical building of a defined size, and then we make the following calculations:

1. We estimate the total number of employees working in the building based on average employment density data.

2. We use occupation and income information for typical job types in the building to calculate how many of those jobs pay compensation at the levels addressed in the nexus analysis.
    a. Compensation data is provided by EDD and is specific to the Sacramento-Roseville-Folsom Metropolitan Statistical Area (MSA) as of 2025.
    b. Worker occupations by building type are derived from the 2024 Occupational Employment Survey (OES) prepared by the BLS.

3. We know from the Census that many workers are members of households where more than one person is employed, and there is also a range of household sizes. We use factors derived from the Census to translate the number of workers into households of various sizes represented in each income category.

4. Then, we calculate how many of the Extremely Low, Very Low, Low, and Moderate Income households are associated with the building and divide by the building size to arrive at coefficients of housing units per square foot of building area.

5. In the last step, we multiply the identified number of households times the cost of delivering housing units affordable to these income groups.

4. The Relationship Between Construction and Job Growth

Many factors underlie the reasons for employment growth in a given region; these factors are complex, interrelated, and often associated with forces at the national and international levels. The nexus argument does not make the case that the construction of new buildings is solely responsible for employment growth. However, new construction is uniquely important in the equation, first, as one of the factors contributing to growth, and second, as a unique and essential condition precedent to growth.

As to the first, construction itself encourages growth. When the state economy is growing, the areas that experience the most rapid growth are those where new construction activity is vigorous and acts as a vital industry. In regions such as Placer County, where multiple forces of growth exist, the development industry frequently serves as a proactive force inducing growth to occur, or to be attracted to specific areas, by providing new workspaces, particularly those of a speculative nature.

Second, the development of workplace buildings bears a direct relationship to job growth, because job growth does not occur in modern service economies without buildings to house new workers. Unlike other growth factors, new buildings play a unique role in that employment growth cannot occur without

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them for a sustained period of time. Conversely, it is well established that the inability to construct new workplace buildings will constrain, or even halt, job growth.

5. Discount for Changing Industries

The local economy, like that of the United States as a whole, is constantly evolving. In the Sacramento-Roseville-Arden-Arcade MSA, over the past 20 years, employment in various sectors of the economy has declined. However, jobs lost over the last decade in these declining sectors were replaced by job growth in other industry sectors.

Long-term declines in employment experienced in some sectors of the economy mean that some of the jobs created in burgeoning industries are being filled by workers that have been displaced from another industry and who are presumed to already be housed locally. Recognizing that jobs added in the community are not necessarily net new jobs, this step in the analysis makes an adjustment to take these declines, changes and shifts within all sectors of the economy into account.

To assist in making the adjustment, KMA analyzed data published by the EDD annually for the Sacramento-Roseville-Arden-Arcade MSA for the 20 year period between 2004 and 2023. Over this period, approximately 24,900 jobs were lost in declining industry sectors while growing and stable industries added 225,400 jobs over the same period. The decline was largely focused in the manufacturing, information and finance sectors. The figures are used to establish the ratio between jobs lost in declining industries to jobs gained in growing and stable industries at 10%.[18] In effect, this adjustment assumes that 10% of new jobs are filled by a worker downsized from a declining industry and who already lives locally.

The discount for changing industries represents a conservative assumption because many displaced workers may exit the workforce entirely by retiring. Development of new workspace buildings will typically occur only to the extent that there is positive net demand after re-occupancy of buildings vacated by businesses in declining sectors of the economy. To the extent buildings are reoccupied, the discount for changing industries is unnecessary because new buildings would represent net new growth in employment. The 10% adjustment is conservative in that it is mainly necessary to cover a special case in which buildings vacated by declining industries cannot be readily occupied by other uses due to their special purpose nature, because of obsolescence, or because they are torn down or converted to a residential use.

6. Other Factors and Assumptions

The "Addendum" (Section IV) at the end of this report provides a discussion of other specific nexus concepts that must also be considered. These factors include:

1. Addressing the housing needs of a new population versus the existing population;
2. Substitution factor, indirect employment and multiplier effects;

[18] The 10% ratio is calculated as 24,900 jobs lost in declining sectors divided by 225,400 jobs gained in growing and stable sectors = 11% (rounded to 10%).

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3. Changes in labor force participation;
4. Commuting; and
5. Economic cycles.

B. Non-Residential Nexus Analysis

This section presents a summary of the analysis of the linkage between the six types of workplace buildings, and the estimated number of worker households in the income categories that will, on average, be employed within those buildings. This section should not be read or reproduced without the narrative presented in the previous sections of this study.

1. Analysis Approach and Framework

The analysis establishes the jobs-housing linkages for individual building types or land use activities. In turn, this is used to quantify the connection between employment growth in Rocklin and the resulting demand for affordable housing.

The analysis approach is to examine the employment associated with the development of workplace building prototypes. Then, through a series of linkage steps, the number of employees is converted to households and housing units by affordability level. The findings are expressed in terms of numbers of households related to building area. In the final step, we convert the number of households for an entire building to the number of households per square foot of building area. For ease of understanding, KMA conducts the analysis on 100,000 square foot building modules. The building size is used solely to facilitate understanding of the analysis by being able to avoid minute fractions.

The prototypes are meant to cover a wide variety of building types. Together, the six categories are designed to encompass most new non-residential buildings to be constructed by the private sector in Rocklin. The categories under analysis are:

1. The Retail/Commercial category includes retail, restaurants, dry cleaners, health clubs and other personal care and service uses that commonly occupy retail/commercial space.
2. The Office category is designed to represent the range of office tenants located in Rocklin, from small professional offices to larger corporate and medical offices.
3. The Hotel/Lodging category includes hotels, motels and extended stay hotels, if any.
4. The Warehouse category represents large structures primarily devoted to storage activities, typically with a small amount of office space.
5. The Light Industrial category encompasses a broad range of uses occupying industrial buildings as well as auto repair and service, and other uses of a semi-industrial character.
6. The Research and Development category covers facilities for scientific or medical research, product design, prototype production, development and testing.

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2. Household Income Limits

When workers form households, their income, either alone or in combination with other workers, produces the household income. In addition, of course, there may be children and/or other household members who are not employed. The nexus analysis estimates demand for affordable housing focusing on the following household income categories:

- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income

Household income criteria for these affordability categories are based on the Placer County area median income (Median) as published by the California Department of Housing and Community Development (HCD). The income categories presented in the following table are applied for most housing programs administered by HCD and by the United States Department of Housing and Urban Development (HUD). For a four-person household, the maximum qualifying income levels for 2025 are:

Figure 48. Summary of Affordability Categories

Income Category	*Percent of Median*	*Income Range (Four-Person Household)*
Extremely Low Income	0% to 30% of Median	$0 to $38,600
Very Low Income	Above 30% to 50% of Median	$38,601 to $64,300
Low Income	Above 50% to 80% of Median	$64,301 to $102,900
Moderate Income	Above 80% to 120% of Median	$102,901 to $144,950

3. Analysis Steps

The analysis is conducted using a model that KMA has developed for application in many jurisdictions for which the firm has conducted similar analyses. The model inputs are comprised of local data to the extent possible, and are fully documented.

Technical Report 3 - Appendix A – Table 1 summarizes the nexus analysis steps for the six building types. Following is a description of each step in the analysis:

Step 1 – Estimate of Total New Employees

Technical Report 3 - Appendix A – Table 1 estimates the total number of employees who will work in the types of companies that occupy the building types being analyzed. This is done by dividing the building size by the average square feet of space provided to each employee. As the amount of space allocated to each employee is reduced, the supportable nexus cost is increased. The employment densities used in the analysis can be described as follows:

- Retail/Commercial at 500 square feet per employee. This employment density estimate reflects consideration of a range of sources including the Institute of Transportation Engineers (ITE) Trip

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Generation Manual, restaurant employment densities derived from National Association of Restaurants data, and the City's parking requirements for commercial/retail uses. The density range within this category is wide, with some types of retail such as restaurant space as much as five times as dense as other types such as furniture or building material supply stores. The estimate used is at the upper end of the range of sources considered and will tend to understate the number of employees relative to many types of retail.

- Office at 300 square feet per employee. For the purposes of this figure, KMA reviewed employment density estimates from an Occupancy Benchmarking Guide published by Jones Lang LaSalle, the ITE Trip Generation Manual, as well as the City's parking requirements for office uses. The 300 square foot per employee figure utilized by KMA in the nexus analysis is at the upper end of the ranges found in these sources.

- Hotel/Lodging at 1,200 square feet per employee. This estimate reflects limited-service hotel developments, and is likely at the upper end of the applicable range.

- Warehouse at 2,000 square feet per employee. This reflects the primary activity in the building is assumed to be storage or logistics. A small amount of office or administrative space is assumed within warehouse structures. KMA consulted a number of sources to arrive at this estimate including: the ITE Trip Generation Manual, a Portland Metro Employment Density Study, the United States Department of Energy, and the City's parking requirements.

- Light Industrial at 1,000 square feet per employee. This represents an average density that covers flex space, and light industrial activities. KMA reviewed the ITE Trip Generation Manual and the City's parking requirement for industrial uses.

- Research and Development at 500 square feet per employee. KMA reviewed the City's parking requirement for similar uses, as well as the ITE Trip Generation Manual

The density factors used in this analysis represent averages, and individual uses can be expected to be fairly divergent from the average from time to time. Specific projects may have more or fewer employees than the employment densities assumed in this analysis. In these instances, the City may wish to include a provision in the ordinance that provides a waiver or a custom impact fee to adjust for employment densities that vary greatly from the averages used in this analysis. That is, projects with much lower employment densities may be allowed to pay a lower impact fee, and projects with much greater employment densities may be required to pay a higher fee.

As discussed above, KMA conducted the analysis on 100,000 square foot prototype buildings. The prototypes facilitate the presentation of the nexus findings, as it allows us to count jobs and housing units in whole numbers that can be readily communicated and understood. At the conclusion of the analysis, the findings are divided by the 100,000 square foot building size to express the linkages per square foot, which are very small fractions of housing units.

The following table summarizes the employment estimates used in the nexus analysis:

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Figure 49. Employment Estimate for Prototypical 100,000 Square Foot Buildings		
Building Type	***Employment Density***	***Number of Employees***
Retail / Commercial	500	200
Office	300	333
Hotel / Lodging	1,200	83
Warehouse	2,000	50
Light Industrial / Agricultural Processing	1,000	100
Research and Development	500	200

Potential Impacts of Coronavirus Pandemic

This Non-Residential Nexus Study is being prepared as the region continues to adjust from the coronavirus pandemic, which could have implications regarding the density of employment in workplace buildings. Potential impacts can be separated into short-term (during the pandemic) and longer-term (post-pandemic). As the nexus analysis determines mitigation costs over the life of new buildings, long-term effects are pertinent while short-term or temporary changes in response to the pandemic would not warrant an adjustment.

The experience adapting to remote work during the coronavirus pandemic has led some businesses to plan for remote work as a larger part of their operations post-pandemic. A trend toward remote work would be expected to reduce demand for new non-residential buildings overall, but does not necessarily reduce the impacts of non-residential buildings that are built. Conversely, many employers, office employers in particular, have begun implementing return-to-work policies that require workers to return to working in physical buildings rather than remotely. For the purposes of this analysis, KMA has utilized conservative employment density estimates for each building type.

Step 2 – Adjustment for Changing Industries

This step is an adjustment to take into account any declines, changes and shifts within all sectors of the economy and to recognize that new space is not always 100% equivalent to net new employees. As discussed previously, a 10% adjustment is utilized to recognize the long-term shifts in employment occurring in the Rocklin region and the likelihood of continuing changes to the local economy.
For demolition of existing structures, KMA recommends that the City provide a credit or offset to the fee when demolition of existing structures occurs as part of a project. Typically, the Non-Residential Linkage Fee would only be charged against net new space added by a project.

The following table summarizes the net new jobs after adjusting for declining industries:

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Figure 50. Net New Jobs		
Building Type	***Number of Employees***	***Net New Employees after 10% Declining Industries Adjustment***
Retail / Commercial	200	180
Office	333	300
Hotel / Lodging	83	75
Warehouse	50	45
Light Industrial	100	90
Research and Development	200	180

Step 3 – Adjustment from Employees to Employee Households

This step, as shown in Technical Report 3 - Appendix A – Table 1, converts the number of employees to the number of employee households that will work at or in the building type being analyzed. This step recognizes that there is, on average, more than one worker per household, and thus the number of housing units in demand for new workers must be reduced to reflect this fact.

The workers per household characteristic provides the link between the number of employees and the number of households associated with the net new employees. Worker households are defined as those households with one or more persons with work-related income, including the self-employed, as reported in the 2018-2022 ACS. In other words, worker households are distinguished from total households in that the universe of worker households does not include elderly or other households in which members are retired or do not work for other reasons. Student households and unemployed households on public assistance are also excluded from the definition of worker households. If the overall average number of workers per household were used, it would have produced a greater demand for housing units.

The number of workers per household in a given geographic area is a function of household size, labor force participation rate and employment availability, as well as other factors. According to the 2018-2022 ACS, the average number of workers per worker household in Placer County was 1.76.
The following table summarizes the number of housing units needed:

Figure 51. Number of Housing Units Needed		
Building Type	***Net New Jobs (Figure 4)***	***Housing Units Needed (1.76 workers per unit)***
Retail / Commercial	180	102.4
Office	300	170.6
Hotel / Lodging	75	42.6
Warehouse	45	25.6
Light Industrial	90	51.2
Research and Development	180	102.4

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Step 4 – Occupational Distribution of Employees

Estimating the occupational breakdown of employees is the first step to arriving at estimated income levels. The occupational make up of jobs by building type is estimated by combining two data sources: BLS data on the distribution of occupations by industry category and data on employment by industry for Placer County from the Quarterly Census of Employment and Wages (QCEW). Industry categories are weighted to reflect the mix of employers in Placer County. The occupations that reflect the expected mix of activities in the new buildings are presented in Appendix 3 - Appendices B - G.

1. For Retail/Commercial buildings, a wide range of retail categories are included, as well as restaurants and personal services.
2. For Office buildings, the mix of industries reflects a wide range of financial, professional service, technology and medical offices.
3. The Hotel/Lodging category reflects the industry category for travel accommodations.
4. For warehouse buildings, the applicable industry category is warehouse and storage.
5. The Light Industrial category encompasses a range of light industrial, wholesale, and manufacturing.
6. The Research and Development category reflects the industry category for research and development in the physical, engineering and life sciences.

Step 4 estimates are presented in Technical Report 3 – Appendix A - Table 1 and Technical Report 3 – Appendices B – G. The following table summarizes the percentage distribution of jobs by occupation:

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Figure 52. Percent of Jobs by Occupation						
	Retail / Commercial	*Office*	*Hotel / Lodging*	*Warehouse*	*Light Industrial*	*Research and Development*
Management Occupations	4.1%	12.4%	6.1%	3.1%	8.1%	19.6%
Business and Financial	1.2%	15.9%	1.9%	2.6%	5.3%	12.5%
Computer and Mathematical	0.1%	8.0%	0.2%	0.8%	2.8%	14.8%
Architecture and Engineering	0.0%	3.3%	0.0%	0.2%	3.6%	13.4%
Sciences	0.0%	1.0%	0.0%	0.6%	0.4%	22.5%
Community & Social Services	0.0%	1.0%	0.0%	0.0%	0.0%	0.2%
Legal	0.0%	3.6%	0.0%	0.0%	0.1%	0.5%
Education, and Library	0.4%	0.2%	0.1%	0.0%	0.0%	0.6%
Arts, Design, Entertainment	1.0%	1.6%	0.2%	0.2%	0.6%	1.1%
Healthcare Practitioners	0.4%	9.4%	0.0%	0.1%	0.2%	2.6%
Healthcare Support	0.4%	5.4%	0.5%	0.0%	0.0%	0.5%
Protective Service	0.7%	0.6%	1.6%	0.4%	0.1%	0.3%
Food Prep and Serving	43.9%	0.2%	24.2%	0.0%	1.5%	0.0%
Building and Grounds.	2.4%	1.3%	29.3%	0.9%	0.5%	0.2%
Personal Care and Service	10.7%	0.7%	3.5%	0.0%	0.0%	0.2%
Sales and Related	14.9%	7.5%	2.5%	1.1%	9.3%	1.8%
Office and Admin Support	5.8%	22.5%	20.0%	11.2%	11.0%	5.7%
Farming, Fishing, Forestry	0.1%	0.0%	0.0%	0.1%	0.2%	0.2%
Construction and Extraction	0.1%	0.6%	0.2%	0.1%	0.9%	0.2%
Installation, Maint. and Repair	4.2%	3.7%	6.0%	3.0%	17.5%	1.1%
Production	1.5%	0.6%	2.8%	2.2%	22.8%	2.0%
Transportation	8.0%	0.8%	1.0%	73.5%	15.1%	0.0%
Totals	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Totals may not sum due to rounding.

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To determine the distribution of worker households by occupation category, the percentage distribution of workers' occupations identified in Figure 52 above is multiplied by the total number of worker households in Figure 51. The result is the distribution in the number of worker households by worker occupation category as shown in the table below:

Figure 53. Number of Worker Households by Worker Occupation Category						
	Retail / Commercial	***Office***	***Hotel / Lodging***	***Warehouse***	***Light Industrial***	***Research and Development***
Management Occupations	4.2	21.1	2.6	0.8	4.1	20.1
Business and Financial	1.2	27.2	0.8	0.7	2.7	12.8
Computer and Mathematical	0.1	13.7	0.1	0.2	1.4	15.1
Architecture and Engineering	0.0	5.6	0.0	0.1	1.8	13.7
Sciences	0.0	1.7	0.0	0.1	0.2	23.0
Community & Social Services	0.0	1.6	0.0	0.0	0.0	0.2
Legal	0.0	6.1	0.0	0.0	0.0	0.6
Education, and Library	0.4	0.3	0.0	0.0	0.0	0.6
Arts, Design, Entertainment	1.1	2.7	0.1	0.0	0.3	1.1
Healthcare Practitioners	0.4	16.0	0.0	0.0	0.1	2.7
Healthcare Support	0.4	9.1	0.2	0.0	0.0	0.5
Protective Service	0.7	0.9	0.7	0.1	0.0	0.4
Food Prep and Serving	45.0	0.3	10.3	0.0	0.8	0.0
Building and Grounds.	2.5	2.2	12.5	0.2	0.3	0.2
Personal Care and Service	10.9	1.1	1.5	0.0	0.0	0.2
Sales and Related	15.3	12.8	1.1	0.3	4.8	1.8
Office and Admin Support	5.9	38.3	8.5	2.9	5.6	5.8
Farming, Fishing, Forestry	0.1	0.0	0.0	0.0	0.1	0.2
Construction and Extraction	0.1	1.0	0.1	0.0	0.5	0.2
Installation, Maint. and Repair	4.3	6.3	2.6	0.8	9.0	1.1
Production	1.5	1.1	1.2	0.6	11.7	2.1
Transportation	8.2	1.4	0.4	18.8	7.7	0.0
Totals	**102.4**	**170.6**	**42.6**	**25.6**	**51.2**	**102.4**

Totals may not sum due to rounding.

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Step 5 – Estimate Of Employee Household Income

In this step, occupations are translated to incomes based on recent Sacramento-Roseville-Folsom MSA wage and salary information published by EDD for the first quarter of 2025 for the occupations associated with each building type. This step in the analysis calculates the number of employee households that fall into each income category.

For each occupational category shown in Figure 52 and Figure 53, the OES data provides a distribution of specific occupations within the category. For example, within the Food Preparation and Serving Category, there are Supervisors, Cooks, Servers, Dishwashers, etc. Each of these individual categories has a different distribution of wages which was obtained from EDD and is specific to workers in the Sacramento-Roseville-Folsom MSA as of 2025. Worker compensations used in the analysis assume full-time employment (40 hours per week) based on EDD's convention for reporting annual compensation. Compensations are adjusted where applicable to reflect the current $16.50 per hour State minimum

wage for businesses with 26 or more employees, the State minimum wage for fast food workers of $20.00 per hour and State minimum wage limits for specific health care worker categories.
The following is a summary of the worker compensation levels for the top two occupation groups by building type. The percentages refer to the share of employment within the building in the occupation group. Technical Report 3 – Appendices B – G show the more detailed wage and salary information that were used as the income inputs to the model.

Figure 54. Placer County Worker Compensation by Building Type (2025)

Building Type	*Major Occupation Group*	*% of Employment in Building*	*Average Annual Worker Compensation*[19]
Retail/ Commercial	Food Preparation and Serving	44%	$43,700
	Sales and Related Occupations	15%	$45,500
Office	Office and Administrative Support	23%	$58,500
	Business and Financial Operations	16%	$95,400
Hotel / Lodging	Building and Grounds Cleaning and Maintenance Occupations	29%	$47,400
	Food Preparation and Serving	24%	$45,300
Warehouse	Transportation and Material Moving Occupations	74%	$49,000
	Office and Administrative Support	11%	$55,200
Industrial	Production Occupations	23%	$55,900
	Installation, Maintenance and Repair Occupations	18%	$70,500
Research and Development	Life, Physical and Social Science Operations	23%	$106,700
	Management Operations	20%	$169,400

Source: California Employment Development Department, 2024 Occupational Employment Statistics Survey, Wages First Quarter 2025

Employee income is then translated into an estimate of household income using ratios between individual employee income and household income derived from Census data. Ratios reflect an analysis of data for the workforce in the Sacramento Area with annual household incomes under $250,000. Households with income of $250,000 or more are not included to avoid a disproportionate influence on averages by a small percentage of households with incomes well over levels addressed in this analysis.

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[19] Compensation is based on the full-time equivalent of 40 hours per week.

Figure 55. Ratio of Household Income to Individual Worker Income			
Individual Worker Income	***One Worker Households***	***Two Worker Households***	***Three or More Workers***
$25,000 to $30,000	2.25	3.10	4.41
$30,000 to $40,000	2.20	2.68	3.65
$40,000 to $50,000	1.89	2.30	3.02
$50,000 to $60,000	1.75	2.14	2.58
$60,000 to $80,000	1.63	1.97	2.19
$80,000 to $100,000	1.55	1.79	1.92
$100,000 to $125,000	1.49	1.66	1.78
$125,000 to $150,000	1.42	1.55	1.58
$150,000 to $250,000	1.33	1.45	1.51
$250,000 and above	1.14	1.23	1.23

Source: KMA analysis of 2019 – 2023 American Community Survey PUMS data for the Sacramento Area

A ratio of 1.0 in Figure 55 indicates that the household has no additional income beyond that of the individual worker. A ratio of 2.0 means that total household income is twice what the individual worker earns. With a two-earner household, a ratio of 2.0 indicates each worker in the household earns about the same amount. A ratio above 2.0 would indicate the other worker in the household earns more, on average, while a ratio less than 2.0 indicates the other worker earned less. The ratio between worker income and overall household income decreases as worker pay increases. This is because workers with higher pay are more likely to represent the largest source of household income.

The ratios adjust employee incomes upward even for households with only one worker. This is in consideration of non-wage/salary income sources such as child support, disability, social security income, investment income and others. Ratios for one-worker households at the lower end of the compensation range tend to be larger, an indication that these workers are more likely to derive a share of household income from non-employment sources such as social security.

Household income estimates for workers within each detailed occupation category are summarized in Appendix 3 – Appendix H. A separate estimate is provided for households with one, two, and three or more workers. Estimates are compared to HUD income criteria summarized in the following table to estimate the percent of worker households that would fall into each income category. This is done for each potential combination of household size and number of workers in the household.

Figure 56. 2025 Household Income Limits for Placer County						
	Household Size (Persons)					
Household Income Category	***1***	***2***	***3***	***4***	***5***	***6 +***
Extremely Low (Under 30% AMI)	$27,050	$30,900	$34,750	$38,600	$41,700	$44,800
Very Low (30%-50% AMI)	$45,050	$51,450	$57,900	$64,300	$69,450	$74,600
Low (50%-80% AMI)	$72,050	$82,350	$92,650	$102,900	$111,150	$119,400
Moderate (80%-120% AMI)	$101,450	$115,950	$130,450	$144,950	$156,550	$168,150
Median (100% of Median)	$84,550	$96,650	$108,700	$120,800	$130,450	$140,150

Source: California Department of Housing and Community Development.

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At the end of Step 5, the nexus analysis has established the matrix indicating the percentages of households that would qualify in each of the affordable income tiers for each occupation category and each potential combination of household size and number of workers in the household.

Step 6 – Estimate of Household Size Distribution

In this step, household size distribution is estimated using 2018 – 2022 ACS data for Placer County. In addition to the distribution of household sizes, the data also accounts for a range in the number of workers in households of various sizes. The following table indicates the percentage distribution utilized in the analysis. Application of these percentage factors accounts for the following:

1. Households have a range in size and a range in number of workers.
2. Larger households generally have more workers than smaller households.

Figure 57. Percent of Households by Size and No. of Workers

No. of Persons in Household	*No. of Workers in Household*	*Percent of Total Households*
1	1	13.46%
2	1	15.97%
	2	16.66%
3	1	7.44%
	2	9.17%
	3+	3.47%
4	1	6.62%
	2	9.73%
	3+	4.02%
5	1	3.02%
	2	4.44%
	3+	1.84%
6	1	1.35%
	2	1.99%
	3+	0.82%
Total		100%

Source: 2018-2022 American Community Survey for Placer County

The result of Step 6 is a distribution of working households by number of workers and household size.

Step 7 – Estimate of Households that meet HCD Size and Income Criteria

Step 7 calculates the number of employee households that fall into each income category for each size household. This calculation is based on combining the household income distribution (Step 5) with the worker household size distribution (Step 6) to arrive at a distribution of worker households by income category. These analyses are presented in Technical Report 3 – Appendix A – Tables 2A – 2D, and summarized in Technical Report 3 – Appendix A – Table 3.

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4. Housing Demand by Income Level

Technical Report 3 – Appendix A - Table 3 illustrates the results of the analysis for the four income categories and the seven prototypical buildings being analyzed in this study. The table presents the estimated number of households in each affordability category, the total number up to 120% of the Median, and the remaining households earning over 120% of Median.

Figure 58. Number of Households by Income Category Per 100,000 Square Feet of Building

	Retail / Commercial	*Office*	*Hotel / Lodging*	*Warehouse*	*Light Industrial*	*Research and Development*
Extremely Low	2.1	1.4	0.9	0.3	0.7	0.3
Very Low Income	27.7	12.5	10.4	5.8	7.4	2.7
Low Income	24.1	30.7	11.0	6.0	12.0	10.2
Moderate Income	16.8	31.4	6.5	5.2	9.8	18.0
Subtotal	**70.8**	**75.9**	**28.9**	**17.3**	**29.8**	**31.2**
Above 120% AMI	31.6	94.7	13.8	8.3	21.4	71.2
Total	**102.4**	**170.6**	**42.6**	**25.6**	**51.2**	**102.4**

Totals may not sum due to rounding.

Technical Report 3 – Appendix A - Table 3 also presents the percentages of total new worker households that fall into each income category. As indicated, approximately 70% of Retail/Commercial, Hotel/Lodging, and Warehouse worker households earn less than 120% of the Median. In addition, approximately 60% of Light Industrial, 45% of Office and 30% of R&D worker households earn less than 120% of the Median.

Figure 59. Percentage of Households by Income Category

	Retail / Commercial	*Office*	*Hotel / Lodging*	*Warehouse*	*Light Industrial*	*Research and Development*
Extremely Low	2.1%	0.8%	2.0%	1.3%	1.3%	0.3%
Very Low Income	27.0%	7.3%	24.5%	22.6%	14.5%	2.6%
Low Income	23.6%	18.0%	25.8%	23.3%	23.4%	9.9%
Moderate Income	16.4%	18.4%	15.3%	20.5%	19.1%	17.6%
Subtotal	**69.2%**	**44.5%**	**67.7%**	**67.7%**	**58.3%**	**30.4%**
Above 120% AMI	30.8%	55.5%	32.3%	32.3%	41.7%	69.6%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Totals may not sum due to rounding.

5. Housing Demand by Square Foot Building Area

The analysis thus far has worked with 100,000 square foot prototypical buildings. In this step, the conclusions are translated to a per-square-foot level and expressed as coefficients. These coefficients state the portion of a household, or housing unit, by affordability level for which each square foot of building area is associated (see Technical Report 3 – Appendix A - Table 4).

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This is the summary of the affordable housing nexus analysis, or the linkage of buildings to employment growth to housing demand disaggregated by income level. We believe that our analysis provides a conservative approximation (understates at the low end) of the households by income and affordability levels associated with these building types.

Figure 60. New Worker Households Per Square Foot						
	Retail / Commercial	*Office*	*Hotel / Lodging*	*Warehouse*	*Light Industrial*	*Research and Development*
Extremely Low	0.0000214	0.0000139	0.0000087	0.0000033	0.0000066	0.0000029
Very Low Income	0.0002767	0.0001247	0.0001044	0.0000580	0.0000745	0.0000268
Low Income	0.0002415	0.0003069	0.0001100	0.0000597	0.0001195	0.0001018
Moderate Income	0.0001683	0.0003137	0.0000655	0.0000524	0.0000975	0.0001801
Total	**0.0007078**	**0.0007592**	**0.0002886**	**0.0001733**	**0.0002981**	**0.0003115**

C. Maximum Nexus Costs

This section takes the conclusions from the previous section on the number of households in the Extremely Low, Very Low, Low, and Moderate Income categories associated with each building type, and estimates the total cost of assistance required to make housing affordable. This section puts a cost on the units at each income level to produce the "total affordable housing nexus cost."

1. Affordability Gap Analysis

A key component of the Non-Residential Nexus Study is the size of the gap between what households can afford and the cost of producing new housing in Rocklin; this is known as the "affordability gap." The assumption is that Rocklin will assist in the development of affordable units at development cost levels based on similar development projects in the surrounding areas.

KMA conducted an affordability gap analysis, which is presented in Technical Report 4. The affordability gaps assume new rental units financed with tax-credit financing for Extremely Low, Very Low and Low income households, and new attached ownership units for Moderate Income units.

The resulting affordability gaps per affordable unit are presented in the following table:

Figure 61. Affordability Gaps	
Extremely Low Income	($199,000)
Very Low Income	($121,000)
Low Income	($81,000)
Moderate Income	($89,900)

2. Total Affordable Housing Nexus Costs

Previous steps in the nexus analysis estimated the following:

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1. The number of Extremely Low, Very Low, Low and Moderate Income households that will be employed in each of the six types of buildings; and
2. The affordability gaps associated with providing housing at the various income levels.

The final step in the nexus analysis translates these factors into the estimated cost to fulfill the affordable housing demand created by the prototype developments (Technical Report 3 – Appendix A – Table 5). These results are then converted into the affordability gaps per square foot of building area for the new development of retail/commercial, office, hotel/lodging, warehouse, light industrial, and research and development uses. This is defined as the affordable housing nexus cost, which represents the maximum legally allowable Non-Residential Linkage Fee. Based on the results of the KMA analysis, the legally maximum fees for the six building types are as follows:

Figure 62. Maximum Legally Supportable Non-Residential Linkage Fees Per Square Foot	
Retail / Commercial	$72.50
Office	$71.00
Hotel / Lodging	$29.10
Warehouse	$17.10
Light Industrial	$28.80
Research and Development	$28.20

Total nexus and mitigation costs are driven by employment densities, the compensation level of jobs, and the cost of developing residential units. Higher employment densities contribute to higher nexus costs. These fee amounts represent the maximum amounts that can be charged under the nexus requirements imposed by the United States Supreme Court and the California Government Code. The totals are not recommended fee levels. Please refer to the "Summary Report and Recommendations" prepared by KMA for linkage fee setting context materials and recommended Non-Residential Linkage Fee amounts.

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IV. ADDENDUM: FACTORS RELATING TO THE NEXUS CONCEPT

This Addendum provides a discussion of various specific factors and assumptions related to the nexus concept. This discussion supplements the overview provided in the previous sections of the report.

A. Addressing the Housing Needs of a New Population versus the Existing Population

In August 2021, the City adopted the Sixth Cycle (2021-2029) Housing Element Update. Based on the Sixth Cycle Housing Element, the City's Regional Housing Needs Assessment (RHNA) allocation is set at 3,543 very-low and low income units, which includes 3,062 units attributed to the Sixth Cycle Housing Element and 481 units of unaccommodated need from the 5th Cycle Housing Element (2013-2021). Furthermore, the Sixth Cycle Housing Element notes that approximately 18% of renter households and 21% of owner households in Rocklin are cost burdened (more than 30% of household income is spent on housing expenses).

This existing housing shortage, especially at the lowest income levels, is manifested in numerous ways, such as residents paying far more than the affordable rent set forth in federal and state guidelines, overcrowding, and other factors that are extensively documented by the Census and other reports.

However, it is important to understand that this nexus study does not address the housing needs of the existing population. Rather, the study focuses exclusively on documenting and quantifying the housing needs of new households where an employee works in a new workplace building.

Local analyses of housing conditions indicate that new housing affordable to lower income households is not being added to the supply in sufficient quantity to meet the needs of new employee households. If significant numbers of units were being added to the supply to accommodate the Extremely Low to Moderate Income groups, or if residential units in Rocklin were experiencing higher than typical long-term vacancy levels, particularly in affordable units, then the need for new units would be questionable.

B. Substitution Factor

Any given new workplace buildings in Rocklin may be occupied partly, or even perhaps totally, by employees relocating from elsewhere in the region. Buildings are often leased entirely to firms relocating from other buildings in the same jurisdiction. However, when a firm relocates to a new building from elsewhere in the region, a vacant space is created that will ultimately be occupied by another firm. In turn, that building may be filled with some combination of newcomers to the area and existing workers. Somewhere in the chain there are jobs new to the region. The net effect is that new buildings accommodate new employees, although not necessarily inside of the new buildings themselves.

C. Indirect Employment and Multiplier Effects

The multiplier effect refers to the concept that the income generated by a new job recycles through the economy and results in additional jobs. The total number of jobs generated is broken down into three categories – direct, indirect and induced. In the case of the nexus analysis, the direct jobs are those located in the new workspace buildings that would be subject to the impact fee. Multiplier effects encompass indirect and induced employment. Indirect jobs are generated by suppliers to the businesses located in the new workspace buildings. Finally, induced jobs are generated by local spending on goods and services by the employees in the new businesses.

Multiplier effects vary by industry. Industries that draw heavily on a network of local suppliers tend to generate larger multiplier effects. Industries that are labor intensive also tend to have larger multiplier effects as a result of the induced effects of employee spending.

Theoretically, a non-residential nexus analysis could consider multiplier effects. However, the potential for double counting exists to the extent indirect and induced jobs are added in other new buildings in jurisdictions that have jobs-housing linkage fees. KMA chooses to omit the multiplier effects (the indirect and induced employment impacts) to avoid potential double counting.

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In addition, the non-residential nexus analysis addresses direct "inside" employment only. In the case of an office building, for example, direct employment covers the various managerial, professional and clerical people that work in the building; it does not include the security guards, the delivery services, the landscape maintenance workers, and many others that are associated with the normal functioning of an office building. By confining the analysis to the "inside" direct employees, the demand for affordable housing created by lower income workers associated with each type of building will be understated. This provides a more conservative perspective on the demand for affordable housing created by the development of new workplaces. If these factors were included, the maximum allowable Non-Residential Linkage Fee would be higher than the amount estimated in this report.

D. Changes in Labor Force Participation

In the 1960s through the 1980s, there were significant increases in labor force participation, primarily among women. As a result, some of the new workers were entering the labor force and already had local housing. This acts to reduce the demand for housing associated with job growth. In earlier nexus analyses prepared by KMA, we would adjust the analysis to account for this factor. However, increases in participation rates by women have stabilized, and even declined slightly, while labor force participation rates for men have been on a downward trajectory since 1970. As such, an adjustment for increase in labor force participation is no longer warranted in a nexus analysis.

E. Commuting

Workers in Rocklin commute from locations throughout the region. Nexus analyses sometimes make a downward adjustment to reflect the fact that an assumed portion of housing needs will be satisfied by other jurisdictions. Such an adjustment is not required for nexus purposes; all housing demand generated by a project may be included in the nexus. No adjustment for commuting has been reflected in the study.

F. Economic Cycles

A nexus analysis of this nature is intended to support the imposition of a one-time fee that addresses the impacts generated over the 40+ year life of a project. Short-term conditions, such as a recession or a vigorous boom period, are not appropriate bases for estimating impacts over the life of a building. These cycles can produce impacts that are higher or lower on a temporary basis.

Development of new workspace buildings tends to be minimal during a recession and generally remains minimal until conditions improve or there is confidence that improved conditions are imminent. To the limited extent that new workspace buildings are built during a recession, housing impacts from these new buildings may not be fully experienced immediately. New buildings delivered during a recession can sometimes sit vacant for a period after completion. Even if new buildings are immediately occupied, the net absorption of space can still be zero or negative if other buildings are vacated in the process. Jobs

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added may also be filled in part by unemployed or underemployed workers who are already housed locally.

As the economy recovers, firms will begin to expand and hire again, filling unoccupied space as unemployment is reduced. New space delivered during the recession still adds to the total supply of employment space in the region. Though the jobs are not realized immediately, as the economy recovers and vacant space is filled, this new employment space absorbs or accommodates job growth. Although there may be a delay in time, the fundamental relationship between new buildings, added jobs, and housing needs remains over the long term.

In contrast, during a vigorous economic boom period, conditions exist in which elevated impacts are experienced on a temporary basis. As an example, compression of employment densities can occur as firms add employees while making do with existing space. Compressed employment densities mean more jobs are added for a given amount of building area. Boom periods also tend to go hand-in-hand with rising development costs and increasing home prices. These factors can bring market rate housing out of reach for a larger percentage of the workforce and increase the cost of delivering affordable units.

G. Conservative Assumptions

KMA employed many conservative assumptions in the estimation of the total affordable housing nexus costs. As a result, the total affordable housing nexus costs identified in this study are significantly lower than the amounts that would have been derived if less conservative assumptions had been applied. These conservative assumptions can be summarized as follows:

1. The study only counts employees that are employed in the companies that occupy the new development. The development of new non-residential space will also generate indirect jobs from the suppliers to the businesses located in the new workspace buildings, and induced jobs related to the local spending on goods and services by the direct employees.

2. The annual incomes for workers used in this analysis reflect full-time employment based on the California Employment Development Department's convention for reporting compensation information. Of course, many workers work less than full time; therefore, the annual compensation estimates used in the analysis are overstated, especially for retail/commercial uses, which tend to have a high number of part-time employees.

3. The conservative assumptions applied to the affordability gap analysis are:

    a. The affordability gaps were estimated based on rents that are affordable to households at the top of each income range. If the mid-point of the income ranges had been used, the affordability gaps would have been larger, which would increase the resulting nexus costs.

    b. The affordability gap analysis for Extremely Low, Very Low and Low Income households includes Tax-Exempt Multifamily Bonds and 4% Tax Credit financing. The inclusion of these outside leveraging sources reduces the affordability gap that would need to be filled by the City.

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V. MITIGATION FEE ACT FINDINGS

This section provides findings language consistent with the requirements of the Mitigation Fee Act as set forth in Government Code § 66000 et seq.

1. Identify the purpose of the fee (66001(a)(1))

The purpose of the Non-Residential Linkage Fee is to fund construction of affordable housing to mitigate the increased demand for affordable housing from workers in newly developed workplace buildings.

2. Identify the use to which the fee is to be put (66001(a)(2))

Non-Residential Linkage Fees are used to increase the supply of housing affordable to qualifying Extremely Low, Very Low, Low and Moderate Income households earning from 0% through 120% of median income.

3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (66001(a)(3))

The foregoing Non-Residential Nexus Study has demonstrated that there is a reasonable relationship between the use of the fee, which is to increase the supply of affordable housing in Rocklin, and the development of new non-residential buildings which increases the need for affordable housing. Development of new non-residential buildings increases the number of jobs in Rocklin. A share of the new workers in these new jobs will have household incomes that qualify as Extremely Low, Very Low, Low and Moderate Income and result in an increased need for affordable housing. Therefore, the finding that there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed can be made.

4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed (66001(a)(4))

The analysis has demonstrated that there is a reasonable relationship between the development of non-residential workspace buildings in Rocklin and the need for additional affordable units. Development of new workspace buildings accommodates additional jobs in Rocklin. Six different non-residential development types were analyzed (Retail/Commercial, Office, Warehouse, Hotel/Lodging, Light Industrial, and Research and Development). The number of jobs added in various types of new non-residential buildings is documented in Appendix A – Table 1. Based on household income levels for the new workers in these new jobs, a significant share of the need is for housing affordable to Extremely Low, Very Low, Low and Moderate Income levels. The Non-Residential Nexus Study concludes that for every 100,000 square feet of new Retail/Commercial space, 70.8 incremental affordable units are needed. Similarly, for Office, 75.9 affordable units are needed per 100,000 square feet of space developed, 28.9 for Hotel/Lodging, 17.3 for Warehouse, 29.8 for Light Industrial, and 31.2 for Research

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and Development. Therefore, the finding that there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed can be made.

5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (66001(b))

There is a reasonable relationship between the amount of the fee and the cost of the needed affordable housing attributable to the new non-residential development. The nexus analysis has quantified the increased need for affordable units in relation to each type of new non-residential use being developed and determined maximum fee levels based on the cost of providing the needed affordable housing. Costs reflect the net subsidy required to produce the affordable units based on recent cost information for development of affordable housing in Rocklin. Non-Residential Linkage Fees do not exceed the cost of providing the affordable housing that is attributable to the new development. Therefore, the finding that there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed can be made.

6. A fee shall not include the costs attributable to existing deficiencies in public facilities (66001(g))

The nexus analysis quantifies only the net new affordable housing needs generated by new non-residential development in Rocklin. Existing deficiencies with respect to housing conditions in Rocklin are not considered nor in any way included in the analysis.

VI. AB 602

The legislature enacted AB 602 in 2021, which went into effect on January 1, 2022. AB 602 imposed additional requirements related to impact fees and impact fee nexus studies. The pertinent provisions of AB 602 related to this nexus study are as follows:

1. When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

This provision requires that, "when applicable," a level of service analysis should be prepared to impose impact fees for the development of "public facilities." Per Government Code Section 66000(d), "public facilities" are defined as public improvements, public services and community amenities. Public facilities typically include assets such as roadways, storm drain systems, parks, trails, facilities, and City buildings. These types of facilities typically have a measurable level of service such as the number of parks acres per resident, police calls per capita or residents per library.

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In contrast, this nexus study justifies the imposition of an impact fee on non-residential development for the purposes of increasing the City's future supply of affordable housing. While affordable housing projects are often financed in part with public funds, they are typically privately-owned developments. The users of the affordable housing are limited to residents that occupy each privately owned unit, and not members of the City's service population at large as would be the case for public facilities such as parks and libraries. Thus, a level of service analysis is not a suitable methodology for evaluating affordable housing impact fees.

To our knowledge, the City is not intending to utilize the Non-Residential Linkage Fee revenue for the purposes of constructing publicly owned affordable housing. Since the City intends to use the impact fee revenue to subsidize privately-owned affordable housing projects this provision is not applicable to the Non-Residential Linkage Fee analyzed in this nexus study.

2. If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

The City does not have an existing Non-Residential Linkage Fee. As such, this provision is not applicable.

3. Unless a local agency makes specific findings under Government Code Section 66016.5(a)(5)(B), a nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed unit of the development.

This provision is not applicable to fees imposed on non-residential development.

4. Large jurisdictions shall adopt a capital improvement plan as part of the nexus study.

Per Government Code Section 53559.1, Rocklin is classified as a large jurisdiction. The City completed a CIP for the six-year period of 2026-2031, which is posted on the City's website. However, the current CIP does not include any proposed expenditures for affordable housing purposes. If the City imposes a Non-Residential Linkage Fee, KMA recommends that the City include revenue estimates and proposed affordable housing expenditures in the City's CIP.

VII. COMMERCIAL LINKAGE FEES IN OTHER JURISIDICTIONS

KMA reviewed the affordable housing linkage fees imposed by other jurisdictions in the Sacramento / Placer County region. For the jurisdictions with housing linkage fees, the fees are in the $1.00 - $3.00 per square foot, generally. Roseville does not have a linkage fee, nor does the western part of Placer County. See Technical Report 3 Appendix H more for detail.

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Appendices

Appendix A: **Non-Residential Nexus Study Tables**

Appendix B: **Retail / Commercial Land Use Tables**

Appendix C: **Office Land Use Tables**

Appendix D: **Hotel / Lodging Land Use Tables**

Appendix E: **Warehouse Land Use Tables**

Appendix F: **Light Industrial Land Use Tables**

Appendix G: **Research and Development Land Use Tables**

Appendix H: **Worker Household Distribution**

Appendix I: **Summary of Non-Residential Affordable Housing Fee Programs**

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TECHNICAL REPORT 3

APPENDIX A

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

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TECHNICAL REPORT 3 - APPENDIX A - TABLE 1
NET NEW HOUSEHOLDS AND OCCUPATION DISTRIBUTION BY BUILDING TYPE
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Per 100,000 SF of Building

	Retail / Commercial	Office	Hotel / Lodging	Warehouse	Light Industrial	Research and Development
Step 1 - Estimate of Number of Employees						
Employment Density (SF/Employee)	500	300	1,200	2,000	1,000	500
Number of Employees (100,000 SF Building)	200	333	83	50	100	200
Step 2 - Net New Employees after Declining Industries Adjustment (10%)	180	300	75	45	90	180
Step 3 - Adjustment for Number of Households (1.76)	102.4	170.6	42.6	25.6	51.2	102.4
Step 4 - Percent of Jobs by Occupation [(1)]						
Management Occupations	4.1%	12.4%	6.1%	3.1%	8.1%	19.6%
Business and Financial Operations	1.2%	15.9%	1.9%	2.6%	5.3%	12.5%
Computer and Mathematical	0.1%	8.0%	0.2%	0.8%	2.8%	14.8%
Architecture and Engineering	0.0%	3.3%	0.0%	0.2%	3.6%	13.4%
Life, Physical, and Social Science	0.0%	1.0%	0.0%	0.6%	0.4%	22.5%
Community and Social Services	0.0%	1.0%	0.0%	0.0%	0.0%	0.2%
Legal	0.0%	3.6%	0.0%	0.0%	0.1%	0.5%
Education, Training, and Library	0.4%	0.2%	0.1%	0.0%	0.0%	0.6%
Arts, Design, Entertainment, Sports, and Media	1.0%	1.6%	0.2%	0.2%	0.6%	1.1%
Healthcare Practitioners and Technical	0.4%	9.4%	0.0%	0.1%	0.2%	2.6%
Healthcare Support	0.4%	5.4%	0.5%	0.0%	0.0%	0.5%
Protective Service	0.7%	0.6%	1.6%	0.4%	0.1%	0.3%
Food Preparation and Serving Related	43.9%	0.2%	24.2%	0.0%	1.5%	0.0%
Building and Grounds Cleaning and Maint.	2.4%	1.3%	29.3%	0.9%	0.5%	0.2%
Personal Care and Service	10.7%	0.7%	3.5%	0.0%	0.0%	0.2%
Sales and Related	14.9%	7.5%	2.5%	1.1%	9.3%	1.8%
Office and Administrative Support	5.8%	22.5%	20.0%	11.2%	11.0%	5.7%
Farming, Fishing, and Forestry	0.1%	0.0%	0.0%	0.1%	0.2%	0.2%
Construction and Extraction	0.1%	0.6%	0.2%	0.1%	0.9%	0.2%
Installation, Maintenance, and Repair	4.2%	3.7%	6.0%	3.0%	17.5%	1.1%
Production	1.5%	0.6%	2.8%	2.2%	22.8%	2.0%
Transportation and Material Moving	8.0%	0.8%	1.0%	73.5%	15.1%	0.0%
Totals	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

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TECHNICAL REPORT 3 - APPENDIX A - TABLE 1
NET NEW HOUSEHOLDS AND OCCUPATION DISTRIBUTION BY BUILDING TYPE
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Per 100,000 SF of Building

	Retail / Commercial	Office	Hotel / Lodging	Warehouse	Light Industrial	Research and Development
TECHNICAL REPORT 3 - APPENDIX A - TABLE 1, PAGE 2						
Step 4 - Number of Jobs by Occupation[(1)]						
Management Occupations	4.2	21.1	2.6	0.8	4.1	20.1
Business and Financial Operations	1.2	27.2	0.8	0.7	2.7	12.8
Computer and Mathematical	0.1	13.7	0.1	0.2	1.4	15.1
Architecture and Engineering	0.0	5.6	0.0	0.1	1.8	13.7
Life, Physical, and Social Science	0.0	1.7	0.0	0.1	0.2	23.0
Community and Social Services	0.0	1.6	0.0	0.0	0.0	0.2
Legal	0.0	6.1	0.0	0.0	0.0	0.6
Education, Training, and Library	0.4	0.3	0.0	0.0	0.0	0.6
Arts, Design, Entertainment, Sports, and Media	1.1	2.7	0.1	0.0	0.3	1.1
Healthcare Practitioners and Technical	0.4	16.0	0.0	0.0	0.1	2.7
Healthcare Support	0.4	9.1	0.2	0.0	0.0	0.5
Protective Service	0.7	0.9	0.7	0.1	0.0	0.4
Food Preparation and Serving Related	45.0	0.3	10.3	0.0	0.8	0.0
Building and Grounds Cleaning and Maint.	2.5	2.2	12.5	0.2	0.3	0.2
Personal Care and Service	10.9	1.1	1.5	0.0	0.0	0.2
Sales and Related	15.3	12.8	1.1	0.3	4.8	1.8
Office and Administrative Support	5.9	38.3	8.5	2.9	5.6	5.8
Farming, Fishing, and Forestry	0.1	0.0	0.0	0.0	0.1	0.2
Construction and Extraction	0.1	1.0	0.1	0.0	0.5	0.2
Installation, Maintenance, and Repair	4.3	6.3	2.6	0.8	9.0	1.1
Production	1.5	1.1	1.2	0.6	11.7	2.1
Transportation and Material Moving	8.2	1.4	0.4	18.8	7.7	0.0
Totals	**102.4**	**170.6**	**42.6**	**25.6**	**51.2**	**102.4**

Notes:
(1) TECHNICAL REPORT 3 - Appendices B - G contain additional information regarding worker occupation categories.

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TECHNICAL REPORT 3 - APPENDIX A - TABLE 2A

ESTIMATE OF QUALIFYING HOUSEHOLDS - EXTREMELY LOW INCOME

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

Analysis for Households Earning up to 30% of Median

	Retail / Commercial	Office	Hotel / Lodging	Warehouse	Light Industrial	Research and Development
Per 100,000 SF Building						
Households Earning up to 30% of Median (Step 5, 6, & 7) [(1)]						
Management	0.02	0.09	0.01	-	-	-
Business and Financial Operations	-	0.05	-	0.00	0.00	0.01
Computer and Mathematical	-	-	-	-	-	-
Architecture and Engineering	-	-	-	-	0.00	0.02
Life, Physical and Social Science	-	-	-	-	-	0.14
Community and Social Services	-	-	-	-	-	-
Legal	-	-	-	-	-	-
Education Training and Library	-	-	-	-	-	-
Arts, Design, Entertainment, Sports, and Media	-	-	-	-	-	-
Healthcare Practitioners and Technical	-	0.03	-	-	-	0.00
Healthcare Support	-	0.24	-	-	-	-
Protective Service	-	-	-	-	-	-
Food Preparation and Serving Related	0.89	-	0.35	-	-	-
Building Grounds and Maintenance	0.05	-	0.21	-	-	-
Personal Care and Service	0.36	-	0.04	-	-	-
Sales and Related	0.40	0.34	0.03	-	0.11	-
Office and Admin	0.08	0.46	0.11	0.02	0.06	0.06
Farm, Fishing, and Forestry	-	-	-	-	-	-
Construction and Extraction	-	-	-	-	-	-
Installation Maintenance and Repair	0.09	0.07	0.03	0.01	0.20	-
Production	-	-	0.03	0.01	0.12	0.02
Transportation and Material Moving	0.12	-	-	0.27	0.14	-
HH earning up to 30% of Median - major occupations	2.01	1.27	0.82	0.31	0.63	0.27
HH earning up to 30% of Median - all other occupations	0.13	0.12	0.05	0.01	0.03	0.02
Total Households Earning up to 30% of Median	**2.1**	**1.4**	**0.9**	**0.3**	**0.7**	**0.3**

Notes:

(1) TECHNICAL REPORT 3 - Appendices B - G contain additional information on worker occupation categories, compensation levels and estimated housel

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TECHNICAL REPORT 3 - APPENDIX A - TABLE 2B

ESTIMATE OF QUALIFYING HOUSEHOLDS - VERY LOW INCOME

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

Analysis for Households Earning 30% to 50% of Median

	Retail / Commercial	Office	Hotel / Lodging	Warehouse	Light Industrial	Research and Development
Per 100,000 SF Building						
Households Earning 30% to 50% of Median (Step 5, 6, & 7) [(1)]						
Management	0.11	0.47	0.07	0.00	0.02	0.03
Business and Financial Operations	-	0.58	-	0.03	0.07	0.25
Computer and Mathematical	-	0.03	-	-	0.00	0.01
Architecture and Engineering	-	0.02	-	-	0.03	0.14
Life, Physical and Social Science	-	-	-	-	-	0.75
Community and Social Services	-	-	-	-	-	-
Legal	-	0.05	-	-	-	-
Education Training and Library	-	-	-	-	-	-
Arts, Design, Entertainment, Sports, and Media	-	-	-	-	-	-
Healthcare Practitioners and Technical	-	0.29	-	-	-	0.07
Healthcare Support	-	1.35	-	-	-	-
Protective Service	-	-	-	-	-	-
Food Preparation and Serving Related	14.18	-	2.91	-	-	-
Building Grounds and Maintenance	0.62	-	3.26	-	-	-
Personal Care and Service	2.80	-	0.42	-	-	-
Sales and Related	4.36	1.71	0.19	-	0.65	-
Office and Admin	1.23	6.24	2.34	0.64	1.08	0.85
Farm, Fishing, and Forestry	-	-	-	-	-	-
Construction and Extraction	-	-	-	-	-	-
Installation Maintenance and Repair	0.52	0.69	0.31	0.08	0.90	-
Production	-	-	0.35	0.12	2.40	0.38
Transportation and Material Moving	2.20	-	-	4.67	1.96	-
HH earning 30% to 50% of Median - major occupations	26.02	11.42	9.85	5.54	7.11	2.49
HH earning 30% to 50% of Median - all other occupations	1.65	1.06	0.59	0.26	0.34	0.18
Total Households Earning 30% to 50% of Median	**27.7**	**12.5**	**10.4**	**5.8**	**7.4**	**2.7**

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Notes:

(1) TECHNICAL REPORT 3 - Appendices B - G contain additional information on worker occupation categories, compensation levels and estimated housel

TECHNICAL REPORT 3 - APPENDIX A - TABLE 2C

ESTIMATE OF QUALIFYING HOUSEHOLDS - LOW INCOME

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

Analysis for Households Earning 50% to 80% of Median

	Retail / Commercial	Office	Hotel / Lodging	Warehouse	Light Industrial	Research and Development
Per 100,000 SF Building						
Households Earning 50% to 80% of Median (Step 5, 6, & 7) [1]						
Management	0.60	1.68	0.49	0.07	0.33	0.57
Business and Financial Operations	-	4.84	-	0.13	0.49	2.17
Computer and Mathematical	-	0.69	-	-	0.08	0.57
Architecture and Engineering	-	0.45	-	-	0.16	0.96
Life, Physical and Social Science	-	-	-	-	-	2.57
Community and Social Services	-	-	-	-	-	-
Legal	-	0.57	-	-	-	-
Education Training and Library	-	-	-	-	-	-
Arts, Design, Entertainment, Sports, and Media	-	-	-	-	-	-
Healthcare Practitioners and Technical	-	0.67	-	-	-	0.38
Healthcare Support	-	2.91	-	-	-	-
Protective Service	-	-	-	-	-	-
Food Preparation and Serving Related	10.00	-	2.62	-	-	-
Building Grounds and Maintenance	0.58	-	3.46	-	-	-
Personal Care and Service	2.90	-	0.38	-	-	-
Sales and Related	3.96	2.89	0.23	-	1.02	-
Office and Admin	1.58	11.40	2.05	0.74	1.61	1.68
Farm, Fishing, and Forestry	-	-	-	-	-	-
Construction and Extraction	-	-	-	-	-	-
Installation Maintenance and Repair	1.26	1.99	0.86	0.24	2.58	-
Production	-	-	0.29	0.15	3.22	0.58
Transportation and Material Moving	1.83	-	-	4.37	1.93	-
HH earning 50% to 80% of Median - major occupations	22.71	28.09	10.38	5.70	11.41	9.48
HH earning 50% to 80% of Median - all other occupations	1.44	2.60	0.63	0.27	0.54	0.70
Total Households Earning 50% to 80% of Median	**24.1**	**30.7**	**11.0**	**6.0**	**12.0**	**10.2**

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Notes:

(1) TECHNICAL REPORT 3 - Appendices B - G contain additional information on worker occupation categories, compensation levels and estimated househol

TECHNICAL REPORT 3 - APPENDIX A - TABLE 2D

ESTIMATE OF QUALIFYING HOUSEHOLDS - MODERATE INCOME

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

Analysis for Households Earning 80% to 120% of Median

	Retail / Commercial	Office	Hotel / Lodging	Warehouse	Light Industrial	Research and Development
Per 100,000 SF Building						
Households Earning 80% to 120% of Median (Step 5, 6, & 7) [(1)]						
Management	0.82	3.22	0.58	0.15	0.66	1.95
Business and Financial Operations	-	7.18	-	0.17	0.70	3.17
Computer and Mathematical	-	2.41	-	-	0.26	2.48
Architecture and Engineering	-	1.11	-	-	0.39	2.63
Life, Physical and Social Science	-	-	-	-	-	4.56
Community and Social Services	-	-	-	-	-	-
Legal	-	0.87	-	-	-	-
Education Training and Library	-	-	-	-	-	-
Arts, Design, Entertainment, Sports, and Media	-	-	-	-	-	-
Healthcare Practitioners and Technical	-	1.57	-	-	-	0.52
Healthcare Support	-	1.72	-	-	-	-
Protective Service	-	-	-	-	-	-
Food Preparation and Serving Related	7.34	-	1.44	-	-	-
Building Grounds and Maintenance	0.49	-	1.72	-	-	-
Personal Care and Service	1.56	-	0.22	-	-	-
Sales and Related	2.09	2.70	0.20	-	0.93	-
Office and Admin	1.09	6.79	1.43	0.52	0.97	1.09
Farm, Fishing, and Forestry	-	-	-	-	-	-
Construction and Extraction	-	-	-	-	-	-
Installation Maintenance and Repair	0.87	1.15	0.42	0.14	1.91	-
Production	-	-	0.16	0.10	2.08	0.37
Transportation and Material Moving	1.59	-	-	3.93	1.43	-
HH earning 80% to 120% of Median - major occupations	15.83	28.72	6.17	5.00	9.31	16.76
HH earning 80% to 120% of Median - all other occupations	1.00	2.66	0.37	0.23	0.44	1.24
Total Households Earning 80% to 120% of Median	**16.8**	**31.4**	**6.5**	**5.2**	**9.8**	**18.0**

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Notes:

(1) TECHNICAL REPORT 3 - Appendices B - G contain additional information on worker occupation categories, compensation levels and estimated household

TECHNICAL REPORT 3 - APPENDIX A - TABLE 3
WORKER HOUSEHOLDS BY AFFORDABILITY LEVEL
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Per 100,000 S.F. Building

	Retail / Commercial	Office	Hotel / Lodging	Warehouse	Light Industrial	Research and Development
NUMBER OF HOUSEHOLDS BY INCOME TIER [(1)]						
Up to 30% Median Income	2.1	1.4	0.9	0.3	0.7	0.3
30% to 50% Median Income	27.7	12.5	10.4	5.8	7.4	2.7
50% to 80% Median Income	24.1	30.7	11.0	6.0	12.0	10.2
80% to 120% Median Income	16.8	31.4	6.5	5.2	9.8	18.0
Subtotal to 120% of Median	**70.8**	**75.9**	**28.9**	**17.3**	**29.8**	**31.2**
Above 120% of Median	31.6	94.7	13.8	8.3	21.4	71.2
Total New Worker Households	**102.4**	**170.6**	**42.6**	**25.6**	**51.2**	**102.4**
PERCENTAGE OF HOUSEHOLDS BY INCOME TIER						
Up to 30% Median Income	2.1%	0.8%	2.0%	1.3%	1.3%	0.3%
30% to 50% Median Income	27.0%	7.3%	24.5%	22.6%	14.5%	2.6%
50% to 80% Median Income	23.6%	18.0%	25.8%	23.3%	23.4%	9.9%
80% to 120% Median Income	16.4%	18.4%	15.3%	20.5%	19.1%	17.6%
Subtotal to 120% of Median	**69.2%**	**44.5%**	**67.7%**	**67.7%**	**58.3%**	**30.4%**
Above 120% of Median	30.8%	55.5%	32.3%	32.3%	41.7%	69.6%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

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Notes:
[(1)] See TECHNICAL REPORT 3 - Appendices B - G for information regarding worker compensation levels and estimated household incomes.

TECHNICAL REPORT 3 - APPENDIX A - TABLE 4

HOUSING DEMAND NEXUS FACTORS PER SQ.FT. OF BUILDING AREA

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

	Number of Housing Units per Square Foot of Building Area[1]					
	Retail / Commercial	**Office**	**Hotel / Lodging**	**Warehouse**	**Light Industrial**	**Research and Development**
Up to 30% Median Income	0.00002140	0.00001387	0.00000867	0.00000325	0.00000661	0.00000287
30% to 50% Median Income	0.00027668	0.00012474	0.00010442	0.00005796	0.00007446	0.00002677
50% to 80% Median Income	0.00024145	0.00030687	0.00011003	0.00005968	0.00011953	0.00010182
80% to 120% Median Income	0.00016830	0.00031372	0.00006546	0.00005237	0.00009753	0.00018008
Total	**0.00070783**	**0.00075920**	**0.00028857**	**0.00017326**	**0.00029813**	**0.00031153**

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Notes:

[1]Calculated by dividing number of household in TECHNICAL REPORT 3 - Appendix A - Table 3 by 100,000 square feet to convert to households per square foot of building.

TECHNICAL REPORT 3 - APPENDIX A - TABLE 5
TOTAL HOUSING NEXUS COST
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

		Nexus Cost Per Sq.Ft. of Building Area[2]					
INCOME CATEGORY	**Affordability Gap Per Unit** [1]	**Retail / Commercial**	**Office**	**Hotel / Lodging**	**Warehouse**	**Light Industrial**	**Research and Development**
Up to 30% Median Income	$199,000	$4.30	$2.80	$1.70	$0.60	$1.30	$0.60
30% to 50% Median Income	$121,000	$33.50	$15.10	$12.60	$7.00	$9.00	$3.20
50% to 80% Median Income	$81,000	$19.60	$24.90	$8.90	$4.80	$9.70	$8.20
80% to 120% Median Income	$89,900	$15.10	$28.20	$5.90	$4.70	$8.80	$16.20
Total Mitigation Cost / Maximum Supported Fee		**$72.50**	**$71.00**	**$29.10**	**$17.10**	**$28.80**	**$28.20**

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Notes:

[1] See TECHNICAL REPORT 4 for supporting analysis.

[2] Calculated by multiplying housing demand factors from TECHNICAL REPORT 3 - Appendix A - Table 4 by the affordability gap per unit estimated in TECHNICAL REPORT 4.

TECHNICAL REPORT 3

APPENDICES B - H

OCCUPATION AND COMPENSATION TABLES

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

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TECHNICAL REPORT 3 - APPENDIX B - TABLE 1
ESTIMATED WORKER OCCUPATION DISTRIBUTION, 2024
RETAIL/COMMERCIAL WORKERS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

	Worker Occupation Distribution Retail
Major Occupations (2% or more)	
Management Occupations	*4.1%*
Food Preparation and Serving Related Occupations	*43.9%*
Building and Grounds Cleaning and Maintenance Occupations	*2.4%*
Personal Care and Service Occupations	*10.7%*
Sales and Related Occupations	*14.9%*
Office and Administrative Support Occupations	*5.8%*
Installation, Maintenance, and Repair Occupations	*4.2%*
Transportation and Material Moving Occupations	*8.0%*
All Other Worker Occupations - Retail	*6.0%*
TOTAL	100.0%

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Source: Bureau of Labor Statistics
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
RETAIL/COMMERCIAL WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Retail Workers
Page 1 of 3						
Management Occupations						
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	55.4%	2.3%
Sales Managers	$138,600	$197,000	$215,000	$220,000	8.6%	0.4%
Financial Managers	$174,100	$232,000	$253,000	$263,000	3.0%	0.1%
Food Service Managers	$77,600	$126,000	$153,000	$170,000	18.4%	0.8%
Entertainment and Recreation Managers, Except Gambling	$96,700	$150,000	$173,000	$186,000	4.3%	0.2%
Other Management Occupations	$128,100	$182,000	$199,000	$203,000	10.4%	0.4%
Weighted Mean Annual Wage	***$128,100***	**$185,000**	**$206,000**	**$213,000**	**100.0%**	**4.1%**
Food Preparation and Serving Related Occupations						
First-Line Supervisors of Food Preparation and Serving Workers	$51,200	$89,000	$110,000	$132,000	8.8%	3.9%
Cooks, Fast Food	$41,600	$79,000	$96,000	$126,000	5.7%	2.5%
Cooks, Restaurant	$44,700	$85,000	$103,000	$135,000	11.9%	5.2%
Food Preparation Workers	$41,100	$78,000	$94,000	$124,000	5.9%	2.6%
Bartenders	$44,500	$84,000	$102,000	$134,000	4.7%	2.1%
Fast Food and Counter Workers	$41,600	$79,000	$96,000	$126,000	29.6%	13.0%
Waiters and Waitresses	$46,600	$88,000	$107,000	$141,000	18.9%	8.3%
Dining Room and Cafeteria Attendants and Bartender Helpers	$40,200	$76,000	$92,000	$121,000	3.5%	1.5%
Dishwashers	$38,900	$86,000	$104,000	$142,000	3.5%	1.5%
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$38,700	$85,000	$104,000	$141,000	3.5%	1.5%
Other Food Preparation and Serving Related Occupations	$43,700	$83,000	$100,000	$132,000	4.0%	1.8%
Weighted Mean Annual Wage	***$43,700***	**$83,000**	**$101,000**	**$132,000**	**100.0%**	**43.9%**
Building and Grounds Cleaning and Maintenance Occupations						
First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping Workers	$69,400	$113,000	$136,000	$152,000	6.2%	0.1%
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	$44,300	$84,000	$102,000	$134,000	34.0%	0.8%
Maids and Housekeeping Cleaners	$46,400	$88,000	$107,000	$140,000	4.6%	0.1%
Landscaping and Groundskeeping Workers	$47,800	$90,000	$110,000	$144,000	52.8%	1.3%
Other Building and Grounds Cleaning and Maintenance Occupations	$47,900	$91,000	$110,000	$145,000	2.5%	0.1%
Weighted Mean Annual Wage	***$47,900***	**$89,000**	**$109,000**	**$141,000**	**100.0%**	**2.4%**
Personal Care and Service Occupations						
First-Line Supervisors of Entertainment and Recreation Workers, Except Gambling Se	$55,900	$98,000	$120,000	$144,000	3.4%	0.4%
First-Line Supervisors of Personal Service Workers	$53,800	$94,000	$115,000	$139,000	2.7%	0.3%
Animal Caretakers	$40,400	$76,000	$93,000	$122,000	4.6%	0.5%
Amusement and Recreation Attendants	$38,100	$84,000	$102,000	$139,000	23.1%	2.5%
Hairdressers, Hairstylists, and Cosmetologists	$43,600	$83,000	$100,000	$132,000	15.3%	1.6%
Manicurists and Pedicurists	$38,600	$85,000	$104,000	$141,000	8.6%	0.9%
Skincare Specialists	$43,500	$82,000	$100,000	$131,000	3.1%	0.3%
Childcare Workers	$40,600	$77,000	$93,000	$123,000	3.6%	0.4%
Exercise Trainers and Group Fitness Instructors	$61,400	$100,000	$121,000	$134,000	25.3%	2.7%
Recreation Workers	$42,600	$81,000	$98,000	$129,000	3.3%	0.4%
Other Personal Care and Service Occupations	$47,100	$89,000	$108,000	$142,000	6.9%	0.7%
Weighted Mean Annual Wage	***$47,100***	**$88,000**	**$107,000**	**$135,000**	**100.0%**	**10.7%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
RETAIL/COMMERCIAL WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Retail Workers
Page 2 of 3						
Sales and Related Occupations						
First-Line Supervisors of Retail Sales Workers	$57,800	$101,000	$124,000	$149,000	11.1%	1.7%
Cashiers	$39,200	$86,000	$105,000	$143,000	37.7%	5.6%
Counter and Rental Clerks	$48,400	$92,000	$111,000	$146,000	6.5%	1.0%
Parts Salespersons	$49,100	$93,000	$113,000	$148,000	5.9%	0.9%
Retail Salespersons	$43,600	$83,000	$100,000	$132,000	32.8%	4.9%
Sales Representatives of Services, Except Advertising, Insurance, Financial Services, a	$81,900	$127,000	$146,000	$157,000	3.4%	0.5%
Other Sales and Related Occupations	$45,500	$86,000	$104,000	$138,000	2.6%	0.4%
Weighted Mean Annual Wage	***$45,500***	**$89,000**	**$108,000**	**$141,000**	**100.0%**	**14.9%**
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Administrative Support Workers	$80,400	$125,000	$144,000	$155,000	7.4%	0.4%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	9.9%	0.6%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	25.3%	1.5%
Receptionists and Information Clerks	$47,900	$91,000	$110,000	$145,000	24.3%	1.4%
Shipping, Receiving, and Inventory Clerks	$48,500	$92,000	$111,000	$147,000	5.2%	0.3%
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	$55,300	$97,000	$119,000	$143,000	5.5%	0.3%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	14.2%	0.8%
Other Office and Administrative Support Occupations	$54,500	$95,000	$117,000	$141,000	8.1%	0.5%
Weighted Mean Annual Wage	***$54,500***	**$96,000**	**$117,000**	**$143,000**	**100.0%**	**5.8%**
Installation, Maintenance, and Repair Occupations						
First-Line Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	9.3%	0.4%
Automotive Body and Related Repairers	$69,700	$114,000	$137,000	$152,000	4.4%	0.2%
Automotive Service Technicians and Mechanics	$68,300	$111,000	$134,000	$149,000	45.5%	1.9%
Bus and Truck Mechanics and Diesel Engine Specialists	$72,000	$117,000	$142,000	$158,000	2.6%	0.1%
Motorboat Mechanics and Service Technicians	$58,900	$103,000	$126,000	$152,000	2.6%	0.1%
Outdoor Power Equipment and Other Small Engine Mechanics	$54,600	$95,000	$117,000	$141,000	3.4%	0.1%
Recreational Vehicle Service Technicians	$67,600	$110,000	$133,000	$148,000	2.1%	0.1%
Tire Repairers and Changers	$44,800	$85,000	$103,000	$135,000	6.1%	0.3%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	15.3%	0.6%
Installation, Maintenance, and Repair Workers, All Other	$57,200	$100,000	$123,000	$148,000	2.4%	0.1%
Other Installation, Maintenance, and Repair Occupations	$67,100	$109,000	$132,000	$147,000	6.3%	0.3%
Weighted Mean Annual Wage	***$67,100***	**$111,000**	**$133,000**	**$152,000**	**100.0%**	**4.2%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX B - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
RETAIL/COMMERCIAL WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Retail Workers
Page 3 of 3						
Transportation and Material Moving Occupations						
First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraf	$68,900	$112,000	$135,000	$151,000	4.7%	0.4%
Driver/Sales Workers	$55,000	$96,000	$118,000	$142,000	10.5%	0.8%
Heavy and Tractor-Trailer Truck Drivers	$62,400	$102,000	$123,000	$137,000	3.1%	0.2%
Light Truck Drivers	$51,800	$90,000	$111,000	$134,000	7.0%	0.6%
Shuttle Drivers and Chauffeurs	$43,100	$82,000	$99,000	$130,000	2.4%	0.2%
Parking Attendants	$39,400	$87,000	$106,000	$144,000	5.1%	0.4%
Automotive and Watercraft Service Attendants	$42,800	$81,000	$98,000	$129,000	2.4%	0.2%
Cleaners of Vehicles and Equipment	$40,400	$76,000	$93,000	$122,000	8.7%	0.7%
Laborers and Freight, Stock, and Material Movers, Hand	$46,300	$88,000	$106,000	$140,000	9.7%	0.8%
Packers and Packagers, Hand	$40,700	$77,000	$93,000	$123,000	5.2%	0.4%
Stockers and Order Fillers	$44,100	$83,000	$101,000	$133,000	38.2%	3.0%
Other Transportation and Material Moving Occupations	$47,000	$89,000	$108,000	$142,000	3.3%	0.3%
Weighted Mean Annual Wage	***$47,000***	**$87,000**	**$105,000**	**$135,000**	**100.0%**	**8.0%**
						94.0%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. EDD data is adjusted by KMA to reflect the State minimum wage. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52 weeks.

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment Survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 2% or more of the major occupation group.

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 3 - Appendix H - Table 1.

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX C - TABLE 1
ESTIMATED WORKER OCCUPATION DISTRIBUTION, 2024
OFFICE WORKERS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Major Occupations (2% or more)	Worker Occupation Distribution Office
Management Occupations	*12.4%*
Business and Financial Operations Occupations	*15.9%*
Computer and Mathematical Occupations	*8.0%*
Architecture and Engineering Occupations	*3.3%*
Legal Occupations	*3.6%*
Healthcare Practitioners and Technical Occupations	*9.4%*
Healthcare Support Occupations	*5.4%*
Sales and Related Occupations	*7.5%*
Office and Administrative Support Occupations	*22.5%*
Installation, Maintenance, and Repair Occupations	*3.7%*
All Other Worker Occupations - Office	*8.5%*
TOTAL	100.0%

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Source: Bureau of Labor Statistics
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX C - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
OFFICE WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Office Workers
Page 1 of 4						
Management Occupations						
Chief Executives	$188,200	$251,000	$274,000	$284,000	2.2%	0.3%
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	28.1%	3.5%
Marketing Managers	$178,300	$238,000	$259,000	$269,000	4.8%	0.6%
Sales Managers	$138,600	$197,000	$215,000	$220,000	4.5%	0.6%
Administrative Services Managers	$105,200	$156,000	$175,000	$187,000	2.4%	0.3%
Computer and Information Systems Managers	$182,100	$243,000	$265,000	$275,000	8.5%	1.0%
Financial Managers	$174,100	$232,000	$253,000	$263,000	12.3%	1.5%
Human Resources Managers	$179,200	$239,000	$260,000	$270,000	2.3%	0.3%
Architectural and Engineering Managers	$197,200	$263,000	$287,000	$298,000	2.1%	0.3%
Medical and Health Services Managers	$162,800	$217,000	$237,000	$246,000	4.5%	0.6%
Property, Real Estate, and Community Association Managers	$81,700	$127,000	$146,000	$157,000	15.0%	1.9%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	5.5%	0.7%
Other Management Occupations	$147,100	$209,000	$229,000	$233,000	7.8%	1.0%
Weighted Mean Annual Wage	***$147,100***	**$204,000**	**$224,000**	**$232,000**	**100.0%**	**12.4%**
Business and Financial Operations Occupations						
Claims Adjusters, Examiners, and Investigators	$91,400	$142,000	$163,000	$176,000	5.1%	0.8%
Compliance Officers	$97,400	$151,000	$174,000	$187,000	2.5%	0.4%
Human Resources Specialists	$88,700	$138,000	$159,000	$170,000	6.2%	1.0%
Project Management Specialists	$121,800	$181,000	$203,000	$217,000	8.3%	1.3%
Management Analysts	$88,100	$137,000	$157,000	$169,000	10.7%	1.7%
Training and Development Specialists	$79,300	$129,000	$156,000	$173,000	2.7%	0.4%
Market Research Analysts and Marketing Specialists	$90,900	$141,000	$162,000	$175,000	8.8%	1.4%
Business Operations Specialists, All Other	$94,000	$146,000	$168,000	$181,000	7.6%	1.2%
Accountants and Auditors	$95,900	$149,000	$171,000	$184,000	21.3%	3.4%
Financial and Investment Analysts	$118,600	$176,000	$197,000	$211,000	3.4%	0.5%
Insurance Underwriters	$102,200	$152,000	$170,000	$182,000	2.2%	0.4%
Loan Officers	$90,900	$141,000	$162,000	$175,000	4.6%	0.7%
Tax Preparers	$63,700	$104,000	$125,000	$139,000	2.4%	0.4%
Other Business and Financial Operations Occupations	$95,400	$148,000	$171,000	$183,000	14.1%	2.2%
Weighted Mean Annual Wage	***$95,400***	**$147,000**	**$169,000**	**$182,000**	**100.0%**	**15.9%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX C - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
OFFICE WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Office Workers
Page 2 of 4						
Computer and Mathematical Occupations						
Computer Systems Analysts	$122,800	$183,000	$204,000	$218,000	10.6%	0.9%
Information Security Analysts	$140,300	$199,000	$218,000	$222,000	4.4%	0.4%
Computer Network Support Specialists	$93,100	$145,000	$166,000	$179,000	2.6%	0.2%
Computer User Support Specialists	$101,700	$151,000	$169,000	$181,000	11.7%	0.9%
Computer Network Architects	$138,800	$197,000	$216,000	$220,000	3.9%	0.3%
Network and Computer Systems Administrators	$112,700	$168,000	$188,000	$201,000	5.6%	0.4%
Computer Programmers	$121,500	$181,000	$202,000	$216,000	2.0%	0.2%
Software Developers	$153,400	$204,000	$223,000	$231,000	32.7%	2.6%
Software Quality Assurance Analysts and Testers	$116,600	$173,000	$194,000	$207,000	4.1%	0.3%
Computer Occupations, All Other	$119,500	$178,000	$199,000	$213,000	7.0%	0.6%
Operations Research Analysts	$99,200	$154,000	$177,000	$191,000	2.1%	0.2%
Data Scientists	$111,500	$166,000	$186,000	$198,000	5.0%	0.4%
Other Computer and Mathematical Occupations	$129,400	$184,000	$201,000	$205,000	8.2%	0.7%
Weighted Mean Annual Wage	***$129,400***	**$183,000**	**$203,000**	**$213,000**	**100.0%**	**8.0%**
Architecture and Engineering Occupations						
Architects, Except Landscape and Naval	$124,200	$185,000	$207,000	$221,000	10.4%	0.3%
Surveyors	$123,400	$184,000	$205,000	$220,000	4.3%	0.1%
Civil Engineers	$132,300	$188,000	$206,000	$210,000	22.0%	0.7%
Computer Hardware Engineers	$139,069	$197,000	$216,000	$220,000	2.2%	0.1%
Electrical Engineers	$139,100	$197,000	$216,000	$220,000	6.3%	0.2%
Electronics Engineers, Except Computer	$136,800	$194,000	$213,000	$217,000	2.3%	0.1%
Industrial Engineers	$123,800	$184,000	$206,000	$220,000	5.3%	0.2%
Mechanical Engineers	$121,400	$181,000	$202,000	$216,000	8.6%	0.3%
Engineers, All Other	$111,300	$166,000	$185,000	$198,000	3.6%	0.1%
Architectural and Civil Drafters	$79,000	$129,000	$155,000	$173,000	8.8%	0.3%
Civil Engineering Technologists and Technicians	$82,900	$129,000	$148,000	$159,000	3.3%	0.1%
Surveying and Mapping Technicians	$34,300	$75,000	$92,000	$125,000	4.1%	0.1%
Other Architecture and Engineering Occupations	$116,300	$173,000	$194,000	$207,000	18.7%	0.6%
Weighted Mean Annual Wage	***$116,300***	**$172,000**	**$193,000**	**$204,000**	**100.0%**	**3.3%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
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TECHNICAL REPORT 3 - APPENDIX C - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
OFFICE WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Office Workers
Page 3 of 4						
Legal Occupations						
Lawyers	$207,500	$276,000	$302,000	$313,000	58.7%	2.1%
Paralegals and Legal Assistants	$78,600	$128,000	$155,000	$172,000	34.3%	1.2%
Title Examiners, Abstractors, and Searchers	$83,300	$130,000	$149,000	$160,000	4.5%	0.2%
Other Legal Occupations	$156,400	$208,000	$227,000	$236,000	2.4%	0.1%
Weighted Mean Annual Wage	***$156,400***	**$217,000**	**$243,000**	**$256,000**	**100.0%**	**3.6%**
Healthcare Practitioners and Technical Occupations						
Dentists, General	$191,900	$256,000	$279,000	$290,000	7.5%	0.7%
Physician Assistants	$159,900	$213,000	$232,000	$241,000	2.8%	0.3%
Physical Therapists	$128,500	$182,000	$200,000	$204,000	3.7%	0.3%
Veterinarians	$176,300	$235,000	$256,000	$266,000	4.1%	0.4%
Registered Nurses	$167,500	$223,000	$243,000	$253,000	10.8%	1.0%
Nurse Practitioners	$173,400	$231,000	$252,000	$262,000	5.1%	0.5%
Family Medicine Physicians	$342,800	$392,000	$420,000	$422,000	2.4%	0.2%
Physicians, All Other	$352,600	$404,000	$432,000	$434,000	4.4%	0.4%
Dental Hygienists	$130,100	$185,000	$202,000	$206,000	15.2%	1.4%
Veterinary Technologists and Technicians	$60,400	$98,000	$119,000	$132,000	6.8%	0.6%
Ophthalmic Medical Technicians	$54,400	$95,000	$117,000	$140,000	2.2%	0.2%
Licensed Practical and Licensed Vocational Nurses	$84,700	$132,000	$151,000	$163,000	2.8%	0.3%
Medical Records Specialists	$78,200	$127,000	$154,000	$171,000	3.0%	0.3%
Other Healthcare Practitioners and Technical Occupations	$157,200	$209,000	$228,000	$237,000	29.2%	2.7%
Weighted Mean Annual Wage	***$157,200***	**$210,000**	**$230,000**	**$239,000**	**100.0%**	**9.4%**
Healthcare Support Occupations						
Physical Therapist Assistants	$90,500	$141,000	$162,000	$174,000	3.4%	0.2%
Physical Therapist Aides	$39,200	$86,000	$105,000	$143,000	2.0%	0.1%
Dental Assistants	$59,900	$105,000	$128,000	$155,000	44.2%	2.4%
Medical Assistants	$63,100	$103,000	$124,000	$138,000	29.1%	1.6%
Veterinary Assistants and Laboratory Animal Caretakers	$50,200	$88,000	$108,000	$130,000	10.2%	0.5%
Other Healthcare Support Occupations	$60,500	$99,000	$119,000	$132,000	11.2%	0.6%
Weighted Mean Annual Wage	***$60,500***	**$103,000**	**$124,000**	**$145,000**	**100.0%**	**5.4%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
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TECHNICAL REPORT 3 - APPENDIX C - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
OFFICE WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Office Workers
Page 4 of 4						
Sales and Related Occupations						
First-Line Supervisors of Non-Retail Sales Workers	$95,200	$148,000	$170,000	$183,000	3.4%	0.3%
Counter and Rental Clerks	$48,400	$92,000	$111,000	$146,000	10.5%	0.8%
Retail Salespersons	$43,600	$83,000	$100,000	$132,000	2.3%	0.2%
Insurance Sales Agents	$97,500	$152,000	$174,000	$187,000	22.9%	1.7%
Securities, Commodities, and Financial Services Sales Agents	$89,900	$140,000	$161,000	$173,000	10.7%	0.8%
Sales Representatives of Services, Except Advertising, Insurance, Fi	$81,900	$127,000	$146,000	$157,000	17.5%	1.3%
Sales Representatives, Wholesale and Manufacturing, Except Techr	$84,900	$132,000	$152,000	$163,000	2.2%	0.2%
Real Estate Brokers	$74,630	$122,000	$147,000	$163,000	4.3%	0.3%
Real Estate Sales Agents	$74,600	$122,000	$147,000	$163,000	15.5%	1.2%
Other Sales and Related Occupations	$80,900	$126,000	$145,000	$156,000	10.7%	0.8%
Weighted Mean Annual Wage	***$80,900***	**$129,000**	**$150,000**	**$166,000**	**100.0%**	**7.5%**
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Administrative Support Worker	$80,400	$125,000	$144,000	$155,000	9.3%	2.1%
Billing and Posting Clerks	$58,400	$102,000	$125,000	$151,000	3.8%	0.9%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	9.4%	2.1%
Tellers	$49,800	$94,000	$114,000	$150,000	3.8%	0.9%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	16.0%	3.6%
Loan Interviewers and Clerks	$57,400	$100,000	$123,000	$148,000	2.0%	0.5%
Receptionists and Information Clerks	$47,900	$91,000	$110,000	$145,000	9.4%	2.1%
Executive Secretaries and Executive Administrative Assistants	$86,300	$134,000	$154,000	$166,000	2.5%	0.6%
Legal Secretaries and Administrative Assistants	$71,500	$117,000	$141,000	$156,000	2.4%	0.5%
Medical Secretaries and Administrative Assistants	$57,500	$100,000	$123,000	$148,000	8.2%	1.8%
Secretaries and Administrative Assistants, Except Legal, Medical, ar	$55,300	$97,000	$119,000	$143,000	8.1%	1.8%
Insurance Claims and Policy Processing Clerks	$58,900	$103,000	$126,000	$152,000	3.3%	0.7%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	11.0%	2.5%
Other Office and Administrative Support Occupations	$58,500	$102,000	$125,000	$151,000	10.7%	2.4%
Weighted Mean Annual Wage	***$58,500***	**$101,000**	**$123,000**	**$147,000**	**100.0%**	**22.5%**
Installation, Maintenance, and Repair Occupations						
First-Line Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	12.1%	0.4%
Telecommunications Equipment Installers and Repairers, Except Lir	$78,400	$128,000	$154,000	$172,000	5.7%	0.2%
Telecommunications Line Installers and Repairers	$83,600	$130,000	$149,000	$161,000	3.0%	0.1%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	71.5%	2.6%
Other Installation, Maintenance, and Repair Occupations	$65,400	$107,000	$129,000	$143,000	7.8%	0.3%
Weighted Mean Annual Wage	***$65,400***	**$111,000**	**$133,000**	**$156,000**	**100.0%**	**3.7%**
						91.5%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. EDD data is adjusted by KMA to reflect the State minimum wage. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52 weeks.
[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment Survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.
[3] Including occupations representing 2% or more of the major occupation group.
[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 3 - Appendix H -

Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
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TECHNICAL REPORT 3 - APPENDIX D - TABLE 1
ESTIMATED WORKER OCCUPATION DISTRIBUTION, 2024
HOTEL/LODGING WORKERS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

	Worker Occupation Distribution Hotel/Lodging
Major Occupations (2% or more)	
Management Occupations	*6.1%*
Food Preparation and Serving Related Occupations	*24.2%*
Building and Grounds Cleaning and Maintenance Occupations	*29.3%*
Personal Care and Service Occupations	*3.5%*
Sales and Related Occupations	*2.5%*
Office and Administrative Support Occupations	*20.0%*
Installation, Maintenance, and Repair Occupations	*6.0%*
Production Occupations	*2.8%*
All Other Worker Occupations - Hotel/Lodging	*5.7%*
TOTAL	100.0%

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Source: Bureau of Labor Statistics
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX D - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
HOTEL/LODGING WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Hotel/Lodging Workers
Page 1 of 2						
Management Occupations						
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	23.9%	1.5%
Sales Managers	$138,600	$197,000	$215,000	$220,000	8.9%	0.5%
Facilities Managers	$113,000	$168,000	$188,000	$201,000	4.4%	0.3%
Financial Managers	$174,100	$232,000	$253,000	$263,000	4.3%	0.3%
Human Resources Managers	$179,200	$239,000	$260,000	$270,000	2.2%	0.1%
Food Service Managers	$77,600	$126,000	$153,000	$170,000	10.4%	0.6%
Lodging Managers	$78,200	$127,000	$154,000	$171,000	35.9%	2.2%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	2.4%	0.1%
Other Management Occupations	$111,500	$166,000	$186,000	$198,000	7.6%	0.5%
Weighted Mean Annual Wage	***$111,500***	**$165,000**	**$188,000**	**$200,000**	**100.0%**	**6.1%**
Food Preparation and Serving Related Occupations						
Chefs and Head Cooks	$70,500	$115,000	$139,000	$154,000	3.8%	0.9%
First-Line Supervisors of Food Preparation and Serving Workers	$51,200	$89,000	$110,000	$132,000	6.0%	1.5%
Cooks, Restaurant	$44,700	$85,000	$103,000	$135,000	15.1%	3.6%
Food Preparation Workers	$41,100	$78,000	$94,000	$124,000	3.4%	0.8%
Bartenders	$44,500	$84,000	$102,000	$134,000	9.7%	2.3%
Fast Food and Counter Workers	$41,600	$79,000	$96,000	$126,000	3.1%	0.8%
Waiters and Waitresses	$46,600	$88,000	$107,000	$141,000	29.2%	7.1%
Food Servers, Nonrestaurant	$44,200	$84,000	$101,000	$134,000	4.4%	1.1%
Dining Room and Cafeteria Attendants and Bartender Helpers	$40,200	$76,000	$92,000	$121,000	12.1%	2.9%
Dishwashers	$38,900	$86,000	$104,000	$142,000	5.6%	1.4%
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$38,700	$85,000	$104,000	$141,000	4.0%	1.0%
Other Food Preparation and Serving Related Occupations	$45,300	$86,000	$104,000	$137,000	3.7%	0.9%
Weighted Mean Annual Wage	***$45,300***	**$86,000**	**$104,000**	**$136,000**	**100.0%**	**24.2%**
Building and Grounds Cleaning and Maintenance Occupations						
First-Line Supervisors of Housekeeping and Janitorial Workers	$60,400	$98,000	$119,000	$132,000	8.0%	2.3%
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	$44,300	$84,000	$102,000	$134,000	5.2%	1.5%
Maids and Housekeeping Cleaners	$46,400	$88,000	$107,000	$140,000	84.3%	24.7%
Other Building and Grounds Cleaning and Maintenance Occupations	$47,400	$90,000	$109,000	$143,000	2.5%	0.7%
Weighted Mean Annual Wage	***$47,400***	**$89,000**	**$108,000**	**$139,000**	**100.0%**	**29.3%**
Personal Care and Service Occupations						
First-Line Supervisors of Entertainment and Recreation Workers, Except G	$55,900	$98,000	$120,000	$144,000	3.9%	0.1%
First-Line Supervisors of Personal Service Workers	$53,800	$94,000	$115,000	$139,000	2.7%	0.1%
Ushers, Lobby Attendants, and Ticket Takers	$36,900	$81,000	$99,000	$135,000	4.1%	0.1%
Amusement and Recreation Attendants	$38,100	$84,000	$102,000	$139,000	22.4%	0.8%
Locker Room, Coatroom, and Dressing Room Attendants	$43,200	$82,000	$99,000	$131,000	3.7%	0.1%
Skincare Specialists	$43,500	$82,000	$100,000	$131,000	3.4%	0.1%
Baggage Porters and Bellhops	$40,500	$77,000	$93,000	$122,000	25.2%	0.9%
Concierges	$44,600	$84,000	$102,000	$135,000	12.4%	0.4%
Exercise Trainers and Group Fitness Instructors	$61,400	$100,000	$121,000	$134,000	4.3%	0.1%
Recreation Workers	$42,600	$81,000	$98,000	$129,000	6.5%	0.2%
Personal Care and Service Workers, All Other	$42,200	$80,000	$97,000	$128,000	4.2%	0.1%
Other Personal Care and Service Occupations	$42,700	$81,000	$98,000	$129,000	7.2%	0.2%
Weighted Mean Annual Wage	***$42,700***	**$83,000**	**$101,000**	**$132,000**	**100.0%**	**3.5%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
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TECHNICAL REPORT 3 - APPENDIX D - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
HOTEL/LODGING WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Hotel/Lodging Workers
Page 2 of 2						
Sales and Related Occupations						
First-Line Supervisors of Retail Sales Workers	$57,800	$101,000	$124,000	$149,000	4.2%	0.1%
First-Line Supervisors of Non-Retail Sales Workers	$95,200	$148,000	$170,000	$183,000	3.0%	0.1%
Cashiers	$39,200	$86,000	$105,000	$143,000	15.2%	0.4%
Retail Salespersons	$43,600	$83,000	$100,000	$132,000	11.8%	0.3%
Travel Agents	$53,000	$93,000	$114,000	$137,000	2.8%	0.1%
Sales Representatives of Services, Except Advertising, Insurance, Financial	$81,900	$127,000	$146,000	$157,000	58.8%	1.4%
Other Sales and Related Occupations	$68,900	$112,000	$135,000	$151,000	4.2%	0.1%
Weighted Mean Annual Wage	***$68,900***	**$114,000**	**$133,000**	**$152,000**	**100.0%**	**2.5%**
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Administrative Support Workers	$80,400	$125,000	$144,000	$155,000	11.1%	2.2%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	4.2%	0.8%
Hotel, Motel, and Resort Desk Clerks	$40,800	$77,000	$94,000	$123,000	74.2%	14.8%
Other Office and Administrative Support Occupations	$46,600	$88,000	$107,000	$141,000	10.5%	2.1%
Weighted Mean Annual Wage	***$46,600***	**$85,000**	**$102,000**	**$130,000**	**100.0%**	**20.0%**
Installation, Maintenance, and Repair Occupations						
First-Line Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	9.8%	0.6%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	87.1%	5.2%
Other Installation, Maintenance, and Repair Occupations	$62,200	$101,000	$122,000	$136,000	3.1%	0.2%
Weighted Mean Annual Wage	***$62,200***	**$107,000**	**$130,000**	**$154,000**	**100.0%**	**6.0%**
Production Occupations						
First-Line Supervisors of Production and Operating Workers	$84,500	$131,000	$151,000	$162,000	2.9%	0.1%
Bakers	$43,800	$83,000	$101,000	$132,000	4.2%	0.1%
Laundry and Dry-Cleaning Workers	$38,900	$86,000	$104,000	$142,000	82.6%	2.3%
Stationary Engineers and Boiler Operators	$86,600	$135,000	$155,000	$166,000	6.7%	0.2%
Other Production Occupations	$43,800	$83,000	$101,000	$132,000	3.5%	0.1%
Weighted Mean Annual Wage	***$43,800***	**$90,000**	**$109,000**	**$143,000**	**100.0%**	**2.8%**
						94.3%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. EDD data is adjusted by KMA to reflect the State minimum wage. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52 weeks.

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment Survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 2% or more of the major occupation group.

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 3 - Appendix H - Table 1.

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX E - TABLE 1
ESTIMATED WORKER OCCUPATION DISTRIBUTION, 2024
WAREHOUSE WORKERS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

	Worker Occupation Distribution Warehouse
Major Occupations (2% or more)	
Management Occupations	*3.1%*
Business and Financial Operations Occupations	*2.6%*
Office and Administrative Support Occupations	*11.2%*
Installation, Maintenance, and Repair Occupations	*3.0%*
Production Occupations	*2.2%*
Transportation and Material Moving Occupations	*73.5%*
All Other Worker Occupations - Warehouse	*4.5%*
TOTAL	100.0%

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Source: Bureau of Labor Statistics
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX E - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
WAREHOUSE WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Warehouse Workers
Page 1 of 2						
Management Occupations						
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	34.5%	1.1%
Sales Managers	$138,600	$197,000	$215,000	$220,000	4.3%	0.1%
Facilities Managers	$113,000	$168,000	$188,000	$201,000	3.9%	0.1%
Computer and Information Systems Managers	$182,100	$243,000	$265,000	$275,000	3.1%	0.1%
Financial Managers	$174,100	$232,000	$253,000	$263,000	2.3%	0.1%
Transportation, Storage, and Distribution Managers	$123,100	$183,000	$205,000	$219,000	34.8%	1.1%
Human Resources Managers	$179,200	$239,000	$260,000	$270,000	3.3%	0.1%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	3.7%	0.1%
Other Management Occupations	$138,400	$196,000	$215,000	$219,000	10.0%	0.3%
Weighted Mean Annual Wage	***$138,400***	**$198,000**	**$218,000**	**$227,000**	**100.0%**	**3.1%**
Business and Financial Operations Occupations						
Buyers and Purchasing Agents	$88,900	$138,000	$159,000	$171,000	7.3%	0.2%
Human Resources Specialists	$88,700	$138,000	$159,000	$170,000	15.3%	0.4%
Logisticians	$96,500	$150,000	$172,000	$185,000	15.7%	0.4%
Project Management Specialists	$121,800	$181,000	$203,000	$217,000	4.4%	0.1%
Management Analysts	$88,100	$137,000	$157,000	$169,000	4.0%	0.1%
Training and Development Specialists	$79,300	$129,000	$156,000	$173,000	21.8%	0.6%
Market Research Analysts and Marketing Specialists	$90,900	$141,000	$162,000	$175,000	5.0%	0.1%
Business Operations Specialists, All Other	$94,000	$146,000	$168,000	$181,000	14.8%	0.4%
Accountants and Auditors	$95,900	$149,000	$171,000	$184,000	6.5%	0.2%
Other Business and Financial Operations Occupations	$90,800	$141,000	$162,000	$175,000	5.1%	0.1%
Weighted Mean Annual Wage	***$90,800***	**$142,000**	**$165,000**	**$178,000**	**100.0%**	**2.6%**
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Administrative Support Workers	$80,400	$125,000	$144,000	$155,000	11.4%	1.3%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	2.2%	0.2%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	9.9%	1.1%
Order Clerks	$52,500	$92,000	$113,000	$136,000	2.7%	0.3%
Production, Planning, and Expediting Clerks	$65,500	$107,000	$129,000	$143,000	6.7%	0.7%
Shipping, Receiving, and Inventory Clerks	$48,500	$92,000	$111,000	$147,000	42.7%	4.8%
Weighers, Measurers, Checkers, and Samplers, Recordkeeping	$48,500	$92,000	$111,000	$147,000	6.0%	0.7%
Secretaries and Administrative Assistants, Except Legal, Medical, and Ex	$55,300	$97,000	$119,000	$143,000	3.2%	0.4%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	6.2%	0.7%
Other Office and Administrative Support Occupations	$55,200	$96,000	$118,000	$143,000	9.1%	1.0%
Weighted Mean Annual Wage	***$55,200***	**$98,000**	**$118,000**	**$145,000**	**100.0%**	**11.2%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX E - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
WAREHOUSE WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation [1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Warehouse Workers
Page 2 of 2						
Installation, Maintenance, and Repair Occupations						
First-Line Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	9.7%	0.3%
Electrical and Electronics Repairers, Commercial and Industrial Equipme	$85,900	$134,000	$154,000	$165,000	4.2%	0.1%
Bus and Truck Mechanics and Diesel Engine Specialists	$72,000	$117,000	$142,000	$158,000	5.7%	0.2%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	$75,200	$123,000	$148,000	$165,000	2.1%	0.1%
Industrial Machinery Mechanics	$80,000	$124,000	$143,000	$154,000	5.6%	0.2%
Maintenance Workers, Machinery	$66,500	$108,000	$131,000	$145,000	3.8%	0.1%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	57.9%	1.7%
Installation, Maintenance, and Repair Workers, All Other	$57,200	$100,000	$123,000	$148,000	3.8%	0.1%
Other Installation, Maintenance, and Repair Occupations	$66,400	$108,000	$131,000	$145,000	7.1%	0.2%
Weighted Mean Annual Wage	***$66,400***	**$111,000**	**$134,000**	**$155,000**	**100.0%**	**3.0%**
Production Occupations						
First-Line Supervisors of Production and Operating Workers	$84,500	$131,000	$151,000	$162,000	9.3%	0.2%
Miscellaneous Assemblers and Fabricators	$47,400	$90,000	$109,000	$143,000	12.7%	0.3%
Sewing Machine Operators	$42,700	$81,000	$98,000	$129,000	3.9%	0.1%
Furniture Finishers	$48,700	$92,000	$112,000	$147,000	2.4%	0.1%
Inspectors, Testers, Sorters, Samplers, and Weighers	$58,900	$103,000	$126,000	$152,000	38.1%	0.8%
Packaging and Filling Machine Operators and Tenders	$49,300	$93,000	$113,000	$149,000	11.0%	0.2%
Helpers--Production Workers	$47,300	$90,000	$109,000	$143,000	2.5%	0.1%
Production Workers, All Other	$43,500	$82,000	$100,000	$131,000	4.7%	0.1%
Other Production Occupations	$56,500	$99,000	$121,000	$146,000	15.3%	0.3%
Weighted Mean Annual Wage	***$56,500***	**$100,000**	**$121,000**	**$148,000**	**100.0%**	**2.2%**
Transportation and Material Moving Occupations						
First-Line Supervisors of Transportation and Material Moving Workers, E	$68,900	$112,000	$135,000	$151,000	4.5%	3.3%
Heavy and Tractor-Trailer Truck Drivers	$62,400	$102,000	$123,000	$137,000	6.5%	4.8%
Industrial Truck and Tractor Operators	$52,700	$92,000	$113,000	$136,000	22.6%	16.6%
Laborers and Freight, Stock, and Material Movers, Hand	$46,300	$88,000	$106,000	$140,000	30.7%	22.5%
Packers and Packagers, Hand	$40,700	$77,000	$93,000	$123,000	5.1%	3.8%
Stockers and Order Fillers	$44,100	$83,000	$101,000	$133,000	28.1%	20.7%
Other Transportation and Material Moving Occupations	$49,000	$93,000	$113,000	$148,000	2.6%	1.9%
Weighted Mean Annual Wage	***$49,000***	**$89,000**	**$108,000**	**$137,000**	**100.0%**	**73.5%**
						95.5%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. EDD data is adjusted by KMA to reflect the State minimum wage. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment Survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 2% or more of the major occupation group.

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 3 - Appendix H - Table 1.

Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX F - TABLE 1
ESTIMATED WORKER OCCUPATION DISTRIBUTION, 2024
LIGHT INDUSTRIAL WORKERS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

	Worker Occupation Distribution Light Industrial
Major Occupations (2% or more)	
Management Occupations	*8.1%*
Business and Financial Operations Occupations	*5.3%*
Computer and Mathematical Occupations	*2.8%*
Architecture and Engineering Occupations	*3.6%*
Sales and Related Occupations	*9.3%*
Office and Administrative Support Occupations	*11.0%*
Installation, Maintenance, and Repair Occupations	*17.5%*
Production Occupations	*22.8%*
Transportation and Material Moving Occupations	*15.1%*
All Other Worker Occupations - Light Industrial	*4.5%*
TOTAL	100.0%

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Source: Bureau of Labor Statistics
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TECHNICAL REPORT 3 - APPENDIX F - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
LIGHT INDUSTRIAL WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Light Industrial Workers
Page 1 of 3						
Management Occupations						
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	49.3%	4.0%
Marketing Managers	$178,300	$238,000	$259,000	$269,000	3.9%	0.3%
Sales Managers	$138,600	$197,000	$215,000	$220,000	10.3%	0.8%
Computer and Information Systems Managers	$182,100	$243,000	$265,000	$275,000	4.3%	0.3%
Financial Managers	$174,100	$232,000	$253,000	$263,000	4.2%	0.3%
Industrial Production Managers	$136,600	$194,000	$212,000	$216,000	7.8%	0.6%
Transportation, Storage, and Distribution Managers	$123,100	$183,000	$205,000	$219,000	3.3%	0.3%
Architectural and Engineering Managers	$197,200	$263,000	$287,000	$298,000	4.2%	0.3%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	4.3%	0.4%
Other Management Occupations	$149,800	$213,000	$233,000	$237,000	8.4%	0.7%
Weighted Mean Annual Wage	***$149,800***	**$210,000**	**$230,000**	**$235,000**	**100.0%**	**8.1%**
Business and Financial Operations Occupations						
Buyers and Purchasing Agents	$88,900	$138,000	$159,000	$171,000	14.7%	0.8%
Compliance Officers	$97,400	$151,000	$174,000	$187,000	2.7%	0.1%
Cost Estimators	$96,600	$150,000	$173,000	$186,000	11.8%	0.6%
Human Resources Specialists	$88,700	$138,000	$159,000	$170,000	7.3%	0.4%
Logisticians	$96,500	$150,000	$172,000	$185,000	5.3%	0.3%
Project Management Specialists	$121,800	$181,000	$203,000	$217,000	12.0%	0.6%
Management Analysts	$88,100	$137,000	$157,000	$169,000	3.1%	0.2%
Training and Development Specialists	$79,300	$129,000	$156,000	$173,000	5.3%	0.3%
Market Research Analysts and Marketing Specialists	$90,900	$141,000	$162,000	$175,000	10.9%	0.6%
Business Operations Specialists, All Other	$94,000	$146,000	$168,000	$181,000	8.3%	0.4%
Accountants and Auditors	$95,900	$149,000	$171,000	$184,000	14.1%	0.7%
Other Business and Financial Operations Occupations	$95,800	$149,000	$171,000	$184,000	4.3%	0.2%
Weighted Mean Annual Wage	***$95,800***	**$148,000**	**$170,000**	**$183,000**	**100.0%**	**5.3%**
Computer and Mathematical Occupations						
Computer Systems Analysts	$122,800	$183,000	$204,000	$218,000	6.7%	0.2%
Computer Network Support Specialists	$93,100	$145,000	$166,000	$179,000	3.6%	0.1%
Computer User Support Specialists	$101,700	$151,000	$169,000	$181,000	21.7%	0.6%
Computer Network Architects	$138,800	$197,000	$216,000	$220,000	2.6%	0.1%
Network and Computer Systems Administrators	$112,700	$168,000	$188,000	$201,000	6.3%	0.2%
Software Developers	$153,400	$204,000	$223,000	$231,000	35.0%	1.0%
Software Quality Assurance Analysts and Testers	$116,600	$173,000	$194,000	$207,000	4.3%	0.1%
Computer Occupations, All Other	$119,500	$178,000	$199,000	$213,000	6.7%	0.2%
Data Scientists	$111,500	$166,000	$186,000	$198,000	2.7%	0.1%
Other Computer and Mathematical Occupations	$127,300	$181,000	$198,000	$202,000	10.5%	0.3%
Weighted Mean Annual Wage	***$127,300***	**$180,000**	**$199,000**	**$209,000**	**100.0%**	**2.8%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX F - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
LIGHT INDUSTRIAL WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Light Industrial Workers
Page 2 of 3						
Architecture and Engineering Occupations						
Bioengineers and Biomedical Engineers	$118,100	$176,000	$197,000	$210,000	3.7%	0.1%
Computer Hardware Engineers	$139,069	$197,000	$216,000	$220,000	5.3%	0.2%
Electrical Engineers	$139,100	$197,000	$216,000	$220,000	7.5%	0.3%
Electronics Engineers, Except Computer	$136,800	$194,000	$213,000	$217,000	5.6%	0.2%
Industrial Engineers	$123,800	$184,000	$206,000	$220,000	29.5%	1.1%
Mechanical Engineers	$121,400	$181,000	$202,000	$216,000	14.2%	0.5%
Engineers, All Other	$111,300	$166,000	$185,000	$198,000	5.4%	0.2%
Mechanical Drafters	$84,600	$132,000	$151,000	$163,000	2.1%	0.1%
Electrical and Electronic Engineering Technologists and Technicians	$85,700	$133,000	$153,000	$165,000	5.4%	0.2%
Industrial Engineering Technologists and Technicians	$78,800	$128,000	$155,000	$172,000	6.9%	0.2%
Mechanical Engineering Technologists and Technicians	$81,800	$127,000	$146,000	$157,000	2.1%	0.1%
Calibration Technologists and Technicians	$34,300	$75,000	$92,000	$125,000	2.2%	0.1%
Other Architecture and Engineering Occupations	$115,600	$172,000	$192,000	$206,000	10.2%	0.4%
Weighted Mean Annual Wage	***$115,600***	**$172,000**	**$193,000**	**$205,000**	**100.0%**	**3.6%**
Sales and Related Occupations						
First-Line Supervisors of Retail Sales Workers	$57,800	$101,000	$124,000	$149,000	2.2%	0.2%
First-Line Supervisors of Non-Retail Sales Workers	$95,200	$148,000	$170,000	$183,000	3.8%	0.4%
Cashiers	$39,200	$86,000	$105,000	$143,000	4.4%	0.4%
Counter and Rental Clerks	$48,400	$92,000	$111,000	$146,000	7.8%	0.7%
Parts Salespersons	$49,100	$93,000	$113,000	$148,000	4.9%	0.5%
Retail Salespersons	$43,600	$83,000	$100,000	$132,000	6.2%	0.6%
Sales Representatives of Services, Except Advertising, Insurance, Finan	$81,900	$127,000	$146,000	$157,000	6.3%	0.6%
Sales Representatives, Wholesale and Manufacturing, Technical and S	$120,500	$179,000	$201,000	$214,000	11.4%	1.1%
Sales Representatives, Wholesale and Manufacturing, Except Technica	$84,900	$132,000	$152,000	$163,000	48.8%	4.5%
Other Sales and Related Occupations	$79,200	$129,000	$156,000	$173,000	4.4%	0.4%
Weighted Mean Annual Wage	***$79,200***	**$127,000**	**$147,000**	**$164,000**	**100.0%**	**9.3%**
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Administrative Support Workers	$80,400	$125,000	$144,000	$155,000	7.3%	0.8%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	12.5%	1.4%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	17.2%	1.9%
Receptionists and Information Clerks	$47,900	$91,000	$110,000	$145,000	2.4%	0.3%
Production, Planning, and Expediting Clerks	$65,500	$107,000	$129,000	$143,000	5.4%	0.6%
Shipping, Receiving, and Inventory Clerks	$48,500	$92,000	$111,000	$147,000	14.5%	1.6%
Secretaries and Administrative Assistants, Except Legal, Medical, and E	$55,300	$97,000	$119,000	$143,000	9.5%	1.0%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	19.5%	2.1%
Other Office and Administrative Support Occupations	$56,400	$98,000	$121,000	$146,000	11.9%	1.3%
Weighted Mean Annual Wage	***$56,400***	**$98,000**	**$120,000**	**$144,000**	**100.0%**	**11.0%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX F - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
LIGHT INDUSTRIAL WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total Light Industrial Workers
Page 3 of 3						
Installation, Maintenance, and Repair Occupations						
First-Line Supervisors of Mechanics, Installers, and Repairers	$96,300	$150,000	$172,000	$185,000	8.9%	1.6%
Computer, Automated Teller, and Office Machine Repairers	$50,800	$89,000	$109,000	$131,000	4.2%	0.7%
Automotive Body and Related Repairers	$69,700	$114,000	$137,000	$152,000	14.1%	2.5%
Automotive Glass Installers and Repairers	$51,200	$89,000	$110,000	$132,000	2.1%	0.4%
Automotive Service Technicians and Mechanics	$68,300	$111,000	$134,000	$149,000	30.9%	5.4%
Bus and Truck Mechanics and Diesel Engine Specialists	$72,000	$117,000	$142,000	$158,000	5.2%	0.9%
Industrial Machinery Mechanics	$80,000	$124,000	$143,000	$154,000	6.4%	1.1%
Medical Equipment Repairers	$78,600	$128,000	$155,000	$172,000	4.4%	0.8%
Maintenance and Repair Workers, General	$58,400	$102,000	$125,000	$151,000	5.4%	0.9%
Helpers--Installation, Maintenance, and Repair Workers	$43,600	$83,000	$100,000	$132,000	2.5%	0.4%
Other Installation, Maintenance, and Repair Occupations	$70,500	$115,000	$139,000	$154,000	15.9%	2.8%
Weighted Mean Annual Wage	***$70,500***	**$115,000**	**$138,000**	**$154,000**	**100.0%**	**17.5%**
Production Occupations						
First-Line Supervisors of Production and Operating Workers	$84,500	$131,000	$151,000	$162,000	7.5%	1.7%
Electrical, Electronic, and Electromechanical Assemblers, Except Coil V	$50,400	$88,000	$108,000	$130,000	4.3%	1.0%
Miscellaneous Assemblers and Fabricators	$47,400	$90,000	$109,000	$143,000	18.0%	4.1%
Bakers	$43,800	$83,000	$101,000	$132,000	2.0%	0.5%
Food Batchmakers	$44,200	$84,000	$101,000	$134,000	3.1%	0.7%
Machinists	$61,100	$100,000	$120,000	$134,000	5.0%	1.1%
Welders, Cutters, Solderers, and Brazers	$62,600	$102,000	$123,000	$137,000	3.1%	0.7%
Cabinetmakers and Bench Carpenters	$54,800	$96,000	$118,000	$142,000	2.6%	0.6%
Inspectors, Testers, Sorters, Samplers, and Weighers	$58,900	$103,000	$126,000	$152,000	7.1%	1.6%
Dental Laboratory Technicians	$58,500	$102,000	$125,000	$151,000	4.2%	1.0%
Packaging and Filling Machine Operators and Tenders	$49,300	$93,000	$113,000	$149,000	5.7%	1.3%
Coating, Painting, and Spraying Machine Setters, Operators, and Tend	$66,300	$108,000	$130,000	$145,000	4.2%	0.9%
Computer Numerically Controlled Tool Operators	$57,300	$100,000	$123,000	$148,000	3.0%	0.7%
Production Workers, All Other	$43,500	$82,000	$100,000	$131,000	2.1%	0.5%
Other Production Occupations	$55,900	$98,000	$120,000	$144,000	28.0%	6.4%
Weighted Mean Annual Wage	**$55,900**	**$98,000**	**$119,000**	**$144,000**	**100.0%**	**22.8%**
Transportation and Material Moving Occupations						
First-Line Supervisors of Transportation and Material Moving Workers	$68,900	$112,000	$135,000	$151,000	7.5%	1.1%
Heavy and Tractor-Trailer Truck Drivers	$62,400	$102,000	$123,000	$137,000	9.6%	1.4%
Light Truck Drivers	$51,800	$90,000	$111,000	$134,000	7.2%	1.1%
Automotive and Watercraft Service Attendants	$42,800	$81,000	$98,000	$129,000	5.8%	0.9%
Industrial Truck and Tractor Operators	$52,700	$92,000	$113,000	$136,000	6.6%	1.0%
Cleaners of Vehicles and Equipment	$40,400	$76,000	$93,000	$122,000	23.3%	3.5%
Laborers and Freight, Stock, and Material Movers, Hand	$46,300	$88,000	$106,000	$140,000	23.1%	3.5%
Packers and Packagers, Hand	$40,700	$77,000	$93,000	$123,000	4.1%	0.6%
Stockers and Order Fillers	$44,100	$83,000	$101,000	$133,000	9.1%	1.4%
Other Transportation and Material Moving Occupations	$48,400	$92,000	$111,000	$146,000	3.9%	0.6%
Weighted Mean Annual Wage	***$48,400***	**$88,000**	**$106,000**	**$134,000**	**100.0%**	**15.1%**
						95.5%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. EDD data is adjusted by KMA to reflect the State minimum wage. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52 weeks.

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment Survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 2% or more of the major occupation group.

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 3 - Appendix H - Table 1.

Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX G - TABLE 1
ESTIMATED WORKER OCCUPATION DISTRIBUTION, 2024
R&D WORKERS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

	Worker Occupation Distribution R&D
Major Occupations (2% or more)	
Management Occupations	*19.6%*
Business and Financial Operations Occupations	*12.5%*
Computer and Mathematical Occupations	*14.8%*
Architecture and Engineering Occupations	*13.4%*
Life, Physical, and Social Science Occupations	*22.5%*
Healthcare Practitioners and Technical Occupations	*2.6%*
Office and Administrative Support Occupations	*5.7%*
Production Occupations	*2.0%*
All Other Worker Occupations - R&D	*6.9%*
TOTAL	100.0%

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Source: Bureau of Labor Statistics
Keyser Marston Associates, Inc.
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TECHNICAL REPORT 3 - APPENDIX G - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
R&D WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total R&D Workers
Page 1 of 3						
Management Occupations						
Chief Executives	$188,200	$251,000	$274,000	$284,000	3.0%	0.6%
General and Operations Managers	$143,200	$203,000	$223,000	$227,000	16.1%	3.2%
Marketing Managers	$178,300	$238,000	$259,000	$269,000	4.0%	0.8%
Sales Managers	$138,600	$197,000	$215,000	$220,000	2.9%	0.6%
Computer and Information Systems Managers	$182,100	$243,000	$265,000	$275,000	9.5%	1.9%
Financial Managers	$174,100	$232,000	$253,000	$263,000	4.9%	1.0%
Industrial Production Managers	$136,600	$194,000	$212,000	$216,000	2.5%	0.5%
Human Resources Managers	$179,200	$239,000	$260,000	$270,000	2.2%	0.4%
Architectural and Engineering Managers	$197,200	$263,000	$287,000	$298,000	8.1%	1.6%
Medical and Health Services Managers	$162,800	$217,000	$237,000	$246,000	4.9%	1.0%
Natural Sciences Managers	$176,200	$235,000	$256,000	$266,000	24.1%	4.7%
Managers, All Other	$167,600	$223,000	$244,000	$253,000	10.1%	2.0%
Other Management Occupations	$169,400	$226,000	$246,000	$256,000	7.7%	1.5%
Weighted Mean Annual Wage	***$169,400***	**$229,000**	**$249,000**	**$258,000**	**100.0%**	**19.6%**
Business and Financial Operations Occupations						
Buyers and Purchasing Agents	$88,900	$138,000	$159,000	$171,000	6.1%	0.8%
Compliance Officers	$97,400	$151,000	$174,000	$187,000	8.2%	1.0%
Human Resources Specialists	$88,700	$138,000	$159,000	$170,000	8.2%	1.0%
Logisticians	$96,500	$150,000	$172,000	$185,000	5.0%	0.6%
Project Management Specialists	$121,800	$181,000	$203,000	$217,000	21.4%	2.7%
Management Analysts	$88,100	$137,000	$157,000	$169,000	7.6%	1.0%
Training and Development Specialists	$79,300	$129,000	$156,000	$173,000	3.3%	0.4%
Market Research Analysts and Marketing Specialists	$90,900	$141,000	$162,000	$175,000	5.8%	0.7%
Business Operations Specialists, All Other	$94,000	$146,000	$168,000	$181,000	15.0%	1.9%
Accountants and Auditors	$95,900	$149,000	$171,000	$184,000	11.2%	1.4%
Financial and Investment Analysts	$118,600	$176,000	$197,000	$211,000	3.6%	0.4%
Other Business and Financial Operations Occupations	$99,900	$155,000	$179,000	$192,000	4.5%	0.6%
Weighted Mean Annual Wage	***$99,900***	**$153,000**	**$175,000**	**$188,000**	**100.0%**	**12.5%**
Computer and Mathematical Occupations						
Computer Systems Analysts	$122,800	$183,000	$204,000	$218,000	6.7%	1.0%
Information Security Analysts	$140,300	$199,000	$218,000	$222,000	5.5%	0.8%
Computer and Information Research Scientists	$181,600	$242,000	$264,000	$274,000	6.2%	0.9%
Computer User Support Specialists	$101,700	$151,000	$169,000	$181,000	4.0%	0.6%
Computer Network Architects	$138,800	$197,000	$216,000	$220,000	3.4%	0.5%
Network and Computer Systems Administrators	$112,700	$168,000	$188,000	$201,000	5.0%	0.7%
Computer Programmers	$121,500	$181,000	$202,000	$216,000	3.0%	0.4%
Software Developers	$153,400	$204,000	$223,000	$231,000	37.9%	5.6%
Software Quality Assurance Analysts and Testers	$116,600	$173,000	$194,000	$207,000	4.2%	0.6%
Computer Occupations, All Other	$119,500	$178,000	$199,000	$213,000	5.1%	0.8%
Operations Research Analysts	$99,200	$154,000	$177,000	$191,000	2.2%	0.3%
Statisticians	$114,400	$170,000	$190,000	$204,000	3.6%	0.5%
Data Scientists	$111,500	$166,000	$186,000	$198,000	9.0%	1.3%
Other Computer and Mathematical Occupations	$136,500	$194,000	$212,000	$216,000	4.3%	0.6%
Weighted Mean Annual Wage	***$136,500***	**$191,000**	**$211,000**	**$221,000**	**100.0%**	**14.8%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
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TECHNICAL REPORT 3 - APPENDIX G - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
R&D WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total R&D Workers
Page 2 of 3						
Architecture and Engineering Occupations						
Aerospace Engineers	$154,900	$206,000	$225,000	$234,000	6.0%	0.8%
Bioengineers and Biomedical Engineers	$118,100	$176,000	$197,000	$210,000	4.2%	0.6%
Computer Hardware Engineers	$139,069	$197,000	$216,000	$220,000	11.3%	1.5%
Electrical Engineers	$139,100	$197,000	$216,000	$220,000	9.0%	1.2%
Electronics Engineers, Except Computer	$136,800	$194,000	$213,000	$217,000	7.7%	1.0%
Industrial Engineers	$123,800	$184,000	$206,000	$220,000	11.6%	1.6%
Mechanical Engineers	$121,400	$181,000	$202,000	$216,000	15.6%	2.1%
Nuclear Engineers	$123,802	$184,000	$206,000	$220,000	2.9%	0.4%
Engineers, All Other	$111,300	$166,000	$185,000	$198,000	7.5%	1.0%
Electrical and Electronic Engineering Technologists and Technicians	$85,700	$133,000	$153,000	$165,000	3.3%	0.4%
Industrial Engineering Technologists and Technicians	$78,800	$128,000	$155,000	$172,000	3.0%	0.4%
Mechanical Engineering Technologists and Technicians	$81,800	$127,000	$146,000	$157,000	3.2%	0.4%
Engineering Technologists and Technicians, Except Drafters, All Other	$83,400	$130,000	$149,000	$160,000	4.3%	0.6%
Other Architecture and Engineering Occupations	$122,400	$182,000	$204,000	$218,000	10.4%	1.4%
Weighted Mean Annual Wage	***$122,400***	**$179,000**	**$199,000**	**$210,000**	**100.0%**	**13.4%**
Life, Physical, and Social Science Occupations						
Biochemists and Biophysicists	$113,600	$169,000	$189,000	$202,000	10.3%	2.3%
Microbiologists	$122,300	$182,000	$204,000	$218,000	2.9%	0.7%
Biological Scientists, All Other	$101,300	$151,000	$169,000	$180,000	8.1%	1.8%
Medical Scientists, Except Epidemiologists	$136,800	$194,000	$213,000	$217,000	29.0%	6.5%
Physicists	$118,400	$176,000	$197,000	$211,000	5.1%	1.2%
Chemists	$94,000	$146,000	$168,000	$181,000	8.3%	1.9%
Biological Technicians	$65,200	$106,000	$128,000	$143,000	13.8%	3.1%
Chemical Technicians	$65,300	$106,000	$128,000	$143,000	2.4%	0.5%
Life, Physical, and Social Science Technicians, All Other	$64,600	$105,000	$127,000	$141,000	5.3%	1.2%
Other Life, Physical, and Social Science Occupations	$106,700	$159,000	$178,000	$190,000	14.7%	3.3%
Weighted Mean Annual Wage	***$106,700***	**$159,000**	**$179,000**	**$189,000**	**100.0%**	**22.5%**
Healthcare Practitioners and Technical Occupations						
Physician Assistants	$159,900	$213,000	$232,000	$241,000	2.2%	0.1%
Registered Nurses	$167,500	$223,000	$243,000	$253,000	16.4%	0.4%
Nurse Practitioners	$173,400	$231,000	$252,000	$262,000	3.8%	0.1%
Physicians, All Other	$352,600	$404,000	$432,000	$434,000	5.3%	0.1%
Clinical Laboratory Technologists and Technicians	$81,000	$126,000	$145,000	$156,000	40.3%	1.1%
Veterinary Technologists and Technicians	$60,400	$98,000	$119,000	$132,000	4.1%	0.1%
Health Technologists and Technicians, All Other	$70,900	$116,000	$139,000	$155,000	4.1%	0.1%
Other Healthcare Practitioners and Technical Occupations	$123,800	$184,000	$206,000	$220,000	23.7%	0.6%
Weighted Mean Annual Wage	***$123,800***	**$175,000**	**$196,000**	**$207,000**	**100.0%**	**2.6%**

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
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TECHNICAL REPORT 3 - APPENDIX G - TABLE 2
AVERAGE ANNUAL WORKER COMPENSATION AND ESTIMATED HOUSEHOLD INCOME, 2025
R&D WORKER OCCUPATIONS
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Occupation [3]	2025 Avg. Worker Compensation[1]	Household Income Estimate [4] One Worker	Two Workers	Three+ Workers	% of Total Occupation Group [2]	% of Total R&D Workers
Page 3 of 3						
Office and Administrative Support Occupations						
First-Line Supervisors of Office and Administrative Support Workers	$80,400	$125,000	$144,000	$155,000	7.9%	0.4%
Bookkeeping, Accounting, and Auditing Clerks	$59,700	$104,000	$128,000	$154,000	8.2%	0.5%
Customer Service Representatives	$53,100	$93,000	$114,000	$137,000	8.5%	0.5%
Production, Planning, and Expediting Clerks	$65,500	$107,000	$129,000	$143,000	6.4%	0.4%
Shipping, Receiving, and Inventory Clerks	$48,500	$92,000	$111,000	$147,000	4.4%	0.3%
Executive Secretaries and Executive Administrative Assistants	$86,300	$134,000	$154,000	$166,000	14.0%	0.8%
Medical Secretaries and Administrative Assistants	$57,500	$100,000	$123,000	$148,000	4.4%	0.2%
Secretaries and Admin Assistants, (Exc. Legal, Medical, Executive)	$55,300	$97,000	$119,000	$143,000	19.7%	1.1%
Office Clerks, General	$53,300	$93,000	$114,000	$138,000	15.1%	0.9%
Other Office and Administrative Support Occupations	$62,800	$102,000	$123,000	$137,000	11.4%	0.6%
Weighted Mean Annual Wage	***$62,800***	**$105,000**	**$126,000**	**$147,000**	**100.0%**	**5.7%**
Production Occupations						
First-Line Supervisors of Production and Operating Workers	$84,500	$131,000	$151,000	$162,000	10.1%	0.2%
Elec., Electronic, and Electromech. Assmblrs, (Exc. Coil Wndrs, Tprs, Fnshrs)	$50,400	$88,000	$108,000	$130,000	8.6%	0.2%
Miscellaneous Assemblers and Fabricators	$47,400	$90,000	$109,000	$143,000	15.9%	0.3%
Machinists	$61,100	$100,000	$120,000	$134,000	4.7%	0.1%
Nuclear Power Reactor Operators	$57,054	$100,000	$122,000	$147,000	2.6%	0.1%
Chemical Equipment Operators and Tenders	$57,100	$100,000	$122,000	$147,000	3.1%	0.1%
Mixing and Blending Machine Setters, Operators, and Tenders	$74,300	$121,000	$146,000	$163,000	2.3%	0.0%
Inspectors, Testers, Sorters, Samplers, and Weighers	$58,900	$103,000	$126,000	$152,000	22.5%	0.5%
Packaging and Filling Machine Operators and Tenders	$49,300	$93,000	$113,000	$149,000	3.2%	0.1%
Other Production Occupations	$59,000	$103,000	$127,000	$152,000	27.1%	0.5%
Weighted Mean Annual Wage	***$59,000***	**$102,000**	**$124,000**	**$149,000**	**100.0%**	**2.0%**
						93.1%

[1] The methodology utilized by the California Employment Development Department (EDD) assumes hourly paid employees are employed full-time. EDD data is adjusted by KMA to reflect the State minimum wage. Annual compensation is calculated by EDD by multiplying hourly wages by 40 hours per work week by 52 weeks.

[2] Occupation percentages are based on the 2024 National Industry - Specific Occupational Employment Survey compiled by the Bureau of Labor Statistics. Wages are based on Occupational Employment Survey data applicable to Placer County as of 2024 and are adjusted by EDD to the first quarter of 2025.

[3] Including occupations representing 2% or more of the major occupation group.

[4] Household income estimated based average worker compensation and ratios between employee income and household income identified in Technical Report 3 - Appendix H - Table 1.

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Sources: U.S. Bureau of Labor Statistics, California Employment Development Department
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TECHNICAL REPORT 3 - APPENDIX H - TABLE 1
RATIO OF HOUSEHOLD INCOME TO INDIVIDUAL WORKER INCOME
NON-RESIDENTIAL NEXUS STUDY
ROCKLIN, CALIFORNIA

Income Range ($thousands)	Number of Workers in Household		
	One	Two	Three or More
25-30	2.25	3.10	4.41
30-40	2.20	2.68	3.65
40-50	1.89	2.30	3.02
50-60	1.75	2.14	2.58
60-80	1.63	1.97	2.19
80-100	1.55	1.79	1.92
100-125	1.49	1.66	1.78
125-150	1.42	1.55	1.58
150-250	1.33	1.45	1.51
250+	1.14	1.23	1.23

Source: KMA analysis of 2019 to 2023 American Community Survey Public Use Microdata Sample (PUMS) data for Sacramento Area.

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TECHNICAL REPORT 3

APPENDIX I

SUMMARY OF NON-RESIDENTIAL AFFORDABLE HOUSING FEE PROGRAMS

NON-RESIDENTIAL NEXUS STUDY

ROCKLIN, CALIFORNIA

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SUMMARY OF NON-RESIDENTIAL AFFORDABLE HOUSING FEE PROGRAMS

Jurisdiction	Yr. Adopted/ Updated	Fee Level (per Sq.Ft. unless otherwise noted)	Thresholds & Exemptions	Build Option/ Other	Comments
SACRAMENTO AREA					
City of Sacramento Population: 536,000	1989 Most recent update, 2017	Office $3.33 Hotel $3.18 Commercial $2.68 Manufacturing $2.08 Warehouse/Office $0.91	No minimum threshold State or federal property, mixed use/income w/50%+ residential and 20%+ low income, certain non-profits, temporary buildings.	Yes. Specifies No. of units per SF	Fee is adjusted annually based on construction cost index Fees updated for 7/2024 - 7/2026.
City of Folsom Population: 88,000	2002	Office, Retail, Lt Industrial, Hvy Industrial, and Manufacturing $2.05 Up to 200,000 SF, 100% of fee; 200,000-250,000 SF, 75% of fee; 250,000-300,000 SF, 50% of fee; 300,000 and up, 25% of fee.	No minimum threshold Public property, select nonprofits, small child care centers, churches, mini storage, parking garages, private garages, private schools exempt.	Yes Provide new or rehab housing affordable to very low income households. Also, land dedication.	Fee is adjusted annually based on construction cost index Fee updated in 2024.
County of Sacramento Population: 1,611,000	1990 Most recent update, 2021	Office $3.00 Hotel $3.00 R&D $2.00 Commercial $2.00 Manufacturing $1.00 Warehouse $1.00	1,000 sf of new construction Service uses operated by non-profits are exempt, vehicle storage, self service auto washes, agricultural buildings less	N/A	Fee adjusted annually based on blend of construction cost index, McGraw Hill Consumer Index, local home prices and rents. Fees set in 2025.
City of Elk Grove Population: 183,000	1989 Most recent update, 2013	Commercial/Retail $1.05 Hotel $3.11 Manufacturing $1.19 Warehouse $1.28	No minimum threshold Outdoor dining areas	N/A	Fee is adjusted annually based on ENR construction cost index, ENR 20-City Index, year over year increase in median home sales price, CPI-U. Fees updated in 2025.
Citrus Heights Population: 87,000	1989 Updated 2022 (inherited from County when incorporated)	Office $1.89 Hotel $2.28 Industrial (Inc. Flex and R&D) $1.62 Commercial/Retail $1.72	No minimum threshold	N/A	Fees updated 2024.
Rancho Cordova Population: 84,000	1989 (inherited from County when incorporated)	Office $0.97 Hotel $0.92 R&D $0.82 Commercial $0.77 Manufacturing $0.61 Warehouse $0.26	No minimum threshold Membership organizations (churches, non-profits, etc.), mini storage, car storage, marinas, car washes, private parking garages and agricultural uses exempt	N/A	The municipal code section references the Sacramento County Ordinance. It does not appear the fees have been updated by the City since program inception.
Placer County Population: 434,000	2020	All Non-residential $2.73 Sierra and Lake Tahoe area only	No minimum threshold warehouse, commercial in mixed use over residential, governmental and institutional, childcare, churches.	Yes	ENR Building Cost Index 20-City Average. Fee updated in 2025.

Note: This chart has been assembled to present an overview, and as a result, terms are simplified. The information is recent but not all data has been updated as of the date of this report. In some cases, fees are adjusted by an index (such as CPI) which may not be reflected. For use other than general comparison, please consult the code and staff of the jurisdiction.

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TECHNICAL REPORT 4: AFFORDABILITY GAP ANALYSIS

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I. BACKGROUND

A key component of an impact analysis is the mitigation cost. In an affordable housing nexus analysis, the mitigation cost is the "affordability gap" – the financial gap between what lower income households can afford to pay and the cost of producing new affordable housing in Rocklin.

The affordability gap analysis identifies the financial assistance required to produce each unit of affordable housing that is needed to mitigate the affordable housing impacts of new development, using affordable housing impact fee funds. For Extremely Low (0% to 30% AMI), Very Low (30% to 50% AMI), and Low Income (50% to 80% AMI) units, the affordability gap analysis is based on the remaining financial gap after assistance available through Federal 4% Low Income Housing Tax Credits (4% Tax Credits). Moderate income units are assumed to be assisted in an affordable for sale unit. For Moderate Income units, the affordability gap is equal to the difference between the estimated sales prices of the attached townhome prototype and the restricted affordable sales price for 3-bedroom attached units.

II. CITY-ASSISTED AFFORDABLE UNIT PROTOTYPES

To estimate the affordability gap, there is a need to match the household of each income level with a unit type and size according to governmental regulations and City practices and policies. The prototype affordable unit should reflect a modest unit consistent with affordable developments that the City is likely to provide financial assistance to using affordable housing linkage fee funds. The focus is on affordable projects developed for families rather than projects consisting of primarily studios or single room occupancy units that would be too small to accommodate a typical-size worker household, given that the purpose of the linkage fee is to address affordable housing needs of workers and should reflect units that meet housing needs of the workforce more broadly.

A. Affordable Rental Units

For households earning up to 80% of AMI, the Low Income limit, KMA assumed that the City will use linkage fee funds to provide financial assistance for development of multi-family rental units averaging approximately 1.70 bedrooms per unit – consistent with recent affordable rental projects developed in Rocklin.

1. Development Costs

KMA prepared an estimate of total development costs for the affordable housing prototype unit described above (inclusive of land acquisition costs, direct construction costs, indirect costs of development and financing). The development cost estimate reflects the average for three multi-family affordable rental projects developed in Rocklin using 4% Tax Credits.

1. The Steven
2. University Avenue Apartments
3. Pacific Street Apartments Four

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The development cost estimates for these projects are summarized in Technical Report 4 Table 1. The table also shows the development cost estimates for a fourth project that utilizes 9% Tax Credits. This project was not included in the average cost estimates, as the analysis does not assume this type of financing. KMA estimated land costs at $10 per square foot with an assumed density of 25 units to the acre.

Based on cost data for the three recent projects and land at $10 per square foot, the total development cost for the prototype affordable rental unit is estimated at $462,000. Additional detail is provided in Technical Report 4 Table 2.

2. Unit Values

For the Extremely Low, Very Low and Low Income rental units, unit values are based upon the funding sources assumed to be available for the project. Funding sources include tax-exempt permanent debt financing supported by the project's net operating income, a deferred developer fee, and equity generated by 4% Tax Credits. The highly competitive 9% federal tax credits are not assumed because of the limited number of projects that receive an allocation of 9% tax credits in any given year. Other affordable housing subsidy sources awarded at the State and Federal level are also limited and difficult to obtain and therefore are not assumed in this analysis as available to offset the cost of mitigating the affordable housing impacts of new development. The estimated unit values are summarized in the following table.

Figure 63. Unit Values for Affordable Rental Units	
Extremely Low Income (0% to 30% Median)	$263,000
Very Low Income (Above 30% to 50% Median)	$341,000
Low Income (Above 50% to 80% Median)	$381,000

Additional detail on the calculations can be found in Technical Report 4 Table 2.

B. Affordable For Sale Units

Tax credit financing for new affordable rental units is not available for households earning over 80% of AMI. For households earning between 80% of AMI and 120% of AMI, KMA assumed that the City will use linkage fee funds to provide financial assistance for new ownership units. The affordability gap is estimated using the difference between the market rate sales price of the 3-bedroom townhome attached prototype and the restricted affordable price for a 3-bedroom Moderate Income household, summarized below.

Figure 64. Affordability Gap for Moderate Income Households	
Market Sales Prices, New Townhome Unit *(Technical Report 1 Table 3)*	$550,000
Moderate Income Affordable Price *(Technical Report 1 Table 8)*	($460,100)
Affordability Gap, Moderate Income	$89,900

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III. AFFORDABILITY GAPS

The affordability gap is the difference between the cost of developing the affordable units and the unit value based on the restricted affordable rent. The resulting affordability gaps are presented in the following table:

Figure 65. Affordability Gap Calculation

	Development Cost	*Unit Value*	*Affordability Gap*
Extremely Low Income	$462,000	$263,000	$199,000
Very Low Income	$462,000	$341,000	$121,000
Low Income	$462,000	$381,000	$81,000
Moderate Income	$550,000	$460,100	$89,900

The affordability gaps provided above are utilized in both the residential and non-residential nexus studies as the mitigation cost necessary to provide affordable housing. They are also used in the Financial Feasibility analysis to estimate the cost to the City to provide units offsite.

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Technical Report 4 Table 1
Affordable Housing Developments in Rocklin
Inclusionary Housing Analysis
City of Rocklin, CA ***Draft***

	The Steven	University Avenue Apartments	Pacific Street Apartments Four	Pacific Street Apartments Nine	Average, 4% Projects Only
Type of Tax Credit	4%	4%	4%	9%	
Tax Credit Application Year	2025	n/a	2025	2025	
Address	4930 Rocklin Road	Hwy 65 and Sunset Boulevard	Pacific Street and Pine Street	Pacific Street and Pine Street	
City	Rocklin	Rocklin	Rocklin	Rocklin	
Developer	USA Properties	USA Properties Inc	Community Housing Works	Community Housing Works	
Number of Units	180	324	50	60	185
Density (Units/Acre)	25	26	119	24	56
Building Type	4-story buildings	n/a	3-story buildings	3-story buildings	
Parking Spaces	224 uncovered spaces	n/a	129 uncovered spaces	125 uncovered spaces	
Avg No. Bedrooms	1.36	2.03	1.68	1.93	1.70
Avg. Unit Size (SF)	619	926	868	789	804
Avg. Affordability Level	60%	59%	49%	49%	56%
Sources					
Tax Credit Equity	$178,014	$193,800	$184,400	$340,462	$185,404
Permanent Loan	$99,250	$133,580	$123,140	$132,767	$118,657
Deferred Developer Fee	$33,820	$38,232	$17,573	$41,667	$29,875
Other Sources	$114,293	$85,590	$141,532	$77,892	$113,805
Total	$425,377	$451,202	$466,644	$592,787	$448,000
Uses					
Land (incl. Off-sites)[1]	$10,653	$1,710	$12,638	$82,986	$8,334
Direct Construction	$252,672	$271,057	$262,142	$328,413	$261,957
Indirect Costs	$67,284	$72,562	$95,810	$100,272	$78,552
Developer Fees	$50,741	$54,019	$55,070	$41,667	$53,277
Financing	$44,027	$51,853	$40,986	$39,449	$45,622
Total Cost	$425,377	$451,201	$466,646	$592,787	$448,000

1. The Steven and University Avenue projects are on ground leases and the cost of land is not included in the pro forma.

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Technical Report 4 Table 2
Tax Credit Financed Rental Unit Affordability Gap
Inclusionary Housing Analysis
City of Rocklin, CA

		Extremely Low	Very Low	Low Income
I.	**Affordable Prototype**			
	Tenure		Rental	
	Average No. of Bedrooms		1.70 bedrooms	
	Density		25 dua	
II.	**Development Costs** [1]		Per Unit	
	Land & Offsites		$22,000	
	Direct Construction		$262,000	
	Indirect Costs		$79,000	
	Developer Fees		$53,000	
	Financing		$46,000	
	Total Development Costs		$462,000	
III.	**Supported Financing**	Per Unit	Per Unit	Per Unit
	Affordable Rents			
	Average Number of Bedrooms		1.70 BR	
	Maximum TCAC Rent [2]	$825	$1,375	$1,650
	(Less) Utility Allowance [3]	($31)	($31)	($31)
	Maximum Monthly Rent	$793	$1,344	$1,619
	Net Operating Income (NOI)			
	Gross Potential Income			
	Monthly	$793	$1,344	$1,619
	Annual	$9,521	$16,124	$19,427
	Other Income	$150	$150	$150
	(Less) Vacancy 5.0%	($484)	($814)	($979)
	Effective Gross Income (EGI)	$9,188	$15,460	$18,598
	(Less) Operating Expenses	($5,400)	($5,400)	($5,400)
	(Less) Property Taxes [4]	$0	$0	$0
	Net Operating Income (NOI)	$3,788	$10,060	$13,198
	Permanent Financing [5]			
	Permanent Loan (40 year amortization) 6.33%	$48,000	$126,000	$166,000
	Deferred Developer Fee	$30,000	$30,000	$30,000
	Tax Credit Equity	$185,000	$185,000	$185,000
	Total Sources	$263,000	$341,000	$381,000
IV.	**Affordability Gap**	Per Unit	Per Unit	Per Unit
	Supported Permanent Financing	$263,000	$341,000	$381,000
	(Less) Total Development Costs	($462,000)	($462,000)	($462,000)
	Affordability Gap	($199,000)	($121,000)	($81,000)

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[1] Development costs estimated by KMA based on recent projects in Rocklin summarized in Technical Report 4 Table 1. Land cost assumes $10 per square foot of land area at 25 units to the acre.

[2] Maximum rents per Tax Credit Allocation Committee (TCAC) for projects utilizing Low Income Housing Tax Credits.

[3] Based on average utility allowance from three recent tax credit applications in Rocklin.

[4] Assumes tax exemption for non-profit general partner for units under 80% AMI.

[5] Permanent loan estimate does not assume income from project based vouchers. Permanent loan assumptions, deferred developer fee, and tax credit equity are based on the average for three recent 4% projects in Rocklin.