ROCKLIN CITY COUNCIL

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

August 25, 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. The meeting is held pursuant to City Council Procedural Rules.

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.gov.

AGENDA

MEETING INSTRUCTIONS

Members of the public may watch the meeting via live stream at:
https://ca-rocklin.civicplus.com/705/City-Council-Agendas-Minutes

The meeting will also be available through Zoom using Webinar ID **833 5913 1676** and Passcode **201997**.

Members of the public are welcome to attend the meeting in person or participate virtually. For those wishing to make a comment in person, although not required, complete a speaker card and present it to the meeting clerk. For those unable to attend in person, but wishing to make a public comment, a written public comment may be submitted via email to PublicComments@rocklin.ca.us. Emailed comments will be accepted until 3:00 p.m. on the meeting day and will be distributed to the City Council and treated as a public record.

The meeting will also be offered via Zoom Webinar and will include closed captioning. The public is welcome to make public comments through Zoom (audio only) using the steps below:

How to Make a Public Comment by Zoom
When joining the meeting, attendees will be muted by default. Please use the "Raise Hand" feature to inform the meeting clerk that you would like to make a public comment. Information on how to use the raise hand feature can be found on the Zoom website.

Zoom Participation by Computer or Smartphone
Members of the public may join the meeting from a computer using the web browser or the Zoom desktop application. The public can also participate using the Zoom mobile app available on an Apple iOS or Android device. Click the link below to join the Zoom meeting:
https://us02web.zoom.us/j/83359131676?pwd=RYaheHV1gjJroZNbVTYMEQ3pKO3qtV.1

ZOOM Participation by Telephone
1. Dial (669) 900-6833.
2. When asked for the meeting ID, enter **833 5913 1676**.
3. When asked for your participant ID, **press #** to continue.
4. When asked for the meeting passcode, enter **201997**.

Meeting participants will be muted by default. To inform the meeting clerk that you would like to make a public comment, dial *9 to "raise your hand." The clerk will unmute you when it is your turn to speak.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION

CLOSED SESSION

CS1. Pursuant to Government Code Section 54956.95, Liability Claim. Claimant: Jason Boyer. Agency Claimed Against: City of Rocklin.

CS2. Pursuant to Government Code Section 54956.9(d)(4), Conference with Legal Counsel, Anticipated Litigation - Initiation of Litigation: two (2) potential cases.

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 August 11, 2026, Regular Meeting of the City Council
Recommendation: Approve the Minutes of the August 11, 2026, Regular Meeting of the City Council.

C2. Appointments to Various Boards and Commissions
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Making Appointments to the Arts Commission, Community Recognition Commission, and Planning Commission.

C3. Public Employees' Medical and Hospital Care Act Plan Change
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Fixing the Employer Contribution under the Public Employees' Medical and Hospital Care Act at an Equal Amount for Employees and Annuitants.

C4. Intention to Annex Placer Creek Apartments into Community Facilities District No. 1

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 97) and to Authorize the Levy of Special Taxes Therein (Placer Creek Apartments, APN 017-084-012-000).

C5. Intention to Annex Placer Creek Apartments into Community Facilities District No. 5

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 5 (Annexation No. 82) and to Authorize the Levy of Special Taxes Therein (Placer Creek Apartments, APN 017-084-012-000).

C6. Wildcat West Notice of Completion of Public Improvements

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Wildcat West (SD-2022-0001), Approving the Notice of Completion, and Authorizing and Directing the Senior Engineer to Execute Said Notice on Behalf of the City (KB Home Sacramento Inc., a California corporation).

C7. SACOG Federal Funding Program Application

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Authorizing Applications for Grant Funding from the Sacramento Area Council of Governments (SACOG) 2026 Federal Funding Programs; Authorizing the City Manager to Submit City of Rocklin SACOG 2026 Federal Funding Program Application Priorities; and Authorizing the City Manager to Execute all Grant Documents and Timely Project Delivery Requirements.

C8. Sunset Whitney Connector Bridge Mitigation Bank Credits – Delegation of Acquisition Authority to City Manager

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Repealing City Council Resolution No. 2026-099 and Approving and Authorizing the City Manager to Execute All Necessary Documents for the Acquisition of Mitigation Bank Credits for the Sunset Whitney Connector Bridge Project.

C9. City of Rocklin Fire Department's State Mandated Annual Fire Inspection Report

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Acknowledging the City of Rocklin Fire Department’s Compliance with Sections 13146.2 and 13146.3 of the California Health and Safety Code.

C10. California State Office of Traffic Safety (OTS) Grant Award and Agreement
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Accepting an Award from the Office of Traffic Safety (OTS) for the Regional Crash Response and Extrication Improvement Program and Authorizing the City Manager to Execute the Grant Agreement and Necessary Grant Documentation.

C11. CAD-to-CAD Solutions Agreement
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Approving the Solutions Agreement with CentralSquare Technologies, LLC and Authorizing the City Manager to Execute the Agreement and Subsequent Amendments.

PRESENTATIONS

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

P1. Oaths of Office for Incoming Commission Members

P2. Summer Civic Career Program (SCCP) Presentation

PUBLIC HEARINGS

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

PH1. Midas Apartments / Design Review, DR2026-0002; and Environmental, ENV2026-0008
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 (Midas Apartments / ENV2026-0008).
B. Adopt a Resolution of the City Council of the City of Rocklin Approving a Design Review (Midas Apartments / DR2026-0002).

DISCUSSION ITEMS

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

D1. Northwest Rocklin Community Parks Master Plan
Recommendation: Receive a Presentation of the Draft Master Plan for the Northwest Rocklin Community Parks and Provide Direction to Staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

City Council Staff Report

Subject: Minutes of the August 11, 2026, Regular Meeting of the City Council

Date: August 25, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Approve the Minutes of the August 11, 2026, Regular Meeting of the City Council.

ATTACHMENTS:
1. Draft City Council Meeting Minutes of August 11, 2026

ROCKLIN CITY COUNCIL

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August 11, 2026
Closed Session 5:30 p.m.
General Session 6:00 p.m.

-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 5:30 p.m.

CLOSED SESSION

CS1. Pursuant to Government Code Section 54956.9(d)(1), Conference with Legal Counsel, Existing Litigation: Julie Kassis v City of Rocklin, Placer County Superior Court, Case NO. M-CV-0097248.

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

REPORT OUT OF CLOSED SESSION

There was no reportable action.

CALL GENERAL SESSION TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Bass led the pledge of allegiance.

AGENDA REVIEW

There were no changes to the agenda.

CITIZENS ADDRESSING THE CITY COUNCIL

Mr. Greg Roberson, Rocklin Area Chamber of Commerce Board Chair, addressed the City Council and introduced the new Chamber CEO Kathleen McCorry.

Rocklin Area Chamber of Commerce CEO Kathleen McCorry addressed the City Council and expressed that she looked forward to working with the City of Rocklin.

Ritika Phanse addressed the City Council and spoke about the annual Teacher Appreciation event held in in May 2026 at Rocklin Elementary School organized by the organization Hindu Swayamsevak Sangh USA.

REPORTS FROM CITY COUNCIL AND CITY MANAGER

Council Member Broadway participated in Rocklin Police Activities League (Rock PAL) back to school shop with a cop program, also supported by the Rocklin Rotary Club; participated in National Night Out on August 4, 2026 recognizing efforts by communities to keep their neighborhoods safe and thanked public safety staff for their involvement; and along with Vice Mayor Halldin and Council Member Gayaldo attended the ribbon cutting event for the new playground structure at Night Ridge Park.

Council Member Gayaldo reported attendance at the Placer Mosquito Vector Control District Board meeting; and attended a Sacramento Area Council of Governments (SACOG) Transportation Committee meeting.

Vice Mayor Halldin commended Mayor Bass for his delivery at the State of the City event at Sierra College held on June 25, 2026; thanked Destiny Church for organizing two days of fireworks at their Celebrate America event; and shared that since May there were two

groundbreakings on affordable housing projects: the 110-unit Pacific Street Apartments and 180-unit The Steven senior apartment complex across from Sierra College, and noted that the 324-unit affordable housing complex by USA Properties on University Avenue was underway.

Council Member Janda reported attendance at the Pioneer Community Energy Board meeting.

City Manager Zimmermann shared that all Placer County Library locations will be closed on August 20, 2026 due to staff training and development; and shared that the City had launched its refreshed website: www.rocklin.ca.gov, expressing her appreciation to Management Analyst Haley Reid and City staff for their efforts to improve public accessibility and transparency and ensure compliance with state law.

CONSENT CALENDAR

C1. Minutes of the June 15, 2026, Special Meeting of the City Council
Action: Approved the Minutes of the June 15, 2026, Special Meeting of the City Council.

C2. Minutes of the June 23, 2026, Regular Meeting of the City Council
Action: Approved the Minutes of the June 23, 2026, Regular Meeting of the City Council.

C3. Legal Search Subscription Agreement Amendment
Action: Adopted Resolution No. 2026-116 of the City Council of the City of Rocklin Ratifying the Amendment to the Subscription Agreement with LexisNexis.

C4. Quarterly Treasurer's Report
Action: Received the Treasurer's Report for the Quarter Ending June 30, 2026.

C5. Intention to Annex Quick Quack Lonetree Boulevard into Community Facilities District No. 1
Action: Adopted Resolution No. 2026-117 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 96) and to Authorize the Levy of Special Taxes Therein (Quick Quack Lonetree Boulevard, APN 017-284-004-000).

C6. First Amendment to the Special Tax and Assessment District Administration Services Contract
Action: Adopted Resolution No. 2026-118 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute the First Amendment to the Agreement for Special Tax and Assessment District Administration Services with Willdan Financial Services.

C7. Accounts Paid List: April to June 2026
Action: Received the Accounts Paid List for April 1, 2026 to June 30, 2026.

C8. Various Personnel Updates
Action:

A. Adopted Resolution No. 2026-119 of the City Council of the City of Rocklin Approving the Negotiated Memorandum of Understanding between the City of Rocklin and AFSCME Council 57, Local 146 AFL-CIO Representing Rocklin Public Services Employees Bargaining Unit, for the Term of the July 1, 2026 - June 30, 2029, and Adopting the Updated Salary Schedule.

B. Adopted Resolution No. 2026-120 of the City Council of the City of Rocklin Approving a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and AFSCME Council 57, Local 146 AFL-CIO Representing Rocklin Public Services Employees Bargaining Unit.

C. Adopted Resolution No. 2026-121 of the City Council of the City of Rocklin Adopting the Corrected Consolidated Salary Schedule, Reflecting the Previously Approved Salary Adjustments for City Manager and City Attorney.

D. Adopted Resolution No. 2026-122 of the City Council of the City of Rocklin Approving a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and the Rocklin Firefighters, Local 522.

C9. Software License Platform Agreement Amendment
Action: Adopted Resolution No. 2026-123 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Necessary Documents to Add Services to the Microsoft Enterprise Agreement with Dell Marketing, L.P.

C10. Sunset Whitney Connector Bridge Contract Award
Action:

A. Adopted Resolution No. 2026-124 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts and a Mitigation Monitoring Program.

B. Adopted Resolution No. 2026-125 of the City Council of the City of Rocklin Awarding a Construction Contract for the Sunset Whitney Connector Bridge Project to Central Valley Engineering & Asphalt, Inc., Authorizing the City Manager to Execute the Contract and Approve Change Orders, and Approving a Budget Appropriation.

C11. Sierra College Boulevard at I-80 Resurfacing Project Contract Award
Action: Adopted Resolution No. 2026-126 of the City Council of the City of Rocklin Awarding a Construction Contract for the Sierra College Boulevard at I-80

Resurfacing Project to George Reed Inc., Authorizing the City Manager to Execute the Contract and Approve Change Orders.

C12. California Highway Patrol Grant Award
Action: Adopted Resolution No. 2026-127 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Cannabis Tax Fund Grant Agreement with the Department of California Highway Patrol and Other Necessary Documentation to Use the Grant Funds.

C13. Fiscal Year 2026/27 Irrigation and Landscaping Supply Purchases
Action: Adopted Resolution No. 2026-128 of the City Council of the City of Rocklin Authorizing the City Manager to Purchase Goods and Supplies from Heritage Landscape Supply Group, Inc. for Fiscal Year 2026/27.

C14. Construction Cooperation and Reimbursement Agreement with South Placer Municipal Utility District for Bluffs Phase II
Action: Adopted Resolution No. 2026-129 of the City Council of the City of Rocklin Approving the Construction Cooperation and Reimbursement Agreement with South Placer Municipal Utility District for Sewer Improvements During the Bluffs Subdivision Reconstruction Phase II Project and Authorizing the City Manager to Execute the Agreement.

C15. Park Drive Dig Outs Project – Notice of Completion
Action: Adopted Resolution No. 2026-130 of the City Council of the City of Rocklin Accepting the Public Work Known as the Park Drive Dig Outs Project, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (JB-TC Ventures, LLC. DBA JB Bostick Company).

PUBLIC COMMENT

There were no public comments from attendees in person or via Zoom.

Motion to approve Consent Calendar Item Nos. C1 through C15, 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

PUBLIC HEARINGS

PH1. Sierra Wilds Apartments (Continued from May 12, 2026) / Environmental, ENV2025-0008; and Design Review, DR2025-0005

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

A. Resolution of the City Council of the City of Rocklin Approving a Notice of Exemption / CEQA Determination (Sierra Wilds Apartments / ENV2025-0008).
B. Resolution of the City Council of the City of Rocklin Approving a Design Review (Sierra Wilds Apartments / DR2025-0005).

Mayor Bass opened the public hearing for Item No. PH1. He read a technical assistance letter on use-by-right processing under the Housing Element law which was received late in the afternoon on August 10, 2026 from the Department of Housing and Community Development (HCD) urging approval of the project.

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, City Attorney Matthew McOmber, Fire Chief Reginald Williams, Deputy Fire Chief Ryan Brayton, and Community Development Director David Mohlenbrok.

Ms. Lauren Alexander, Project Manager with Pacific West Communities, Inc. addressed City Council questions.

PUBLIC COMMENT

The following speakers addressed the City Council expressing concerns about the proposed Sierra Wilds Apartments development project:

Ms. Kathleen Patterson
Ms. Tiffany P
Ms. Cheryl Keller
Ms. Kate Livengood
Mr. Scott Simpson
Ms. Adrienne Garcia
Ms. Britt Hillison
Mr. Paul Brigearts
Mr. Syd Fong
Ms. Stefanie Baldonade
Ms. Carol Royal
Ms. Chrystee Boothby
Ms. Laura Crouch

Mr. Dave Patterson

The City Council recessed at 8:01 p.m. and the public hearing reconvened at 8:12 p.m.

Public Comment resumed after the recess.

PUBLIC COMMENT

The following speakers addressed the City Council expressing general support of the project and need for affordable housing:

Mr. Virgil Nelson
Ms. Elizabeth Gonzalez

The following speakers addressed the City Council expressing concerns about the proposed Sierra Wilds Apartments development project:

Ms. Lorinda Odell
Ms. Hadi Pojda
Ms. Tina Laube
Ms. Amy Hansen
Ms. Denise Morgan
Mr. Shane Steffen
Mr. Oscar Hernandez
Mr. David McClain
Mr. Brent Boothby
Mr. Dan King
Ms. Shelly Burba
Ms. Susan Weckter
Ms. Hailey Fowler
Ms. Jessica Brenner
Ms. Tarah Crow
Ms. Mandy Fong
Ms. Brandi Armstrong
Mr. Peter Liu
Ms. Mina Zheng
Mr. John Nguyen
Ms. Julia Becker
Ms. Lindsay Roche
RUSD Board Trustee Derek Counter
Mr. Alan Guillen Sanchez
Mr. Umer Waris
Ms. Joy T

Mr. Nelson Medeiros

Mr. Sam Bacal-Graves, attorney with Stoel Rives representing the applicant, addressed City Council questions during the public comment period.

There were no public comments from attendees via Zoom.

City Council comments and discussion followed. Project Manager Alexander addressed questions for the City Council that were raised during the public comment period.

The City Council recessed at 10:28 p.m. and the public hearing reconvened at 10:37 p.m.

City Council comments and discussion continued.

Due to the City Council meeting approaching 11:00 p.m. and per the City Council Procedural Rules for extending the time of adjournment for hearings in progress, Council Member Broadway made a motion to extend the length of the meeting, seconded by Vice Mayor Halldin. Passed by the following vote:

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

The City Council requested further information on the following topics of concern as related to the proposed project: emergency vehicle access by the Fire Department; impacts of construction on health and safety of students including a construction management plan; clarification on a potential deceleration lane; noise impacts on students and their ability to learn; and to provide additional time for staff to review the legal questions raised in recent letters submitted for the project.

Motion to continue Public Hearing Item No. PH1 to the September 22, 2026 City Council Meeting to be held in the Rocklin City Council Chambers at 6:00 p.m. 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

FUTURE AGENDA ITEMS

Council Member Broadway requested information on managing damage to City parks resulting from regular use.

ADJOURNMENT

Mayor Bass adjourned the meeting at 11:14 p.m.

_____
David Bass, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of August 11, 2026 as approved by the Rocklin City Council.

_____
Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Appointments to Various Boards and Commissions

Date: August 25, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Making Appointments to the Arts Commission, Community Recognition Commission, and Planning Commission.

Background:
On June 8, 2026 and June 15, 2026, the City Council Ad Hoc Selection Committees conducted interviews with qualified applicants to fill vacancies and make appointments on various City Commissions. A Special City Council Meeting was also held on June 15, 2026.

Arts Commissioner Holly Clark resigned from the Commission on June 22, 2026. On August 17, 2026, a City Council Subcommittee conducted an interview with a qualified applicant to fill the unscheduled vacancy on the Arts Commission.

Exhibit A to the Resolution identifies the recommended appointments and reappointments to the Arts Commission, Community Recognition Commission, and Planning Commission.

Fiscal Impact:
There is no fiscal impact to the General Fund from the staff recommendation.

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN MAKING APPOINTMENTS TO THE ARTS COMMISSION, COMMUNITY RECOGNITION COMMISSION, AND PLANNING COMMISSION

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

Section 1. The City Council of the City of Rocklin does hereby appoint and reappoint the following individuals to the Arts Commission, Community Recognition Commission, and Planning Commission of the City of Rocklin commencing August 25, 2026 as set forth in Exhibit A, attached hereto and hereby incorporated herein by this reference.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

APPOINTMENT:

ARTS COMMISSION RMC Chapter 2.36 & 2.43 Four-Year Term	
Appointee	**Term Expires**
Patty Rosenberg	6/30/2029

REAPPOINTMENTS:

COMMUNITY RECOGNITION COMMISSION RMC Chapter 2.36 & 2.45 Four-Year Term	
Appointee	**Term Expires**
Bonnie Neumann	6/30/2030
Michelle Sutherland	6/30/2030
Michele Vass	6/30/2030
PLANNING COMMISSION RMC Chapter 2.36 & 2.40 Four-Year Term	
Appointee	**Term Expires**
Twianna Armstrong	6/30/2030
Michael Barron	6/30/2030
Jared Thomas	6/30/2030

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Public Employees' Medical and Hospital Care Act Plan Change

Date: August 25, 2026

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

Department: Administrative Services - Human Resources

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Fixing the Employer Contribution under the Public Employees' Medical and Hospital Care Act at an Equal Amount for Employees and Annuitants.

Background:
The City participates in the CalPERS medical program, which is governed under California Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (PEMHCA). Among other requirements, PEMHCA mandates equal employer contributions for active employees and retirees.

Staff has conducted extensive research on ways to improve medical benefits for active employees and to reduce financial exposure associated with retiree medical costs. On August 11, 2026, the City Council approved a Memorandum of Understanding (MOU) transitioning AFSCME Council 57, Local 146 AFL-CIO, representing Rocklin Public Services Employees Bargaining Unit, to the PEMHCA minimum. The City negotiated a second tier for retiree medical contributions for AFSCME Council 57, Local 146 AFL-CIO, representing Rocklin Public Services Employees Bargaining Unit, providing that the the new second tier applies to new hires effective July 1, 2026, and does not affect current employees or retirees. The City is transitioning the health contribution from the prior $1,200 per month contribution to the PEMHCA minimum contribution. Transitioning to the PEMHCA minimum, currently $162 per month and increasing to $167 per month in the 2027 benefit year, gives the City the flexibility to increase the medical contribution (up to 100% of the Kaiser Employee + one premium for the calendar year 2026) into a cafeteria plan for active employees without affecting the contribution to retirees.

California Government Code Section 22892(a) requires that the City Council approve any change to the employer contribution amount through a resolution.

Fiscal Impact:
There is no direct fiscal impact from the staff recommendation. The estimated annual fiscal impact for AFSCME, approximately $379,000, was addressed during the approval of the AFSCME MOU and is included in the Fiscal Year 2026/27 Operating Budget.

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN FIXING THE EMPLOYER CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS

WHEREAS, the City of Rocklin is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act" or "PEMHCA")); and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of the employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act;

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

a) That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of their enrollment, including the enrollment for family members, in a health benefits plan up to a maximum of:

Medical Group	Monthly Employer Health Contribution
001 Management	PEMHCA Minimum (no change)
002 Confidential	PEMHCA Minimum (no change)
003 Public Service (Misc.)	PEMHCA Minimum
004 Police	PEMHCA Minimum (no change)
005 Fire	PEMHCA Minimum (no change)
006 Hourly	PEMHCA Minimum (no change)
008 Unrepresented	PEMHCA Minimum (no change)
014 Public Safety Managers	PEMHCA Minimum (no change)

plus administrative fees and Contingency Reserve Fund assessments; and be it further resolved

b) City of Rocklin has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further resolved

c) That the participation of the employees and annuitants of City of Rocklin shall be subject to determination of its status as an "agency or

instrumentality of the state of political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that that City of Rocklin would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further resolved

d) That the City Council (executive body) appoint and direct, and it does hereby appoint and direct, the City Manager to file with the CalPERS Board a verified copy of this resolution, and to perform on behalf of the City of Rocklin all functions required of it under the Act; and be it further resolved

e) That coverage under the Act be effective on January 1, 2027.

PASSED AND ADOPTED this 25th day of August 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Intention to Annex Placer Creek Apartments into Community Facilities District No. 1

Date: August 25, 2026

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

Department: Administrative Services - Finance

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 97) and to Authorize the Levy of Special Taxes Therein (Placer Creek Apartments, APN 017-084-012-000).

Background:
Placer Creek Apartments, APN 017-084-012-000, is a multi-family residential development located southeast of the intersection of Whitney Ranch Parkway and University Avenue. The annexation map is included as Attachment 2. The development of Placer Creek Apartments is conditioned on, among other things, annexation into Community Facilities District (CFD) No. 1. CFD No. 1 provides financing for the operation and maintenance of fire protection and suppression services and paramedic services. The landowners have submitted a petition and waiver letter for CFD No. 1 (Attachment 3), which requests the annexation to occur and waives some of the procedural requirements for processing the annexation. With the petitions and waivers, the City Council may adopt the resolution of intention (Attachment 1) at this meeting, and proceed with the public hearing and election, and order the annexation at its meeting on October 13, 2026.

Fiscal Impact:
There is no direct fiscal impact to the General Fund from the staff recommendation. Annexation into CFD No. 1 would allow special taxes to be levied and collected to pay for services provided to the annexation territory.

ATTACHMENTS:
1. Resolution
2. Annexation Map
3. Waiver of Notice Letter

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN OF INTENTION TO ANNEX TERRITORY TO ROCKLIN COMMUNITY FACILITIES DISTRICT NO. 1 (ANNEXATION NO. 97) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN (Placer Creek Apartments, APN 017-084-012-000)

The City Council of the City of Rocklin resolves as follows:

Section 1. The City Council finds that there exists in the City of Rocklin a district known as Rocklin Community Facilities District No. 1 (the "CFD") formed and established pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code (Mello-Roos Community Facilities Act of 1982, Government Code section 53311 et seq. (the "Act")).

Section 2. The City Council further finds that the public convenience and necessity require that certain territory be added to the CFD.

Section 3. The territory included in the existing CFD is as shown on the amended maps thereof filed in Book 1 of Maps of Community Facilities Districts to which maps reference is hereby made. The territory proposed to be annexed to the CFD is as shown on the Annexation Map No. 97 to the CFD on file with the City Clerk, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to cause to be recorded in the office of the Placer County Recorder the Annexation Map No. 97 to the CFD, showing the territory to be annexed, within fifteen days of the date of adopting of this resolution. Said territory is commonly known as Placer Creek Apartments.

Section 4. The public services authorized for the existing CFD are fire protection and suppression services and ambulance and paramedic services. The services to be provided in the territory proposed to be annexed to the CFD are fire protection and suppression services and ambulance and paramedic services as described in section 3 of Resolution No. 86-102 adopted by the Council on May 27, 1986 ("Resolution of Formation"). It is presently intended that the public services shall be shared without preference or priority by the existing territory in the CFD and the territory proposed to be annexed to the CFD.

Section 5. Except where funds are otherwise available, a special tax sufficient to pay for all such services will be annually levied and collected in the same manner as ordinary ad valorem property taxes on each building within the territory proposed to be annexed to the CFD at the following rates:

a) Single family detached: $274.00
b) Condominium: $274.00
c) Multi-family with up to four units: $411.00

d) Multi-family with five or more units: $861.14
e) Commercial: $358.81
f) Light industrial: $430.58

Section 6. Beginning July 1, 2027 and each July 1 thereafter, the maximum annual tax rates assigned to each building category shall be increased to an amount equal to 103% of the amount in effect in the prior year.

Section 7. No alteration in the special tax rate authorized to be levied in the existing CFD shall be made as a result of the proposed annexation.

Section 8. A public hearing on the matter of the proposed annexation to Rocklin Community Facilities District No. 1, and for consideration and final determination of whether the public interest, convenience and necessity require the annexation of territory to the CFD and the levy of special taxes therein, shall be held on October 13, 2026, at 6:00 P.M. in the City of Rocklin Council Chambers, 3970 Rocklin Road, Rocklin, California.

Section 9. The City Clerk is hereby directed to give notice of the hearing in accordance with sections 53339.4, 53322 and 53322.4 of the Act by publication in the Placer Herald once at least seven (7) days prior to the hearing and by first-class mail to each registered voter and each landowner within the territory proposed to be annexed to the CFD at least 15 days before the hearing. The notice shall be substantially in the form specified in section 53339.4 of the Act.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

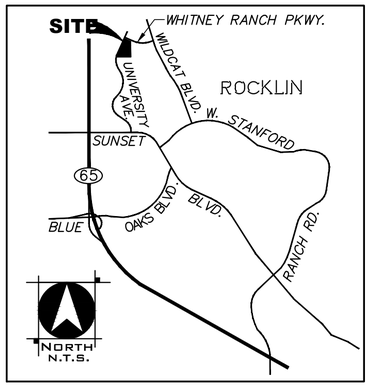
_____
Avinta Singh, City Clerk

BOOK ___OF COMMUNITY FACILITIES DISTRICTS, PAGE ____

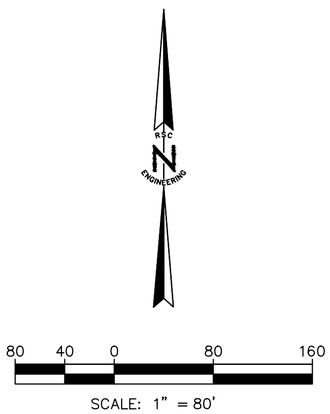
PLACER CREEK APARTMENTS ANNEXATION MAP NO. 97 OF COMMUNITY FACILITIES DISTRICT NO. 1

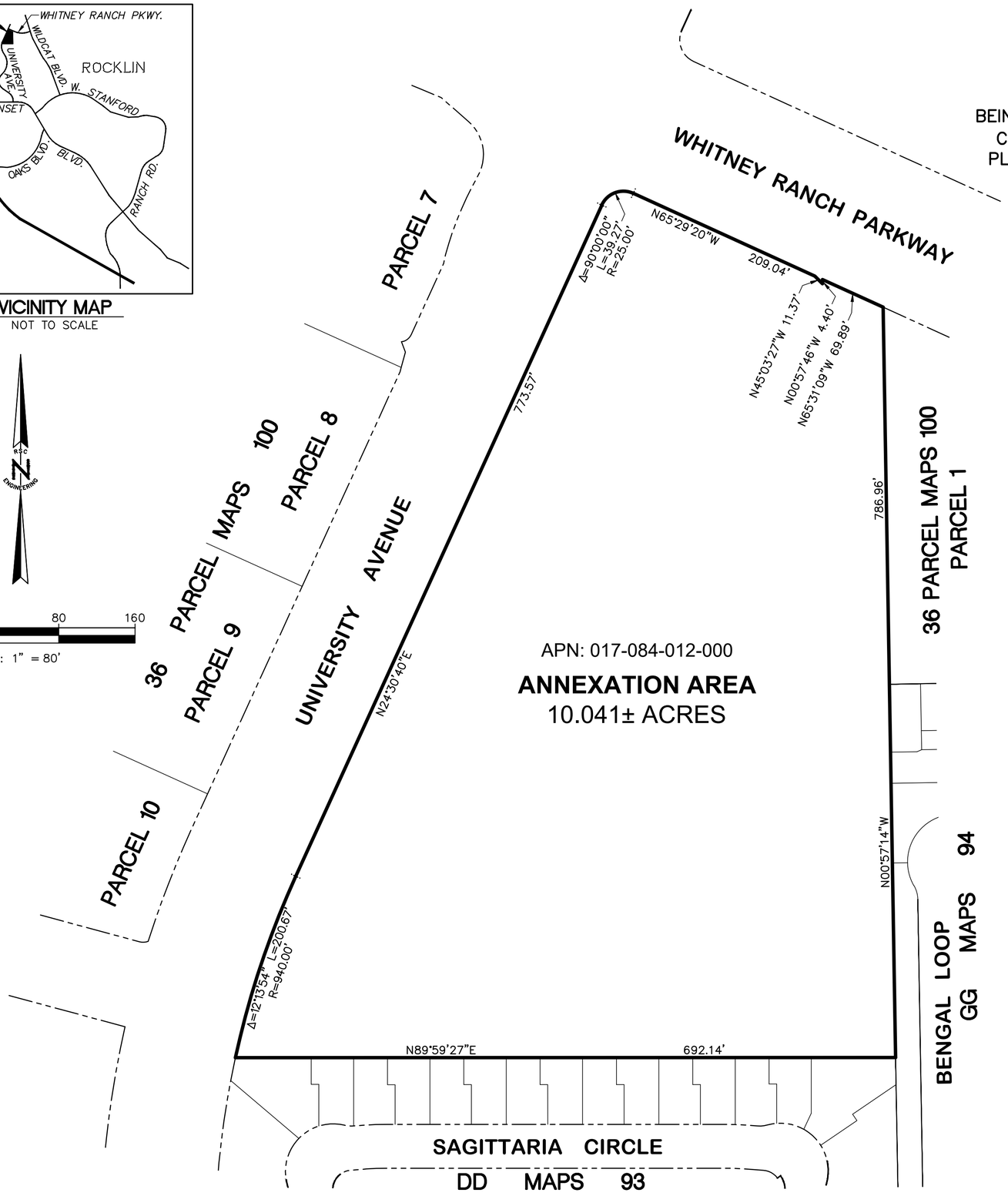
BEING ALL OF PARCEL 1, AS SHOWN ON THE PARCEL MAP OF "PLACER CREEK CORPORATE CENTER", FILED IN BOOK 35 OF PARCEL MAPS, AT PAGE 127, PLACER COUNTY RECORDS AND A PORTION OF AREA M, AS SHOWN ON THE FINAL MAP OF "WHITNEY RANCH LARGE LOT SUBDIVISION", FILED IN BOOK Z OF MAPS, AT PAGE 94, PLACER COUNTY RECORDS, LYING IN SECTION 3, TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.

CITY OF ROCKLIN, COUNTY OF PLACER
STATE OF CALIFORNIA
AUGUST 2026



VICINITY MAP
NOT TO SCALE





NOTE:

REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 1, CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA," FILED THE 3RD DAY OF APRIL, 1987, AT THE HOUR OF 9:12 A.M. IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 2, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

CITY CLERK'S STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 2026.

_____
AVINTA SINGH, CITY CLERK
CITY OF ROCKLIN, CALIFORNIA

CITY COUNCIL'S STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 97 TO COMMUNITY FACILITIES DISTRICT NO. 1, CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2026, BY ITS RESOLUTION NO. _____.

_____
AVINTA SINGH, CITY CLERK
CITY OF ROCKLIN, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT THE HOUR OF _____ ___M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

RYAN RONCO
COUNTY RECORDER COUNTY OF PLACER

BY: _____
DEPUTY

FILE NO. _____

FEE: _____

RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

SHEET 1 OF 1

PLACER CREEK APARTMENTS, LLC

City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Re: Waiver of Notice and Time Requirements in Connection with Special Election for Approval of Special Tax Levy under Mello-Roos Community Facilities Act of 1982
Community Facilities District No. 1 (Annexation No. 97), Placer Creek Apartments

Honorable Members of the Rocklin City Council:

The undersigned is the owner (or duly authorized representative thereof) of all of the real property identified below, and hereby requests that the City of Rocklin (the "City") begin proceedings to annex territory, including the property identified below, to the Rocklin **Community Facilities District No. 1 (Annexation No. 97)** (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Government Code section 53111 et seq.) (the "Act").

The undersigned hereby further requests that you take all steps necessary to complete the annexation to the CFD and to levy a special tax therein for the purpose of providing fire protection and suppression services and ambulance and paramedic services to the real property proposed to be annexed.

The undersigned hereby further requests that the annexation and levy of the special tax proceed as quickly as possible. Being that there are fewer than twelve registered voters residing in the area to be annexed to the CFD, and the undersigned being the only expected qualified elector for the annexation, the undersigned does hereby waive on its behalf the provisions of Government Code section 53326 requiring that the special election concerning the levy of a special tax imposed under the Act be held at least 90 days following the close of the protest hearing applicable to that special tax, and the undersigned does hereby consent to an election concerning the levy of such a special tax prior to expiration of the prescribed 90-day period.

The undersigned hereby waives any other time for and notices of said special election under the Act, and the inclusion of an impartial analysis and arguments and rebuttals in the ballot materials. In furtherance of this waiver, the election may be conducted by mail or hand delivered ballot, to be returned as quickly as possible to the City Clerk of the City, and the results of said election may be canvassed and reported to you as soon as possible.

This waiver shall be applicable only to the special election in connection with the annexation of the real property identified below to the Rocklin Community Facilities District No. 1 and the levy

of a special tax, and shall not be construed as applicable to any other or unrelated special election.

Submitted herewith is a check for $4,621.00 to be used by the City to pay the costs incurred by the City in the annexation process.

Respectfully submitted as of this 14th day of August, 2026.

PLACER CREEK APARTMENTS, LLC, a
Delaware limited liability company

(name of owner of fee)

By Robert H. Cole
Robert H. Cole (Aug 14, 2026 11:16:18 PDT)
Robert H. Cole, President

The property that is the subject of this Petition and owned (not leased or optioned) by the above owner is Placer County Assessor Parcel No. 017-084-012-000 the property consists of a total of 10.04 acres.

The address of the above owner for purposes of receiving all notices and ballots is:

Placer Creek Apartments, LLC
c/o Cole Partners Development Company
2484 Natomas Park Drive Suite 101
Sacramento, CA 95833

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Intention to Annex Placer Creek Apartments into Community Facilities District No. 5

Date: August 25, 2026

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

Department: Administrative Services - Finance

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 5 (Annexation No. 82) and to Authorize the Levy of Special Taxes Therein (Placer Creek Apartments, APN 017-084-012-000).

Background:
Placer Creek Apartments, APN 017-084-012-000, is a multi-family residential development and is located southeast of the intersection of Whitney Ranch Parkway and University Avenue. The annexation map is included as Attachment 2. The development of Placer Creek Apartments is conditioned on, among other things, annexation into Community Facilities District (CFD) No. 5. CFD No. 5 finances the operation and maintenance of publicly owned parks, parkways, landscaping and street/parkway lighting. The rate and method of apportionment of the special tax levy to pay for the services provided to the annexation territory is included as Exhibit A to the Resolution of Intention (Attachment 1). The landowners have submitted petition and waiver letters for CFD No. 5 (Attachment 3), which requests the annexation to occur and waives some of the procedural requirements for processing the annexation. With the petitions and waivers, the City Council may adopt the Resolution at this meeting, and proceed with the public hearing and election, and order the annexation at its meeting on October 13, 2026.

Fiscal Impact:
There is no direct fiscal impact to the General Fund from the staff recommendation. Annexation into CFD No. 5 would allow special taxes to be levied and collected to pay for services provided to the annexation territory.

ATTACHMENTS:
1. Resolution and Exhibit A
2. Annexation Map
3. Waiver of Notice Letter

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN OF INTENTION TO ANNEX TERRITORY TO ROCKLIN COMMUNITY FACILITIES DISTRICT NO. 5 (ANNEXATION NO. 82) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN
(Placer Creek Apartments, APN 017-084-012-000)

The City Council of the City of Rocklin resolves as follows:

Section 1. The City Council finds that there exists in the City of Rocklin a district known as Rocklin Community Facilities District No. 5 (the "CFD") formed and established pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code (Mello-Roos Community Facilities Act of 1982, Government Code section 53311 et seq. (the "Act")).

Section 2. The City Council further finds that the public convenience and necessity require that certain territory be added to the CFD.

Section 3. The territory included in the existing CFD is as shown on the amended maps thereof filed in Book 3 of Maps of Community Facilities Districts to which maps reference is hereby made. The territory proposed to be annexed to the CFD is as shown on the Annexation Map No. 82 to the CFD on file with the City Clerk, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to cause to be recorded in the office of the Placer County Recorder the Annexation Map No. 82 to the CFD, showing the territory to be annexed, within fifteen days of the date of adopting of this resolution. Said territory is commonly known as Placer Creek Apartments.

Section 4. The public services authorized for the existing CFD are operation and maintenance of publicly owned parks, parkways, landscaping and street/parkway lighting. The services to be provided in the territory proposed to be annexed to the CFD are operation and maintenance of publicly owned parks, parkways, landscaping and street/parkway lighting as described in section 3 of Resolution No. 96-255 adopted by the Council on October 8, 1996, ("Resolution of Formation"), together with drainage and waterway maintenance, open spaces and park trail maintenance, roadway maintenance, maintenance of signalized intersections and safety lighting, roadway landscaping and associated signage and infrastructure. It is presently intended that the public services shall be shared without preference or priority by the existing territory in the CFD and the territory proposed to be annexed to the CFD, while the additional services described above shall be provided without preference or priority within the territory proposed to be annexed to the CFD as described herein and to other territory annexed to the CFD in the future, as and to the extent described in any proceedings related thereto.

Section 5. Except where funds are otherwise available, a special tax sufficient to pay for all such services will be annually levied and collected in the same manner as

ordinary ad valorem property taxes within the territory proposed to be annexed to the CFD as set forth in the attached Exhibit A, Rate and Method of Apportionment of Special Tax, incorporated herein by reference. The special tax shall be levied pursuant to the applicable ordinances previously adopted by the Council for the CFD.

Section 6. No alteration in the special tax rate authorized to be levied in the existing CFD shall be made as a result of the proposed annexation.

Section 7. A public hearing on the matter of the proposed annexation to Rocklin Community Facilities District No. 5, and for consideration and final determination of whether the public interest, convenience and necessity require the annexation of territory to the CFD and the levy of special taxes therein, shall be held on October 13, 2026 at 6:00 P.M. in the City of Rocklin Council Chambers, 3970 Rocklin Road, Rocklin, California.

Section 8. The City Clerk is hereby directed to give notice of the hearing in accordance with sections 53339.4, 53322 and 53322.4 of the Act by publication in the Placer Herald once at least seven (7) days prior to the hearing and by first-class mail to each registered voter and each landowner within the territory proposed to be annexed to the CFD at least 15 days before the hearing. The notice shall be substantially in the form specified in section 53339.4 of the Act.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 5 - ANNEXATION NO. 82
(Placer Creek Apartments)

A. **Purpose for the Special Tax.**

The annual special tax shall be levied by the City on each parcel within the Rocklin Community Facilities District No. 5 – Annexation No. 82 (Placer Creek Apartments) (the "CFD") as shown on the Placer County Assessor's records, based on the apportionment procedure specified herein for the purpose of paying for authorized public services.

B. **Determination of Parcels Subject to the Special Tax.**

The basis for determining the parcels subject to the special tax will be the equalized property tax roll produced by the County Assessor of Placer County. The following parcels shall be exempt from the special tax:

1. All parcels which are designated to be owned or which are owned by federal, state, the City and local governments or any public agency at the time of the approval of the special tax and all parcels designated in whole as wetlands, and/or open space by the City.

Parcels originally designated for such public uses but which are redesignated or rezoned for residential, commercial, or industrial use in the future, shall become subject to the special tax. Any parcel zoned residential, commercial, or industrial which is rezoned to an excluded category, shall continue to be taxed at up to the maximum annual tax originally assigned to the parcel.

C. **Definitions.**

"Administration Expenses" means the cost associated with the administration of the Community Facilities District. Administration costs may include, but are not limited to the cost of tax collection, legal fees, legal notices, direct labor, indirect cost allocations, and contract services.

"Administrator" means the person or firm designated by the City to administer the special tax according to this rate and method of apportionment of special tax.

"Annual Special Tax Requirement" means the amount necessary each year to pay for the activities of the Facilities District No. 5, Annexation No. 82 (Placer Creek Apartments).

"Annual Special Tax" means the amount of tax levied each year on each parcel.

"CFD" means Rocklin Community Facilities District No. 5.

"City" means the City of Rocklin.

"Commercial Lot" means any Final Lot which is not a Single-Family Lot or Multi-Family Lot.

"Council" means the City Council of the City of Rocklin.

"Equivalent Dwelling Unit (EDU)" is defined as follows:

Single Family Unit	1 EDU
Multi-family Unit	.63 EDU
Commercial Lot (all non-residential)	3 EDU/acre
Undeveloped Property	3 EDU/acre

"Final Lot" means any lot subdivided down to its ultimate size consistent with its zone as approved by the City pursuant to the Subdivision Map Act (California Government Code §66410, et seq.) and for which a building permit may be issued. For all lots exclusive of single family dwelling lots, the lots of a parcel will not become a "Final Lot" until at least one building permit has been applied for and issued for construction of a structure on that parcel.

"Fiscal Year" means July 1 to June 30 of any year.

"Maximum Annual Special Tax" means the maximum special tax that can be levied against a parcel in any year.

"Maximum Annual Tax for Final Lots" means $176.37 per EDU, adjusted annually for inflation by a factor of 4%.

"Maximum Annual Tax for Undeveloped Property" means $529.10 per acre, adjusted annually for inflation by a factor of 4%.

"Multi-Family Lot" means a Final Lot used or designated for use as multi-family housing units.

"Single-Family Lot" means any Final Lot used or designated for use as a single-family unit or duplex.

"Special Tax Requirement" means the amount necessary in any fiscal year to pay for the authorized services set forth in the Resolution of Intention, and to cure any delinquencies in the payment of special taxes levied in prior years or (based on delinquencies in the payment of special taxes which have already taken place) are expected to occur in the fiscal year in which the tax will be collected.

"Undeveloped Property" means all property which is not a final lot.

D. **Calculating the Maximum Annual Special Tax.**

The Maximum Annual Special Tax for each Final Lot and Undeveloped Property shall be calculated as follows:

Step 1 Identify all Final Lots in the CFD and determine if the Final Lot is a single family lot, a Multi-Family Lot or a Commercial Lot.

Step 2
a) For each Single Family Lot identified in Step 1, apply the Maximum Annual Tax for Final Lots.

b) For each Multi-Family Lot identified in Step 1, apply the Maximum Annual Tax for Final Lots, multiplied by .63, and multiplied again by the number of dwelling units approved or built on each multi-family lot.

c) For each Commercial Lot identified in Step 1, multiply the acreage within the Commercial Lot by 3, and multiply the result by the Maximum Annual Tax for Final Lots.

Step 3 Identify all Undeveloped Property by acreage.

Step 4 Apply the Maximum Annual Tax Rate for Undeveloped Property to each acre of undeveloped property identified in Step 3.

E **Changes to the Maximum Annual Tax.**

Beginning July 1, 2027 and each July 1, thereafter, the maximum annual tax shall be increased by 4%.

F. **Apportionment and Levy of Special Tax.**

Commencing with fiscal year 2027/28 and for each following fiscal year, the administrator shall determine the annual special tax requirement for the CFD by applying the following steps. Based on the administrator's determination, the special tax will be levied.

Step 5 Identify the total Special Tax Requirement to be paid in the fiscal year for which the special tax is being calculated.

Step 6 For each Final Lot, determine the number of EDUs for that lot by applying the appropriate land use factor shown in the table above.

Step 7 Add all EDUs determined in Step 6.

Step 8 Divide the total Special Tax Requirement by the total number of EDUs to determine the annual tax per EDU and multiply that amount times the number of EDUs in each Final Lot applying the appropriate land use factor.

Step 9 If the amount calculated in Step 8 is less than or equal to the Maximum Annual Tax for Final Lots, then that amount shall be levied on all Final Lots. **If the amount calculated in Step 8 is more than the maximum annual tax, the maximum annual tax should be levied on all final lots.**

If the total amount of tax available after taxing all Final Lots at the Maximum Annual Tax for Final Lots is less than the Special Tax Requirement, then that difference shall be collected by an assessment against the Undeveloped Property.

Step 10 Subtract the total amount of tax available after taxing all Final Lots at the Maximum Annual Tax for Final Lots from the Special Tax Requirement.

Step 11 Determine the total number of acres of Undeveloped Property.

Step 12 Divide the remaining Special Tax Requirement from Step 10 by the total number of acres of Undeveloped Property to arrive at the annual tax per acre of Undeveloped Property and the levy that amount against each acre of Undeveloped Property, up to the Maximum Annual Tax for Undeveloped Property.

G. **Manner of Collection.**

The special taxes for the CFD shall be collected in the same manner and at the same time as ordinary ad valorem property taxes.

The following parcels, and any subsequent parcels stemming from the following parcels, are included with the Community Facilities District No. 5 – Annexation No. 82 APN 017-084-012-000.

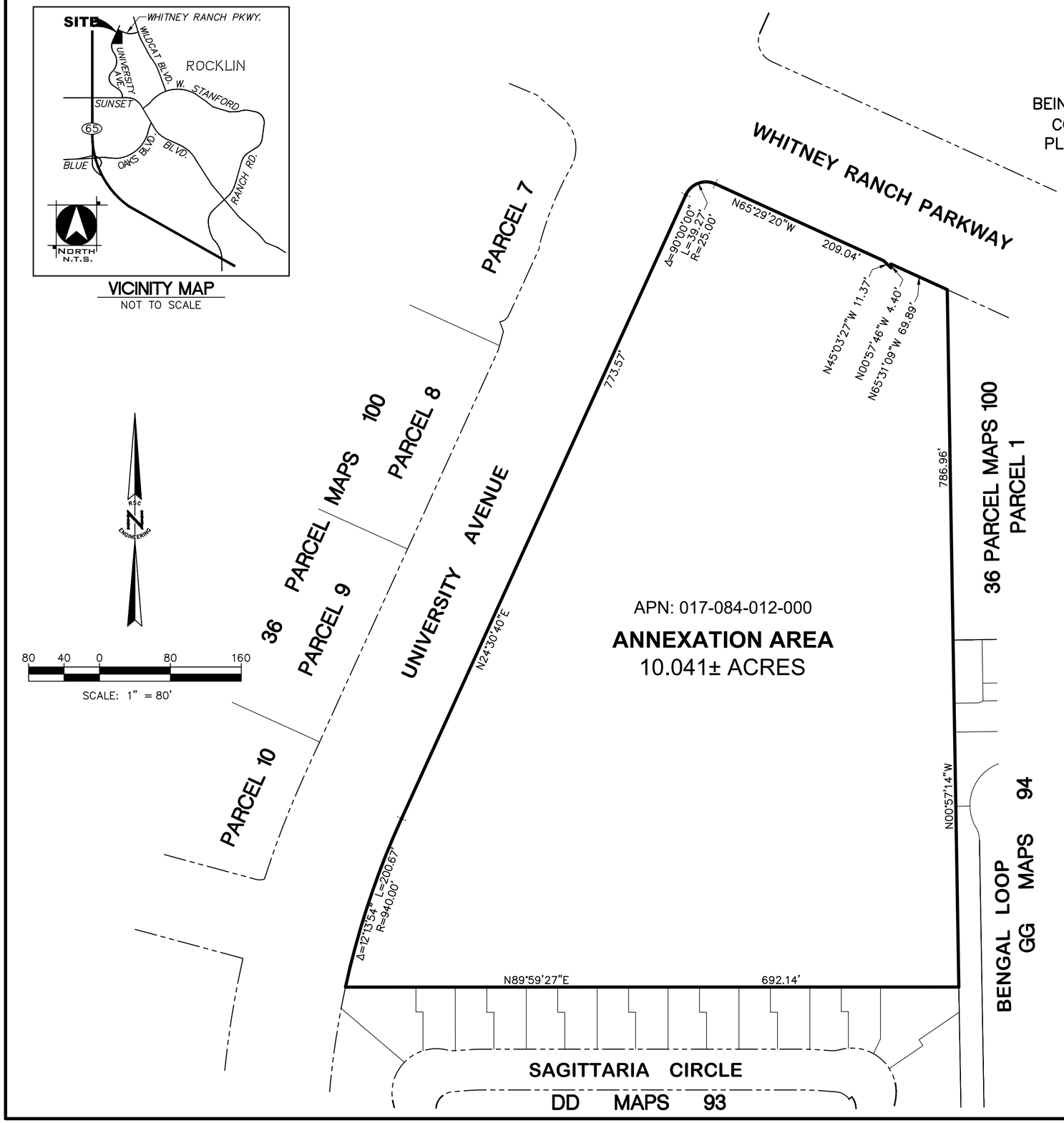
BOOK ___OF COMMUNITY FACILITIES DISTRICTS, PAGE ____

PLACER CREEK APARTMENTS ANNEXATION MAP NO. 82 OF COMMUNITY FACILITIES DISTRICT NO. 5

BEING ALL OF PARCEL 1, AS SHOWN ON THE PARCEL MAP OF "PLACER CREEK CORPORATE CENTER", FILED IN BOOK 35 OF PARCEL MAPS, AT PAGE 127, PLACER COUNTY RECORDS AND A PORTION OF AREA M, AS SHOWN ON THE FINAL MAP OF "WHITNEY RANCH LARGE LOT SUBDIVISION", FILED IN BOOK Z OF MAPS, AT PAGE 94, PLACER COUNTY RECORDS, LYING IN SECTION 3, TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.

CITY OF ROCKLIN, COUNTY OF PLACER
STATE OF CALIFORNIA
AUGUST 2026

VICINITY MAP
NOT TO SCALE



NOTES:

REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 5, CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA," FILED THE 13TH DAY OF SEPTEMBER, 1996, AT THE HOUR OF 2:06 P.M. IN BOOK 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 4, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

CITY CLERK'S STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 2026.

_____
AVINTA SINGH, CITY CLERK
CITY OF ROCKLIN, CALIFORNIA

CITY COUNCIL'S STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 82 TO COMMUNITY FACILITIES DISTRICT NO. 5, CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2026, BY ITS RESOLUTION NO. _____.

_____
AVINTA SINGH, CITY CLERK
CITY OF ROCKLIN, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT THE HOUR OF _____ ___M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

RYAN RONCO
COUNTY RECORDER COUNTY OF PLACER

BY: _____
DEPUTY

FILE NO. _____

FEE: _____

RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

SHEET 1 OF 1

PLACER CREEK APARTMENTS, LLC

City Council
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Re: Waiver of Notice and Time Requirements in Connection with Special Election for Approval of Special Tax Levy under Mello-Roos Community Facilities Act of 1982
Community Facilities District No. 5 (Annexation No. 82), Placer Creek Apartments

Honorable Members of the Rocklin City Council:

The undersigned is the owner (or duly authorized representative thereof) of all of the real property identified below, and hereby requests that the City of Rocklin (the "City") begin proceedings to annex territory, including the property identified below, to the Rocklin **Community Facilities District No. 5 (Annexation No. 82)** (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Government Code section 53111 et seq.) (the "Act").

The undersigned hereby further requests that you take all steps necessary to complete the annexation to the CFD and to levy a special tax therein for the purpose of providing the operation and maintenance of publicly owned parks, parkways, landscaping, street/parkway lighting, drainage and waterway maintenance, open space and park trail maintenance, roadway maintenance, maintenance of signalized intersections and safety lighting, roadway landscaping and associated signage and infrastructure to the real property proposed to be annexed.

The undersigned hereby further requests that the annexation and levy of the special tax proceed as quickly as possible. Being that there are fewer than twelve registered voters residing in the area to be annexed to the CFD, and the undersigned being the only expected qualified elector for the annexation, the undersigned does hereby waive on its behalf the provisions of Government Code section 53326 requiring that the special election concerning the levy of a special tax imposed under the Act be held at least 90 days following the close of the protest hearing applicable to that special tax, and the undersigned does hereby consent to an election concerning the levy of such a special tax prior to expiration of the prescribed 90-day period.

The undersigned hereby waives any other time for and notices of said special election under the Act, and the inclusion of an impartial analysis and arguments and rebuttals in the ballot materials. In furtherance of this waiver, the election may be conducted by mail or hand delivered ballot, to be returned as quickly as possible to the City Clerk of the City, and the results of said election may be canvassed and reported to you as soon as possible.

2484 Natomas Park Drive, Suite 101
Sacramento, Califoria 95833

This waiver shall be applicable only to the special election in connection with the annexation of the real property identified below to the Rocklin Community Facilities District No. 5 and the levy of a special tax, and shall not be construed as applicable to any other or unrelated special election.
Submitted herewith is a check for $4,621.00 to be used by the City to pay the costs incurred by the City in the annexation process.

Respectfully submitted as of this 14th day of August, 2026.

PLACER CREEK APARTMENTS, LLC, a
Delaware limited liability company

_____
(name of owner of fee)

By Robert H. Cole
Robert H. Cole (Aug 14, 2026 11:15:51 PDT)
Robert H. Cole, President

The property that is the subject of this Petition and owned (not leased or optioned) by the above owner is Placer County Assessor Parcel No. 017-084-012-000 the property consists of a total of 10.04 acres.

The address of the above owner for purposes of receiving all notices and ballots is:

Placer Creek Apartments, LLC
c/o Cole Partners Development Company
2484 Natomas Park Drive Suite 101
Sacramento, CA 95833

City Council Staff Report

Subject: Wildcat West Notice of Completion of Public Improvements

Date: August 25, 2026

Submitted By: Lynn Toth, Associate Civil Engineer
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Wildcat West (SD-2022-0001), Approving the Notice of Completion, and Authorizing and Directing the Senior Engineer to Execute Said Notice on Behalf of the City (KB Home Sacramento Inc., a California corporation).

Background:
The tentative subdivision map for Wildcat West Subdivision (SD2022-0001) was approved by the City Council on June 13, 2023 per Resolution No. 2023-88. This action authorized the subdivision of the approximately 8.6-acre site into 88 single-family residential lots, fourteen (14) lettered lots for landscaping and alleys and private streets to be dedicated to the Homeowner's Association, and two (2) landscape lots to be dedicated to the City, as shown in Exhibit A of the Notice of Completion (Attachment 2).

The project is located at the southwest corner of the intersection of Cheetah Way and Ocelot Way, and south of Whitney Ranch Parkway. The owner/applicant (i.e., developer) is KB Home Sacramento Inc., a California Corporation. The City's Engineering Division and Public Works Department have completed final inspections and found the work to be complete and in accordance with the plans and specifications. The project is now ready for acceptance.

Fiscal Impact:
Landscape Lots A and B are offered for dedication in fee to the City as shown on the final map, which will be maintained by the City upon recordation of a Notice of Completion. Maintenance costs for landscape Lots A and B will be funded through Community Facilities District No. 5.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit 1 - Notice of Completion with Exhibit A
3. Location Map

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ACCEPTING THE PUBLIC WORK KNOWN AS WILDCAT WEST (SD-2022-0001), APPROVING THE NOTICE OF COMPLETION, AND AUTHORIZING AND DIRECTING THE SENIOR ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY
(KB Home Sacramento Inc., a California corporation)

WHEREAS, the Wildcat West subdivision project installed public improvements that are specified to be dedicated to the City, including City landscape Lot A and Lot B; and

WHEREAS, the City's Engineering Division deems the work complete in accordance with the plans and specifications, and ready for acceptance.

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

Section 1. The attached Notice of Completion ("Notice") relative to that public work known as Wildcat West Subdivision Improvements (SD2022-0001), attached hereto and incorporated herein as Exhibit "1" which consists of subdivision improvements and City landscape Lot A and Lot B, as identified in Exhibit "A" of the Notice, is hereby approved and the public work accepted.

Section 2. The Senior Engineer is hereby 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.

PASSED AND ADOPTED this 25th day of August, 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 Completion

Recording Requested by and Return to:

City Clerk
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

No Fee Per Gov't Code § 27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as **Wildcat West Subdivision Improvements (SD2022-0001)** pursuant to final subdivision map of Wildcat West recorded in BK GG of Maps, Page 94 of the Records of Placer County is complete. The location of said project is indicated on the map attached hereto as Exhibit "A" and incorporated herein by this reference. The owner of said project is KB Home Sacramento Inc., a California corporation. The contractor on said project was Teichert Construction, and the surety on said project was **Hartford Fire Insurance Company**. The date of completion was July 14, 2026.

I, Larry M. Wing, being first duly sworn, depose and say: I am the Senior Engineer of the City of Rocklin, a general law city in the State of California, owner of the property described in the above Notice of Completion. 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.

ATTEST:	City of Rocklin
_____	_____
Avinta Singh, City Clerk	Senior Engineer, City of Rocklin, 3970 Rocklin Road, Rocklin, California – Owner of the Public Work Improvement

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

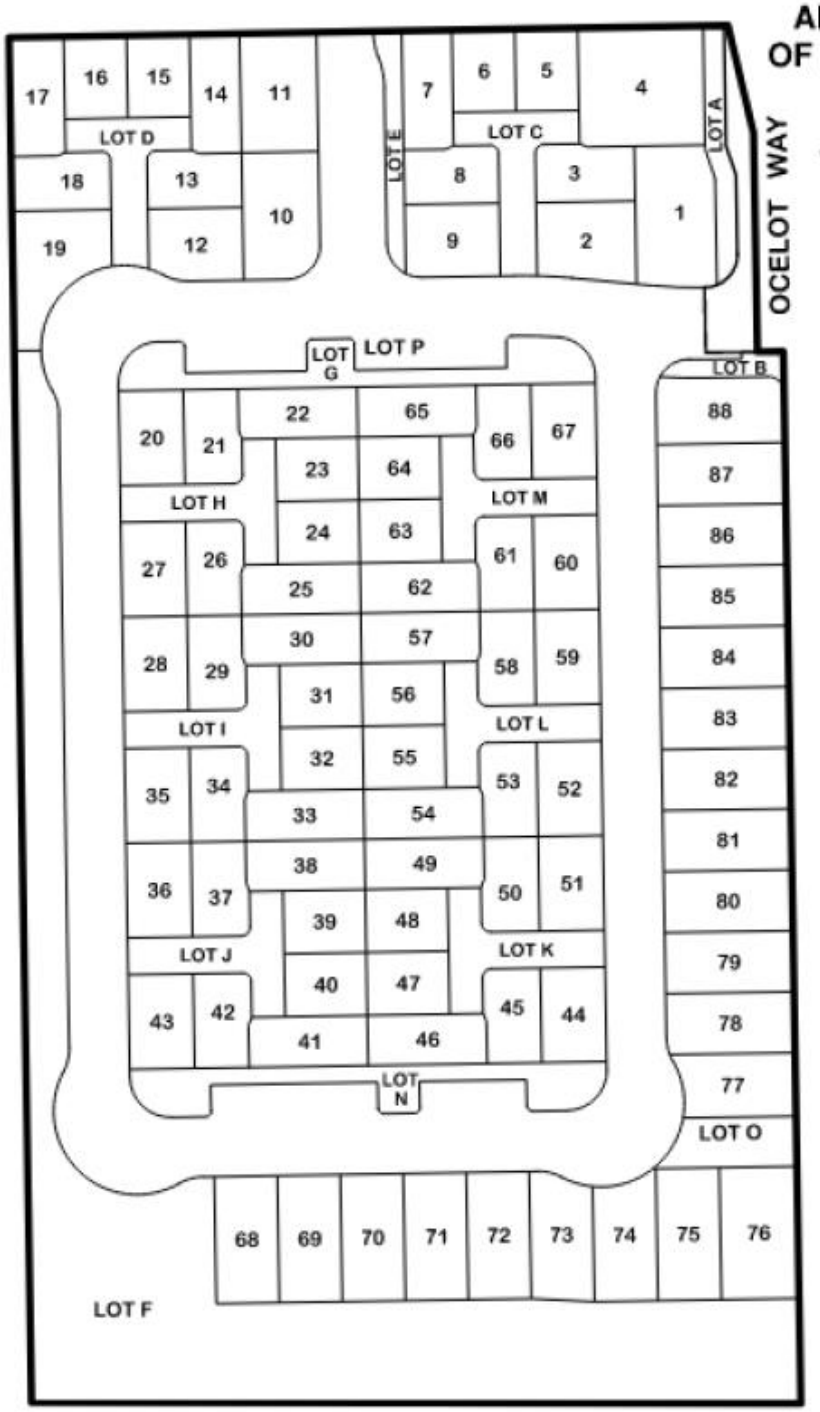
Date:_____Signature:_____

Larry M. Wing
Senior Engineer, City of Rocklin

INSERT NOTARY ACKNOWLEDGEMENT HERE

APN's: 491-040-001-000 through 491-040-088-000

EXHIBIT "A"
NOTICE OF COMPLETION
THE WILDCAT WEST
AND CITY ACCEPTANCE
OF PUBLIC IMPROVEMENTS



LOT A & LOT B CITY MAINTAINED LANDSCAPE LOTS

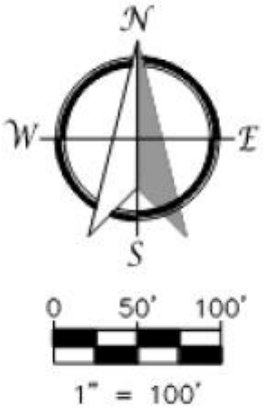


EXHIBIT "A"
NOTICE OF COMPLETION
RESOLUTION NO. 2026-

ATTACHMENT 3
LOCATION MAP

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: SACOG Federal Funding Program Application

Date: August 25, 2026

Submitted By: David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Authorizing Applications for Grant Funding from the Sacramento Area Council of Governments (SACOG) 2026 Federal Funding Programs; Authorizing the City Manager to Submit City of Rocklin SACOG 2026 Federal Funding Program Application Priorities; and Authorizing the City Manager to Execute all Grant Documents and Timely Project Delivery Requirements.

Background:
The Sacramento Area Council of Governments (SACOG) is the metropolitan planning organization (MPO) for the greater Sacramento region, which is a six-county region comprised of Sacramento, Yolo, Sutter, Yuba, Placer, and El Dorado counties. SACOG is also the transportation planning agency for the four-county sub-region of Sacramento, Yolo, Sutter, and Yuba counties (El Dorado County and Placer County both have their own transportation planning agencies).

SACOG plays a central role in funding transportation improvements throughout the region by administering federal Surface Transportation Block Grant (STBG) and Congestion Mitigation and Air Quality (CMAQ) funds across three programs. For the first time, the 2026 funding cycle includes all six counties - El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba - marking a more comprehensive, region-wide approach. This competitive process now establishes performance-based funding targets for each county to ensure resources are distributed in line with regional priorities and measurable outcomes. Through its three core programs, Next Generation Solutions & Clean Air, System Performance, and System Preservation, SACOG directs federal funds to projects that improve mobility, enhance safety, support sustainability, and advance equity.

Following a review of City projects that could qualify for these grant funds, staff recommends submitting the following two projects through the System Performance Program:

1. **Sunset Boulevard Sidewalk Gap Closure Project (Estimated Cost: $2.3 million)**
   The proposed project would consist of streetscape improvements including sidewalk gap closure on the west side of Sunset Boulevard between Coronado Way/Topaz

Avenue to the approved Whitney Walk development, new Class II bike lanes, streetlights, and bulb-outs with ADA ramps at the Coronado Way and Topaz Avenue intersection. This project will enhance safety for cyclists and pedestrians by providing sidewalks and bike lanes where they currently do not exist along Sunset Boulevard.

2. **Farron Street At-Grade Railroad Roadway and Pedestrian Improvements Project (Estimated Cost: $2.8 million)**
   The proposed project would include pedestrian improvements on Farron Street between Front Street and Pacific Street adjacent to the existing Union Pacific Railroad (UPRR) crossing, including new sidewalk, concrete curb and gutter, pavement rehabilitation, fencing, signing, striping, and the installation of new crossing panels at the existing Union Pacific Railroad (UPRR) crossing. These improvements are necessary to reduce exposure to train conflicts, support safe multimodal travel, and provide continuous, ADA-compliant pedestrian improvements along with enhanced safety features where they currently do not exist along Farron Street.

As part of the application process, SACOG requires the project sponsor to acknowledge the federal funding obligations associated with the program, including providing the required local matching funds, complying with federal and regional project delivery requirements, attending project delivery meetings if funding is awarded, and accepting responsibility for project costs exceeding the awarded funding.

Adoption of the attached resolution satisfies these application requirements and authorizes the City Manager to submit the applications and execute all required grant documents if funding is awarded.

Fiscal Impact:
There is no direct financial impact associated with this action at this point. Should the City be awarded grant funding for any of these projects, the City would be required to provide local matching funds of approximately 11.47 percent of the amount granted. Once any of the projects are awarded grant funding, staff will return to the City Council to identify the source of the required match and accept the grant if approved.

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF ROCKLIN AUTHORIZING APPLICATIONS FOR GRANT FUNDING FROM THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) 2026 FEDERAL FUNDING PROGRAMS; AUTHORIZING THE CITY MANAGER TO SUBMIT CITY OF ROCKLIN SACOG 2026 FEDERAL FUNDING PROGRAM APPLICATION PRIORITIES; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL GRANT DOCUMENTS AND TIMELY PROJECT DELIVERY REQUIREMENTS

WHEREAS, the Sacramento Area Council of Governments (SACOG) has announced three 2026 Federal Funding Cycle Programs (Funding Programs), which are open to sponsoring agencies within the six-county SACOG region: System Preservation Program, System Performance Program, and Next Generation Solutions & Clean Air Program; and

WHEREAS, the System Performance Program funds projects that improve how the transportation system functions day-to-day, including roadway and safety improvements, transit upgrades, EV charging, new bike and pedestrian connections, mobility hubs, and smart-transportation technologies that help manage traffic and improve reliability; and

WHEREAS, eligible projects for Funding Programs must be listed in the 2025 Blueprint or fit within 2025 Blueprint lump-sum project categories including but not limited to road maintenance and reconstruction, transit vehicle replacements, operational improvements, Intelligent Transportation Systems, and bicycle and pedestrian investments; and

WHEREAS, SACOG limits Funding Programs grant applications to no more than three applications per sponsoring agency for any one of the three different Funding Programs to SACOG, up to a maximum of nine total applications per sponsoring agency; and

WHEREAS, applicants shall affirm their commitment to delivering projects in accordance with the requirements of Surface Transportation Block Grant (STBG) Program and Congestion Mitigation & Air Quality (CMAQ) Improvement Program, as applicable; and

WHEREAS, grant proposals for construction work shall obligate Funding Program dollars for construction activities no later than the end of federal fiscal year 2028-29.

WHEREAS, SACOG will not provide additional federal or state funding in the event that cost overruns are identified; and

WHEREAS, project sponsors shall commit to providing local matching dollars, typically 11.47% of the total project cost; and

WHEREAS, SACOG requires that if awarded federal funds by the SACOG Board, City of Rocklin staff responsible for project delivery must attend quarterly project delivery meetings with SACOG staff to receive assistance until project closeout; and

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

Section 1. The City Manager is authorized to execute all documents necessary to committing the City of Rocklin to federal, state and regional funding and project delivery requirements, including but not limited to abiding by Funding Program guidelines.

Section 2. Acknowledges that in the event of receiving an award by the SACOG Board of Funding Program dollars, that the City of Rocklin will be required to abide by multiple timely use of funding requirements described in Funding Program guidelines and SACOG's Regional Delivery Policies, including but not limited to, obligating federal funding no later than the end of federal fiscal year 2028-2029 for construction activities, committing to securing required local match dollars, acknowledge that SACOG does not cover cost overruns, and commits staff to attend delivery meetings until project closeout.

Section 3. The City Manager is directed to submit the following applications for 2026 Six-County Federal Funding Cycle Programs.

1. Sunset Boulevard Sidewalk Gap Closure Project: Streetscape Improvement including sidewalk gap closure on the west side of Sunset Boulevard between Coronado Way/Topaz Avenue to the approved Whitney Walk development, new Class II bike lanes, streetlights, and bulb-outs with ADA ramps at the Coronado Way/Topaz Avenue intersection.

2. Farron Street At-Grade Railroad Roadway and Pedestrian Improvements: Pedestrian improvements on Farron Street between Front Street and Pacific Street including new sidewalk, concrete curb and gutter, pavement rehabilitation, fencing, signing, and striping, including installation of new crossing panels at the existing Union Pacific Railroad (UPRR) crossing.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Sunset Whitney Connector Bridge Mitigation Bank Credits – Delegation of Acquisition Authority to City Manager

Date: August 25, 2026

Submitted By: David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Repealing City Council Resolution No. 2026-099 and Approving and Authorizing the City Manager to Execute All Necessary Documents for the Acquisition of Mitigation Bank Credits for the Sunset Whitney Connector Bridge Project.

Background:
On June 24, 2025, the City Council adopted Resolution No. 2025-137, approving the 2026-2031 Capital Improvement Program, which included the Monument Springs Drive Roadway and Bridge Improvements Project and the Sunset Whitney Connector Bridge Project. The Monument Springs Drive Roadway and Bridge Improvements Project will create a roadway connection across Secret Ravine that would connect China Garden Road to Greenbrae Road. The Sunset Whitney Connector Bridge project will create a safe and reliable pedestrian crossing point over Antelope Creek, connecting Johnson Springview Community Park with the greater trail system associated with the Sunset Whitney Recreation Area.

Both projects are currently in the design and environmental permitting stage. Because both projects will impact riparian woodland habitat as a result of their construction, the City is required to obtain a California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement (SAA) pursuant to Fish and Game Code Section 1602. The SAAs for both the Monument Springs Drive Roadway and Bridge Improvements project and the Sunset Whitney Connector Bridge project has been issued by CDFW.

As a component of the SAAs, there is a section that identifies the City's obligation to compensate for the projects' adverse impacts to fish and wildlife resources, in this case riparian woodland habitat. For the Monument Springs Drive Roadway and Bridge Improvements and the Sunset Whitney Connector Bridge projects, the City's compensation requirement is to purchase 0.46 acre and 0.15 acre of credits, respectively, of riparian woodland habitat from a CDFW-approved mitigation bank.

On June 23, 2026, the City Council adopted Resolution No. 2026-099, approving and authorizing the City Manager to purchase the necessary mitigation bank credits as described above. Subsequently, CDFW indicated to staff that the previously contemplated mitigation bank was not an acceptable mitigation bank due to the type of mitigation credits available at that bank, and directed staff to find a more appropriate mitigation bank. Staff has worked with the project consultants to identify a more appropriate mitigation bank, and CDFW has tentatively approved that the new mitigation bank provides the correct type of mitigation credits. Staff is continuing to negotiate with CDFW on the amount of mitigation credits needed for the Monument Springs Drive Roadway and Bridge Improvements project, so at this time staff's recommendation for the authorization to purchase the mitigation credits is only for the Sunset Whitney Connector Bridge project. The authorization for the purchase of mitigation credits for the Monument Springs Drive Roadway and Bridge Improvements project will be brought to the City Council at a later date.

As a result of having to identify a new mitigation bank that has the necessary type of available credits, the proposed purchase of the mitigation bank credits has resulted in increased costs beyond what was approved, and therefore Resolution No. 2026-099 is recommended to be repealed. For the identified mitigation bank, the cost to purchase an acre of riparian woodland habitat is $450,000/acre, which will require a payment of $67,500 for the 0.15 acre mitigation bank credits needed for the Sunset Whitney Connector Bridge project.

To facilitate the City's purchase of the necessary mitigation bank credits, staff recommends the City Council delegate authority to the City Manager for the acquisition of mitigation bank credits for the Sunset Whitney Connector Bridge project.

Fiscal Impact:
Sufficient funds are available to support the staff recommendation, as the Project (No. 40035) is included in the adopted 2026-2031 Capital Improvement Program (CIP) and funded in the Fiscal Years 2025/26 & 2026/27 Operating Budget.

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN REPEALING CITY COUNCIL RESOLUTION NO. 2026-099 AND APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE ACQUISITION OF MITIGATION BANK CREDITS FOR THE SUNSET WHITNEY CONNECTOR BRIDGE PROJECT

WHEREAS, the Sunset Whitney Connector Bridge project is part of the adopted City of Rocklin 2026-2031 Capital Improvement Program;

WHEREAS, the project is currently undergoing design and environmental permitting, and because of the project's impacts to riparian woodland habitat, the need to obtain a California Department of Fish and Wildlife Streambed Alteration Agreement has been identified;

WHEREAS, the Streambed Alteration Agreement and Riparian Mitigation Plan for the project requires the City of Rocklin compensate for the loss of riparian woodland habitat by purchasing mitigation credits from a California Department of Fish and Wildlife approved mitigation bank in the amount of $67,500 for the Sunset Whitney Connector Bridge project;

WHEREAS, the City Council has the authority to delegate various functions to the City Manager; and

WHEREAS, the City Council finds that it would be efficient and advantageous to have the City Manager perform certain administrative functions relating to the purchase of mitigation credits for the Sunset Whitney Connector Bridge project.

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

Section 1. The City Council hereby approves and authorizes the City Manager to approve the Purchase and Sale Agreement in a form acceptable to the City Attorney for the purchase of mitigation credits for the Sunset Whitney Connector Bridge project in an amount not to exceed $67,500, and to execute all necessary documents to complete the purchase.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: City of Rocklin Fire Department's State Mandated Annual Fire Inspection Report

Date: August 25, 2026

Submitted By: Ryan Brayton, Deputy Fire Chief
Reginald Williams, Fire Chief

Department: Fire

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Acknowledging the City of Rocklin Fire Department's Compliance with Sections 13146.2 and 13146.3 of the California Health and Safety Code.

Background:
In 2018 California Senate Bill 1205 (SB1205) became effective, and added a new section to the California Health and Safety Code affecting every fire department and fire district in the State. SB1205 requires every fire department or district providing fire protection services to annually inspect all public and private schools, hotels, motels, lodging houses, and apartment buildings. Fire departments and fire districts shall annually report their compliance to Sections 13146.2 and 13146.3 of the Health and Safety Code to their administrating authority.

The Rocklin Fire Department conducted inspections of 42 Group E Occupancies (public and private schools) and 61 Group R Occupancies (hotels, motels, lodging, etc.) during the 2025/26 fiscal year, as identified in Exhibits A and B to the Resolution.

Fiscal Impact:
There is no fiscal impact to the staff recommendation.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - Group E Occupancies
3. Resolution Exhibit B - Group R Occupancies

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ACKNOWLEDGING THE CITY OF ROCKLIN FIRE DEPARTMENT'S COMPLIANCE WITH SECTIONS 13146.2 AND 13146.3 OF THECALIFORNIA HEALTH AND SAFETY CODE

WHEREAS, California Health and Safety Code Section 13146.4 requires all fire departments that provide fire protection services to report annually to its administering authority the compliance with performing inspections required by Health and Safety Code sections 13146.2 and 13146.3; and

WHEREAS, Health and Safety Code Sections 13146.2 and 13146.3 require all fire departments that provide fire protection services to perform annual inspections in every public or private school, hotel, motel, lodging house, and apartment building for compliance with building standards; and

WHEREAS, the City of Rocklin Fire Department has conducted all 42 Group E (school) and 61 Group R (hotel, motel, lodging, etc.) State mandated occupancy inspections for Fiscal Year 2025-2026; and

WHEREAS, the City Council of Rocklin intends this Resolution to fulfill the requirements of the California Health and Safety Code regarding acknowledgment of receipt of the Rocklin Fire Department's Annual Fire Inspection Report as required by California Health and Safety Code Section 13146.4.

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

Section 1. The recitals set forth above are true and correct.

Section 2. The City Council of the City of Rocklin hereby acknowledges receipt of the Rocklin Fire Department's Annual Fire Inspection Report for fiscal year 2025-2026, attached hereto collectively as Exhibits "A" and "B," demonstrating the Fire Department's compliance with the requirements set forth in Health and Safety Code sections 13146.2 and 13146.3.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

Exhibit A

Rocklin Fire Department, FY 25/26 Completed State Required Inspections

GROUP E OCCUPANCIES (PUBLIC AND PRIVATE SCHOOLS)

	School/Site Inspected	*Inspection Date*
1	**Antelope Creek Elementary** 6185 Springview Drive 95677	**10/22/2025**
2	**Breen Elementary** 2751 Breen Drive 95765	**10/31/2025**
3	**California International School** 2213 Sunset Boulevard, 95765	**11/04/2025**
4	**Catalyst Kids- Rocklin ES** 5025 Meyers St 95677	**10/09/2025**
5	**Catalyst Kids- Cobblestone ES** 5740 Cobblestone Dr 95677	**10/06/2025**
6	**Catalyst Kids- Valley View ES** 3000 Crest Dr 95677	**10/29/2025**
7	**Catalyst Kids- Parker Whitney ES** 5145 Topaz Ave Bldg E3 95677	**10/10/2025**
8	**Catalyst Kids- Breen ES** 2751 Breen Dr Bldg 33 95765	**10/31/2025**
9	**Catalyst Kids- Rock Creek ES** 2140 Collet Quarry Dr 95765	**10/16/2025**
10	**Catalyst Kids- Quarry Trails ES** 810 Lazy Trail Dr 95765	**10/23/2025**
11	**Catalyst Kids- Sunset Ranch ES** 2500 Bridlewood Dr 95765	**10/29/2025**
12	**Catalyst Kids- Twin Oaks ES** 2835 Club Dr 95765	**11/13/2025**
13	**Catalyst Kids- Ruhkala ES** 6530 Turnstone Way 95765	**10/20/2025**
14	**Catalyst Kids- Antelope Creek ES** 6185 Springview Dr 95677	**10/22/2025**
15	**Catalyst Kids- Sierra ES** 6811 Camborne Way 95677	**10/13/2025**
16	**Cobblestone Elementary** 5740 Cobblestone Drive 95765	**10/06/2025**
17	**Kaleidoscope Enrichment** 5425 Coronado Way, 95677	**10/16/2025**
18	**Granite Oaks Middle School** 2600 Wyckford Drive 95765	**10/23/2025**
19	**Destiny Christian School** 6900 Destiny Drive 95677	**10/30/2025**

	School/Site Inspected	*Inspection Date*
20	**Maria Montessori** 1850 Wildcat Boulevard 95765	**10/28/2025**
21	**Parker Whitney Elementary** 5145 Topaz Avenue 95677	**10/10/2025**
22	**Quarry Trails Elementary** 810 Lazy Trail Drive, 95765	**10/23/2025**
23	**Rock Creek Elementary** 2140 Collet Quarry Drive 95765	**10/16/2025**
24	**Rocklin Academy Gateway** 6550 Lonetree Boulevard 95765	**10/21/2025**
25	**Rocklin Elementary** 5025 Meyers Street 95677	**10/09/2025**
26	**Rocklin High School** 5301 Victory Lane 95765	**10/15/2025**
27	**Ruhkala Elementary** 6530 Turnstone Way 95765	**10/20/2025**
28	**Sierra Elementary** 6811 Camborne Way 95677	**10/13/2025**
29	**Springview Middle School** 5040 Fifth Street 95677	**10/30/2025**
30	**Sunset Ranch Elementary** 2500 Bridlewood Drive 95765	**10/29/2025**
31	**TNT Kidz Center** 4500 Tuttle Drive, 95677	**11/06/2025**
32	**Twin Oaks Elementary School** 2835 Club Drive 95765	**11/13/2025**
33	**Valley View Elementary School** 3000 Crest Drive 95765	**10/29/2025**
34	**Victory High School** 3250 Victory Drive 95765	**10/15/2025**
35	**Western Sierra Collegiate Academy** 660 Menlo Drive 95765	**10/22/2025**
36	**Whitney High School** 701 Wildcat Boulevard 95765	**11/19/2025**
37	**Catalyst Kids- Rocklin ES** 5025 Meyers St 95677	**10/09/2025**
38	**Rocklin Academy Turnstone** 6532 Turnstone Way 95765	**10/28/2025**

Exhibit A

Rocklin Fire Department, FY 25/26 Completed State Required Inspections

GROUP E OCCUPANCIES (PUBLIC AND PRIVATE SCHOOLS)

39	**Kids Park Daycare** 6801 Five Star Blvd 95677	**10/07/2025**
40	**Sierra College State Preschool** 4745 Rocklin Rd 95677	**10/14/2025**
41	**Acton Academy** 4750 Grove St 95677	**11/12/2025**
42	**Rocklin Montessori** 5250 Fifth St 95677	**01/07/2026**

Exhibit B
Rocklin Fire Department, FY 25/26 Completed State Required Inspections
GROUP R OCCUPANCIES
(HOTELS, APARTMENTS, AND CERTAIN RESIDENTIAL CARE FACILITIES)

HOTELS		
Residential Group R-1		
1	**Comfort Inn & Suites** 4420 Rocklin Road 95677	**03/25/2026**
2	**Days Inn** 4515 Granite Drive 95677	**03/31/2026**
3	**Holiday Inn Express** 6830 Five Star Boulevard 95677	**04/27/2026**
4	**Rocklin Park Hotel** 5450 China Garden Road 95677	**04/09/2026**
5	**Staybridge Suites** 6664 Lonetree Boulevard 95765	**03/25/2026**
6	**Surestay Plus** 4480 Rocklin Road 95677	**04/01/2026**
APARTMENTS		
Residential Group R-2		
7	**Broadstone Apartments** 2301 Sunset Boulevard 95765	**03/13/2026**
8	**College Manor Apartments** 4207 Racetrack Road 95677	**03/30/2026**
9	**Creekside Village Apartments** 5500 Aguilar Road 95677	**04/22/2026**
10	**The Brighton Apartments** 6050 Placer West Drive 95677	**03/11/2026**
11	**Edgewood Apartments** 5761 Shannon Bay Drive 95677	**03/13/2026**
12	**Emerald Pointe Apartments** 101 Gold Circle 95765	**03/25/2026**
13	**Garnet Creek Apartments** 5002 Jewel Street 95677	**04/22/2026**
14	**AVA Apartments** 1501 Cobble Creek Circle 95677	**04/27/2026**
15	**The Everette Apartments** 3300 Parkside Drive 95677	**04/03/2026**
16	**Easton Apartments** 5415 South Grove 95677	**03/31/2026**
17	**The James Apartments** 6201 West Oaks Boulevard 95765	**03/27/2026**
18	**Lyn Roc Apartments** 6105 Sunset Boulevard 95677	**04/24/2026**
19	**Meridian Apartments** 2121 Sunset Boulevard 95765	**03/31/2026**
20	**Montessa** 1150 Whitney Ranch Parkway 95765	**04/30/2026**
21	**Oaks at Sunset I** 201 Sammy Way 95765	**03/05/2026**
22	**Oaks at Sunset II** 2301 Sammy Way 95765	**03/05/2026**
23	**Pacific Heights Apartments** 4455 Pacific Street 95677	**04/07/2026**
24	**Pacific Sunset Condos** **2550 Sunset Boulevard 95677**	**02/06/2026**
25	**Placer West Apartments** 6055 Placer West Drive 95677	**03/11/2026**
26	**Quarry Oaks Apartments** 3950 Evelyn Avenue 95677	**04/14/2026**
27	**Rocklin Gold Apartments** 2651 Sunset Boulevard 95677	**03/09/2026**
28	**Rocklin Manor Apartments** 5240 Rocklin Road 95677	**04/22/2026**
29	**Rocklin Ranch Apartments** 6601 Blue Oaks Boulevard 95765	**04/30/2026**
30	**Rolling Oaks Apartments** 5725 Shannon Bay Drive 95677	**03/30/2026**
31	**Shaliko Apartments** 5051 El Don Drive 95677	**04/21/2026**
32	**Shannon Bay Apartments** 5757 Shannon Bay Drive 95677	**04/07/2026**
33	**Silver Oaks Apartments** 5780 Springview Drive 95677	**04/14/2026**
34	**Springview Oaks Apartments** 5795 Springview Drive 95677	**04/14/2026**
35	**The VUE at Rocklin Ridge** 5902 Springview Drive 95677	**03/05/2026**

Exhibit B
Rocklin Fire Department, FY 25/26 Completed State Required Inspections
GROUP R OCCUPANCIES
(HOTELS, APARTMENTS, AND CERTAIN RESIDENTIAL CARE FACILITIES)

36	**Stanford Court Apartments** 3220 Santa Fe Way 95765	**03/26/2026**
37	**Stanford Heights Apartments** 5801 Little Rock Road 95765	**03/31/2026**
38	**Sunset Apartments** 3655 Sunset Boulevard 95677	**03/24/2026**
39	**Sunset Summit Apartments** 2151 Sunset Boulevard 95765	**03/26/2026**
40	**Sutter Ridge Apartments** 5800 Woodside Drive 95677	**03/24/2026**
41	**Vicara Condos** 1240 Whitney Ranch Parkway 95765	**03/10/2026**
42	**Villa Serena Apartments** 101 Villa Serena Circle 95765	**03/04/2026**
43	**Whitney Ranch Apartments** 711 University Avenue 95765	**03/05/2026**
44	**Winsted Apartments** 101 Coppervale Circle 95765	**03/04/2026**
45	**Second St Apartments** 5085 Second St 95765	**03/24/2026**
46	**Front St Apartments** 5250 Front St 95765	**03/24/2026**
47	**3350 Sunset Apartments** 3350 Sunset 95765	**03/30/2026**
48	**Sierra Gateway Apartments** 5180 Rocklin Rd 95677	**04/22/2026**
49	**5175 Second St Apartments** 5175 Second St 95677	**03/24/2026**
50	**Stanford Terraces** 3339 Marlee Way 95765	**03/16/2026**
51	**Terracina at Stanford Ranch** 801 University 95765	**03/27/2026**
DORMITORIES		
Residential Group R-2		
52	**Sierra College** 5100 Sierra College Boulevard 95677	**08/27/2025**
53	**Jessup University** 2121 University Avenue 95765	**04/03/2026**
LARGE RESIDENTIAL CARE FACILITIES		
Residential Group R-2.1		
54	**Ansel Park Assisted Living** 1200 Orchid Dr 95765	**03/23/2026**
55	**Ansel Park Independent Living** 1250 Orchid Dr 95765	**03/23/2026**
56	**Atria Rocklin- Assisted Living** 3201 Santa Fe Way 95765	**03/24/2026**
57	**Atria Rocklin- Independent Living** 3201 Santa Fe Way 95765	**03/24/2026**
58	**Sunrise Assisted Living** 6100 Sierra College Blvd 95677	**04/23/2026**
59	**The Pines** 500 W Ranch View Dr 95765	**03/31/2026**
60	**The Villas- Assisted Living** 1430 W Stanford Ranch Rd 95765	**04/01/2026**
61	**The Villas- Independent Living** 1450 W Stanford Ranch Rd 95765	**04/01/2026**

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: California State Office of Traffic Safety (OTS) Grant Award and Agreement

Date: August 25, 2026

Submitted By: Travis Pistochini, Fire Captain
Reginald Williams, Fire Chief

Department: Fire

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Accepting an Award from the Office of Traffic Safety (OTS) for the Regional Crash Response and Extrication Improvement Program and Authorizing the City Manager to Execute the Grant Agreement and Necessary Grant Documentation.

Background:
The California Office of Traffic Safety (OTS) is the state's designated highway safety office, awarding approximately 500 grants annually to state and local sub-recipients for innovative, evidence-based education and enforcement programs designed to improve the safety of everyone on California roads. Through federal funding made available to the states by the National Highway Traffic Safety Administration (NHTSA), the OTS funds over $140 million for programs that address the state's current and future traffic safety needs.

On January 30, 2026, the Rocklin Fire Department submitted a Grant Application (27-007465) to OTS for the Regional Crash Response and Extrication Improvement Program for the purchase of extrication equipment. The application highlighted the Fire Department's goal for better patient outcomes from traffic collisions with reduced response time of specialized extrication equipment on scene, enhanced specialized training for firefighters, and the use of modern equipment. In addition, the application documented the phase out of rescue equipment parts and its aging tools.

On June 19, 2026, the authorizing officer of OTS accepted the City's submittal and tentatively approved an award in the amount of $50,000 for the purchase of two sets of Combi-tools. Combi-tools are hydraulically actuated, lightweight devises capable of cutting, spreading, pulling, and pinching, for use during extrication operations. The Grant Agreement provided by OTS to the City (Attachment 2) is submitted for City Council approval pending the Federal Government's final funding award to OTS.

Fiscal Impact:
The grant does not require a City match. The proposed resolution includes the necessary budget authority to implement and administer the $50,000 grant within the Grant/Other Reimbursables Fund (Fund 275).

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

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ACCEPTING AN AWARD FROM THE OFFICE OF TRAFFIC SAFETY (OTS)
FOR THE REGIONAL CRASH RESPONSE AND EXTRICATION
IMPROVEMENT PROGRAM AND AUTHORIZING THE CITY MANAGER
TO EXECUTE THE GRANT AGREEMENT AND
NECESSARY GRANT DOCUMENTATION

WHEREAS, the State of California Office of Traffic Safety (OTS), through grant funding made available to California by the National Highway Traffic Safety Administration (NHTSA), annually funds over $140 million in innovative, evidence-based education and enforcement programs designed to make California's roadways safer; and;

WHEREAS, OTS works with approximately 500 state and local agencies to make the most effective use of federal grant program funds; and

WHEREAS, on January 30, 2026 Rocklin Fire Department submitted a Grant Application to OTS for the Regional Crash Response and Extrication Improvement Program. The application complied with the guidance provided in the California Office of Traffic Safety Grant Program Manual; and

WHEREAS, on June 19, 2026 the authorizing officer of the Office of Traffic Safety accepted the City's submittal and tentatively approved an award to the City in the amount of $50,000 (attached hereto as Exhibit A Grant Agreement to the Resolution); and

WHEREAS, staff recommends the City Council approve the actions as set forth in this Resolution in in order to accept the final award from Office of Traffic Safety expected in September 2026, execute the Grant Agreement, and accept the Grant funding.

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 hereby ratifies the submission of Office of Traffic Safety (OTS) Grant Application for the Regional Crash Response and Extrication Improvement Program Grant Number FY27-007465 and accepts the Grant award in the amount of $50,000 with specific terms of the Grant Agreement, in the form as attached hereto as Exhibit A or substantially similar Grant Agreement subject to City Attorney approval as to form, for the period of October 1, 2026 through September 30, 2027.

Section 2. The City Council of the City of Rocklin hereby authorizes the City Manager to sign the Grant Agreement and sign subsequent amendments to

the Grant Agreement consistent with the Application's subject matter and scope of work and subject to City Attorney approval as to form. The City Manager or designee is further authorized to sign any and all necessary documents and forms as may be required in order to receive and implement the Grant Funds.

Section 3. The City Council of the City of Rocklin hereby authorizes the City Manager to execute and submit any and all necessary documentation and take any necessary financial actions, including budgeting and accounting, to implement and administer the Grant in accordance with Grant requirements and City policies.

Section 4. The City of Rocklin agrees to abide by the terms and conditions of the grant agreement as set forth by OTS.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

1. GRANT TITLE
Regional Crash Response and Extrication Improvement Program

2. NAME OF AGENCY
Rocklin

3. Grant Period
From: 10/01/2026
To: 09/30/2027

4. AGENCY UNIT TO ADMINISTER GRANT
Rocklin Fire Department

5. GRANT DESCRIPTION
The city/county/regional fire agency will improve their crash response and extrication times by purchasing extrication equipment. Best practice strategies will be used to reduce the response time for the arrival of appropriate extrication equipment to traffic crash scenes and the time to extricate the victims of traffic crashes, thus increasing survivability. The grant will provide funding for new equipment and training for fire departments without extrication equipment or those that have existing equipment that has reached the end of its usable lifespan and is in need of replacement.

6. Federal Funds Allocated Under This Agreement Shall Not Exceed: $50,000.00
Allocation is contingent upon availability of federal funds.

7. TERMS AND CONDITIONS: The parties agree to comply with the terms and conditions of the following which are by this reference made a part of the Agreement:

- Schedule A – Problem Statement, Goals and Objectives and Method of Procedure
- Schedule B – Detailed Budget Estimate and Sub-Budget Estimate (if applicable)
- Schedule B-1 – Budget Narrative and Sub-Budget Narrative (if applicable)
- Exhibit A – Certifications and Assurances
- Exhibit B* – OTS Grant Program Manual
- Exhibit C – Grant Electronic Management System (GEMS) Access

*The item shown with an asterisk (*), is hereby incorporated by reference and made a part of this agreement as if attached hereto. This document can be viewed at the OTS home web page under Grants: www.ots.ca.gov.

Use of OTS Grant Agreement template in lieu of the California Model Agreement (CMA)
The California Office of Traffic Safety (OTS) utilizes its standardized OTS Grant Agreement template for awards. The format, structure, and uniformity of the OTS Grant Agreement template allows for processing through Grant Electronic Management System (GEMS). OTS's approach to using the OTS Grant Agreement template is consistent with the California Model Agreement (CMA) developed by University of California Office of the President (UCOP) and directed by the Department of General Service (DGS). For more information, please review the OTS Grant Program Manual.

Pre-Agreement Work
No work shall commence and no costs shall be incurred prior to the grant start date or the grant agreement being fully signed and executed. Any such costs are incurred at the grantee's own risk and may not be reimbursed.

8. Approval Signatures

We, the officials named below, hereby swear under penalty of perjury under the laws of the State of California that we are duly authorized to legally bind the Grant recipient to the grant terms and conditions described herein.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

A. Grant Director

Name: Travis Pistochini
Title: Fire Captain
Email: travis.pistochini@rocklin.ca.us
Phone: 916-625-5332
Address: 3970 Rocklin Road
Rocklin, CA 95677

(Signature) *(Date)*

B. Authorizing Official

Name: Aly Zimmermann
Title: City Manager
Email: alyz@rocklin.ca.us
Phone: 916-625-5585
Address: 3970 Rocklin Road
Rocklin, CA 95677

(Signature) *(Date)*

C. Fiscal Official

Name: Daniel Choe
Title: Deputy Director of Administrative Services
Email: daniel.choe@rocklin.ca.us
Phone: (916) 625-5024
Address: 3970 Rocklin Road
Rocklin, CA 95677

(Signature) *(Date)*

D. Authorizing Official of Office of Traffic Safety

Name: Stephanie Dougherty
Title: Director
Email: stephanie.dougherty@ots.ca.gov
Phone: (916) 509-3030
Address: 2208 Kausen Drive, Suite 300
Elk Grove, CA 95758

(Signature) *(Date)*

E. Accounting Officer of Office of Traffic Safety

Name: Mary Khang
Address: 2208 Kausen Drive Suite 300
Sacramento, CA 95758

9. SAM Information

SAM #: F9JTDAHKSBX5
Registered Address: 3970 ROCKLIN ROAD
City: ROCKLIN
Zip+4: 95677-2720

10. PROJECTED EXPENDITURES						
FUND	**CFDA**	**ITEM/APPROPRIATION**	**F.Y.**	**CHAPTER**	**STATUTE**	**PROJECTED EXPENDITURES**
402EM-27	20.600	0521-0890-101	2026	19/26	BA/26	$50,000.00
				AGREEMENT TOTAL		**$50,000.00**
				AMOUNT ENCUMBERED BY THIS DOCUMENT **$50,000.00**		
I CERTIFY upon my own personal knowledge that the budgeted funds for the current budget year are available for the period and purpose of the expenditure stated above, notwithstanding allocations contingent on availability of federal funds.				PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT **$ 0.00**		
OTS ACCOUNTING OFFICER'S SIGNATURE		DATE SIGNED		TOTAL AMOUNT ENCUMBERED TO DATE **$50,000.00**		

1. PROBLEM STATEMENT

Describe the city, county, or jurisdiction this grant will impact.
Rocklin, CA is a small but growing city composed primarily of residential communities, education establishments, and retail businesses to support a climbing resident population of approximately 75,000 people. The city is located in Southern Placer County at the interchange of Interstate 80 and State Highway 65. Rocklin is surrounded by the Town of Loomis, Granite Bay and the City of Lincoln to the north and the City of Roseville to the south and west.

Rocklin is home to 21 highly ranked public and charter schools including Sierra Community College and Jessup University, which generate significant weekday vehicular and pedestrian traffic and increase the daily population to approximately 100,000 people. There are several major commercial retail shopping centers producing significant traffic throughout the weekdays and weekends. In the near future, Rocklin will welcome an additional large retail shopping center and two additional master planned communities increasing the population even further. Other prime destinations in the area draws throngs of visitors include Thunder Valley Casino and Hotel, snow recreation in the foothills, water recreation at Lake Folsom, and annual community events.

Describe the problem(s) to be addressed, supported by current and relevant crash data. (most recent calendar year data/stats).
The Rocklin Fire Department (RFD) protects and responds to incidents occurring in or near the city limits of Rocklin, CA including two major roadways: Interstate 80 and State Highway 65, as well as actively participates in mutual aid calls to our sister cities of Lincoln, Roseville, and the Town of Loomis.

As the city of Rocklin continues to develop and the population increase, the City's 550 miles of road have become busier with people commuting to work, taking kids to school, or just walking or biking to one of the 38 parks in the city. The major roadways are heavily traveled and connect the valley and foothill communities to Interstate 5, Highways 49 and 99, and State Route 70. Commuter, local, and recreational traffic on these major arteries continues to show a steady increase, resulting in more opportunities for traffic crashes on highways and ancillary streets.

Per OTS, in 2021, 2022, and 2023 RFD responded to a combined 529 injury vehicle crashes. Per RFD's Record Management System, from 2022 through 2025, RFD responded to 1,101 Motor Vehicle Crashes, 12 of which required extrication equipment. RFD provides a "Cooperative Regional Response" for extrication and Emergency Medical Services at vehicle crashes in all cities surrounding Rocklin. Vehicle crash traffic incidents pose unique challenges in our community with multiple highways, limited resources, and extended response times for specialized resources.

RFD in a challenging situation regarding extrication equipment purchased in 2018 that is being phased out prior to the anticipated lifespan of ten years. This is due to the lack of service and support in the region and a market decision to discontinue the battery packs, forcing RFD with a decision to update the equipment or to find replacement parts for an aging set of tools. The current Genesis tools carried on all RFD apparatus have lost support, service, and repair ability throughout the state of California with the recent loss of authorized dealer, MES Life Safety. In addition to the loss of service support, per an MES Life Safety representative and a local Milwaukee Tool representative, the Milwaukee M28 batteries are being phased out of the Milwaukee product line, leaving the department's ability to purchase replacement batteries extremely limited. Many of our M28 batteries are coming close to ten years old and the extended life battery packs (originally supplied by Genesis) have failed, leaving our back up power supplies out of service. These unexpected circumstances leave the RFD disadvantaged and seeking an opportunities to secure funds to purchase new tools to continue offering guaranteed extrication services to the citizens of Rocklin and surrounding areas. RFD Truck 24 is one of four truck companies in Placer County. Losing the ability of one of those truck companies to perform vehicle extrication, not only harms the immediate area, but the county as a whole. Current budgets will not allow for equipment replacement within an acceptable timeframe.

This grant will allow accelerated procurement of needed replacement equipment that will increase patient/victim outcomes while keeping pace with industry standards. The new generation of vehicle extrication equipment has reduced weight and size, increased strength capabilities, and increased safety for the victims and the first responders on scene. The tools would decrease the time it takes first responders to extricate patients and initiate hospital transportation, thus leading to a higher success rate of patient survivability.

The tools allow the RFD to continue providing extrication capabilities to the community while aligning more closely with our neighboring agencies. RFD is the only agency in Southern Placer County utilizing Genesis tools, leaving our capabilities even more restricted on large incidents. The tools, align with our neighbors, the rest of Placer County Fire agencies and neighboring counties. The City of Rocklin prides itself on being fiscally responsible and by transitioning to new, regionalized tools, we can meet that goal. The City of Rocklin is currently exploring funding options to address the aging equipment and would be grateful for any award from OTS to assist in the process. The City of Rocklin is currently left with a decision to invest a large amount of money into batteries prior to the full M28 battery phase out to continue the life span of the Genesis tools, or look to move to another brand that will allow us to use the tools for many years with both support and parts available. In addition, a fourth fire station is planned and anticipated to break ground in 2026. This engine company, protecting the Eastern part of the city and bordering the Town of Loomis, does not currently have an extrication tool allocated to it, differing its capabilities from the rest of the companies. Buying a matching tool that cannot be supported or repaired is not fiscally responsible. It is also neither in alignment with the city's nor the department's goals.

Define the target population the grant intends to serve and how they are affected by the problem(s). The target population this grant intends to serve includes any and all person(s) in and around the City of Rocklin, whether they are traveling through, work here, shop here, educate here, or call Rocklin their home base. The Rocklin Fire Department does not discriminate against person(s) who request services or find themselves in a situation that requires the expert skills and tools of the fire department.

The City of Rocklin's demographics are diverse in areas including race, housing, living arrangements, education, income and beyond. Rocklin remains focused on maintaining its small-town feel while offering highly-ranked schools, quiet neighborhoods, and the highest level of public safety services.

This grant will directly benefit the person(s) who receive services from Rocklin Fire Department. RFD responds to more than 6,000 calls annually. The grant will also indirectly provide benefits which improve crisis response, enhanced training of employees, reduced liabilities, support of underserved populations, cost savings to the taxpayers, and more.

By providing vehicle extrication services, our highly trained Firefighter/Paramedics are able to access and treat patients involved in high mechanism crashes faster, greatly increasing the chances of staying within "The Golden Hour" for patient care.

Multiple events in the last few years have contributed to an increase in the types and number of crashes to which Rocklin resources have been dispatched. Voters declined to pass a proposed tax measure that would have widened the section of Highway 65 from Interstate 80 to the City of Lincoln, by adding more lanes of travel likely reducing the amount of lane changes required by drivers. The number of crashes to this response area continues to incrementally increase as the population grows in the region and beyond while roadways are static with increased vehicle capacity.

If the RFD were to have any of our current extrication equipment out of service, our abilities would be greatly diminished and we would be forced to solely rely on mutual aid from surrounding agencies, potentially further harming victims of vehicle crashes in the City of Rocklin.

As of now, Station 24 and the Rocklin Fire Department is one of four truck companies in Placer County equipped with vehicle extrication capability. In addition to standard passenger vehicle extrication, RFD Truck 24 is the only resource currently in Placer County with heavy vehicle stabilization equipment. RFD equips the two, soon to be three engine companies with combination tools to ensure rapid access to victims of vehicle crashes. In recent years, South Placer Truck 17 in Granite Bay and Placer County Fire Truck 180 in

Auburn were removed from service causing an increase in the number of responses that Rocklin resources are making up the Interstate 80 corridor and into neighboring jurisdictions.

2. PERFORMANCE MEASURES

A. Goals:

1. Reduce the number of persons killed in traffic crashes.
2. Reduce the number of persons injured in traffic crashes.
3. Decrease the average extrication time, from the time of arrival at the crash site to transport.

B. Objectives:	**Target Number**
1. Issue a news release announcing the kick-off of the grant by December 31st. The kick-off news releases and media advisories, alerts, and materials must be emailed to the OTS Public Information Officer at pio@ots.ca.gov, and copied to your OTS Coordinator, for approval 7 days prior to the issuance date of the release.	1
2. Purchase and place pieces of specialized rescue equipment in strategic locations within the jurisdiction.	2
3. Train firefighters in the use of the new equipment.	9
4. Conduct traffic safety presentations with an effort to reach persons and communities.	2
5. Display the OTS funded equipment during Public Safety Fairs, community festivals and/or other Department or community events.	2
6. Report on the number of times the grant-funded equipment is used during an extrication, provide a brief overview of the incident and indicate if the equipment was used to save a life.	4
7. Station 23 - Decrease the average extrication time, from the time of arrival at the crash site to transport, from 17 minutes to 15 minutes.	15
8. Station 25 - Decrease the average extrication time, from the time of arrival at the crash site to transport, from 17 minutes to 15 minutes.	15

3. METHOD OF PROCEDURE

A. <u>Phase 1 – Program Preparation</u> (1st Quarter of Grant Year)

- Determine specific equipment requirements.
- Request equipment vendor price quotation for the required equipment per host agency requirement.
- Submit purchase orders to equipment vendors for purchase of the equipment.
- Prepare and execute Memorandums of Understanding (MOU) with recipient agencies.
- Items with a unit cost of $5,000 or more (including tax and shipping) must comply with the Buy America Act.

<u>Media Requirements</u>

- Issue a news release approved by the OTS PIO announcing the kick-off of the grant by December 31 and after the grant is signed and executed, but no sooner than October 1, the start of the grant year. The kick-off release must be approved by the OTS PIO. If you are unable to meet the December 31 deadline to issue a kick-off press release, communicate the reasons to your OTS grant coordinator and OTS PIO.

B. <u>Phase 2 – Program Operations</u> (Throughout Grant Year)

- Inventory the new equipment following delivery.
- Disperse equipment to identified recipient agencies.
- Plan a media event announcing the grant funded equipment.
- Recipient agencies will identify training needs and objectives and coordinate instructional staff to conduct a high quality training program for their respective agency.
- Recipient agencies will develop a preventive maintenance schedule for the new equipment following manufacturers' recommendations.

<u>Media Requirements</u>

The following requirements are for all grant-related activities:

- Send all media advisories, alerts, videos, graphics, artwork, posters, radio/PSA/video scripts, storyboards, digital and/or print educational materials for grant-related activities to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS grant coordinator. Optimum lead time would be 7 days before the scheduled release but at least 3 business days prior to the scheduled release date for review and approval is appreciated.
- Send all PowerPoint presentations, online presentations and trainings for grant-related activities to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS grant coordinator. Certified training courses are EXEMPT from the approval process.
- The OTS PIO is responsible for the approval of the design and content of materials. The agency understands OTS PIO approval is not authorizing approval of budget expenditure or cost. Any cost approvals must come from the OTS grant coordinator.
- Pre-approval is not required when using any OTS-supplied template for media advisories, news releases, social media graphics, videos or posts, or any other OTS-supplied educational material. However, copy the OTS PIO at pio@ots.ca.gov and your OTS grant coordinator when any material is distributed to the media and public, such as a news release, educational material, or link to social media post.
- If an OTS-supplied template, educational material, social media graphic, post or video is substantially changed, the changes shall be sent to the OTS PIO at pio@ots.ca.gov for approval and copy your OTS grant coordinator.
- News releases, social media posts and alerts on platforms such as NextDoor and Nixle reporting immediate and time-sensitive grant activities (e.g. enforcement operations, day of event highlights or announcements, event invites) are EXEMPT from the OTS PIO approval process. The OTS PIO and your OTS grant coordinator should still be notified when the grant-related activity is happening (e.g. car seat checks, bicycle rodeos, community presentations, DUI checkpoints, etc.).
- Enforcement activities such as warrant and probation sweeps, court stings, etc. that are embargoed or could impact operations by publicizing in advance are EXEMPT from the PIO approval process. However, announcements and results of activities should still be copied to the OTS PIO at pio@ots.ca.gov and your OTS grant coordinator with the embargoed date and time or with “INTERNAL ONLY: DO NOT RELEASE” message in subject line of email.
- Any earned or paid media campaigns for TV, radio, digital or social media that are part of a specific grant objective, using OTS grant funds, or designed and developed using contractual services by a subgrantee, requires prior approval.
- Social media posts highlighting state or national traffic safety campaigns (Distracted Driving Month, Motorcycle Safety Awareness Month, etc.), enforcement operations (DUI checkpoints, etc.), or any other grant-related activity such as Bicycle rodeos, presentations, or events, are highly encouraged but do not require prior approval.
- Submit a draft or rough-cut of all digital, printed, recorded or video material (brochures, posters, scripts, artwork, trailer graphics, digital graphics, social posts connected to an earned or paid media campaign grant objective) to the OTS PIO at pio@ots.ca.gov and copy your OTS grant coordinator for approval prior to the production or duplication.
- Use the following standard language in all press, media, and printed materials, space permitting: Funding for this program was provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.
- Space permitting, include the OTS logo on all grant-funded print materials, graphics and paid or earned social media campaign grant objective; consult the OTS PIO and copy your OTS grant coordinator for specifics, format-appropriate logos, or if space does not permit the use of the OTS logo.
- Email the OTS PIO at pio@ots.ca.gov and copy your OTS grant coordinator at least 21 days in advance, or when first confirmed, a short description of any significant grant-related traffic safety event or program, particularly events that are highly publicized beforehand with anticipated media coverage so the OTS has sufficient notice to arrange for attendance and/or participation in the event. If unable to attend, email the OTS PIO at pio@ots.ca.gov and your OTS grant coordinator brief highlights and/or results, including any media coverage (broadcast, digital, print) of the event within 7 days following significant grant-related event or program. The OTS PIO and your OTS grant coordinator should still be notified in advance when the grant-related activity is

happening (e.g. car seat checks, bicycle rodeos, community presentations, DUI checkpoints, etc.).

- Any news releases, work plans, scripts, storyboards, artwork, graphics, videos or any educational or informational materials that received OTS PIO approval in a prior grant year must be resubmitted for approval in the current grant year.
- For additional guidance, refer to the OTS Grants Materials Approval Process Guidelines and FAQs .
- Email the OTS PIO at pio@ots.ca.gov or your OTS grant coordinator for consultation when changes from any of the above requirements might be warranted.

C. Phase 3 – Data Collection & Reporting (Throughout Grant Year)

1. Prepare and submit grant claim invoices (due January 30, April 30, July 30, and October 30)
2. Prepare and submit Quarterly Performance Reports (QPR) (due January 30, April 30, July 30, and October 30)

- Collect and report quarterly, appropriate data that supports the progress of goals and objectives.
- Provide a brief list of activity conducted, procurement of grant-funded items, and significant media activities. Include status of grant-funded personnel, status of contracts, challenges, or special accomplishments.
- Provide a brief summary of quarterly accomplishments and explanations for objectives not completed or plans for upcoming activities.
- Collect, analyze and report statistical data relating to the grant goals and objectives.

4. METHOD OF EVALUATION

Using the data compiled during the grant, the Grant Director will complete the “Final Evaluation” section in the fourth/final Quarterly Performance Report (QPR). The Final Evaluation should provide a brief summary of the grant’s accomplishments, challenges and significant activities. This narrative should also include whether goals and objectives were met, exceeded, or an explanation of why objectives were not completed.

5. ADMINISTRATIVE SUPPORT

This program has full administrative support, and every effort will be made to continue the grant activities after grant conclusion.

FUND NUMBER	CATALOG NUMBER (CFDA)	FUND DESCRIPTION	TOTAL AMOUNT
402EM-27	20.600	State and Community Highway Safety	$50,000.00

COST CATEGORY	FUND NUMBER	UNIT COST OR RATE	UNITS	TOTAL COST TO GRANT
A. PERSONNEL COSTS				
Straight Time				$0.00
Overtime				$0.00
Category Sub-Total				$0.00
B. TRAVEL EXPENSES				
				$0.00
				$0.00
Category Sub-Total				$0.00
C. CONTRACTUAL SERVICES				
				$0.00
Category Sub-Total				$0.00
D. EQUIPMENT				
Combi-tool	402EM-27	$25,000.00	2	$50,000.00
Category Sub-Total				$50,000.00
E. OTHER DIRECT COSTS				
				$0.00
Category Sub-Total				$0.00
F. INDIRECT COSTS				
				$0.00
Category Sub-Total				$0.00
GRANT TOTAL				**$50,000.00**

BUDGET NARRATIVE
PERSONNEL COSTS -
TRAVEL EXPENSES -
CONTRACTUAL SERVICES -
EQUIPMENT Combi-tool - Combi tools are hydraulically actuated, lightweight devices capable of cutting, spreading, pulling, and pinching, for use during extrication operations. Costs may include the extrication tool along with any required modifications, attachments, accessories, or auxiliary components necessary to ensure the tool is fully functional. All items are intended solely for use during motor-vehicle crash extrication incidents.
OTHER DIRECT COSTS -
INDIRECT COSTS -
STATEMENTS/DISCLAIMERS There will be no program income generated from this grant. Salaries may include wages, salaries, special compensations, or authorized absences such as annual leave and sick leave provided the cost for the individual employee is (a) reasonable for the services rendered, and (b) follows an appointment made in accordance with state or local laws and rules and meets federal requirements. Any non-grant funded vacancies created by reassignment to a grant-funded position must be filled at the expense of the grantee agency. Nothing in this agreement shall be interpreted as a requirement, formal or informal, that a particular law enforcement officer issue a specified or predetermined number of citations in pursuance of the goals and objectives here under. The OTS grant funded activities must be separate from other grant funded program activities and maintained under separate accounting tracking codes (example: the same DUI checkpoint may not be funded by both the CHP Cannabis Tax Fund and the OTS). Benefits for personnel costs can only be applied to straight time or overtime hours charged to the grant.

Appendix A to Part 1300—Certifications and Assurances for Highway Safety Grants (23 U.S.C. Chapter 4 or Section 1906, Public Law 109-59, as amended by Section 25024, Public Law 117-58)

The officials named on the grant agreement, certify by way of signature on the grant agreement signature page, that the Grantee Agency complies with all applicable Federal statutes, regulations, and directives and State rules, guidelines, policies, and laws in effect with respect to the periods for which it receives grant funding. Applicable provisions include, but are not limited to, the following:

GENERAL REQUIREMENTS

The State will comply with applicable statutes and regulations, including but not limited to:

- 23 U.S.C. Chapter 4—Highway Safety Act of 1966, as amended;
- Sec. 1906, Public Law 109-59, as amended by Sec. 25024, Public Law 117-58;
- 23 CFR part 1300—Uniform Procedures for State Highway Safety Grant Programs;
- 2 CFR part 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards;
- 2 CFR part 1201—Department of Transportation, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

NONDISCRIMINATION
(applies to subrecipients as well as States)

The State highway safety agency [and its subrecipients] will comply with all Federal statutes and implementing regulations relating to nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

- *Title VI of the Civil Rights Act of 1964* (42 U.S.C. 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- *49 CFR part 21* (entitled *Non-discrimination in Federally-Assisted Programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964*);
- *28 CFR 50.3* (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);
- *The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970,* (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- *Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), and Title IX of the Education Amendments of 1972,* as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);
- *Section 504 of the Rehabilitation Act of 1973,* (29 U.S.C. 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27;
- *The Age Discrimination Act of 1975,* as amended, (42 U.S.C. 6101 *et seq.*), (prohibits discrimination on the basis of age);
- *The Civil Rights Restoration Act of 1987*, (Pub. L. 100-209), (broadens scope, coverage, and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the
  Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);
- *Titles II and III of the Americans with Disabilities Act* (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38

The preceding statutory and regulatory cites hereinafter are referred to as the "Acts" and "Regulations," respectively.

GENERAL ASSURANCES

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure 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 be otherwise subjected to discrimination under any program or activity, for which the Recipient receives Federal financial assistance from DOT, including NHTSA."

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI of the Civil Rights Act of 1964 and other non-discrimination requirements (the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these nondiscrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

SPECIFIC ASSURANCES

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted Highway Safety Grant Program:

1. The Recipient agrees that each "activity," "facility," or "program," as defined in § 21.23(b) and (e) of 49 CFR part 21 will be (with regard to an "activity") facilitated, or will be (with regard to a "facility") operated, or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.
2. The Recipient will insert the following notification in all solicitations for bids, Requests For Proposals for work, or material subject to the Acts and the Regulations made in connection with all Highway Safety Grant Programs and, in adapted form, in all proposals for negotiated agreements regardless of funding source:
   "The [name of Recipient], in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."
3. The Recipient will insert the clauses of appendix A and E of this Assurance (also referred to as DOT order 1050.2A) [1] in every contract or agreement subject to the Acts and the Regulations.
4. The Recipient will insert the clauses of appendix B of DOT Order 1050.2A, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a Recipient.
5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.
6. That where the Recipient receives Federal financial assistance in the form of, or for the acquisition of, real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.
7. That the Recipient will include the clauses set forth in appendix C and appendix D of this DOT Order 1050.2A, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:
   a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
   b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the

form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligates the Recipient, or any transferee for the longer of the following periods:
    a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
    b. the period during which the Recipient retains ownership or possession of the property.
9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub- grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.
10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the State highway safety agency also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing NHTSA's access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by NHTSA. You must keep records, reports, and submit the material for review upon request to NHTSA, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

The State highway safety agency gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the Highway Safety Grant Program. This ASSURANCE is binding on the State highway safety agency, other recipients, sub-recipients, sub-grantees, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the Highway Safety Grant Program. The person(s) signing below is/are authorized to sign this ASSURANCE on behalf of the Recipient.

THE DRUG-FREE WORKPLACE ACT OF 1988 (41 U.S.C. 8103)

The Subgrantee will provide a drug-free workplace by:
a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace, and specifying the actions that will be taken against employees for violation of such prohibition;
b. Establishing a drug-free awareness program to inform employees about:
    1. The dangers of drug abuse in the workplace;
    2. The grantee's policy of maintaining a drug-free workplace;
    3. Any available drug counseling, rehabilitation, and employee assistance programs;
    4. The penalties that may be imposed upon employees for drug violations occurring in the workplace;
    5. Making it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
c. Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—
    1. Abide by the terms of the statement;
    2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;
d. Notifying the agency within ten days after receiving notice under subparagraph (c)(2) from an employee or otherwise receiving actual notice of such conviction;
e. Taking one of the following actions, within 30 days of receiving notice under subparagraph (c)(2), with respect to any employee who is so convicted—
    1. Taking appropriate personnel action against such an employee, up to and including termination;
    2. Requiring such employee to participate satisfactorily in a drug abuse assistance or

rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of all of the paragraphs above.

POLITICAL ACTIVITY (HATCH ACT)
(applies to subrecipients as well as States)

The State will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

CERTIFICATION REGARDING FEDERAL LOBBYING
(applies to subrecipients as well as States)

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, 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, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions;
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

   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.

RESTRICTION ON STATE LOBBYING
(applies to subrecipients as well as States)

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (*e.g.,* “grassroots”) lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION
(applies to subrecipients as well as States)

INSTRUCTIONS FOR PRIMARY TIER PARTICIPANT CERTIFICATION (STATES)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.
4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms **covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded,** as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary tier participant further agrees by submitting this proposal that it will include the clause titled “Instructions for Lower Tier Participant Certification” including the “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction,” provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website
(*https://www.sam.gov/*).
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate the transaction for cause or default.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS—PRIMARY TIER COVERED TRANSACTIONS

1. The prospective primary tier participant certifies to the best of its knowledge and belief, that it and

its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;
b. Have not within a three-year period preceding this proposal 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) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the prospective primary tier participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

INSTRUCTIONS FOR LOWER TIER PARTICIPANT CERTIFICATION

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms **covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded,** as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled “Instructions for Lower Tier Participant Certification” including the “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction,” without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website
(*https://www.sam.gov/*).
8. Nothing contained in the foregoing shall be construed to require establishment of a system of

records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION—LOWER TIER COVERED TRANSACTIONS

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

BUY AMERICA
(applies to subrecipients as well as States)

The State and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

CERTIFICATION ON CONFLICT OF INTEREST
(applies to subrecipients as well as States)

GENERAL REQUIREMENTS
No employee, officer, or agent of a State or its subrecipient who is authorized in an official capacity to negotiate, make, accept, or approve, or to take part in negotiating, making, accepting, or approving any subaward, including contracts or subcontracts, in connection with this grant shall have, directly or indirectly, any financial or personal interest in any such subaward. Such a financial or personal interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or personal interest in or a tangible personal benefit from an entity considered for a subaward. Based on this policy:

1. The recipient shall maintain a written code or standards of conduct that provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents.
    a. The code or standards shall provide that the recipient's officers, employees, or agents may neither solicit nor accept gratuities, favors, or anything of monetary value from present or potential subawardees, including contractors or parties to subcontracts.
    b. The code or standards shall establish penalties, sanctions, or other disciplinary actions for violations, as permitted by State or local law or regulations.
2. The recipient shall maintain responsibility to enforce the requirements of the written code or standards of conduct.

DISCLOSURE REQUIREMENTS

No State or its subrecipient, including its officers, employees, or agents, shall perform or continue to perform under a grant or cooperative agreement, whose objectivity may be impaired because of any related past, present, or currently planned interest, financial or otherwise, in
organizations regulated by NHTSA or in organizations whose interests may be substantially affected by NHTSA activities. Based on this policy:

1. The recipient shall disclose any conflict of interest identified as soon as reasonably possible, making an immediate and full disclosure in writing to NHTSA. The disclosure shall include a description of the action which the recipient has taken or proposes to take to avoid or mitigate such conflict.
2. NHTSA will review the disclosure and may require additional relevant information from the recipient. If a conflict of interest is found to exist, NHTSA may (a) terminate the award, or (b) determine that it is otherwise in the best interest of NHTSA to continue the award and include appropriate provisions to mitigate or avoid such conflict.
3. Conflicts of interest that require disclosure include all past, present, or currently planned organizational, financial, contractual, or other interest(s) with an organization regulated by NHTSA or with an organization whose interests may be substantially affected by NHTSA activities, and which are related to this award. The interest(s) that require disclosure include those of any recipient, affiliate, proposed consultant, proposed subcontractor, and key personnel of any of the above. Past interest shall be limited to within one year of the date of award. Key personnel shall include any person owning more than a 20 percent interest in a recipient, and the officers, employees or agents of a recipient who are responsible for making a decision or taking an action under an award where the decision or action can have an economic or other impact on the interests of a regulated or affected organization.

PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE
(applies to subrecipients as well as States)

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

POLICY ON SEAT BELT USE

In accordance with Executive Order 13043, Increasing Seat Belt Use in the United States, dated April 16, 1997, the Grantee is encouraged to adopt and enforce on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential initiative. For information and resources on traffic safety programs and policies for employers, please contact the Network of Employers for Traffic Safety (NETS), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. You can download information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives at *www.trafficsafety.org***.** The NHTSA website (*www.nhtsa.gov*) also provides information on statistics, campaigns, and program evaluations and references.

POLICY ON BANNING TEXT MESSAGING WHILE DRIVING

In accordance with Executive Order 13513, Federal Leadership On Reducing Text Messaging While Driving, and DOT Order 3902.10, Text Messaging While Driving, States are encouraged to adopt and enforce workplace safety policies to decrease crashes caused by distracted driving, including policies to ban text messaging while driving company-owned or rented vehicles, Government-owned, leased or rented vehicles, or privately-owned vehicles when on official Government business or when performing any work on or behalf of the Government. States are also encouraged to conduct workplace safety initiatives in a manner commensurate with the size of the business, such as establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving, and education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: CAD-to-CAD Solutions Agreement

Date: August 25, 2026

Submitted By: Shawn Watkins, Deputy Fire Chief
Reginald Williams, Fire Chief

Department: Fire

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Approving the Solutions Agreement with CentralSquare Technologies, LLC and Authorizing the City Manager to Execute the Agreement and Subsequent Amendments.

Background:
Within Placer County, five primary Public Safety Answering Points (PSAPs), also known as dispatch centers, receive emergency and non-emergency calls and are responsible for dispatching law enforcement, fire, and emergency medical resources.

Due to the shared jurisdictional boundaries among the County and its incorporated cities, emergency incidents frequently require coordination across multiple agencies. However, each PSAP currently operates an independent Computer-Aided Dispatch (CAD) system, creating interoperability challenges that can impact the efficient sharing of incident information and resource coordination.

Because of Rocklin's close geographic proximity to neighboring jurisdictions, the Rocklin Fire Department routinely provides and receives mutual aid assistance. To improve regional coordination, the participating fire agencies are implementing a CAD-to-CAD interoperability solution known as CentralSquare Unify. This platform will establish direct connectivity between each participating agency's CAD system, enabling the seamless exchange of incident information and improving interoperability among the County's PSAPs.

Computer-Aided Dispatch (CAD) systems support critical emergency communications functions, including call-taking, incident management, unit recommendation, resource dispatching, and communication with field personnel. The proposed CAD-to-CAD integration will allow participating agencies to share incident and resource information in real time, resulting in more effective resource identification, improved dispatch coordination, and enhanced incident management across jurisdictional boundaries.

The City of Rocklin Police and Fire Departments operate a consolidated PSAP that dispatches both police and fire services citywide. The City utilizes the Records Information Management System (RIMS), developed by Sun Ridge Systems, Inc., as its public safety software platform for records management and computer-aided dispatch.

The City Council previously approved an agreement with Sun Ridge Systems, Inc. to develop the required application programming interface (API) that enables communication between RIMS and CentralSquare Unify. The proposed Solutions Agreement with CentralSquare Technologies, LLC includes the one-time implementation services and the first-year annual subscription required for the City to utilize the Unify platform, with automatic annual renewal terms, unless either party gives notice of termination.

Approval of this agreement represents the next phase of the regional CAD interoperability project and will allow the City of Rocklin to participate in the Countywide CAD-to-CAD network. Staff recommends the City Council adopt a Resolution (Attachment 1) approving the Solutions Agreement with CentralSquare Technologies, LLC. The Resolution also authorizes the City Manager to execute any amendments or change orders necessary to successfully implement and complete the CAD-to-CAD integration project.

Fiscal Impact:
Placer County intends to seek approval from the Placer County Board of Supervisors to reimburse participating agencies for eligible implementation costs and the first year of service associated with the regional CAD-to-CAD interoperability project. The City portion of the project cost is $29,250, including $15,750 for the first year of annual subscription fees. The City is required to pay these costs upfront, which will be absorbed within the department's existing operating budget. If and when the County approves the reimbursement, the reimbursements will be used to offset the eligible costs incurred by the City.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - Agreement with CentralSquare Technologies, LLC

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE SOLUTIONS AGREEMENT WITH CENTRALSQUARE TECHNOLOGIES, LLC AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND SUBSEQUENT AMENDMENTS

WHEREAS, within the County of Placer there are five primary Public Safety Answering Point (PSAP) to quickly dispatch law enforcement and fire to emergencies and incidents;

WHEREAS, there is a distinct need for interoperability between and among the dedicated PSAPs who dispatch fire services within the cities and unincorporated areas of Placer County; and

WHEREAS, CentralSquare Technologies, LLC developed Unify a CAD-to-CAD (computer-aided dispatch) interoperability network that connects agencies across jurisdiction, so the closest, most capable unit is sent to the call; and

WHEREAS, the City of Rocklin Police Department purchased a comprehensive public safety software suite (RIMS) in 1985 from Sun Ridge Systems, Inc. (Sun Ridge) to provide computer-aided dispatch (CAD) and records management for its consolidated PSAP; and

WHEREAS, the Fire Department desires to enhance the functionality of Rocklin's PSAP utilizing Unify through RIMS to connect with the mutual aid cities of Roseville and Lincoln and the County Departments of Fire and Sheriff; and

WHEREAS, each agency, Rocklin, Roseville, Lincoln, and County, will engage in a data sharing Memorandum of Understanding after each agency has executed agreements with CentralSquare Technologies, LLC; and

WHEREAS, staff recommends that the City Council authorize the City Manager to sign the Agreement and additionally, authorize the City Manager to approve and sign future minor amendments.

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

Section 1. Each Recital is true and correct and is hereby incorporated by reference.

Section 2. The City Council approves the Solutions Agreement with CentralSquare Technologies, LLC in the form attached and incorporated hereto as Exhibit A.

Section 3. The City Council authorizes the City Manager to execute the Agreement and subsequent minor amendments provided that all amendments together do not obligate the City to expend funds in excess of $10,000, the amendment is consistent with the Agreement's subject matter and scope of work and the Rocklin Municipal Code, and that the City Attorney approves the amendment as to form.

PASSED AND ADOPTED this 25th day of August, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

CentralSquare Solutions Agreement

This CentralSquare Solutions Agreement (the "**Agreement**"), effective as of the latest date shown on the signature block below (the "**Effective Date**"), is entered into between **CentralSquare Technologies, LLC** with its principal place of business in Lake Mary, FL ("**CentralSquare**") and **City of Rocklin,** a California municipal corporation (for the benefit of and use by Rocklin Fire Department) , ("**Customer**"), together with CentralSquare, the "**Parties**", and each, a "**Party**".

WHEREAS, CentralSquare licenses and gives access to certain software applications ("**Solutions**") to its customers and also provides maintenance, support, migration, installation and other professional services; and

WHEREAS, Customer desires to license and/or gain access to certain Solutions and receive professional services described herein, and CentralSquare desires to grant and provide Customer license and access to such offerings as well as to provide support and maintenance, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the signatures of their duly authorized representative below, the Parties intending to be legally bound, agree to all of the following provisions and exhibits of this Agreement:

CentralSquare Technologies, LLC	City of Rocklin
1000 Business Center Drive Lake Mary, FL 32746	4060 Rocklin Rd, Rocklin, CA , 95677
By: Signed by: Ron Anderson CA1F6996BA0C4F7...	By:
Print Name: Ron Anderson	Print Name:
Print Title: Chief Revenue Officer	Print Title:
Date Signed: 8/4/2026	Date Signed:

Solution: UNIFY

Term.

Initial Term. The Initial Term of this Agreement commences as of the Effective Date and will continue in effect for five (5) year(s) from such date unless terminated earlier pursuant to any of the Agreement's express provisions (the "**Initial Term**").

Renewal Term. This Agreement will automatically renew for additional successive one (1) year terms unless earlier terminated pursuant to any of the Agreement's provisions (a "**Renewal Term**" and, collectively, with the Initial Term, the "**Term**").

Non-Renewal. Either Party may elect to end renewal of the Agreement by issuing a notice of non-renewal, in writing, to the other Party sixty (60) days prior to the expiration of the Agreement term.

Fees.

In consideration of the rights and services granted by CentralSquare to Customer under this Agreement, Customer shall make payments to CentralSquare pursuant to the amounts and payment terms outlined in Exhibit 1 (the Solution(s) and Services Fee Schedule).

All invoices shall be billed and paid in U.S. dollars (USD) and in accordance with the terms set forth in Exhibit 1. If Customer delays an invoice payment for any reason, Customer shall promptly notify CentralSquare in writing the reasons for such delay. Unless otherwise agreed by both Parties, CentralSquare may apply any payment received to any delinquent amount outstanding.

Standard Terms and Conditions

1. **Definitions**. Capitalized terms not otherwise defined in this Agreement have the meanings set forth below:

1.1. "**Affiliate**" means any other Entity that directly or indirectly, through one or more intermediaries, controls, is controlled by, or is under common control with, such Entity.

1.2. "**Authorized User**" means Customer's employees, consultants, contractors, and agents who are authorized by Customer to access and use the Solutions pursuant to this Agreement, and for whom access to the Solutions has been purchased.

1.3. "**Baseline Solution**" means the version of a Solution updated from time to time pursuant to CentralSquare's warranty services and maintenance, but without any other modification.

1.4. "**CentralSquare Systems**" means the information technology infrastructure used by or on behalf of CentralSquare to deliver the Solutions, including all computers, software, hardware, databases, electronic systems (including database management systems), and networks, whether operated directly by CentralSquare or through the use of third-party services.

1.5. "**Customer Data**" means information, data, and content, in any form or medium, collected, downloaded, or otherwise received, directly or indirectly from Customer, an Authorized User or end-users by or through the Solutions, provided the data is not personally identifiable and not identifiable to Customer.

1.6. "**Customer Systems**" means the Customer's information technology infrastructure, including computers, software, hardware, databases, electronic systems (including database management systems), and networks, whether operated by Customer or through the third-party services.

1.7. "**Defect**" means a material deviation between the Baseline Solution and its Documentation, for which Customer has given CentralSquare sufficient information to enable CentralSquare to replicate the deviation on a computer configuration that is both comparable to the Customer Systems and that is under CentralSquare's control. Further, with regard to any custom modification, Defect means a material deviation between the custom modification and the CentralSquare generated specification and Documentation for such custom modification, and for which Defect Customer has given CentralSquare sufficient information to enable CentralSquare to replicate the deviation on a computer configuration that is both comparable to the Customer Systems and that is under CentralSquare's control.

1.8. **"Delivery"** means:

1.8.1. For on-premise Solutions, Delivery shall be when CentralSquare delivers to Customer the initial copies of the Solutions outlined in Exhibit 1 by whichever the following applies and occurs first (a) electronic delivery, by posting it on CentralSquare's network for downloading, or similar suitable electronic file transfer method, or (b) physical shipment, such as on a disc or other suitable media transfer method, or (c) installation, or (d) delivery of managed services server. Physical shipment is on FOB - CentralSquare's shipping point, and electronic delivery is at the time CentralSquare provides Customer with access to download the Solutions.

1.8.2. For cloud-based Solutions Delivery shall be whichever the following applies and occurs first when Authorized Users have (a) received log-in access to the Solution or any module of the Solution or (b) received access to the Solution via a URL.

1.9. "**Documentation**" means any manuals, instructions, or other documents or materials that CentralSquare provides or makes available to Customer in any form or medium and which describe the functionality, components, features, or requirements of the Solution(s), including any aspect of its installation, configuration, integration, operation, use, support, or maintenance.

1.10. **"End User Training"** means the process of educating general users of the Software on the operation of the Software.

1.11. "**Entity**" means an individual, corporation, partnership, joint venture, limited liability entity, governmental authority, unincorporated organization, trust, association, or other organization.

1.12. **"Fiscal Year"** shall mean each period of twelve (12) calendar months commencing on July 1 and ending on June 30 during which all or any portion of this Agreement is in effect.

1.13. **"Hardware"** means any equipment, computer systems, servers, storage devices, peripherals, and any other tangible assets purchased under this Agreement.

1.14. "**Intellectual Property Rights**" means any and all registered and unregistered rights granted, applied for, or otherwise now or hereafter in existence under or related to any patent, copyright, trademark, trade secret, database protection, or other intellectual property rights laws, and all similar or equivalent rights or forms of protection, in any part of the world.

1.15. "**Managed Services Hardware**" means any equipment, computer systems, servers, peripherals, and any other tangible asset purchased as a subscription under this Agreement.

1.16. "**Maintenance**" means optimization, error correction, modifications, and Updates (defined herein) to CentralSquare Solutions to correct any known Defects and improve performance. Maintenance will be provided for each Solution, the hours and details of which are described in Exhibit 2 (Maintenance and Support).

1.17. "**New or Major Releases**" means new versions of a Baseline Solution (e.g., version 4.0, 5.0 etc.) not provided as part of Maintenance.

1.18. "**Personal Information**" means any information that does or can identify a specific individual or by or from which a specific individual may be identified, contacted, or located. Personal Information includes all "nonpublic personal information" as defined under the Gramm-Leach-Bliley Act, "protected health information" as defined under the Health and Insurance Portability and Accountability Act of 1996, "Personal Data" as defined in the EU General Data Protection Regulation (GDPR 2018), "Personal Information" as defined under the Children's Online Privacy Protection Act of 1998, and all rules and regulations issued under any of the foregoing.

1.19. "**Professional Services**" means configuration, installation, implementation, development work, training or consulting services including custom modification programming, support relating to custom modifications, on-site support services, assistance with data transfers, system restarts and reinstallations provided by CentralSquare.

1.20. **"Project Kickoff"** is a meeting to occur shortly after contract execution between CentralSquare and Customer in which goals and objectives are set forth, all parties relevant team members are identified, and scope, timelines, and milestones are reviewed.

1.21. **"Reliability Period"** is the time period in which the Software is tested and confirmed reliable by successfully completed fifteen (15) continuous days in a live environment with no repeatable Priority 1 or Priority 2 issues as defined in Exhibit 2, unless otherwise agreed in a statement of work.

1.22. "**Software**" means the software program(s) (in object code format only) identified on Exhibit 1 (Solution(s) and Services Fee Schedule). The term "Software" excludes any Third-Party Software.

1.23. **"Software Version"** means the base or core version of the Solution Software that contains significant new features and significant fixes and is available to the Customer. The nomenclature used for updates and upgrades consists of major, minor, build, and fix and these correspond to the following digit locations of a release, a,b,c,d. An example of which would be 7.4.1.3, where the 7 refers to the major release, the 4 refers to the minor release, the 1 refers to the build, and the 3 refers to a fix.

1.24. "**Solutions**" means the software, Documentation, development work, CentralSquare Systems and any and all other information, data, documents, materials, works, and other content, devices, methods, processes, hardware, software, technologies and inventions, including any deliverables, technical or functional descriptions, requirements, plans, or reports, provided or used by CentralSquare or any Subcontractor in connection with Professional Services or Support Services rendered under this Agreement.

1.25. **"Support Services"** means Maintenance, Enhancements, implementation of New Releases, and general support efforts to respond to incidents reported by Customer in accordance with Exhibit 2 (Maintenance & Support) and Exhibit 8 (Managed Services Provisions), if applicable.

1.26. "**Third-Party Materials**" means materials and information, in any form or medium, including any software, documents, data, content, specifications, products, related services, equipment, or components of or relating to the Solutions that are not proprietary to CentralSquare.

2. License, Access, and Title.

2.1. License Grant. For any Solution designated as a "license" on Exhibit 1, Customer is granted a perpetual (unless terminated as provided herein), nontransferable, nonexclusive right and license to use the Software for Customer's own internal use for the applications described in the Statement of Work, in the applicable environment (e.g., production, test, training, or disaster recovery system) and in the quantity set forth in Exhibit 1. Additional software licenses purchased after the execution of this Agreement shall also be licensed in accordance with the provisions of this section. Customer shall not use, copy, rent, lease, sell, sublicense, modify, create derivative works from/of, or transfer any software, or permit others to do said acts, except as provided in this Agreement. Any such unauthorized use shall be void and may result in immediate and automatic termination of the applicable license. In such event, Customer shall not be entitled to a refund of any license fees paid. Notwithstanding, Customer shall be entitled to use software at the applicable designated location for the purpose of the application(s) described in the Statement of Work to provide services for itself and other Affiliate governmental agencies/entities, provided that the Software is installed and operated at only one physical location. The Software license granted in this Agreement or in connection with it are for object code only and do not include a license or any rights to source code whatsoever.

2.2. Access Grant. For any Solution designated as a "subscription" on Exhibit 1, so long as subscription fees are paid and current, (unless terminated as provided herein), Customer is granted a nontransferable, nonexclusive right to use the software for the Customer's own internal use for the applications described in the Statement of Work, in the applicable environment (e.g., production, test, training, or disaster recovery system) and in the quantity set forth in Exhibit 1. Additional CentralSquare software subscriptions purchased after the execution of this Agreement shall also be accessed in accordance with the provisions of this section. Customer shall not use, copy, rent, lease, sell, sublicense, modify, create derivative works from/of, or transfer any software, or permit others to do said acts, except as provided in this Agreement. Any such unauthorized use shall be void and may result in immediate and automatic termination of the applicable access. In such event, Customer shall not be entitled to a refund of any subscription fees paid. Notwithstanding, Customer shall be entitled to use software at the applicable designated location for the purpose of the application(s) described in the Statement of Work to provide services for itself and other Affiliate governmental

agencies/entities. The subscription access granted in this Agreement or in connection with it are for object code only and do not include a license or any rights to source code whatsoever.

2.3. Documentation License. CentralSquare hereby grants to Customer a non-exclusive, non-sublicensable, non-transferable license to use the Documentation during the Term solely for Customer's internal business purposes in connection with its use of the Solutions.

2.4. Application Programming Interface "API". If the Customer has purchased any Application Programming Interface (API) license or subscription, Customer may use such API for Customer's own internal use to develop interfaces which enable interfacing with the applicable CentralSquare Software purchased herein. The development and use of such interfacing applications is specifically permitted under the use granted herein and shall not be deemed derivative works provided that they are not, in fact, derived from the CentralSquare Software or the ideas, methods of operation, processes, technology or know-how implemented therein. Other than the usage rights granted herein, Customer shall not acquire any right, title or interest in the CentralSquare Software or API by virtue of the interfacing of such applications, whether as joint owner, or otherwise. Should Customer desire to provide or share the API to a third-party, the third-party must enter into an API Access Agreement by and between the third-party and CentralSquare directly to govern the usage rights and restrictions of the applicable API.

2.5. Hardware. Subject to the terms and conditions of this Agreement, CentralSquare agrees to deliver, through hardware vendors, the Hardware itemized on Exhibit 1. The risk of loss or damage will pass to Customer upon the date of delivery to the Customer specified facility. Upon delivery and full satisfaction of the Hardware payment obligations, Hardware shall be deemed accepted and Customer will acquire good and clear title to Hardware. All Hardware manufacturer warranties will be passed through to Customer. CentralSquare expressly disclaims, and Customer hereby expressly waives all other Hardware warranties, express or implied, without limitation, warranties of merchantability and fitness for a particular purpose.

2.6. Managed Services Hardware. Subject to the terms and conditions of this Agreement, CentralSquare agrees to deliver the Managed Services Hardware itemized on Exhibit 1. So long as the applicable subscription fees are paid and current, Customer shall maintain a limited right in possessory interest in the Managed Services Hardware. No title in the Managed Services Hardware will pass to Customer at any time or for any reason. Customer agrees to maintain adequate insurance against fire, theft, or other loss for the Managed Services Hardware full insurable value. CentralSquare shall coordinate any Defect or warranty claims in accordance with Exhibit 8.

2.7. Reservation of Rights. Nothing in this Agreement grants any right, title, or interest in or to any Intellectual Property Rights in or relating to the Solutions, or Third-Party Materials, whether expressly, by implication, estoppel, or otherwise. All right, title, and interest in the Solutions, and the Third-Party Materials are and will remain with CentralSquare and the respective rights holders.

3. Use Restrictions. Authorized Users shall not:

3.1. copy, modify, or create derivative works or improvements of the Solutions, or rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available any Solutions to any Entity, including on or in connection with the internet or any time-sharing, service bureau, software as a service, cloud, or other technology or service;

3.2. reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to the source code of the Solutions, in whole or in part;

3.3. bypass or breach any security device or protection used by Solutions or access or use the Solutions other than by an Authorized User through the use of his or her own then valid access;

3.4. input, upload, transmit, or otherwise provide to or through the CentralSquare Systems, any information or materials that are unlawful or injurious, or contain, transmit, or activate any harmful code (any software, hardware, device, or other technology, including any virus, worm, malware, or other malicious computer code, the purpose or effect of which is to (a) permit unauthorized access to, or to destroy, disrupt, disable, distort, or otherwise harm or impede any (i) computer, software firmware, hardware, system or network; or (ii) any application or function of any of the foregoing or the security, integrity, confidentiality, or use of any data processed thereby; or (b) prevent Customer or any Authorized User from accessing or using the Solutions as intended by this Agreement;

3.5. damage, destroy, disrupt, disable, impair, interfere with, or otherwise impede or harm in any manner the CentralSquare Systems, or CentralSquare's provision of services to any third-party, in whole or in part;

3.6. remove, delete, alter, or obscure any trademarks, specifications, Documentation, warranties, or disclaimers, or any copyright, trademark, patent, or other intellectual property or proprietary rights notices from any Documentation or Solutions, including any copy thereof;

3.7. access or use the Solutions in any manner or for any purpose that infringes, misappropriates, or otherwise violates any Intellectual Property Right or other right of any third-party, or that violates any applicable law;

3.8. access or use the Solutions for purposes of competitive analysis of the Solutions, the development, provision, or use of a competing software service or product or any other purpose that is to CentralSquare's detriment or commercial disadvantage or otherwise access or use the Solutions beyond the scope of the authorization granted in Section 2.

4. Audit.

4.1. CentralSquare shall have the right to audit Customer's use of the Software to monitor compliance with this Agreement. Customer shall permit CentralSquare and its directors, officers, employees, and agents to have on-site access at Customer's premises (or remote access as the case may be) during normal business hours to such systems, books, and records for the purpose of verifying license counts, access counts, and overall compliance with this Agreement. Customer shall render reasonable cooperation to CentralSquare as requested. If as a result of any audit or inspection CentralSquare substantiates a deficiency or non-compliance, or if an audit reveals that Customer has exceeded the restrictions on use, Customer shall promptly reimburse CentralSquare for all its costs and expenses incurred to conduct such audit or inspection and be required to pay for any delinquencies in compliance and prompt payment of any underpayment of Fees.

5. Customer Obligations.

5.1. Customer Systems and Cooperation. Customer shall at all times during the Term: (a) set up, maintain, and operate in good repair all Customer Systems on or through which the Solutions are accessed or used; (b) provide CentralSquare Personnel with such access to Customer's premises and Customer Systems as is necessary for CentralSquare to perform the Support Services in accordance with the Support Standards and specifications and if required by CentralSquare, remote access in accordance with Exhibit 3 (CentralSquare Access Management Policy); and (c) provide all cooperation as CentralSquare may reasonably request to enable CentralSquare to exercise its rights and perform its obligations under this Agreement.

5.2. Effect of Customer Failure or Delay. CentralSquare is not responsible or liable for any delay or failure of performance caused in whole or in part by Customer's delay in performing, or failure to perform, any of its obligations under this Agreement.

5.3. Corrective Action and Notice. If Customer becomes aware of any actual or threatened activity prohibited by Section 3, Customer shall, and shall cause its Authorized Users to, immediately: (a) take all reasonable and lawful measures within their respective control that are necessary to stop the activity or threatened activity and to mitigate its effects (including, where applicable, by discontinuing and preventing any unauthorized access to the Solutions and permanently erasing from their systems and destroying any data to which any of them gained unauthorized access); and (b) notify CentralSquare of any such actual or threatened activity.

5.4. Maintaining Current Versions of CentralSquare Solutions. In accordance with Exhibit 2 (Maintenance & Support) and Exhibit 8 (Managed Services Provisions), if applicable. Customer shall install and/or use any New or Major Release within one year of being made available by CentralSquare to mitigate a performance problem, ineligibility for Support Services, or an infringement claim.

6. Professional Services.

6.1. Compliance with Customer Policies. While CentralSquare personnel are performing services at Customer's site, CentralSquare personnel will comply with Customer's reasonable procedures and site policies that are generally applicable to Customer's other suppliers providing similar services and that have been provided to CentralSquare in writing or in advance.

6.2. Contributed Material. In the process of CentralSquare's performing Professional Services, Customer may, from time to time, provide CentralSquare with designs, plans, or specifications, improvements, works or other material for inclusion in, or making modifications to, the Solutions, the Documentation or any other deliverables ("**Contributed Material**"). Customer grants to CentralSquare a nonexclusive, irrevocable, perpetual, transferable right, without the payment of any royalties or other compensation of any kind and without the right of attribution, for CentralSquare, CentralSquare's Affiliates and CentralSquare's licensees to make, use, sell and create derivative works of the Contributed Material.

6.3. Federal Grant Funds. CentralSquare shall comply with the provisions of Title VII of the Civil Rights Act of 1964 in that it will not discriminate against any individual with respect to their compensation, terms, conditions, or privileges of employment. Additionally, CentralSquare shall not discriminate in any way that would deprive or intend to deprive any individual of employment opportunities or otherwise adversely affect their status as an employee based on race, color, religion, sex, national origin, age, medical condition, marital status, sexual orientation, gender identity, genetic information, veteran status, or disability, or any other characteristic or classification protected by applicable law. Not Applicable.

6.4. Criminal Justice Information Services. To the extent permissible, the parties acknowledge that any employee of CentralSquare who has been granted Criminal Justice Information Services ("CJIS") clearance in any state within the United States shall be deemed to have satisfied the CJIS clearance requirements under this Agreement. This provision is based on the principle of reciprocity, recognizing the validity of CJIS clearance across state lines.

Notwithstanding the foregoing, CentralSquare shall ensure that all employees comply with the applicable laws and regulations of the state in which services under this Agreement are performed. CentralSquare shall also ensure that all employees continue to meet the standards required for CJIS clearance and shall promptly notify Customer of any changes in an employee's CJIS clearance status.

7. Confidentiality.

7.1. Nondisclosure. The Parties agree, unless otherwise provided in this Agreement or required by law, not to use or make each other's Confidential Information available to any third party for any purpose other than as necessary to perform

under this Agreement. **"Confidential Information"** means the Solution(s), Software, and customizations in any embodiment, and either Party's technical and business information relating to inventions or software, research and development, future product specifications, engineering processes, costs, profit or margin information, marketing and future business plans as well as any and all internal Customer and employee information, and any information exchanged by the Parties that is clearly marked with a confidential, private or proprietary legend or which, by its nature, is commonly understood to be confidential.

7.2. Exceptions. A Party's Confidential Information shall not include information that: (a) is or becomes publicly available through no act or omission of the recipient; (b) was in the recipient's lawful possession prior to the disclosure and was not obtained by the recipient either directly or indirectly from the disclosing Party; (c) is lawfully disclosed to the recipient by a third party without restriction on recipient's disclosure, and where recipient was not aware that the information was the confidential information of discloser; (d) is independently developed by the recipient without violation of this Agreement; or (e) is required to be disclosed by law.

7.3. Public Record. As this Agreement is public record, CentralSquare is permitted to disclose Customer as a Customer. However, CentralSquare shall not make any statements or representations regarding Customer's opinion of CentralSquare or its services. CentralSquare may reach out to Customer from time to time for references or marketing engagements, subject to Customer's written approval.

8. Security.

8.1. CentralSquare will implement commercially reasonable administrative, technical and physical safeguards designed to ensure the security and confidentiality of Customer Data, protect against any anticipated threats or hazards to the security or integrity of Customer Data, and protect against unauthorized access or use of Customer Data. CentralSquare will review and test such safeguards on no less than an annual basis.

8.2. Customer shall maintain, in connection with the operation or use of the Solutions, adequate technical and procedural access controls and system security requirements and devices, necessary for data privacy, confidentiality, integrity, authorization, authentication, non-repudiation, virus detection and eradication.

8.3. To the extent that Authorized Users are permitted to have access to the Solutions, Customer shall maintain agreements with such Authorized Users that adequately protect the confidentiality and Intellectual Property Rights of CentralSquare in the Solutions and Documentation and disclaim any liability or responsibility of CentralSquare with respect to such Authorized Users.

9. Personal Data. If CentralSquare processes or otherwise has access to any personal data or Personal Information on Customer's behalf when performing CentralSquare's obligations under this Agreement, then:

9.1. Customer shall be the data controller (where "**data controller**" means an entity which alone or jointly with others determines purposes for which and the manner in which any personal data are, or are to be, processed) and CentralSquare shall be a data processor (where "**data processor**" means an entity which processes the data only on behalf of the data controller and not for any purposes of its own);

9.2. Customer shall ensure that it has obtained all necessary consents and it is entitled to transfer the relevant personal data or Personal Information to CentralSquare so that CentralSquare may lawfully use, process and transfer the personal data and Personal Information in accordance with this Agreement on Customer's behalf, which may include CentralSquare processing and transferring the relevant personal data or Personal Information outside the country where Customer and the Authorized Users are located in order for CentralSquare to provide the Solutions and perform its other obligations under this Agreement; and

9.3. CentralSquare shall process personal data and information only in accordance with lawful and reasonable written instructions given by Customer and as set out in and in accordance with the terms of this Agreement; and

9.4. CentralSquare shall take reasonable steps to ensure that its employees, agents and contractors who may have access to Personal Information are persons who need to know / access the relevant Personal Information for valid business reasons; and

9.5. each Party shall take appropriate technical and organizational measures against unauthorized or unlawful processing of the personal data and Personal Information or its accidental loss, destruction or damage so that, having regard to the state of technological development and the cost of implementing any measures, the measures taken ensure a level of security appropriate to the harm that might result from such unauthorized or unlawful processing or accidental loss, destruction or damage in relation to the personal data and Personal Information and the nature of the personal data and Personal Information being protected. If necessary, the Parties will cooperate to document these measures taken.

10. Representations and Warranties.

10.1. Intellectual Property Warranty. CentralSquare represents and warrants that (a) it is the sole and exclusive owner of (or has the right to license) the software; (b) it has full and sufficient right, title and authority to grant the rights and/or licenses granted under this Agreement; (c) the software does not contain any materials developed by a third party used by CentralSquare except pursuant to a license agreement; and (d) the software does not infringe any patent, or copyright.

10.2. Intellectual Property Remedy. In the event that any third party asserts a claim of infringement against the Customer relating to the software contained in this Agreement, CentralSquare shall indemnify and defend the Customer pursuant

to section 13.1 of this Agreement. In the case of any such claim of infringement, CentralSquare shall either, at its option, (1) procure for Customer the right to continue using the software; or (2) replace or modify the software so that that it becomes non-infringing, but equivalent in functionality and performance.

10.3. Software Warranty. CentralSquare warrants to Customer that: (i) for a period of one year from Delivery (the "Warranty Period") the Software will substantially conform in all material respects to the specifications set forth in the Documentation, when installed, operated and used as recommended in the Documentation and in accordance with this Agreement; and (ii) at the time of Delivery the Software does not contain any virus or other malicious code.

10.4. Software Remedy. If, during the Warranty Period a warranty defect is confirmed in the CentralSquare Software, CentralSquare shall, at its option and as the sole remedy, reinstall the Software or correct the Defects pursuant to Exhibit 2 (Maintenance & Support) and Exhibit 8 (Managed Services Provisions), if applicable.

10.5. Services Warranty. CentralSquare warrants that the Professional Services delivered will substantially conform to the deliverables specified in the applicable statement of work and that all Professional Services will be performed in a professional and workmanlike manner consistent with industry standards for similar work. If Professional Services do not substantially conform to the deliverables, Customer shall notify CentralSquare of such non-conformance in writing, within 10 days from completion of Professional Service, and CentralSquare shall promptly repair the non-conforming deliverables.

10.6. **Disclaimer of Warranty. EXCEPT FOR THE EXPRESS LIMITED WARRANTIES SET FORTH ABOVE, CENTRALSQUARE MAKES NO WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED, WITH REGARD TO THE INTELLECTUAL PROPERTY, SOFTWARE, PROFESSIONAL SERVICES, AND/OR ANY OTHER MATTER RELATING TO THIS AGREEMENT, AND THAT CENTRALSQUARE DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, INCLUDING ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE OR TRADE PRACTICE, AND SPECIFICALLY DISCLAIMS IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR TITLE. FURTHER, CENTRALSQUARE EXPRESSLY DOES NOT WARRANT THAT A SOLUTION, ANY CUSTOM MODIFICATION OR ANY IMPROVEMENTS WILL BE USABLE BY CUSTOMER IF THE SOLUTION OR CUSTOM MODIFICATION HAS BEEN MODIFIED BY ANYONE OTHER THAN CENTRALSQUARE PERSONNEL, OR WILL BE ERROR FREE, WILL OPERATE WITHOUT INTERRUPTION OR WILL BE COMPATIBLE WITH ANY HARDWARE OR SOFTWARE EXCEPT TO THE EXTENT EXPRESSLY SET FORTH IN THE DOCUMENTATION. ALL THIRD-PARTY MATERIALS ARE PROVIDED "AS-IS" AND ANY REPRESENTATION OR WARRANTY OF OR CONCERNING ANY OF THEM IS STRICTLY BETWEEN CUSTOMER AND THE THIRD-PARTY. THIS AGREEMENT DOES NOT AMEND, OR MODIFY CENTRALSQUARE'S WARRANTY UNDER ANY AGREEMENT OR ANY CONDITIONS, LIMITATIONS, OR RESTRICTIONS THEREOF.**

11. Notices. All notices and other communications required or permitted under this Agreement must be in writing and will be deemed given when delivered personally, sent by United States registered or certified mail, return receipt requested; transmitted by facsimile or email confirmed by first class mail, or sent by overnight courier. Notices must be sent to a Party at its address shown below, or to such other place as the Party may subsequently designate for its receipt of notices in writing by the other Party.

If to CentralSquare
CentralSquare Technologies, LLC
1000 Business Center Dr.
Lake Mary, FL 32746
Phone: 407-304-3235
Attention: Legal/Contracts

If to Customer:
City of Rocklin
4060 Rocklin Rd
Rocklin, CA 95677
Phone: 916-625-5300
Email: FireAccountsPayable@rocklin.ca.us
Attention: Fire Chief

12. Force Majeure.
Neither Party shall be responsible for failure to fulfill its obligations hereunder, or be liable for damages resulting from delay in performance as a result of war, fire, strike, riot or insurrection, natural disaster, pandemic or epidemic, delay of carriers, governmental order or regulation, complete or partial shutdown of plant, unavailability of equipment, software, or services from suppliers, default of a subcontractor or vendor to the Party if such default arises out of causes beyond the reasonable control of such subcontractor or vendor, the acts or omissions of the other Party, or its officers, directors, employees, agents, contractors, or elected officials, and/or other occurrences beyond the Party's reasonable control ("Excusable Delay" hereunder). In the event of such Excusable Delay, performance shall be extended on a day for day basis or as otherwise reasonably necessary to compensate for such delay.

13. Indemnification.

13.1. CentralSquare Indemnification. CentralSquare shall indemnify, defend, and hold harmless Customer from any and all Claims or liability, including attorneys' fees and costs, brought by a third party, allegedly arising out of, in connection with, or incident to any loss, damage or injury to persons or property or arising solely from a wrongful or negligent act, error or omission of CentralSquare, its employees, agents, contractors, or any subcontractor as a result of CentralSquare's or any subcontractor's performance pursuant to this Agreement; however, CentralSquare shall not be required to indemnify Customer for any claims caused to the extent of the negligence or wrongful act of Customer, its employees, agents, or contractors. Notwithstanding anything to the contrary in the foregoing, if a Claim or liability results from or is contributed to by the actions or omissions of Customer, or its employees, agents or contractors, CentralSquare's obligations under this provision shall be reduced to the extent of such actions or omissions based upon the principle of comparative fault.

13.2. Customer Indemnification. To the extent allowable by law, Customer shall indemnify, defend, and hold harmless CentralSquare from any and all Claims or liability, including attorneys' fees and costs, allegedly arising out of, in connection with, or incident to any loss, damage or injury to persons or property or arising solely from a wrongful or negligent act, error or omission of Customer, its employees, agents, contractors, or any subcontractor as a result of Customer's or any subcontractor's performance pursuant to this Agreement; however, Customer shall not be required to indemnify CentralSquare for any Claims or actions caused to the extent of the negligence or wrongful act of CentralSquare, its employees, agents, or contractors. Notwithstanding anything to the contrary in the foregoing, if a Claim or liability results from or is contributed to by the actions or omissions of CentralSquare, or its employees, agents or contractors, Customer's obligations under this provision shall be reduced to the extent of such actions or omissions based upon the principle of comparative fault.

13.3. "**Claim**" in this Section 13 means any claim, cause of action, demand, lawsuit, dispute, inquiry, audit, notice of violation, proceeding, litigation, citation, summons, subpoena or investigation of any nature, civil, criminal, administrative, regulatory or other, whether at law, in equity, or otherwise.

14. Termination.

14.1. Either Party may terminate this Agreement for a material breach in accordance with this subsection. In such event, the disputing Party shall deliver written notice of its intent to terminate along with a description in reasonable detail of the problems for which the disputing Party is invoking its right to terminate and the specific requirement within this Agreement or any exhibit or schedule hereto that the disputing Party is relying upon. Following such notice, the Parties shall commence dispute resolution procedures in accordance with the dispute resolution procedure pursuant to Section 17.

14.2. CentralSquare shall have the right to terminate this Agreement based on Customer's failure to pay undisputed amounts due under this Agreement more than ninety (90) days after delivery of written notice of non-payment.

14.3. Automatic Termination for Non-Appropriation of Funds. This Agreement is subject to the budget and fiscal provisions of Customer's City Council. Customer shall have no obligation to make appropriations for this Agreement in lieu of appropriations for new or other agreements. CentralSquare acknowledges that Customer's budget decisions are subject to the discretion of its City Council. CentralSquare assumes all risk of possible non-appropriation or noncertification of funds, and such assumption is part of the consideration for this Agreement. After the first 12 months this Agreement has been in effect, Customer may terminate this Agreement upon thirty (30) days' notice, without penalty, liability or expense of any kind to Customer, if at the end of any Fiscal Year funds are not appropriated for the next succeeding Fiscal Year. In the event of termination for non-appropriation of funding, CentralSquare shall be paid for all undisputed fees and expenses earned up to the date of such termination.

15. Effect of Termination or Expiration. On the expiration or earlier termination of this Agreement:

15.1. All rights, licenses, and authorizations granted to Customer hereunder will immediately terminate and Customer shall immediately cease all use of CentralSquare's Confidential Information and the Solutions, and within thirty (30) days deliver to CentralSquare, or at CentralSquare's request destroy and erase CentralSquare's Confidential Information from all systems Customer directly or indirectly controls; and

15.2. All licenses, access or subscription fees, services rendered but unpaid, and any amounts due by Customer to CentralSquare of any kind shall become immediately payable and due no later than thirty (30) days after the date of the termination or expiration, including anything that accrues within those thirty (30) days.

15.3. The provisions set forth in the following sections, and any other right or obligation of the Parties in this Agreement that, by its nature (including but not limited to: Use Restrictions, Confidential Information, Warranty Disclaimers, Indemnifications, & Limitations of Liability), will survive any expiration or termination of this Agreement.

15.4. In the event that Customer terminates this Agreement or cancels any portions of a project (as may be set forth in a Statement of Work) prior to Go Live (which shall be defined as "first use of a Solution or module of a Solution in a production environment, unless otherwise agreed by the Parties in a statement of work"), Customer shall pay for all Professional Services actually performed by CentralSquare on a time and materials basis, regardless of the payment terms in Exhibit 1.

15.5. Return of Customer Data. If Customer requests in writing at least ten (10) days prior to the date of expiration or earlier termination of this Agreement, CentralSquare shall within sixty (60) days following such expiration or termination, deliver to Customer in CentralSquare's standard format the then most recent version of Customer Data maintained by

CentralSquare, provided that Customer has at that time paid all Fees then outstanding and any amounts payable after or as a result of such expiration or termination.

15.6. Deconversion. In the event of (i) expiration or earlier termination of this Agreement, or (ii) Customer no longer purchasing certain Solutions (including those indicated to be Third-Party Materials), if Customer requests assistance in the transfer of Customer Data to a different vendor's applications ("Deconversion"), CentralSquare will provide reasonable assistance. CentralSquare and Customer will negotiate in good faith to establish the relative roles and responsibilities of CentralSquare and Customer in effecting Deconversion, as well as the appropriate date for completion. CentralSquare shall be entitled to receive compensation for any additional consultation, services, software, and documentation required for Deconversion on a time and materials basis at CentralSquare's then standard rates.

15.7. Termination of this Agreement shall not relieve either Party of any other obligation incurred one to the other prior to termination.

16. Assignment. Neither this Agreement nor any rights or obligations hereunder shall be assigned or otherwise transferred by either Party without the prior written consent of the other Party, which consent will not be unreasonably withheld; provided however, that in the event of a merger or acquisition of all or substantially all of CentralSquare's assets, CentralSquare may assign this Agreement to an entity ready, willing and able to perform CentralSquare's executory obligations hereunder.

17. Dispute Resolution. Any dispute, controversy or claim arising out of or relating to this Agreement (each, a "Dispute"), including the breach, termination, or validity thereof, shall be resolved as follows:

17.1. Good Faith Negotiations. The Parties agree to send written notice to the other Party of any Dispute ("Dispute Notice"). After the other Party receives the Dispute Notice, the Parties agree to undertake good faith negotiations to resolve the Dispute. Each Party shall be responsible for its associated travel and other related costs.

17.2. Escalation to Mediation. If the Parties cannot resolve any Dispute through good faith negotiations, the dispute will be escalated to non-binding mediation, with the Parties acting in good faith to select a mediator and establishing the mediation process. The Parties agree the mediator's fees and expenses, and the mediator's costs incidental to the mediation, will be shared equally between the Parties. The Parties shall bear their own fees, expenses, and costs.

17.3. Confidential Mediation. The Parties further agree all written or oral offers, promises, conduct, and statements made in the course of the mediation are confidential, privileged, and inadmissible for any purpose in any litigation, arbitration or other proceeding involving the Parties. However, evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation.

17.4. Litigation. If the Parties cannot resolve a Dispute through mediation, then once an impasse is declared by the mediator either Party may pursue litigation in a court of competent jurisdiction.

18. Waiver/Severability. The failure of any Party to enforce any of the provisions hereof will not be construed to be a waiver of the right of such Party thereafter to enforce such provisions. If any provision of this Agreement is found to be unenforceable, that provision will be enforced to the maximum extent possible, and the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired thereby.

19. LIABILITY. NOTWITHSTANDING ANY PROVISION WITHIN THIS AGREEMENT TO THE CONTRARY, AND REGARDLESS OF THE NUMBER OF LOSSES, WHETHER IN CONTRACT, EQUITY, STATUTE, TORT, NEGLIGENCE, OR OTHERWISE:

19.1. **NEITHER PARTY SHALL HAVE LIABILITY TO THE OTHER PARTY FOR ANY SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, EXEMPLARY, LIQUIDATED, OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO, REPLACEMENT COSTS, AND NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR LOSSES OF PROFIT, REVENUE, INCOME, BUSINESS, ANTICIPATED SAVINGS, DATA, AND REPUTATION, AND MORE GENERALLY, ANY LOSSES OF AN ECONOMIC OR FINANCIAL NATURE, REGARDLESS OF WHETHER SUCH LOSSES MAY BE DEEMED AS CONSEQUENTIAL OR ARISING DIRECTLY AND NATURALLY FROM THE INCIDENT GIVING RISE TO THE CLAIM, AND REGARDLESS OF WHETHER SUCH LOSSES ARE FORESEEABLE OR WHETHER EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSSES; AND**

19.2. **CENTRALSQUARE'S TOTAL LIABILITY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT SHALL NOT EXCEED THE AMOUNT(S) ACTUALLY PAID BY CUSTOMER TO CENTRALSQUARE HEREUNDER FOR THE LAST TWELVE (12) MONTHS PRIOR TO THE DATE THE CLAIM AROSE.**

20. Insurance. During the term of this Agreement, CentralSquare shall maintain insurance coverage covering its operations in accordance with Exhibit 4 (Certificate of Insurance (Evidence of Coverage)). CentralSquare shall include Customer as an additional insured on applicable insurance policies provided under this Agreement. CentralSquare shall provide proof of current coverage during the term of this Agreement. Customer, its officers, officials, employees, and volunteers are to be included as additional insureds on the CGL and other applicable policies with respect to liability arising out of work or operations performed by or on behalf of the Contractor 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 Contractor'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).

Primary Coverage. For any claims related to the software and services provided by this Agreement, CentralSquare's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the Customer, its officers, officials, employees, or volunteers. Any insurance or self-insurance maintained by the Customer, its officers,

officials, employees or volunteers shall be excess of CentralSquare's insurance and shall not contribute with it.

Independent Obligation. CentralSquare's agreement to purchase and maintain insurance as required by this Agreement, and the additional insured endorsements provided hereunder, are separate, independent, and distinct obligations from CentralSquare's duty to indemnify, defend, and hold harmless, or any limitation of liability. The failure of the Customer to qualify for indemnification under the terms of this Agreement, or limited liability, shall not diminish, waive, negate, or otherwise affect the coverage or defense obligations owed to the Customer by CentralSquare's insurance carriers under any required insurance policies or additional insured endorsements.

21. **Third-Party Materials.** CentralSquare may, from time to time, include third parties to perform services, provide software, or provide equipment. Customer acknowledges and agrees CentralSquare provides front-line support services for these Third-Party Materials, but these third parties assume all responsibility and liability in connection with the Third-Party Materials. CentralSquare is not authorized to make any representations or warranties that are binding upon the third-party or to engage in any other acts that are binding upon the third-party, except specifically that CentralSquare is authorized to represent third-party fees and to accept payment of such amounts from Customer on behalf of the third-party for as long as such third-party authorizes CentralSquare to do so. As a condition precedent to installing or accessing certain Third-Party Materials, Customer may be required to execute a click-through, shrink-wrap End User License Agreement ("EULA") or similar agreement provided by the Third-Party Materials provider. If mapping information is supplied with the CentralSquare Software, CentralSquare makes no representation or warranty as to the completeness or accuracy of the mapping data provided with the CentralSquare Software. The completeness or accuracy of such data is solely dependent on the information supplied by the Customer or the mapping database vendor to CentralSquare. All third-party materials are provided "as-is" and any representation or warranty concerning them is strictly between Customer and the third-party.
22. **Subcontractors**. CentralSquare may from time to time, in its discretion, engage third parties to perform services on its behalf including but not limited to Professional Services, Support Services, and/or provide software (each, a "Subcontractor"). CentralSquare shall be fully responsible for the acts of all subcontractors to the same extent it is responsible for the acts of its own employees.
23. **Entire Agreement**. This Agreement, and any Exhibits specifically incorporated therein by reference, constitute the entire agreement between the Parties with respect to the subject matter. These documents supersede and merge all previous and contemporaneous proposals of sale, communications, representations, understandings and agreements, whether oral or written, between the Parties with respect to the subject hereof.
24. **Amendment**. Either Party may, at any time during the term, request in writing changes to this agreement. The Parties shall evaluate and, if agreed, implement all such requested changes. No requested changes will be effective unless and until memorialized in either a CentralSquare issued add-on quote signed by Customer, or a written change order or amendment to this Agreement signed by both Parties.
25. **No Third-Party Beneficiaries**. This Agreement is for the sole benefit of the Parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer on any other person any legal or equitable right, benefit, or remedy of any nature under or by reason of this Agreement.
26. **Counterparts**. This Agreement, and any amendments hereto, may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. The Agreement (and any amendments) shall be considered properly executed by a Party if executed by that Party and transmitted by facsimile or other electronic means, such as DocuSign, Tagged Image Format Files (TIFF), or Portable Document Format (PDF).
27. **Material Adverse Change**. If any law, regulation, applicable standard, process, OEM requirement is changed or comes into force after the Effective Date, including but not limited to PCI standards or Americans with Disabilities Act compliance (collectively, a "Material Adverse Change"), which is not explicitly addressed within this Agreement and results in *significant extra* costs for either Party in relation to the performance of this Agreement, both Parties shall promptly meet, discuss in good faith, and agree upon reducing the technical, operational, and/or commercial impact of such Material Adverse Change.
28. **Cooperative Purchases.** The Parties agree that other entities ("Cooperative Customers") may use this Agreement as a purchasing vehicle for similar CentralSquare software and services. Terms and conditions specific to each Cooperative Customer's purchase, including but not limited to pricing, payment terms, and scope of work, shall be negotiated separately between CentralSquare and the Cooperative Customer. A separate contract and any necessary supplemental documents shall be developed independently from this Agreement for each Cooperative Customer, and each such contract shall be fully independent of the others. The original Customer shall not be a party to any agreements made between CentralSquare and Cooperative Customers and will not incur any liability related to specifications, delivery, payment, or any other aspect of purchases made by Cooperative Customers.
29. **Order of Precedence**.
    29.1. In the event of any conflict or inconsistency between this Agreement, the Exhibits, or any purchase order, then the following priority shall prevail:

29.1.1. The main body of this Agreement and any associated amendments, statements of work (including Exhibit 5 (Statement of Work)), or change orders and then the attached Exhibits to this Agreement in the order in which they appear.

29.2. Customer's purchase order terms and conditions are not applicable and shall have no force or effect, whether referenced in any document in relation to this Agreement.

29.3. Incorporated Exhibits to this Agreement:

Exhibit 1: Solution(s) and Services Fee Schedule

Exhibit 2: Maintenance & Support

Exhibit 3: CentralSquare Access Management Policy

Exhibit 4: Certificate of Insurance (Evidence of Coverage)

Exhibit 5: Statement of Work

Exhibit 6: Using/Accessing Agency Guidelines (if applicable)

Exhibit 7: Service Level Commitments (if applicable)

Exhibit 8: Managed Services Provisions (if applicable)

Exhibit 9: Community Data Platform Agreement (if applicable)

CentralSquare Technologies, LLC

By: Signed by: Ron Anderson CA1F6996BA0C4F7...

Ron Anderson

Its: Chief Revenue Officer

8/4/2026

CITY OF ROCKLIN

By: _____

Aly Zimmermann

Its: City Manager

APPROVED AS TO FORM
MATTHEW MCOMBER
CITY ATTORNEY
CITY OF ROCKLIN

By: _____

Crystal Hodgson

Its: Assistant City Attorney

CITY OF ROCKLIN

By: _____

Avinta Singh

Its: City Clerk

EXHIBIT 1
Solution(s) and Services Fee Schedule

Quote #: Q-229482

WHAT SOFTWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	UNIT PRICE	TOTAL
1.	CAD-to-CAD Unify (Cloud) Annual Subscription Fee	1	15,750.00	15,750.00
			Software Total	15,750.00 USD

WHAT SERVICES ARE INCLUDED?

	DESCRIPTION	TOTAL
1.	CentralSquare Unify Services - Fixed Fee	15,000.00
	Services Subtotal	15,000.00 USD
	Discount	- 1,500.00 USD
	Services Total	13,500.00 USD

QUOTE SUMMARY

Software Subtotal	15,750.00 USD
Services Subtotal	15,000.00 USD
Quote Subtotal	30,750.00 USD
Discount, Contingent of Contract Execution by August 31, 2026	- 1,500.00 USD
Quote Total	**29,250.00 USD**

WHAT ARE THE RECURRING FEES?

TYPE	AMOUNT
FIRST YEAR MAINTENANCE TOTAL	0.00
FIRST YEAR SUBSCRIPTION TOTAL	15,750.00
FIRST YEAR RECURRING SERVICES TOTAL	0.00

The amount totals for Maintenance and/or Subscription on this quote include only the first year of software use and maintenance.

Payment Terms:

Subscriptions:
- Annual Subscription Fees are due at Go Live, and annually thereafter on the anniversary of that payment date.
- Annual Subscription Fees shall increase by 5% each year

Services:

Payment Schedule:

	Implementation Services
30%	Due on Effective Date
20%	Due at Project Kickoff
15%	Due at completion of 1st End User Training Session
30%	Due at Go Live
5%	Due at completion of Reliability Period

- If applicable, non-fixed fee professional services shall be due as incurred on a time and materials basis. Non-fixed fee professional services are not included in the percentages outlined in the above Payment Schedule.
- If applicable, non-fixed fee travel expenses shall be due as incurred, invoiced monthly for the travel expenses of the preceding month. Non-fixed fee travel expenses are not included in the percentages outlined in the above Payment Schedule.
- If applicable, Fixed Fee travel expenses are included in the percentages outlined in the above Payment Schedule.

Hardware:
- If applicable, Non-subscription Hardware Fees are due on the Effective Date.

Licenses:
- If applicable, License Fees are due on the Delivery Date.

Support & Maintenance
- If applicable, Support & Maintenance Fees are due annually, starting prior to the first anniversary of the Delivery Date and annually thereafter.
- Annual Software Maintenance Fees shall increase by 5% each year.

Third Party:
- If applicable, Third-Party Software Fees are due on the Effective Date. Third-Party software subscriptions and/or support fees shall be due annually thereafter on the anniversary of the Effective Date. Third-Party Software fees are subject to increase each year.
- If applicable, Third-Party Services shall be due 50% at Effective Date, 25% at completion of 1st End User Training Session, and 25% at Go Live.

Invoice Terms:
CentralSquare shall provide an invoice for the items in the schedule above no less than thirty (30) days prior to the due date.

ANCILLARY FEES

a. Customer is responsible for paying all taxes relating to this Agreement. Applicable tax amounts (if any) are not included in the fees set forth in this Agreement. If Customer is exempt from the payment of any such taxes, Customer must provide CentralSquare valid proof of exemption; otherwise, CentralSquare will invoice Customer and Customer will pay to CentralSquare all such tax amounts.
b. To the extent allowable by law, if Customer fails to make any payment when due, then CentralSquare may charge interest on the past due amount at the rate of 1.5% per month calculated daily and compounded monthly, or, if lower, the highest rate permitted under applicable law; and if such failure continues for 90 days following written notice thereof, CentralSquare may suspend performance or access until past due amounts have been paid.

EXHIBIT 2
Maintenance & Support

This Maintenance & Support Exhibit describes support and maintenance relating to technical support that CentralSquare will provide to Customer during the Term of the Agreement.

1. **Product Updates and Releases**
   1.1. Software Version. "Software Version" means the base or core version of the Software that contains significant new features and significant fixes and is available to the Customer. Software Versions may occur as the Software architecture changes or as new technologies are developed. The nomenclature used for updates and upgrades consists of major, minor, build, and fix and these correspond to the following digit locations of a release, a,b,c,d. An example of which would be 7.4.1.3, where the 7 refers to the major release, the 4 refers to the minor release, the 1 refers to the build, and the 3 refers to a fix. All Software Versions are provided and included as part of this Agreement.
   1.2. Updates. From time to time CentralSquare may develop permanent fixes or solutions to known problems or bugs in the Software and incorporate them in a formal "Update" to the Software. If Customer is receiving technical support from CentralSquare on the general release date for an Update, CentralSquare will provide the Customer with the Update and related Documentation at no extra charge. Updates for custom configurations will be agreed upon by the Parties and outlined in a Statement of Work or Change Order.
   1.3. Releases. Customer shall agree to install and/or use any New or Major Release within one year of being made available by CentralSquare to avoid or mitigate a performance problem, ineligibility for Support and Maintenance Services or infringement claim. All modifications, revisions and updates to the Software shall be furnished by means of new Releases of the Software and shall be accompanied by updates to the Documentation whenever CentralSquare determines, in its sole discretion, that such updates are necessary.
2. **Support**
   2.1. CentralSquare shall provide to Customer support via toll-free phone number *833-278-7877* or via the CentralSquare Support Portal. CentralSquare shall provide to Customer, commercially reasonable efforts in solving errors reported by the Customer as well as making available an online support portal. Customer shall provide to CentralSquare reasonably detailed documentation and explanation, together with underlying data, to substantiate errors and to assist CentralSquare in its efforts to diagnose, reproduce and correct the error. Should either Party not be able to locate the error root cause and Customer and CentralSquare agree that on-site services are necessary to diagnose or resolve the problem CentralSquare shall provide a travel estimate and estimated hours in order to diagnose the reported error.
   2.2. If after traveling onsite to diagnose a reported error and such reported error did not, in fact, exist or was not attributable to a Defect in the Software provided by CentralSquare or an act or omission of CentralSquare, then Customer shall pay for CentralSquare's investigation, travel, and related services in accordance with provided estimate. Customer must provide CentralSquare with such facilities, equipment and support as are reasonably necessary for CentralSquare to perform its obligations under this Exhibit, including remote access in accordance with the Remote Access Policy.
3. **Online Support Portal**
   Online support is available via https://support.centralsquare.com/s/contact-us, offering Customer the ability to resolve its own problems with access to CentralSquare's most current information. Customer will need to enter its designated username and password to gain access to the technical support areas on CentralSquare's website. CentralSquare's technical support areas allow Customer to: (i) search an up-to-date knowledge base of technical support information, technical tips, and featured functions; and (ii) access answers to frequently asked questions (FAQ).
4. **Exclusions from Technical Support Services**
   CentralSquare shall have no support obligations to provide Support or Maintenance for Solutions that are not kept current to one version prior to the then current version of the Solution. CentralSquare shall have no support obligations with respect to any third-party hardware or software product not licensed or sold to Customer by CentralSquare ("Nonqualified Product"). Customer shall be solely responsible for the compatibility and functioning of Nonqualified Products with the Software.
5. **Customer Responsibilities**

   In connection with CentralSquare's provision of technical support as described herein, Customer acknowledges that Customer has the responsibility to do each of the following:

   5.1 Provide hardware, operating system and browser software that meets technical specifications, as well as a fast, stable, high-speed connection and remote connectivity for accessing the Solution.
   5.2 Maintain any applicable computer system and associated peripheral equipment in good working order in accordance with the manufacturers' specifications, and ensure that any problems reported to CentralSquare are not due to hardware malfunction;
   5.3 For CentralSquare Solutions that are implemented on Customer Systems, maintain the designated operating system at the latest code revision level reasonably deemed necessary by CentralSquare for proper operation of the Software;
   5.4 Supply CentralSquare with access to and use of all information and facilities reasonably determined to be necessary by CentralSquare to render the technical support described herein;

5.5 Perform any test or procedures reasonably recommended by CentralSquare for the purpose of identifying and/or resolving any problems;

5.6 At all times follow routine operator procedures as specified in the Documentation or any error correction guidelines of CentralSquare posted on the CentralSquare website;

5.7 Customer shall remain solely responsible at all times for the safeguarding of Customer's proprietary, confidential, and classified information contained within Customer Systems; and

5.8 Reasonably ensure that the Customer Systems are isolated and free from viruses and malicious code that could cause harm before requesting or receiving remote support assistance.

6. **Priorities and Support Response Matrix**

The following priority matrix relates to software errors covered by this Agreement. Causes secondary to non-covered causes - such as hardware, network, and third-party products - are not included in this priority matrix and are outside the scope of this Exhibit. CentralSquare will make commercially reasonable efforts to respond to Software incidents for live remote based production systems using the following guidelines:

Priority	Issue Definition	Response Time
Priority 1 – Urgent	The software is completely down and will not launch or function.	Priority 1 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
Priority 2 – Critical	A high-impact problem that disrupts the customer's operation but there is capacity to remain productive and maintain necessary operations.	Priority 2 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
Priority 3 – Non-Critical	A Software Error related to a user function which does not negatively impact the User from the use of the system. This includes system administrator functions or restriction of user workflow but does not significantly impact their job function.	Non-Critical Priority 3 issues must be reported via Https://support.centralsquare.com/s/contact-us
Priority 4 – Minor	Cosmetic or documentation errors, including Customer technical questions or usability questions.	Minor Priority 4 issues must be reported via Https://support.centralsquare.com/s/contact-us

7. **Exceptions.** CentralSquare shall not be responsible for failure to carry out its Support and Maintenance obligations under this Exhibit if the failure is caused by adverse impact due to:

7.1. defectiveness of the Customer's Systems (including but not limited to environment, hardware or ancillary systems), or due to Customer corrupt, incomplete, or inaccurate data reported to the Solution, or documented Defect.

7.2. denial of reasonable access to Customer's System or premises preventing CentralSquare from addressing the issue.

7.3. material changes made to the usage of the Solution by Customer where CentralSquare has not agreed to such changes in advance and in writing or the modification or alteration, in any way, by Customer or its subcontractors, of communications links necessary to the proper performance of the Solution.

7.4. a Force Majeure event (as outlined in Section 12), or the negligence, intentional acts, or omissions of Customer or its agents.

8. **Incident Resolution.** Actual response times and resolutions may vary due to issue complexity and priority. For critical impact level and above, CentralSquare provides a continuous resolution effort until the issue is resolved. CentralSquare will make commercially reasonable efforts to resolve Software incidents for live remote based production systems using the following guidelines:

Priority	Resolution Process	Resolution Time
Priority 1 – Urgent	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume live operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume live operations on the production system. CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than twenty-four (24) hours after notification.
Priority 2 – **Critical**	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume normal operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume normal operations on the production System. CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than thirty-six (36) hours after notification.
Priority 3 – Non – Critical	CentralSquare will provide a procedural or configuration workaround that allows the Customer to resolve the problem.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction within a timeframe that takes into consideration the impact of the issue on the Customer and CentralSquare's User base. Priority 3 issues have no defined resolution time.
Priority 4 – Minor	If CentralSquare determines that a reported Minor Priority error requires a code correction, such issues will be addressed in a subsequent release when applicable.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction in a future release of the software. Priority 4 issues have no defined resolution time.

9. Cases needing development. Support cases that require code development (e.g. writing, modifying or reviewing source code to create new functionality, resolve issues, or improve existing features) will be transferred to the appropriate product development team. Cases transferred to product development will be reviewed to determine the nature of the request, the severity of the impact on the performance of the solution, and the availability of a resolution. CentralSquare reserves the right to close out Non-Critical (Priority 3) and Minor (Priority 4) support cases, without resolution, for development items that do not reasonably fall within the current product roadmap.

10. **Non-Production Environments.** CentralSquare will make commercially reasonable efforts to provide fixes to non-production environment(s). Non-production environments are not included under the response or resolution tables provided in this Exhibit.

    10.1. Maintenance. All non-production environment resolution processes will follow the structure and schedules outlined above for production environments.

    10.2. Incidents and service requests. Non-production environment incidents are considered priority 3 or 4, dictated by circumstances and will be prioritized and scheduled subordinate to production environment service requests.

11. **Training.** Outside the scope of training services purchased, if any, Customer is responsible for the training and organization of its staff in the operation of the Software.

12. **Development Work.** Software support and maintenance does not include development work either (i) on software not licensed from CentralSquare or (ii) development work for enhancements or features that are outside the documented functionality of the Software, except such work as may be specifically purchased and outlined in the Agreement. CentralSquare retains all intellectual property rights in development work performed and Customer may request consulting and development work from CentralSquare as a separate billable service.

13. **Technology Life Expectancy**. Customer understands, acknowledges and agrees that the technology upon which the Hardware, Solution and Third-Party Software is based changes rapidly. Customer further acknowledges that CentralSquare will continue to improve the functionality and features of the Solution to improve legal compliance, accuracy, functionality and usability. As a result, CentralSquare does not represent or warrant that the Hardware, Solution and/or Third-Party Software provided to Customer under this Agreement or that the Customer Systems recommended by CentralSquare will function for an indefinite period of time. Rather, CentralSquare and Customer may, from time to time, analyze the functionality of the Hardware, Solution, Third-Party Software and Customer Systems in response to changes to determine whether Customer must upgrade the same. Customer upgrades may include without limitation, the installation of a new Release, additional disk storage and memory, and workstation and/or server upgrades. Customer upgrades may also include the installation and/or removal of Third-Party Software. Customer is solely responsible for all costs associated with future resources and upgrades.

EXHIBIT 3
CentralSquare Access Management Policy

In order to provide secure, federally compliant connections to agency systems CentralSquare Technologies ("CentralSquare") requires BeyondTrust or SecureLink as the only approved methodology of connection. BeyondTrust and Securelink provide the necessary remote access in order to service and maintain CentralSquare products while adhering to the Federal Bureau of Investigations Criminal Justice Information Services requirements. Both solutions utilize two-factor authentication Federal Information Processing Standard Publication ("FIPS") 140-2 validated cryptographic modules and AES encryption in 256-bit strengths.

BeyondTrust and Securelink are addressed in turn via this Access Management Policy; Customers may choose which remote privileged access management solution will be utilized by CentralSquare.

BeyondTrust

The BeyondTrust remote support solution may be utilized via escorted session or a jump Customer. As for an escorted session, when an agency needs assistance from CentralSquare, the agency employee requesting assistance will receive verbal or email communication with a session key necessary to enable remote access. If a verbal key is provided, the user enters the session key after visiting https://securesupport.centralsquare.com.

Jump Customers are a Windows service that can be stopped/started to facilitate a support session. Connections made via jump Customer can be active or passive. An active jump Customer is always available. A passive connection is enabled for a specific purpose and then disabled when not used. Regardless of the option selected, CentralSquare's support team will arrange a BeyondTrust session to establish the jump Customer.

The jump Customer resides on the agency side on the installed device, where an agency administrator can manage. Instructions on how to enable/disable jump Customers can be provided upon request. A sample workflow of a passive jump Customer is provided below:

> *Should an agency require support from CentralSquare, a call would be placed and/or a support ticket opened in the portal on the CentralSquare customer support website. Before accessing the agency's system and/or environment, the CentralSquare representative would send a notice of connection from the CentralSquare support portal instance. This notice can be sent to the individual at the agency that the CentralSquare representative is working with or other designated contacts as necessary. Upon receipt of the notice of connection, the agency personnel would enable the BeyondTrust jump Customer. The CentralSquare representative would then be admitted to the agency's system and/or environment to perform the necessary task. Upon completion of the task, the CentralSquare representative sends a notice of disconnection from the CentralSquare support portal instance. Upon receipt of the notice of disconnection, the agency personnel would then disable the BeyondTrust jump Customer.*

Securelink

Similar to BeyondTrust's escorted session, Securelink may be utilized via "quick connect". To enable a quick connect session when an agency needs assistance from CentralSquare, the Agency employee requesting assistance will enter a key code in order to connect for screen sharing on a device.

Similar to the jump Customer methodology, SecureLink may also be utilized via "gatekeeper". The sample workflow description for a jump Customer provided above is substantially similar to the workflow for gatekeeper.

Summation

BeyondTrust and Securelink allow customers the ability to monitor connectivity to the customer's network and maintain CJIS compliance while enabling CentralSquare to perform the necessary support functions.

EXHIBIT 4

Certificate of Insurance (Evidence of Coverage)

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/06/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
MARSH USA, LLC.
TWO ALLIANCE CENTER
3560 LENOX ROAD, SUITE 2400
ATLANTA, GA 30326

CN130114897-EO/C-GAWU-24-25

CONTACT NAME:
PHONE (A/C, No, Ext): FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Charter Oak Fire Insurance Co.	25615
INSURER B : Phoenix Insurance Company	25623
INSURER C : Travelers Property Casualty Company Of America	25674
INSURER D : Travelers Casualty And Surety Company	19038
INSURER E : AIG Specialty Insurance Company	26883
INSURER F :	

INSURED
CentralSquare Technologies, LLC
1000 Business Center Drive
Lake Mary, FL 32746

COVERAGES **CERTIFICATE NUMBER:** ATL-005601055-00 **REVISION NUMBER:** 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			H-660-65758660-COF-24	08/31/2024	08/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			BA-65783539-24-I3-G	08/31/2024	08/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
C	X UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			CUP-65801390-24-I3	08/31/2024	08/31/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB-65783668-24-I3-G	08/31/2024	08/31/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E	E&O/Cyber			01-492-21-01	08/31/2024	08/31/2025	Limit SIR	5,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Insurance

CERTIFICATE HOLDER

CentralSquare Technologies, LLC
1000 Business Center Drive
Lake Mary, FL 32746

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA LLC

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EXHIBIT 5
Statement of Work

[attached]

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CENTRALSQUARE®

STATEMENT OF WORK

UNIFY | CLOUD

Rocklin Fire, CA

Version 1.0

1000 Business Center Drive, Lake Mary, FL 32746
407.304.3235 l Fax: 407.304.3301 l www.centralsquare.com

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Document Control

Date	Version	Details/Changes	Author
11/20/2025	1.0	Initial draft	C. Grant

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Table of Contents

Rocklin Fire, CA **1**

1. CENTRALSQUARE UNIFY **1**

1.1. Statement of Work 1

1.1. Project Implementation Definitions 1

1.2. Project Exclusions 4

2. PROJECT DELIVERABLES **5**

2.1. Overview of Project Deliverables 5

2.2. Standard CentralSquare Deliverables 5

2.3. Contracted Modifications to Standard CentralSquare Products 6

2.4. CentralSquare Unify Overview 6

2.5. Solution Overview 7

2.6. Deliverable System Connections on CentralSquare Unify Hub 7

2.7. Modifications 8

2.8. CentralSquare Unify Customer Deliverables 9

3. STANDARD FUNCTIONALITY CENTRALSQUARE UNIFY **12**

3.1. Overview 12

3.2. CentralSquare Unify External System Dependencies 22

4. PROJECT CONTROLLING PROCESS **24**

4.1. Overview 24

4.2. Change Management Process 26

4.3. Project Reporting 27

4.4. Document Review 28

4.5. Third-Party Management 30

5. PROJECT INITIATION AND PLANNING **31**

5.1. Overview 31

5.2. Project Kickoff 32

6. PROJECT EXECUTION **34**

6.1. Overview 34

6.2. System Installation 34

7. CENTRALSQUARE UNIFY TESTING **38**

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7.1. Isolated CAD Adapter Testing 38
7.2. Provider End-to-End Testing 38
7.3. Functional Acceptance Testing (Customer End-to-End Testing) 39
8. CENTRALSQUARE UNIFY TRAINING 41
8.1. Training 41
9. CONDUCT CENTRALSQUARE UNIFY PRE-GO-LIVE TASKS 42
9.1. Pre-Go-Live 42
10. CONDUCT CENTRALSQUARE UNIFY GO-LIVE 44
10.1. Go-Live 44
11. PROJECT CLOSURE 45
11.1. Project Closure 45
12. Appendix A – Contracted Modifications to Standard CentralSquare Products 46
13. Appendix J – CentralSquare Connectivity to Enterprise On-Premise Systems Policy 47
14. Appendix Y – Workshop and Training Summary 48

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1. CENTRALSQUARE UNIFY

1.1. Statement of Work

This Statement of Work (SOW) defines the services and deliverables that CentralSquare will be providing in accordance with the terms and conditions of the Agreement (the "Agreement") between CentralSquare Technologies, LLC (CentralSquare) and the Rocklin Fire, CA ("Customer").

This project description includes the services and deliverables specified by the Agreement, including if applicable, CentralSquare and services, Subcontractor activities, third-party products, and services for the implementation of the System specified in the Agreement (collectively the "Project").

Where dependencies exist between the Customer and other participating agency members of the CentralSquare Unify implementation, the Customer will facilitate involvement of its members to achieve the deliverables of this SOW.

Statement(s) of Work for applicable CentralSquare Subcontractor(s) are presented in Appendix E – Subcontractor Statement(s) of Work.

The framework of Deliverables documented by this SOW for this Project is further defined through additional documents such as: Operational Scenario Documents (OSD) and the CAD-to-CAD Hub Administrator's Guide.

The number and type of software licenses, products, or services provided by CentralSquare, or its Subcontractors are specifically listed in the Agreement and any reference within this document as well as Subcontractors' SOWs (if applicable) do not imply or convey a software, license, or services that are not explicitly listed in the Agreement.

1.1. Project Implementation Definitions

Unless otherwise defined herein, capitalized terms within this document have the meanings described in the Definitions section of the Agreement and where applicable Software Support Agreement.

The following terms are used in this document. Since these terms may be used differently in other settings, these definitions are provided for clarity.

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a) API is an acronym for Application Programing Interface. An API is a connection between computers or between computer programs. It is a type of software interface, offering a service to other pieces of software. A document or standard that describes how to build or use such a connection or interface is called an API specification. A computer system that meets this standard is said to implement or expose an API. The term API may refer either to the specification or to the implementation.

b) Agency means any public safety organization responsible for services within Customer's physical boundaries.

c) Agency Administrator is utilized in the CAD-to-CAD requirements to mean the administrator for a particular agency which has assigned rights to the CAD-to-CAD administrative access.

d) CAD Provider means the 3rd party CAD Vendor that will be developing the adapter to connect their CAD to the hub.

e) CAD-to-CAD or CAD2CAD is a term used for CAD integrations to another CAD.

f) CentralSquare Unify Hub is CentralSquare's solution which can be referred to as "the Hub".

g) CAD-to-CAD Portal is an application that connects to the CentralSquare Unify Hub via a thick client. The CentralSquare Unify Portal provides but is not limited to, a view of real-time CAD events for all connected CAD systems, access to administer the configuration of the CentralSquare Unify Hub (based on user roles), and access to detailed diagnostics for troubleshooting. The CentralSquare Unify Portal also has a GIS map feature that provides a visual reference for the location of events and vehicles.

h) Change Management Process is a series of actions or steps taken to achieve individual, team, or organizational change.

i) CJIS Security Policy means the Federal Bureau of Investigations Criminal Justice Information System Security Policy. The essential premise of the CJIS Security Policy is to provide appropriate controls to protect the full lifecycle of criminal justice information (CJI), whether at rest or in transit. The CJIS Security Policy provides guidance for the creation, viewing, modification, transmission, dissemination, storage, and destruction of CJI.

j) Change Order will be the vehicle for communicating and approving a change in project scope.

k) Cloud means a remote hosted server infrastructure.

l) Codefiles are the component fields within each product that define the data to be contained within each table.

m) Connector also referred to as CAD Adapter is an interface to be installed at an Agency that connects the Agency's CAD to the CentralSquare Unify Hub.

n) COTS means "Commercial Off the Shelf" software packages provided by CentralSquare.

o) Functional Acceptance Test (FAT) is a test of specific functionality of the CentralSquare Unify solution.

p) Go-Live means the event that occurs when Customer first uses the CentralSquare Unify solution for Live Operations in a non-test environment.

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q) GIS is an acronym for Geographic Information System, which is a system for storing and manipulating geographical information on a computer.

r) Modification means changes or additions to Software from the standard version thereof prepared hereunder. The Modifications, if applicable, are described in SOW, Appendix A – Contracted Modifications to Standard CentralSquare Products. The CentralSquare Software is not custom software, and as such, at CentralSquare's discretion Modifications or enhancements to the standard version will be made available in a subsequent version release available to all CentralSquare Customer's; or as applicable, made available as a separate module or function, separately licensed and priced.

s) The Operational Scenario Document (OSD) provides an operational description of an interface, capability, or feature within the applicable CentralSquare solution.

t) Project collectively includes the services and deliverables specified by the Agreement, including if applicable, CentralSquare services, Subcontractor activities, third-party products, and services for the implementation of the System and Subsystems specified in the Agreement.

u) Project Management Plan means collectively the Communications Management Plan; Risk Management Plan; and Change Management Plan that provide the criteria for managing those tasks within the Project.

v) Project Schedule means the schedule providing dates and timeframes for completion of tasks and Deliverables during this Project. The Project Schedule is subject to change at the mutual agreement of CentralSquare and Customer as further described in this SOW.

w) SDK is the Software Development Kit that is provided to 3rd party CAD Vendors to develop the middleware (or adapter) that connects their CAD to the hub.

x) SME is an acronym for subject matter expert, an individual with a deep understanding of a particular topic.

y) Solution is the total complement of Licensed Software, Services, customizations, all other items, tangible and intangible, designed to operate as an integrated group to provide the functionality outlined in the Scope of Services.

z) System means the CentralSquare Unify, Notify, or Aware solutions.

aa) Task Completion Reports (TCR) is a formal document presented to the Customer that acknowledges completion of a major task or event.

bb) Third-Party Software or Systems are software and systems that are proprietary to a Third-Party, not CentralSquare, which may be used for the purposes of providing services or deliverables.

cc) Work Hours:

   a. Business hours are defined as Monday – Friday, 8:00am - 5:00pm local time.

   b. Training hours are defined as:

      i. Remote Training: Monday - Friday, between 8:00am – 5:00pm as determined by the Customer's time zone based on the actual duration of the class.

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ii. Onsite Training: Tuesday – Friday, between 7:00am – 10:00pm as determined by the Customer's time zone based on the actual duration of the class.

c. Alternate training schedules (e.g., Monday class starts for classes that would normally start on a Tuesday, multiple classes per day, evening, and weekend classes) are subject to additional cost.

1.2. Project Exclusions

CentralSquare provides software applications that it develops. These applications are sold as is and are "Commercial Off the Shelf" (COTS) software packages. The functionality of these products will be based on CentralSquare's current design and functionality of these COTS products, unless otherwise indicated in the Agreement.

a) Work, software, services, hardware, Systems, product/software modifications, or any other deliverables not explicitly stated in the Agreement will not be included in the Project.

b) Any modification to CentralSquare standard products or customizations to such products that are not explicitly stated in the Agreement are excluded from the scope of this Project.

c) Changes in scope will only be executed through a mutually agreed upon Change Management Process, as described in the Project Management Plan.

d) CentralSquare is not responsible for the deficiencies in Customer's internal or contracted network to support the CentralSquare Unify system.

e) CentralSquare is not responsible for the deficiencies in Customer's network.

f) CentralSquare is not responsible for the removal of the old (legacy) equipment, hardware, furniture, consoles, cabling, as part of the Project implementation unless specifically stated in the Agreement and this SOW.

g) This project does not include creation or modification of GIS data by CentralSquare staff.

h) CentralSquare is not responsible for coordination, management, or covering the cost of any software, work, customization, coding or testing that is required to be performed by any third-party vendors, unless the work is defined under a Sub-Agreement with CentralSquare within the scope of this Agreement.

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2. PROJECT DELIVERABLES

2.1. Overview of Project Deliverables

This project will provide a combination of software and services that comprise the overall System for use by Customer's Public Safety Organization(s). The Agreement specifies the user and software licenses included in this Project by the quantity and environment in which licensed.

Project Management services per the Agreement and in accordance with the approved plan outlined in SOW, Section 6 - Project Execution, and corresponding schedule for project.

All installation and configuration activities, as well as upgrades for this project will be performed remotely.

Implementation of different components of the System is performed in a series of interrelated processes. Some processes can be performed concurrently while others are sequential in nature. CentralSquare has implemented process gates to ensure completion of tasks in the optimal order before a subsequent activity begins.

The only reference for the number and type of software licenses is the Agreement. Any reference within this document to services associated with a specific software product does not imply or convey a software license for products that are not listed in the Agreement.

All project services will be performed during normal business hours, defined as Monday – Friday, 8:00am - 5:00pm local time. If Customer desires to perform the services outside of these hours, additional fees will apply.

2.2. Standard CentralSquare Deliverables

The functionality provided by Standard CentralSquare Products is defined by CentralSquare Standard documentation such as: Operational Scenario Documents (OSD) and the CAD-to-CAD Hub Administrator's Guide. These documents are standard, published CentralSquare documents, and are not specific to the Customer.

Standard CentralSquare Software to be delivered through this Project is identified as software licenses in the Agreement. The functionality provided by specified Standard CentralSquare Software is defined by CentralSquare OSDs or other documents.

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2.3. Contracted Modifications to Standard CentralSquare Products

Any Modifications to Standard CentralSquare Products that are to be delivered through this Project are listed in the Agreement. The functional scope of any Modification procured through the Agreement will be summarized in this Statement of Work and defined by an OSD for all items listed under Appendix A - Contracted Modifications to Standard CentralSquare Products. All modifications or enhancements that are not explicitly listed in the Agreement are not within the scope of this Project.

Any Modification to the functionality of Standard CentralSquare products or interfaces, outside the scope of the Agreement, within the System, shall follow the Change Management Process as described in SOW, Section 4.2 - Change Management Process.

Any post-approval changes to the requirements documented in the System OSDs or other documents are subject to a formal Change Order.

Note: All enhancements and modifications to any of CentralSquare's Standard products will only be released with a major version of the applicable system based upon the relevance and dependency to these products.

Note: Software versioning is the process of assigning either unique version names or unique version numbers to unique states of computer software while a service pack or patch is a piece of software designed to fix problems with or update a computer program or its supporting data. This includes fixing security vulnerabilities and other bugs.

2.4. CentralSquare Unify Overview

The CentralSquare Unify Hub (or simply the "Hub") provides intelligent options for sharing data between disparate CAD systems including call and unit information. Use of the Hub as a CAD-to-CAD solution reduces the use of phone calls and radio traffic while reducing response times and increasing information accuracy. The following documentation provides scope, processes, and deliverables necessary to implement a successful Unify system.

The CentralSquare Unify package provides the deepest system integration by interfacing bi-directionally to and from the connecting system. This allows users to send and receive incident and unit data to and from the Hub using their existing CAD. The Unify product package also provides user access to the Hub Portal Incident Viewer and Hub Notifications typically associated with the Aware and Notify product packages.

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The customization efforts involved when integrating the Adapters and interfaces with the CentralSquare Unify Hub include several risks, the outcome of which are not completely certain until implementation and testing is complete. Based upon the differences of each CAD system, an agency may use different methods of sharing incidents and exchanging information through their connection to the Hub. Thus, actual functionality can vary widely by agency, even for those using the same make of CAD system. Accordingly, each agency is treated as a separate integration with inherent risks associated with configuration efforts. CentralSquare will work with the Customer to identify, track and mitigate risks associated with this project.

2.5. Solution Overview

Customer will be connected to the California State Hub, which is a CentralSquare owned Hub in the AWS Cloud using the method noted below.

- Unify: Bi-directional solution enables sharing of incidents, unit updates, and unit locations.
- Portal Access only (for situational awareness and is included with Unify).

A table outlining each participating agency that is included in this contract will be noted in SOW, Section 2.6 - Deliverable System Connections on CentralSquare Unify Hub. CentralSquare will work with the Customer to develop a mutually agreed upon schedule for the deployment and Go-Live of the CentralSquare Unify solution at the Customer's site.

An interim solution is available for the participating agencies that are waiting for the development of the CAD Adapter connection. Portal access is included to view real-time CAD events as well as resource sharing requests. Agencies would also be able to receive and respond to requests in the Portal.

2.6. Deliverable System Connections on CentralSquare Unify Hub

CentralSquare will provide the Customer with the following system connections as indicated in the below table.

This project includes connecting to the California State Hub, which is a CentralSquare owned Hub in the AWS Cloud.

<u>Adapter Status Definitions:</u>

- Development needed by CAD provider: The CAD Vendor does not have an Adapter available and development work is required. The CAD Vendor must also complete the certification process with CentralSquare before the Adapter is available for deployment.

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- Functional testing in process with CAD provider: CentralSquare is working with the CAD Vendor to test the Adapter and upon completion of successful testing, the Adapter will be available for deployment.
- Adapter Available for deployment: The development work by the CAD Vendor and the functional testing process with CentralSquare have been completed. The Adapter is available for deployment.

#	Agency	Vendor	Connection Type	Product Package	Adapter Status
1	Rocklin Fire, CA	Sunridge RIMS CAD (3 seats)	Bi-directional	Unify	**Development needed by CAD provider**

2.6.1. Specific Requirements for InteropAPI

Certain CAD vendors have developed and deployed Hub interfaces for CAD-2-CAD via the InteropAPI standard. The CAD applications will be required to have an agency provided server, on premises.

Vendors that are required to have this additional server are:

- Motorola Flex
- Motorola Premier One
- Southern Software
- Oracle
- Mark43
- CentralSquare Professional

Minimum specifications are:

- CPU – 2 Core Minimum, 4 Core Recommended
- RAM – 8 Gigabytes
- 80 Gigabytes of Free Disk Space

2.7. Modifications

No CentralSquare modifications are included outside of standard functionality described within this SOW, unless noted in Appendix A – Contracted Modifications to Standard CentralSquare Products.

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2.8. CentralSquare Unify Customer Deliverables

In order to expedite the project implementation timeline and maximize the benefit of the product, the Customer agrees to the following:

2.8.1. External System Adapters

The Customer and participating agencies are expected to contract directly with their CAD system provider for all licensing, professional services and ongoing maintenance related to the respective Adapter to their CAD system. The licensing and implementation costs of this Adapter are not included in the associated Agreement and are to be borne separately by the Customer and participating agencies. It is the responsibility of the Customer and participating agencies to finalize all contract arrangements with the external system providers before CentralSquare begins work on the associated Agreement.

2.8.2. Regional Governance

The Customer will designate an administrative sponsor (and/or agency representatives) to address policy decisions with partners related to this project as well as to support ongoing sustainability of the delivered system. Governance representatives from each agency form the region's governance body. This governance body must be identified early in the project in order to mitigate the risk of project delays due to policy decisions that may need to be addressed.

2.8.3. Testing Coordination

It is difficult to predict the time needed to accomplish sufficient testing because of a number of unknown factors (for example: readiness of technology partners, well defined Customer goals, consistent participation of testers). Since the Customer has a uniquely positioned relationship with all participating technology providers, it is the Customer Project Manager's responsibility to coordinate all testing sessions for this project. CentralSquare will provide guidance and direction for the needed testing sessions during the appropriate stages of the project.

2.8.4. Subject Matter Experts (SME)

The Customer will ensure that personnel are assigned to serve as the Subject Matter Experts (SME) that will provide input and feedback throughout this project. Ideally, this will be a CAD Administrator and one or more Dispatchers with a detailed understanding of the daily operations of the dispatch center. Members of this group should remain consistent throughout the project. The SMEs will be required to attend scheduled meetings and work sessions with CentralSquare and the Project Manager. Responsibilities include but are not limited to:

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a) Documenting common incident-sharing scenarios and business processes.
b) Providing lists of units, codes, and descriptions.
c) Mapping units and codes to the common code set in the CAD-to-CAD Hub.
d) Assistance in the development of the collaborative documentation.
e) Assistance during testing and troubleshooting.

2.8.5. Network Connections

The Customer and participating agencies are responsible for establishing a secure connection between the CAD-to-CAD Hub and the connected CAD systems including:

a) Establishing a high-speed network connection.
b) Establishing network security.
c) Configuring firewalls and ports.
d) The Customer and participating agencies will identify and provide a CAD Administrator that can login to test CAD systems and work jointly with CentralSquare and the Provider on any project related network connection items.

Note: CentralSquare recommends a high-speed internet connection greater than 10 MBps bi-directional. To improve reliability, it is recommended for the Customer to have a second redundant internet connection that uses a different ISP provider (utilizing a different trunk line) available for failover of the primary Internet connection. Equipment required to connect the redundant ISP provider is the responsibility of the Customer. All connections to the Hub require IP whitelisting for an additional level of security.

Note: The connection recommendation between the Customer site and the Hub is established using a dedicated VPN appliance. In addition to the VPN option, Customers can also uses Tunnel which is a soft VPN. This option requires that the Customer maintain a security certificate.

2.8.6. Memorandum of Understanding

The Customer is responsible for obtaining any agreements necessary for the sharing of CAD data from, and with, all participating CAD systems as required by each agency's policy.

2.8.7. Agency Specific Training

CentralSquare will provide training related to the Hub Portal console and administrator user training. All training related directly to dispatch operations will be conducted by the Customer.

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2.8.8. Test Environment

The Customer is responsible for providing a Test CAD environment including the installation of CAD interface and API that adequately mirrors the agency's Production CAD environment, with associated test data that is capable of interfacing with CAD-to-CAD Hub. The Test environment will connect to the same server cluster as the Production environment.

a) Failure to provide a complete Test environment, as described herein, will introduce overhead, will require additional testing and implementation effort outside the scope of this SOW, and will be priced accordingly and managed through the Change Order process.

2.8.9. Remotely Accessible Test CAD Console

The Customer will need to identify and provide a CAD Administrator that can login to a test CAD console, which can be used for testing with the Hub for each CAD system. The CAD Administrator will be accessible to CentralSquare personnel during normal business hours and must have login credentials that can add and modify incidents in order to conduct End-to-End Testing. The test CAD console should be configured to match the Production system.

a) The test CAD console allows CentralSquare personnel to rapidly implement and test functionality as needed while limiting the involvement of agency personnel until acceptance testing. Lack of a remotely accessible test CAD console will require a dedicated Customer tester to be available on short notice to conduct testing session. Failure to meet this requirement will result in additional incurred costs to be billed at the hourly rate stated in the associated Agreement.

2.8.10. Timelines and Shared Responsibilities

The CAD-to-CAD Hub Unify project schedule distributes responsibilities between multiple parties. Following the plan will deliver a highly functional solution. The agreed upon fees in the associated Pricing Schedule is dependent upon close and timely coordination and cooperation of all parties. Delays in the Customer and/or third parties assigned duties not only impact this Project but other CentralSquare projects also. Delays caused by the Customer and/or third parties not fulfilling their responsibilities in a timely manner are extremely disruptive. A delay in a milestone may cause a delay in starting or completing subsequent tasks; in effect creating a risk to the overall Project. Milestone delays on the part of either party will trigger an overall review of the Project activities so that risks can be assessed and properly managed. In the event that either party becomes aware of a delay, notification shall be provided to the other party as soon as reasonably possible.

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3. STANDARD FUNCTIONALITY CENTRALSQUARE UNIFY

3.1. Overview

The Customer is licensed to use the CAD-to-CAD Unify functionality as described in this section. The features listed below are available components within CAD-to-CAD Hub's core functionality. Each feature requires effort to train personnel, discover needs, configure, test and deploy the system. This SOW which governs the supported features, the number of configurations allowed, and the maximum effort that will be expended by CentralSquare personnel to implement these features. Not all capabilities described herein will be deployed with every Unify Hub integration project. Features and components not listed below are not included in the project. Additional customizations must be expressly detailed in the SOW, Appendix A – Contracted Modifications to Standard CentralSquare Products.

Software releases are available every quarter and CentralSquare Product Support will notify the Customer of the release schedule and will work with the Customer to establish a mutually agreed upon CAD-to-CAD upgrade schedule. Features and functionality within software releases are included as part of the Subscription.

3.1.1. Business Rules, Filters, and Data Translations

Business Rules to Exchange Call and Unit Information: The CAD-to-CAD Hub may be configured to share information automatically using business rules based on pre-defined criteria determined by the Customer. Each business rule identifies call or unit criteria which will act as a trigger to a subsequent information sharing action. Business rules are configurable without the need for customized coding or scripting.

a) The following are supported criteria for triggering a business rule:
   i. Call or unit meets the criteria of a defined Filter in the Hub Portal.
   ii. Call or unit stops meeting the criteria of a defined Filter in the Hub Portal.
   iii. Comment added to a call containing pre-configured text string or keyword.
   iv. External resources are requested. The call information will be shared with the CAD system that owns the requested physical resource.
   v. Resource request is granted, denied, or cancelled.
   vi. Error (network or notification error) is received from an interface.
   vii. Unit is assigned or unassigned from a call.
   viii. Call or unit field updated.
   ix. Non-incident CAD message is received.

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Note: There is no messaging between systems outside of adding comments or share calls. Examples of non-incident CAD messages that can trigger business rules are: AVL, unit status, or geographic update.

b) The following are actions that may be taken by a business rule:
   i. Share a call
   ii. Request a Resource
   iii. Grant/Deny/Cancel a resource request
   iv. Grant/Deny a resource request based on availability
   v. Send an email or SMS alert to a user or user group
   vi. Create an on-screen toast notification

c) The following are some sample scenarios that can be implemented using a business rule:
   i. Dispatcher initiated comment of "##WV" triggers a call share with another agency that is connected to the hub
   ii. Call share triggers a comment to be added to the shared call containing the originating dispatch center and call number
   iii. Resource request triggers an on-screen toast notification for a user group at the dispatch center owning the requested resource
   iv. Network error when attempting a call share generates a toast notification at the corresponding dispatch center

d) Business rules require effort to define needs, configure, test, and refine. Even simple business rules may have unintended interactions with the connecting system or policies of the dispatch center. Testing is required to refine rules as necessary. The time associated will increase with the complexity of the business rule. Refer to the below table which identifies the number of business rules and the maximum effort to be expended by CentralSquare personnel to implement those rules.

Configuration Allowance: CentralSquare will assist the Customer in developing five (5) business rules and User Groups, with associated filters. The Customer is responsible for creating the remainder of the items that are needed for the configuration. There are no limits on the number of business rules or User Groups that can be created by the agency.

Configuration	Count
Business rules with associated filters	5
User groups with associated filters	5

Filters: Filters are used to define criteria to be met for information sharing including business rules, restrict viewing for user groups, and other built-in configurations. Determining and configuring filter criteria is the responsibility of the Customer with assistance from CentralSquare.

a) Filters may be created based on:

Docusign Envelope ID: 4418F209-5877-891B-8264-700371123ADD

i. Incoming Common Data Mappings for Supported CAD Incident Fields as defined in this document
ii. Incoming Common Data Mappings for Supported Unit Update Fields as defined in this document
iii. Time and Date parameters

b) The following are sample use cases for which filters may be used to restrict viewing or trigger business rules:
   i. Calls originating from a particular dispatch center
   ii. Calls mapped to a single or multiple common nature code(s)
   iii. Calls of a particular discipline such as Law, Fire, or EMS
   iv. Calls shared with other dispatch centers
   v. Calls located in a particular geographic area (geofence)
   vi. Units dispatched to shared calls

c) Filters are created through the standard menu-driven functionality of the Hub Portal. Complex filtering scenarios may require additional effort involving defining needs, configuring the filter, test, and refinement.

Code Mappings/Translations: The CAD-to-CAD Hub includes the ability to translate incident and unit field values such as Call Nature between sharing CAD systems by mapping codes through a common code set. The Customer and participating agencies are responsible for defining the common code set, inputting local codes and mapping them to the common codes, and maintaining the entire set of codes using the Hub Portal. Code mapping is supported for the following codes:

a) Agency Name
b) City
c) Discipline (i.e., Fire, Law, EMS)
d) Dispatch Center
e) Nature/Response Type
f) Priority
g) Response Area/Zone
h) Response Type
i) Station
j) Transport Destination (Code)
k) Unit/Resource
l) Unit Status
m) Zone (Map Data)

This document is limited to standard menu-driven code mapping functionality. Complex mappings that require custom scripts is not included as standard functionality. The following are examples of non-standard customizations which will need to be scoped separately:

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a) Using a combination of factors to determine which code to send on a shared incident. For example, sending a Call Nature of "Structure Fire" for Fire calls and "Fire Assistance" for Law calls when a shared Incident has spawned two or more incidents in a separate CAD system.

b) Changing the Call Nature based on which unit is requested.

Custom Scripts: If customization is necessary, this will generally be done using custom scripts. Writing of any custom script is not included as part of standard functionality and will be scoped separately.

3.1.2. Call/Incident Related Data

Supported CAD Incidents Fields: The following CAD Incident fields are supported for sharing by the CAD-to-CAD Hub. CentralSquare will not support fields that are not provided or accepted by the CAD system.

a) Agency Name
b) Apartment Number
c) Building Number
d) Call Nature (Accident, Structure Fire, Heart Condition, etc.)
e) Call Priority (P1, P2, P3, etc.)
f) Caller Address
g) Caller Name
h) Caller Number
i) City
j) Comments
k) Cross Street (includes upper and lower cross streets)
l) Discipline (i.e., Fire, Law, EMS)
m) Dispatch Center
n) Disposition
o) Latitude/Longitude (Decimal Format)
p) Location (common place name- Central Park, County Library, etc.)
q) Radio Channel
r) Response Area/Zone
s) State
t) Street Address
u) Time Stamps
v) Zip
w) Zone (Map Data)

Note: Standard functionality is limited to sharing of text and translated codes. If the CAD system reacts in an undesirable way to updates, (such as spamming the narrative with unnecessary comments), the data field causing the problem should be disabled. Services to provide more complex manipulation of data sharing will need to be scoped separately.

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Updates and Synchronization of Shared Incident Data: Updates to the following event fields may be configured to share either as a direct update to the call record or as a pre-formatted comment added to the narrative.

a) Apartment Number
b) Building Number
c) Call Nature (Accident, Structure Fire, Heart Condition, etc.)
d) Comments
e) Cross Street
f) Radio Channel
g) Street Address

Note: Standard functionality is limited to simple updates of the call data. If the CAD system reacts in an undesirable way to updates, (such as spamming the narrative with unnecessary comments), the data field causing the problem should be disabled. Services to provide more complex manipulation of data sharing will need to be scoped separately.

Address Validation: Each CAD system may store address location information differently creating the potential for shared addresses to not validate. It is expected that some addresses may not validate automatically and may require some manual intervention by a dispatcher to correct.

Note: Standard functionality is limited to the exchange of text-based address fields. Services to provide more complex manipulation of address data such as changing "St" to "Street" in order to improve shared address validation will need to be scoped separately.

Comment Sharing: Comments refers to any notes, remarks, or narrative entered in your CAD system that are sent to the CAD-to-CAD Hub and potentially shared with other CAD systems. If implemented in the Adapter and supported by the CAD, sharing of comments can convey critical information and be very useful. However, excessive sharing of non-critical comments runs the risk of overloading dispatchers with unnecessary information. It is highly recommended to limit comment sharing using configuration options in the Hub.

a) One of the following may be used to determine how comments will be shared:
    i. Only share comments that contain a key text string, such as "##SHARE"
    ii. Removing comments that follow a specific pattern. This feature may be used to remove automatic system messages that are not useful to other dispatch centers.

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iii. Share all comments (not recommended)
iv. Disable comment sharing entirely

b) The Customer is responsible for configuring the Hub to limit comment delivery, including determining which text strings will be used to filter comments and adding them to the system.

c) CAD system may have different sources of incident comments. For example, a CAD may provide a static information from "Basic Notes" completely separate from a "Running Comment Log." Usually only comments from the "Running Comment Log" are implemented in the Adapter shared by your CAD. The Customer and participating agencies, working with the Provider are responsible to configure that Adapter to share the appropriate comment data.

d) Similarly, if there are confidential comments that should not be shared by your system, configurations can be set to block those from being viewed by other CAD systems or in the Hub.

Note: Due to inconsistencies in how each CAD system generates additional system comments as well as how each CAD processes comments and messages coming from the Hub, it is possible that some duplicate or redundant comments may result. While the Hub has been designed to reduce unnecessary comments as much as possible, some edge cases may still result in unwanted comments. Customizations needed to remove duplicate or unwanted comments outside of the standard features mentioned here will need to be scoped separately.

3.1.3. Unit/Resource Related Data

Supported Unit Update Fields: The following unit fields are supported for CAD-to-CAD sharing by the CAD-to-CAD Hub system. CentralSquare will not support fields not provided by the CAD system.

a) Agency Name
b) Assigned Call Number (when assigned to a call)
c) Assigned Call Unique ID (when assigned to a call)
d) Heading
e) Latitude/Longitude (Decimal format)
f) Location
g) Signed On Status
h) Speed
i) Station
j) Status
k) Time at Coordinate
l) Time at Current Status
m) Transport Destination (Code)
n) Type of Unit
o) Unique Unit ID

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p) Unit Number

Unit Status Sharing: Real-time unit status updates can be shared between connected CAD systems, including AVL data (if available) by mapping physical to external units in the Hub. (External means placeholder or virtual units defined in a system that represent a physical unit in another system.)

a) **Available/Unavailable Status:** When a physical unit is assigned to a non-shared incident in the unit's owning CAD, other systems with an external mapping to that unit receive unit status updates that the unit is unavailable. Once the unit clears the scene or is otherwise available for dispatch, an available status will be sent for that unit to other systems.

b) **True Unit Status for Shared Incidents:** When a physical unit is on a shared incident, detailed unit updates (whether the unit is dispatched, enroute, arrived, etc.) will be shared with the other systems sharing incident.

c) **Unit Control:** Once a resource request for a unit has been granted, either explicitly or implicitly, control of that unit is shared with the requesting system/agency. If implemented in the Adapter and supported by the requesting CAD, the status of that unit can be set by the requester. A system-to-system message containing the updated unit status will be sent to the unit's owning system. If implemented in the Adapter and supported by the owning CAD, the true status of the unit is updated.

d) **Limiting AVL Updates:** Due to the potential for high volumes of unit status and AVL updates, CentralSquare reserves the right to restrict the frequency of such updates in order to maximize overall system performance.

e) **CAD System Dependencies Regarding Unit Statuses:** The Hub is dependent on the Adapter and the CAD system to provide and consume up-to-date information. Unit status syncing can be impacted by momentary network outages, system processing delays, or other temporary issues. It is not uncommon for units to occasionally be out of sync between systems for short intervals but is quickly corrected by a subsequent successful unit status update. If a unit is requested by a system/agency in error due to out-of-sync unit information, denial of the resource request by the owning CAD system will override the out-of-sync status and notify the requester the unit is unavailable. Otherwise, manual dispatcher intervention may be required either through exchange of incident comments or a phone call.

f) This document is limited to sharing standard translated unit status updates and AVL data. The following are examples of non-standard customizations which will need to be scoped separately:
    i. Sending different unit status updates based on the unit type being updated such as 'On Scene' for law units and 'On Scene Staging' for fire units.

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ii. Sending fabricated progressive unit status updates to satisfy the unit status progression requirements of the target CAD system. For example, sending multiple unit status updates such as 'Dispatched', 'Enroute' and 'On Scene' to reflect a single status update of 'On Scene' from the sharing CAD. Handling these out-of-scope requirements should be part of the receiving CAD Adapter.

3.1.4. System Administration

System Administrators: System Administrators have access to the setup and configuration of the CAD-to-CAD Hub for all connected CAD systems and participating agencies. Changes made by the administrator can potentially affect another agency inadvertently. For this reason, System Administrators should regularly consult and coordinate together before making configuration changes to the Hub.

a) It is the responsibility of the Customer and participating agencies to determine which individuals will be assigned as System Administrators.

b) When an administrator change is made, a log entry is created that describes the change made, the date and time, and the user that made the change.

c) System Administrators can create new users and assign permissions.

User Administration: Users are administered at both the system and agency level. System administrators may create users and assign permissions for all users. Agency User Administrators, which are created by System Administrators, may only do so for the agencies to which they are assigned.

a) It is the responsibility of the Customer and participating agencies to determine which individuals will be assigned as Agency User Administrators at the agency level.

b) Some configuration settings may be reset for all users across all agencies. These include:

   i. The amount of time that inactive calls are displayed

   ii. The amount of time that toast notifications are displayed (if used)

   iii. Users may change these settings on an individual basis if desired.

c) User administration tasks such as creating new users and user groups, assigning permissions, resetting passwords, and Portal configuration settings are the responsibility of the Customer and participating agencies.

d) User groups may be configured using Filters so that only certain calls and units are visible. Incident comments may also be configured so that the incident is visible,

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but comments are not.

GIS Sources: The Hub system uses your geographical information systems (GIS) data sources to build maps. By copying the GIS sources that you want to use to build your maps into a folder, you can then import them into the Hub through the Hub Portal user interface. The Hub Portal supports the display of active calls and units on a GIS map view for situational awareness. The Portal provides GIS layer import tools for the Customer and agencies to import their own map files including but not limited to ESRI and other standard shapefiles and image files (i.e. Geographic or State Plane). The GIS layer import tool only takes minutes to load the data, but note that when importing map files, there will be downtime. Recommended GIS Map Data Elements are: Boundaries, Stations (Police/Fire), Freeways/Interstates, Major Streets, Waterways, Parks, and Address Points (optional). The Customer and agencies are responsible for providing, loading, and updating the GIS map data for a single, consolidated view for all agencies connected to the Hub. The frequency of GIS updates are determined by the Customer and participating agencies as they have no bearing on geo validation, they are just a visual tool.

Note: Beyond basic training and initial assistance in configuring GIS information in Hub, all other GIS related effort is the responsibility of the Customer and participating agencies.

System Connections: Each system Adapter connects to the CAD-to-CAD Hub over a secured connection provided and maintained by the Customer and agencies. For bi-directional interfaces an HTTP connection (https://URL:port) is required at each endpoint (Hub side of the network and the Adapter side). All firewall configuration and configuring of ports is the responsibility of the Customer and participating agencies.

3.1.5. Data Retention and Backup

CAD for Data Retention: The CAD-to-CAD Hub provides call and unit information to each respective CAD system as the authoritative method for permanent data retention. The Hub is not designed as a data warehouse for long-term storage and retrieval. A separate interface may be used to send call and unit updates to a client-provided database for long-term storage.

Data Purging: Portal administration provides a setting to purge data older than a certain number of days. This feature may be set to retain data indefinitely, but this is not recommended. Data purging occurs automatically without adversely affecting the system in Production.

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System Backups: System backups in the Cloud are the responsibility of CentralSquare.

3.1.6. Portal Features

Overview: The Hub Portal is a thick client installed on a Windows-based workstation. The Portal is used to display call and unit related data as well as administrative tools for system configuration.

Call and Unit Display: The Hub Portal displays call and unit information in the dispatch view in real-time. This includes separate list and map views of current calls and units as well as a call details view. The information contained here may be limited based on filters applied to each user group. Hub includes the following tools for viewing call and unit-related information.

a) Calls List – Displays currently open calls in a list view
b) Call Details – Displays detailed information about a call including comments, connected calls, and assigned resources
c) Units List – Complete list of units and current status
d) Map View – Calls and units are shown on a map. Geofences and markers may also be created and shared with other user groups

Toast Notifications: Pop-up notifications that display in the lower-right corner of your screen and display call and unit information based on pre-configured business rules. These notifications may be used to bring attention to bi-directional call-sharing actions, or to bring bi-directional functionality to centers that may have a publish-only or no interface whatsoever.

User Preferences: Allow the user to adjust color schemes, when stagnant calls disappear from view, configure toast notifications, and enable/disable connection status monitoring.

Admin Alerts: Historical display of email and text message alerts that have been sent to your user.

Diagnostics and Log Views: Tools for troubleshooting and identifying information shared with each interface.

Connection Monitoring: The connection between each CAD system and the CAD-to-CAD Hub is continually monitored by the CAD adapter through heartbeat transactions to detect network failures. The Hub also monitors system network connections through heartbeat transactions and network errors. Users are notified of detected disconnects in the following ways:

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a) If the Hub detects a potential disconnect such as lack of a heartbeat or a network error with any CAD system, a warning will display through the Connection Status Monitor in the Hub Portal. A subsequent reconnect will remove this warning.

b) If a CAD system has not transacted any updates to Hub for a configurable amount of time, a warning will display through the Connection Status Monitor in the Portal. This may indicate that although the Adapter continues to share heartbeats with Hub, it has lost the connection with its CAD system. A subsequent transaction will remove this warning.

c) If the CAD detects a potential disconnect to the Hub, it is responsible to notify its users through the CAD user interface.

Settings: System and user administrators access and adjust system settings including connections, business rules, filters, and user administration using the Portal.

3.1.7. Information Sharing Redundancy

CAD-to-CAD sharing errors may result from various sources including the following:

a) User error
b) CAD system error
c) Network error
d) CAD-to-CAD Hub error
e) Administrator error
f) Unforeseen circumstances

If there is an error in the CAD-to-CAD process, dispatchers must be aware of the problem immediately so that other means may be used to communicate such as phones or radios. The following are suggested methods to provide redundancy and checks to ensure awareness of CAD-to-CAD sharing.

a) User error confirmation phone calls
b) Unit status timers in the CAD system
c) CAD-to-CAD Hub email or text message alerts
d) Hub Portal notifications
e) Hub light towers

3.2. CentralSquare Unify External System Dependencies

The ability of CentralSquare Unify Hub to perform its functional requirements depends on the external systems' ability to do the following:

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3.2.1. Bi-directional Adapters

Unify relies on bi-directional Adapters to external CAD systems which should support the following capabilities:

Continuously provide and receive updated CAD incident and unit status data to and from the CAD-to-CAD Hub

a) Share/receive new incidents
b) Update data fields on current incidents
c) Update dispatcher comments
d) Assign units/resources to current Incidents
e) Provide unit status updates including AVL data
f) Present information to the CAD operator in an appropriate way

Continuously provide and receive updated unit information to and from the Hub

a) Unit assignment to incidents
b) Unit status updates
c) Send and receive unit requests

Connection notices: Provide connection and failure notices to the dispatcher when a prolonged disconnect or outage is detected.

Synchronize (refresh) active CAD data upon connecting including current CAD incident data and unit status data.

3.2.2. Other Considerations

Functionality: Data, functionality, and operational incongruences between the connected CAD systems may limit the level of interoperability achievable. Although the CAD-to-CAD Hub may support certain capabilities, CentralSquare cannot provide functionality that the external system does not support. In cases where there is a gap between needs and what the CAD system can provide, converting data to comments or other methods may be used but certain limitations will naturally be beyond the CAD-to-CAD Hub's ability to work around.

3.2.3. External System Adapter Requirements

The dependencies listed in this section are an overview and are for general awareness. The CAD-to-CAD Hub SDK provides a more complete set of detailed requirements for the

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external system's Adapter. The Customer and participating agencies should require the provider to comply with all requirements of the SDK.

4. PROJECT CONTROLLING PROCESS

4.1. Overview

Project Controlling Processes are established early in the Project life cycle during the Planning Phase and described within the Project Management plans. Project Control is the process that includes completing regularly scheduled Project progress meetings and the use of regularly delivered Project progress reports, as well as implementing the processes needed for Communication Management, Risk Management, and Change Management. The process begins during the initiation process and concludes at the end of the Project.

The establishment of defined processes for Customer communication (contact persons and reporting methods) provides a basis for effective and regular communication. This supports the previously noted processes necessary for a successful Project outcome.

As part of the Controlling Processes, CentralSquare utilizes a series of measurements and management reviews to mitigate the effect of these variances. Checkpoints or milestones are planned into each phase of the Project to measure performance and determine if the Project is ready for the next phase.

Checkpoints are key tasks that act as gates to the next phase of a project. A delay in a milestone may cause a delay in starting or completing subsequent tasks; in effect creating a risk to the overall Project. Therefore, CentralSquare's Project staff closely

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monitors checkpoint tasks and milestones and promptly notifies the Project Manager of any delay or failure with a milestone task. Milestone delays on the part of either party will trigger an overall review of Project activities so that risks can be assessed and properly managed. If either party becomes aware of a delay, notification shall be provided to the other party as soon as reasonably possible.

Evaluation of overall Project status at each checkpoint is essential to ensure that the Project is effectively progressing toward completion and that new risks are not being introduced. In many cases, Project activities leading to a checkpoint are interrelated to later scheduled tasks. Success at checkpoints diminishes the risk to the Project going forward.

Incomplete actions at a checkpoint may prompt delays and a rescheduling of the Project. For example, delays in completing or approving OSDs will delay the start and completion of the configuration phase, which may ultimately have an impact on the projected Go-Live date. Depending upon the importance of the Deliverable, these kinds of delays can have a cascading effect upon the Project Schedule including training and Go-Lives.

As part of the Project controlling process, upon completion of significant milestones and or tasks, CentralSquare will submit a Task Completion Report ("TCR") to Customer. The TCR serves as a formal tool for the purpose of verifying with Customer that the work has been performed, services rendered, and products delivered according to the requirements specified within the SOW and/or related documents.

TCRs are presented to Customer by CentralSquare's Project Manager for signature. Some TCRs may trigger a Project payment, in accordance with the payment terms within the Agreement. Upon execution of a TCR that is tied to a Project payment milestone, Customer will receive an invoice from CentralSquare's Accounting Department which must be paid based on the terms and conditions of the Agreement.

The TCR will include the following information:

a) Description of work performed, and products delivered.

b) Comments noting any special circumstances.

c) Product/Service deliverables listing the Agreement line items that are being recognized as delivered and will be invoiced.

d) Related Payment Terms in accordance with the Agreement, for Agreement line items that will be invoiced relative to the TCR.

4.1.1. CentralSquare Responsibilities

a) CentralSquare will prepare and submit TCRs for Customer's signature upon completion of the applicable task.

b) The TCR will cite the appropriate SOW reference.

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c) TCRs that trigger a payment will include the payment amount in accordance with the Agreement payment schedule.

4.1.2. Customer's Responsibilities

a) Customer will review and approve TCRs within a five (5) business day period from the time of receipt less any challenges to the validity of the report.

b) If Customer disagrees with a TCR, Customer shall submit to CentralSquare a written explanation detailing why the Customer believes that the subject of the TCR and/or tasks have not been completed in accordance with the Purchase Agreement or this SOW. Such notification from the Customer shall be provided to the CentralSquare Project Manager within five (5) business days of receipt of the TCR.

4.2. Change Management Process

Either party can request changes to the scope of the project at any time. Since a change may affect the price, project deliverables, this SOW, the supporting project schedule, and/or the terms of the Agreement for this SOW, both parties must approve each change in writing and agree on the impact each change may have on the Agreement and related attachments.

The purpose of the Change Management Process is to manage any significant changes to the Project as described in this SOW or related documents as referenced within the SOW. These changes may include but are not limited to a modification to Project scope, Standard or Custom products' functionality, CentralSquare and Customer's identified roles and responsibilities, Project payment terms, and modifications to the scope or delivery location of services within the Project. All significant changes must be documented through the Change Management Process. The type of documentation needed will depend on the nature and significance of the change.

A Project Change Order will be the vehicle for communicating and approval of the changes. Whether initiated by Customer or CentralSquare, all Change Orders will be documented by the CentralSquare Project Manager. The Change Order shall describe the requested change, the party requesting the change, and the effect the change will have on the project, including the price, project deliverables, this SOW, the supporting project schedule, and/or the terms of the Agreement for this SOW.

All Change Orders must go through the CentralSquare's internal approval process before they can be presented to Customer for review and approval. Once the Change Order is generated, Customer Project Manager and CentralSquare Project Manager will review the proposed change and communicate as necessary to answer any questions, and/or work to resolve any issues preventing acceptance of the Change Order by both parties. Upon the approval by both parties the Change Order will be authorized for implementation.

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The creation of some Change Orders may, depending upon the scope of the requested change, require fees for CentralSquare to properly investigate and scope the requested change. If additional fees are required by CentralSquare to create a Change Order, those fees will be identified and communicated to Customer Project Manager prior to CentralSquare's investigation of the requested change. In such situations, CentralSquare will only proceed with the investigation required to create the Change Order if Customer has agreed to pay the additional fees associated with creation of the Change Order.

Additional deliverables or Project deletions in terms of Software and services will require a mutually agreed upon Change Order. It must be noted that the later in the Project that a change is requested, the greater the likely impact it has in terms of costs, risks, and timescale. It is recommended that the Customer not delay any review activity as it is a best practice to discover potential changes as early as possible. In some cases, it may be more appropriate to plan modifications for Post-Go-Live delivery.

4.2.1. CentralSquare Responsibilities

a) Change Orders will capture necessary information required to prepare a Change Order and submit it to the Customer.

4.2.2. Customer Responsibilities

a) When applicable, Customer will identify the services or deliverables that will be subject to a Change Order, per the Agreement between both parties.

b) When applicable, Customer will identify changes to application features or functionality, Interfaces, or any other Systems that will require a change order. This process may also include participation in the requirements process.

c) Customer will approve and process Change Orders in a timely manner.

4.3. Project Reporting

CentralSquare will provide Monthly Status Reports advising Customer Project Manager and key Customer Project Stakeholders of the progress and status of project activities. This report will include the significant accomplishments, planned activities, issues, and potential risks associated with CentralSquare and CentralSquare's Subcontractors' Deliverables. The Project Status Reports will include the following:

a) Accomplishments during the Reporting Period

b) Planned upcoming activities

c) Issues

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d) Risks

e) Key Action Items

In addition, the CentralSquare Project Manager will hold bi-weekly status meetings/conference calls to update Customer on the status of the Project and key action items and deliverables.

CentralSquare will provide an updated Project Schedule advising Customer Project Manager of the progress of project activities. The Project Schedule may be lacking the detailed tasks for Customer team, and Customer may add such tasks, owners, and durations to the Project in collaboration with CentralSquare Project Manager. The Project Schedule will consist of the following:

a) Major Tasks

b) Task Responsibility

c) Task Duration

d) Major Milestones

e) Tasks Completed

f) Tasks in Progress

4.3.1. CentralSquare Responsibilities

a) Provide a written report of Project status once a month.

b) Conduct status meetings/conference calls every two weeks.

c) Maintain an up-to-date Project Schedule.

4.3.2. Customer Responsibilities

a) Review the written report of Project status and provide feedback within five (5) business days in order to ensure that the documentation is correct.

b) Participate in Project status meetings.

c) Ensure participation of personnel in tasks and meetings.

4.4. Document Review

During the Project, CentralSquare will deliver several documents to the Customer for review. These documents will include but are not limited to the Functional Acceptance Test Procedures, Project Schedule, and OSD for the Project. Approved documents are returned to the CentralSquare Project Manager. All documents will be provided in electronic (soft copy). If Customer desires printed (hard copy) documentation, it is their

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responsibility to print and bind the desire copies. The CentralSquare Project Manager will retain a copy and provide the Customer with a copy.

Should Customer find any document unacceptable, Customer must provide specific reasons in writing to the CentralSquare Project Manager. CentralSquare can then assess any required corrective measures and make revisions or modifications to provide acceptable documents within a mutually satisfactory timeframe.

Status Reports are not subject to approval.

To ensure compliance with the Project Implementation Schedule, Customer is responsible for the review of such documents and providing any comments to CentralSquare within five (5) business days.

4.4.1. Documents Subject to Customer Approval (via signature)

a) Change Orders

b) Operational Scenario Documents (OSD)

c) Functional Acceptance Test Procedure documents

d) Task Completion Reports

4.4.2. Documents Subject to Customer Review not Requiring Approval

Note: The Project Schedule and any changes hereto are to be mutually agreed upon between Customer and CentralSquare.

a) Project Status Reports

4.4.3. CentralSquare Responsibilities

a) Distribute the documents to Customer.

b) Coordinate the process to consolidate comments and edit documents.

c) Manage the signoff process for applicable documents and the distribution of originals to Customer and CentralSquare for filing.

4.4.4. Customer Responsibilities

a) Review the documents presented and provide the appropriate information back to CentralSquare within five (5) business days for configuration sheets, Change Orders and/or Sales Orders.

b) Review the documents presented and provide the appropriate information back to CentralSquare within five (5) business days for requirements

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documents defined above. Unless unanticipated changes to the Project Schedule would warrant a shortened turn around.

4.5. Third-Party Management

CentralSquare will be responsible for the management of third parties that have been identified as Subcontractors or executed Change Orders to the Agreement.

As part of the Subcontractor agreement, all communications between those third parties and Customer will be managed by CentralSquare. Any communication directly between Customer and third parties that may require or imply the promise of a material change in scope or responsibilities will not be acknowledged by CentralSquare unless an appropriate Change Order has been prepared.

Conversely, Customer will be responsible for the management of third parties that CentralSquare is not responsible for. The customer will be responsible for the facilitation of discussions and the acquisition of materials from those third parties that are necessary for the configuration and development of Customer's System.

4.5.1. CentralSquare Responsibilities

a) Assume responsibility for third parties that are the responsibility of CentralSquare within the terms of the Agreement between CentralSquare and Customer.

b) Process any Change Orders that may arise from a material change in scope where third parties are concerned.

c) Inform Customer when configuration and or programming will require interaction and/or documentation from a third party which is not the responsibility of CentralSquare under the Agreement between CentralSquare and Customer.

4.5.2. Customer Responsibilities

a) Work directly through CentralSquare regarding third parties that are the responsibility of CentralSquare.

b) Review, sign and process any Change Orders that may arise from a material change in scope where third parties are concerned.

c) Facilitate interaction between CentralSquare and third parties not the responsibility of CentralSquare to include conference calls, answers to questions and documentation as requested

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5. PROJECT INITIATION AND PLANNING

5.1. Overview

Project Initiation and Planning involves gathering the necessary Project specific information to produce a Project Management Plan and a Project Schedule. In short, Project Planning consists of those processes designated to establish when and how the Project will be implemented while further elaborating on Project Deliverables. Most of the information exchange between Customer and CentralSquare during this process is at a high-level and consists of interaction between both Project Managers and a small group of Project stakeholders.

Major Deliverables for the Project Planning phase are the specific Project Management Plans, and a baseline Project Schedule.

The project must be managed in a manner that will allow for the adjusting of the Project Management Plan and Project Schedule to address the circumstances that affect a project during Project Execution. As a result of these changes during the Project life cycle, Project Planning will overlap each subsequent process during the Project. Typically, Project Planning tasks will decrease in frequency as checkpoints are completed and as the Project nears Go-Live and Project completion.

Note: The Project Schedule is a living document, subject to change during the Project due to several factors such as change in Project scope, scheduling conflicts, delay in approving project documents, resource availability, etc. All changes to the Project Schedule will be discussed between both parties and will be incorporated within a published schedule upon approval from Customer and CentralSquare.

5.1.1. CentralSquare Responsibilities

a) Assign a Project Manager to the Project to participate in Initiation phase activities.

b) Produce required documentation to support Initiation activities.

c) Identify and engage the CentralSquare Project team responsible for carrying out Project Execution.

d) In collaboration with Customer, develop the Project Management Plan (includes the Communication Management Plan, Risk Management Plan, and Change Management Plan).

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e) Baseline the Project Schedule.

f) Prepare and submit the TCRs for Customer acceptance of the Project Management Plan as defined above.

g) Develop and submit invoice for payment due at execution of the Agreement.

5.1.2. Customer Responsibilities

a) Assign a Project Manager for the Project to participate in Initiation phase activities.

b) Identify and engage Customer's Project team.

c) Review and comment on the CentralSquare Project Management Plan and the Project Schedule.

d) Review and comment on CentralSquare provided documentation to support Initiation activities.

e) Approve the TCRs for the Project Management Plan within five (5) business days.

5.2. Project Kickoff

During the planning phase, the CentralSquare Project Manager will hold a Kickoff Meeting with Customer's Project team. During the Kickoff Meeting, the CentralSquare Project Manager will provide an overview of the following:

a) The CentralSquare execution process.

b) A high-level description of Project Deliverables.

c) Roles and responsibilities for the Project team members.

d) A high-level review of the preliminary Project Schedule including projected Project milestones and checkpoints.

e) Describe the work that has been either completed, is in progress or is due to begin within the immediate future.

f) Review any project related questions from Customer's team.

5.2.1. CentralSquare Responsibilities

a) Prepare the agenda and set a date for the Kickoff that is convenient to Customer and CentralSquare Team.

b) Distribute any documents that Customer should review in advance of the Kickoff Meeting.

c) Conduct the Kickoff Meeting.

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5.2.2. Customer Responsibilities

a) Work with the CentralSquare Project Manager to facilitate scheduling a date for the Kickoff Meeting.

b) Schedule the appropriate personnel from Customer's team to attend. This should also include key stakeholders that may not participate routinely in Project operations, but who have authority or responsibility over the Project.

c) Provide adequate accommodations to include adequate seating and audio-visual equipment including a projector(s), screen, and whiteboard.

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6. PROJECT EXECUTION

6.1. Overview

Project Execution focuses on the development and delivery of Project Deliverables. Processes will be iterative and consist of 1) a review of Deliverable documents; 2) development, configuration, installation and testing of software and hardware deliverables, and 3) delivery of Project related services such as Project related training. These processes are iterative in nature with several checkpoints to evaluate Project progress and where applicable, to initiate Change Management processes. Each Deliverable has a closing process which consists of specific completion criteria. These Deliverable closing processes are independent from the closing process of the Project.

6.2. System Installation

System installation is one of the early processes in the Project implementation phase and has a significant impact on and critical dependency on several key activities.

Cloud virtual provisioning will be the responsibility of CentralSquare.

6.2.1. Cloud Components

The CentralSquare Cloud Team will provision the CentralSquare software in the Cloud. This will entail a planning meeting with the Customer System/Network Administrator and other CentralSquare staff (Project Manager, Technical Services), configuration of the VPN, advising on network communications, and configuring access to the provisioned system.

The administration services of the Cloud environment are the responsibility of CentralSquare, including support, operation, and maintenance of the underlying infrastructure. Access to any resources by the Customer will not be allowed except through applications and programmatic connections.

6.2.1.1. CentralSquare Responsibilities

a) Host Technical meetings with Customer network\systems administration staff.

b) Provide port, protocol information to Customer for firewall rules.

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c) Provide guidance on routing needed from Customer networks to Cloud environment.

d) Provision Cloud system as necessary.

e) Provide URLs and any other paths for Customer connectivity.

f) Perform connectivity tests with Customer assistance at least one week prior to any workshops.

6.2.1.2. Customer Responsibilities

a) Attend Technical meetings with CentralSquare resources.

b) Acquire ISP connections.

c) Open firewall as directed by CentralSquare Technical staff.

d) Provide routing rules to route traffic through the VPN tunnel as advised by CentralSquare technical staff.

e) Perform connectivity tests with CentralSquare assistance at least one week prior to any workshops.

6.2.2. Implementation Overview of CentralSquare Unify

The CAD-to-CAD Hub is implemented through a series of standard steps and process gates designed to ensure that operational needs are identified, configurations are verified, and tested to validate proper functionality prior to Go-Live.

The implementation includes tasks to be completed by multiple stakeholders including CentralSquare, Customer and agency personnel, and the 3rd party system Provider. The tasks below are an overview and will be refined in a detailed project schedule with the Customer upon project Kickoff.

6.2.2.1. CentralSquare Unify Hub Initial Installation and Configuration

CentralSquare will provide support for the initial system configuration. This will include the following:

a) Installing the database and application server software for the Hub.

b) Once network connections have been established between the servers by the Customer and participating agencies, CentralSquare will establish software connections between each server.

c) Establish each environment such as Test, Training, and Production as set forth in this document and the accompanying Agreement.

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d) Configure the connection parameters for each third-party system connection. Note it is the Customer and participating agencies' responsibility to ensure network connectivity between servers are established.

e) Load initial data mapping sets for the following codes. Note that mapping and translation of these codes is the responsibility of the Customer.
   i. Agency
   ii. Dispatch Centers
   iii. Nature / Response Type
   iv. Unit / Resource
   v. Unit Status
   vi. Unit Type

f) If the project involves joining a new dispatch center to an existing hub or upgrading a publish-only interface to a bi-directional interface, some or all of these steps may have been already completed. The associated Agreement will outline exceptions or additions to these steps.

6.2.2.2. CentralSquare Unify Hub System Setup

The tasks listed under system setup may be executed simultaneously.

CAD Provider Adapter Implementation and Configuration: Includes the installation and configuration of the CAD Provider Adapter by the Provider or by CentralSquare as defined in the SOW, Section 2.6 – Deliverable System Connections on CentralSquare Unify Hub.

Software Installation: Basic server configuration is added for each interface on the CentralSquare server, and the Portal client software is delivered to the Customer and participating agencies. Software installation marks the completion of the system setup tasks.

6.2.2.3. Initial Discovery and Configuration

A discovery phase will take place that will identify site-specific configurations for the Hub. These will be documented in an Operational Scenario Document (OSD) and signed off by the Customer, via a TCR, before the configuration phase begins. Specific configurations may be recorded in the documentation listed below. It is agreed that all shared can be exchanged in an electronic form, such as .PDF, .DOCX, .XLSX, etc. The OSD document will be updated as the agencies are implemented and brough online.

a) List of CAD Codes: The Customer and participating agencies will provide a list of CAD codes and descriptions that will be mapped to those of other CAD systems

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through the Hub. Common codes include incident status, nature, unit status, units, agencies, cities, and jurisdictions.

b) Code Mapping Document: Under the guidance of CentralSquare, the Customer and participating agencies will provide a list of mappings of the CAD Codes provided above to a common code set provided by CentralSquare. The common code set in the Hub facilitates mapping and translation to other agencies' codes, which is the responsibility of the Customer and participating agencies.

c) Test Scenarios: CentralSquare will provide a standardized list of tests for acceptance. Other tests can be suggested by the Customer providing that they are within the scope of the accompanying Agreement. These test scenarios will form the basis of training documentation.

d) Configuration Documentation: Documentation may be added directly into the configuration screens of the Hub and is easily exported as text. This will serve as the primary form of technical documentation.

e) Product Manuals: CAD-to-CAD Administrator's Guide will be provided electronically.

The Customer's Project Manager and Subject Matter Experts play a critical role during this time. Discovery and configuration involve the gathering of business requirements, CAD codes, system configuration including code mappings on the CentralSquare Unify Hub.

The results of the discovery and configuration sessions will be compiled, documented in an Operational Scenarios Document (OSD) and signed off by the Customer, via a TCR, before the configuration phase begins. CentralSquare will provide OSD documentation as appropriate. The OSD document will be updated as the agencies are implemented and brought online.

This task is considered complete upon completion of the customer questionnaire documentation and a joint review between the Customer, the participating agencies and CentralSquare.

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7. CENTRALSQUARE UNIFY TESTING

7.1. Isolated CAD Adapter Testing

CentralSquare and the Customer will develop a mutually agreed upon testing schedule. System testing will be conducted throughout the project in three (3) distinct periods.

The Isolated CAD Adapter Testing will be conducted simultaneously with other implementation tasks and will largely involve CentralSquare Engineers and the Provider implementing its Adapter. This testing will use a CentralSquare Unify Hub Test environment, and test instances of the CAD system and Adapter. CentralSquare will use a CAD simulator to test all aspects of the connection between the Hub and the Provider's Adapter and CAD system. Sample data may be used to demonstrate the ability to view data using the Hub Portal client. Testing support from the Provider and assistance from the Customer and participating agencies are required. The Customer and participating agencies will identify and provide a CAD Administrator that can login to test CAD systems with its Adapter connected to the Hub. The CAD Administrator will work jointly with CentralSquare and the Provider to complete this testing.

At the conclusion of the Isolated CAD Adapter Testing, the connection between the Hub and the Provider's Adapter and CAD system is demonstrated as data is successfully delivered to and visible using the Hub Portal client. This final testing demonstration shall take no more than five (5) hours per agency.

7.2. Provider End-to-End Testing

Provider End-to-End Testing will be conducted when the Isolated CAD Adapter Testing is complete for each CAD system that is required to meet the standard incident and resource sharing requirements. It will involve CentralSquare Engineers, the CAD providers, the Customer, and the participating agencies. If a dependent CAD system is not ready for End-to-End Testing, the testing may proceed using a CAD simulator provided by CentralSquare. CAD Simulator testing does not replace End-to-End Testing with the CAD Provider. The Customer and the participating agencies will need to identify and provide a CAD Administrator that can login to the test CAD systems with its Adapter connected to the Hub. The testing period will be paused for resolution of Go-Live issues as defined in the SOW, Section 7.3 – Functional Acceptance Testing. Defects found in the Adapter for each CAD system may also pause the testing period. CentralSquare, the Customer and the participating agencies will expedite where possible the resolution of any Provider defects.

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At the conclusion of the Provider End-to-End Testing, meeting all the Adapter and CAD Provider testing requirements as defined in the OSD marks the completion of the Provider End-to-End Testing. This final testing demonstration shall take no more than five (5) hours per agency.

7.3. Functional Acceptance Testing (Customer End-to-End Testing)

Once the Provider End-to-End Testing is concluded for each CAD system, Functional Acceptance Testing will be conducted by the Customer, the participating agencies, and the CAD Provider under CentralSquare supervision. Each agency will go through Functional Acceptance Testing when they are ready to connect to the system, so Functional Acceptance Testing may happen multiple times on the same CentralSquare Unify Hub. This final testing event shall take no more than sixteen (16) hours per agency.

It is during the Functional Acceptance Testing that the Customer and the participating agencies, gain close familiarity with the CentralSquare Unify Hub and related functionalities. Expanded Standard Operating Procedures (SOPs) are more fully defined and tested by the Customer and the participating agencies, during this time. This is a Customer driven phase with assistance from CentralSquare. Changes required for Customer and agency SOPs are out of scope unless explicitly agreed.

To confirm that all work has been completed under this SOW and that the system meets the functional requirements of the COTS Hub system, CentralSquare and the Customer will develop a mutually agreed upon functional acceptance test plan that is based on the criteria contained in the Operational Scenario Document (OSD) which will be incorporated during the project into the Unify Test Checklist. The Functional Acceptance Testing process consists of verifying and running standard functions tests in a format designed to verify the functionality of the CentralSquare Unify solution. CentralSquare will work with the Customer and the participating agencies to develop a mutually agreed upon testing schedule for the agencies. Following the completion of the Functional Acceptance Testing, any defects that are raised will be documented by CentralSquare and prioritized as follows:

Priority	Issue Definition
Go-Live Issues	Issues in the CAD-to-CAD solution identified during Functional Acceptance Testing with contractually required functionality that must be corrected prior to Go-Live. CentralSquare will research such identified issues and propose a plan for resolution. Go-Live issues will be corrected prior to Go-Live.
Post-Go-Live Issues	Issues in the CAD-to-CAD solution identified during Functional Acceptance Testing with contractually required functionality that can be corrected after Go-Live. The Customer and CentralSquare will mutually agree these issues

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	may be addressed after Go-Live. CentralSquare will provide a reasonable date for resolution of the Post-Go-Live issues.

The Customer will agree to sign off upon the completion of each Functional Acceptance Testing session, acknowledging the delivery and receipt of the testing results, via a TCR. Upon resolution of any Go-Live or Post-Go-Live issues, the failed test(s) will be repeated by the participating agencies under CentralSquare supervision, until resolved. The Customer will agree to sign off on a TCR reflecting the completion of Functional Acceptance Testing when the testing has been completed with no Go-Live issues (i.e., a passing Acceptance Test). Upon completion of Functional Acceptance Testing, preparations for deployment may begin. A migration plan will be defined and executed. The Customer and participating agencies will train their own dispatchers from expanded SOPs defined during the Functional Acceptance Testing.

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8. CENTRALSQUARE UNIFY TRAINING

8.1. Training

Upon completion of the Functional Acceptance Testing, CentralSquare will conduct CentralSquare Unify Hub Administrator training on consecutive weekdays during remote training hours (Monday – Friday, between 8:00am – 5:00pm as determined by the Customer's time zone based on the actual duration of the class) or on consecutive weekdays during onsite training hours (Tuesday – Friday, between 7:00am – 10:00pm as determined by the Customer's time zone based on the actual duration of the class). Alternate training schedules (e.g., Monday class starts for classes that would normally start on a Tuesday, multiple classes per day, evening, and weekend classes) are subject to additional cost.

Training classes are conducted based on the quantities specified in the Agreement. Refer to SOW, Appendix Y – Workshop and Training Summary for a complete listing applicable to this project. CentralSquare and the Customer will develop a mutually agreed upon training schedule for the agencies.

CentralSquare follows a "Train-the-Trainer" approach to training. This method allows in-depth training for key individuals at each agency who will then provide training to the remainder of the users.

a) CentralSquare Unify Hub Administrator Training: CentralSquare will provide Portal Administrator training on how to monitor system health, manage groups and users, and make basic configuration changes. This training will be conducted remotely through a webinar. Participants should not exceed ten (10) per class.

b) Unify User Training: CentralSquare will work with the Customer and agency trainers to advise them on incorporating CAD-to-CAD concepts into their training courses for dispatchers and call takers. However, since the methods for interacting with CAD incident and resource sharing are dependent upon their configuration, training for the End Users is the responsibility of the Customer and the participating agencies. It is expected that Subject Matter Experts (SME's) will be sufficiently familiar with their operational procedures and their CAD configuration to conduct this training for their respective agency.

c) Hub Portal Training Videos: CentralSquare will provide the Customer and the participating agencies with access to training videos on essential Portal features.

d) Training Documentation: Agency specific documentation of local sharing use cases and rules is the responsibility of the Customer and the participating agencies.

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9. CONDUCT CENTRALSQUARE UNIFY PRE-GO-LIVE TASKS

9.1. Pre-Go-Live

After the Customer-led User training is complete, the system is ready for deployment. Preparation for cutover to live operations will be outlined in the Project Schedule and the Go-Live Plan four (4) to six (6) weeks prior to Go-Live. The Go-Live plan includes the overall timeline for the event, products involved, agencies involved, roles and responsibilities, established meeting dates/times, issue reporting and escalation process, transition to support and the communication plan.

9.1.1. Pre Go-Live Tasks:

a) Customer to distribute final version of documentation to participating agencies outlining modifications to standard operating procedures.

b) CentralSquare Project Manager and the Customer will ensure all end user training has been completed, and that all Go-Live deliverables are completed with related TCRs approved.

c) CentralSquare Project Manager will schedule and monitor internal and Customer-facing Go-Live readiness checks during team planning meetings.

d) CentralSquare Project Manager and the Customer Project Manager, along with key resources, will conduct separate planning meetings to draft/approve the Go-Live Plan.

e) CentralSquare Project Manager and the Customer will prepare a Go-Live plan which provides details about the time period for the event, products involved, supportive roles and responsibilities, the overall timeline for the Go-Live, establishes meeting dates/times, the issue reporting and escalation processes, transition to support, and communications plan.

9.1.2. Go-Live Preparation:

CentralSquare and the Customer will draft the CentralSquare Go-Live Authorization Letter for each Go-Live group. The Go-Live Authorization Letter confirms that the system has been installed and tested, and that the Customer agrees to proceed with moving the system to live operation. It acknowledges sufficient user training has been completed, confirms software is functional for a live environment, and that none of the currently identified issues are critical to the Go-Live. Date and time of the Go-Live is memorialized, the participating agencies, along with assurance the Customer technical team and subject matter experts will be available twenty-four (24) hours a day to support the Go-Live unless otherwise noted in the Agreement.

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The Customer is required to review and sign off on the Go-Live Authorization Letter no later than three (3) weeks prior to the scheduled Go-Live date.

9.1.3. Transition Presentation:

CentralSquare will provide a presentation to the Customer to gain familiarity with the Support structure and methodologies. CentralSquare will assist in confirming that representatives designated by the Customer needing access to enter and track support tickets have credentials for CentralSquare access.

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10. CONDUCT CENTRALSQUARE UNIFY GO-LIVE

10.1. Go-Live

Go-Live of the CentralSquare Unify solution for each of the participating agency entities into the Production environment is a highly orchestrated activity that will require resources from both the Customer, any participating agencies, CentralSquare, and the CAD Provider teams. The CentralSquare Unify Hub has the ability to deploy functionality on a case-by-case basis. The migration plan may, for example, first deploy bi-directional unit status updates followed later by automated call sharing.

Go-Lives are conducted on consecutive weekdays (Monday – Friday). Any CentralSquare Go-Live Support that is beyond the amount specified per the Agreement may be subject to an additional cost.

a) "Go-Live" means the event that occurs when Customer first uses a System for Live Operations. A separate Go-Live may take place with respect to each System, each Interface, and each Modification.

b) "Go-Live" means "First use in a non-test bed environment".

The system is brought into production per the Go-Live Plan and the Go-Live Authorization Letter. Go-Live support is provided by CentralSquare as follows:

- Go-Live Support: A total of three (3) consecutive days of remote support will be provided when the Customer goes live with the CentralSquare Unify solution.
  - Day 1 - Day 3: Remote Go-Live Support – one (1) Consultant (trainer), eight (8) hours each day, during normal business hours (8:00am to 5:00pm local time).

A TCR will be provided to the Customer for signature upon completion of the Go-Live event and CentralSquare provided support, per the Agreement. During Go-Live, issues are reported and managed by CentralSquare with the Customer's assistance. Upon cessation of Go-Live support by CentralSquare, issues are reported and managed by the Customer.

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11. PROJECT CLOSURE

11.1. Project Closure

Project closure activities commence when all project deliverables have been completed. Support of the systems will be transitioned to CentralSquare's Support and monitored per the Support and Maintenance Agreements.

Major Task	Description
Post Go-Live Project Deliverables	Once complete, ensure CentralSquare project manager will provide TCR to Customer for signoff of completed deliverables.
Final Audit	CentralSquare project manager will perform a final audit to ensure all Contractual obligations have been met. A final TCR will be provided to Customer to confirm the project is completed.
Final Transition	CentralSquare project manager performs final transition of Customer to Support who will become the primary conduit for entry, tracking, and resolution of system issues. Customer interaction is officially handed over from the CentralSquare project manager to the CentralSquare Customer Success Manager (CSM).
Project Closure	CentralSquare project manager performs administrative tasks to archive project documents and close the project.

11.1.1. CentralSquare Responsibilities

a) Perform payment reconciliation, deliver final project TCRs which generate remaining invoices.

b) Transition the CentralSquare point of contact from the Project Manager to the CSM and Customer Support Services Department.

c) Provide continued support based on terms of Agreement.

11.1.2. Customer Responsibilities

a) Provide approval of final Project TCRs within five (5) business days.

b) Process payment of final invoices.

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12. Appendix A – Contracted Modifications to Standard CentralSquare Products

Note: Any changes to the requirements documented in approved System OSDs are subject to Change Order.

There are no product modifications proposed for this project.

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13. Appendix J – CentralSquare Connectivity to Enterprise On-Premise Systems Policy

Customer Managed On-Premise Systems

The BeyondTrust/Bomgar and/or SecureLink remote support solutions shall be the method of remote access to on-premise customer systems and/or data. These solutions meet all requirements as contained in the FBI CJIS Security Policy (Remote Access). Use of either of these solutions enables customer agencies to remain CJIS compliant for purposes of FBI and/or state regulatory agency audits.

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14. Appendix Y – Workshop and Training Summary

Training/Go-Live Deliverable	Quantity	Training(s)/Workshop(s) Included	Remote/Onsite
Initial Discovery, Configuration: Workshop #1: Kickoff, SMS & Questionnaire (one hour, all agencies need to attend the workshop)	1	One (1) hour workshop	Remote
Initial Discovery, Configuration: Workshop #2: Code-Mapping (one hour, all agencies need to attend the workshop)	1	One (1) hour workshop	Remote
Isolated CAD Adapter testing	1	Five (5) hour testing event per agency	Remote
Provider End-to-End testing	1	Five (5) hour testing event per agency	Remote
Functional Acceptance Testing (Customer End-to-End Testing)	1	Sixteen (16) hour testing event per agency	Remote
CAD-to-CAD Hub Portal Console and Administrator Training (all agencies need to attend this training session)	1	Four (4) hour training session	Remote
CAD-to-CAD Hub Portal Console and Administrator Training (recap prior to Go-Live)	1	Two (2) hour training session	Remote
CentralSquare Unify Go-Live Support Services	1	Three (3) days Go-Live Support - one (1) Consultant, eight (8) hours each day, during normal business hours.	Remote

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EXHIBIT 6

Intentionally Omitted

EXHIBIT 7

Service Level Commitments

The following applies to any cloud-hosted CentralSquare software only. The following does not apply to any on-premise software, hardware, or third-party products.

1. **Service Level Commitments**

   A. Availability. During any calendar month, the availability of the Solution shall be no less than 99.99%, excluding scheduled maintenance. CentralSquare shall provide Customer with prompt notification as soon as it becomes aware of any actual or potential unscheduled downtime of the Solution, as well as continual periodic updates during the unscheduled downtime regarding CentralSquare's progress in remedying the unavailability and estimated time at which the Solution shall be available.

   B. Measurement. Service availability is measured as the total time that the solutions are available during each calendar month for access by Customer ("Service Availability"). Service Availability measurement shall be applied to the production environment only, and the points of measurement for all monitoring shall be the servers and the internet connections at CentralSquare's hosted environment.

   C. Calculation. Service availability for a given month shall be calculated using the following calculation:
      I. The total number of minutes which the service was not available in a given month shall be subtracted from the total number of minutes available in the given month. The resulting figure is divided by the total number of minutes available in the given month.
      II. Service availability targets are subject to change due to the variance of the number of days in a month.
      III. The total number of minutes which the service was not available in a given month shall exclude minutes associated with scheduled or emergency maintenance.

   D. Remedy. If the service period target measurement is not met, then the customer shall be entitled to a credit calculated as follows:

Service availability in the relevant Service period	Percentage reduction in monthly fee for the subsequent service period
Less than 99.99% but greater than or equal to 99.9%	1%
Less than 99.9% but greater than or equal to 99.5%	5%
Less than 99.5%	10%

   E. Credit must be requested by the customer within sixty (60) days of the failed target. Any credit awarded shall be applied to the next applicable invoice. Customer shall not be eligible for credits where customer is more than thirty (30) days past due on their account.

2. Exceptions. The Service Level Commitments and availability stated in this Exhibit do not cover services interruptions or performance issues that are caused by factors outside of CentralSquare or it's hosting partner's control. Such factors may include, but are not limited to:

   A. Internet Access. Issues relating to Customer's internet access. Any outages, slowdowns, or other problems related to the internet connection are explicitly disclaimed;

   B. Customer's Internal Network Issues. Issues originating from Customer's internal network such as network congestion, network equipment failure, or misconfigurations are explicitly disclaimed;

   C. Third-Party Acts. Issues caused by the acts or omissions of third-parties, including providers of internet services, or for issues arising from third-party software or hardware that is not provided by CentralSquare is explicitly disclaimed;

D. Gross Negligence or Willful Misconduct. Issues relating to the failure or delay in performance to the extent caused by the acts or omissions of Customer or its agents constituting gross negligence or willful misconduct are explicitly disclaimed; and,

E. Force Majeure. A force majeure event such as natural disasters, acts of God, or any other cause constituting force majeure are explicitly disclaimed.

3. Server Performance & Capacity. The standard provisioning of storage for the cloud solutions is 1 terabyte. If Customer requests to add additional Software, increase storage or processing requirements, and/or request additional environments, these requests will be evaluated and if additional resources are required to support modifications, additional fees may apply at per unit (gigabyte, hour, license, etc).

4. Releases. Customer agrees keep the software up-to-date with the cloud release cycle as determined by CentralSquare. Staying current is essential to address security, performance, and infringement issues, and is required for receiving software support. All modifications, revisions, and updates to the software will be provided through new releases, accompanied by documentation updates whenever the CentralSquare deems necessary.

5. Non-Production Environments. Included in the subscription fee is access to the training environment during the hours of 8:00am – 4:00pm EST, Monday through Friday. Should the Customer require extended access for items such as internal training, CentralSquare can make exceptions provided that Customer provide reasonable advance written notice. CentralSquare will then work with the Customer to enable access in accordance with an agreed upon schedule.

EXHIBIT 8

Intentionally Omitted

EXHIBIT 9

Intentionally Omitted

City Council Staff Report

Subject: Midas Apartments / Design Review, DR2026-0002; and Environmental, ENV2026-0008

Date: August 25, 2026

Submitted By: Bennett Smithhart, Senior Planner
Arwen Wacht, Deputy Director of Community Development
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 (Midas Apartments / ENV2026-0008).
B. Adopt a Resolution of the City Council of the City of Rocklin Approving a Design Review (Midas Apartments / DR2026-0002).

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

ATTACHMENTS:
1. Staff Report
2. SR Attachment 1 - Pacific and Midas 15183 Consistency Analysis and Checklist
3. Resolution A - Notice of Exemption
4. Resolution B - Design Review
5. Resolution B Exhibit A - Design Review
6. Resolution B Exhibit B - Revised Parking Exhibit

City Council
Staff Report

Subject: **Midas Apartments**

Design Review, DR2026-0002
Environmental, ENV2026-0008

Date: August 25, 2026

Submitted By: Bennett Smithhart, Senior Planner
Arwen Wacht, Deputy Director
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation
The Planning Commission and staff recommend adoption of the following:

A. Resolution of the City Council of the City of Rocklin Approving a Notice of Exemption (Midas Apartments / ENV2026-0008)

B. Resolution of the City Council of the City of Rocklin Approving a Design Review (Midas Apartments / DR2026-0002)

Application Request/Project Description
The project is a request for a Design Review to develop an approximately 7.1-acre undeveloped site with a 100-percent affordable multi-family/apartment community. The project includes construction of three (3) multi-family buildings, containing a total of 281 units, along with a new parking lot, drive aisles, community facility, playground, and associated infrastructure. The project also includes a lot line adjustment (parcel merger) to consolidate five existing parcels into a single parcel.

Project Location
The project site is located at the northwest corner of Pacific Street and Midas Avenue, City of Rocklin (APNs: 010-010-016, -017, -028, and -029; and 010-040-040) (**Figures 1 and 2**).

Figure 1. Project Location

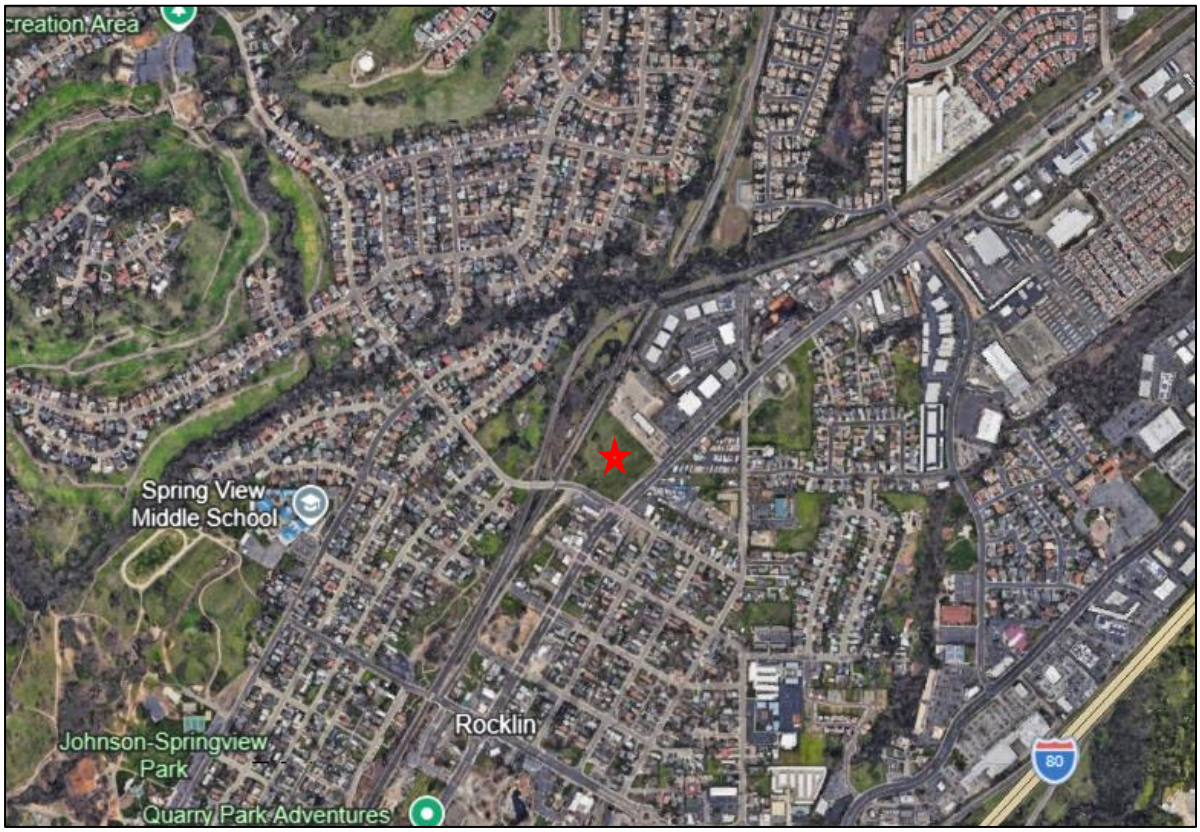


Figure 2. Project Site

Project Ownership and Applicant
The property owner is Paxion Rocklin AH LP. The applicants are Waterford Property Company c/o Oren Hillel and Cypress Equity Investments c/o Garrett Borges.

Summary of Planning Commission Hearing and Action:
On August 4, 2026, the Planning Commission (Commission) considered the proposed project. After presentations by staff and the applicant team, the Commission opened the public hearing. Three members of the public provided comments on the Design Review request, expressing concerns about the project's height, the number of parking spaces, and potential impacts on the surrounding community. One member of the public expressed concerns that despite living in close proximity to the project site, that they and the surrounding community were not adequately notified of the development through the applicant's extended outreach. The Commission then closed the public hearing and began deliberations.

During deliberations, the Commission discussed the following:

1. Parking impacts on adjacent neighborhoods and the City's inability to regulate project parking under State law.
2. The project's density and building height, and the City's limited authority to regulate those aspects under applicable State law and the project site's land use and zoning designations.
3. Traffic operations at the intersection of Midas Avenue and the Union Pacific Railroad, specifically whether this additional project traffic could increase vehicle queuing at the railroad crossing, and potentially encourage illegal left turns out of the project's Midas Avenue driveway.
4. The removal of native oak trees from the project site.
5. State Density Bonus Law Concessions and Waivers, including the one requested concession for a reduction in parking stall dimensions.
6. The project applicants' outreach to the neighbors.

The Commission voted 5-0 to recommend approval of the project to the City Council.

<u>Midas Avenue Railroad Crossing</u>

During deliberations, the Planning Commission discussed vehicle queuing and unpermitted U-turn movements associated with active train crossings. The Commission expressed concern that the additional residential units and associated vehicle trips could further increase traffic congestion on Midas Avenue. With respect to vehicle queuing and the proposed Midas Avenue driveway, staff concluded that during an active train crossing, the right-in/right-out driveway on Midas Avenue would effectively be blocked by already queued traffic and as a result, any vehicles exiting the site during a train event would be required to queue on site rather than on the public street. It is also noted that there are other locations in Rocklin, specifically at Midas/Second Street, Rocklin Road/Railroad Avenue, Rocklin Road/Front Street and Farron Street/Front Street, where similar conditions exist in that automobiles arrive at a street where cars are queued because of an active train crossing.

With regard to the concern about potential illegal left turns out of the project's Midas Avenue driveway, on August 5, 2026, City staff and the project applicant discussed the site's operational conditions and determined that modifications to the conditions of approval would be appropriate to require additional improvements. In consultation with the City Engineer, condition of approval 5.c.1 was revised to include an extended median and the installation of a directional sign stating "No Left Turn" at the Midas Avenue driveway to discourage and prevent unauthorized turning movements.

Additionally, the Institute of Transportation Engineers (ITE) Trip Generation Manual, which provides credible and consistent trip generation data recognized throughout the transportation industry, identifies that affordable housing developments generate substantially fewer trips than comparable mid-rise (4–10 stories) multifamily housing

developments. Overall, the Midas Apartments project is anticipated to generate fewer vehicle trips than a market-rate multifamily development of comparable size.

Site Background

The 7.1-acre vacant project site is made up of five (5) undeveloped parcels that front on Pacific Street and Midas Avenue. Union Pacific Railroad tracks abut the property on the westerly side. A light industrial facility is located to the northeast of the project site. When that facility was constructed, a six-foot tall masonry wall was required to be constructed along the shared boundary to screen the storage yard from the project site. The site slopes slightly from Pacific Street down toward the Union Pacific Railroad tracks. There are twenty-three (23) oak trees located on and/or immediately adjacent to the project site. Curb, gutter, and sidewalk are existing along the Pacific Street and Midas Avenue frontages. Pacific Gas and Electric has easements along the westerly portion of the site to accommodate a major electric transmission line that parallels the railroad tracks. The line runs underground through the downtown area and surfaces on the project site where it converts to overhead line.

The project site was a portion of the original area included within the city boundaries when the City of Rocklin was incorporated in 1893. A lumber yard operated on the site for several years, but closed in the early 1990s. The structures related to the lumber yard were later demolished and the site has been vacant since. Previous entitlements on the parcel include the ZL Rocklin Project, approved on June 24, 2008, which included a 140-unit multi-family development, and the Rocklin Gateway Project, which included a 204-unit multi-family development, approved on June 13, 2017. Although both of the Design Review entitlements have since expired, the Rocklin Gateway General Development Plan and the associated zoning remain in effect on the project site.

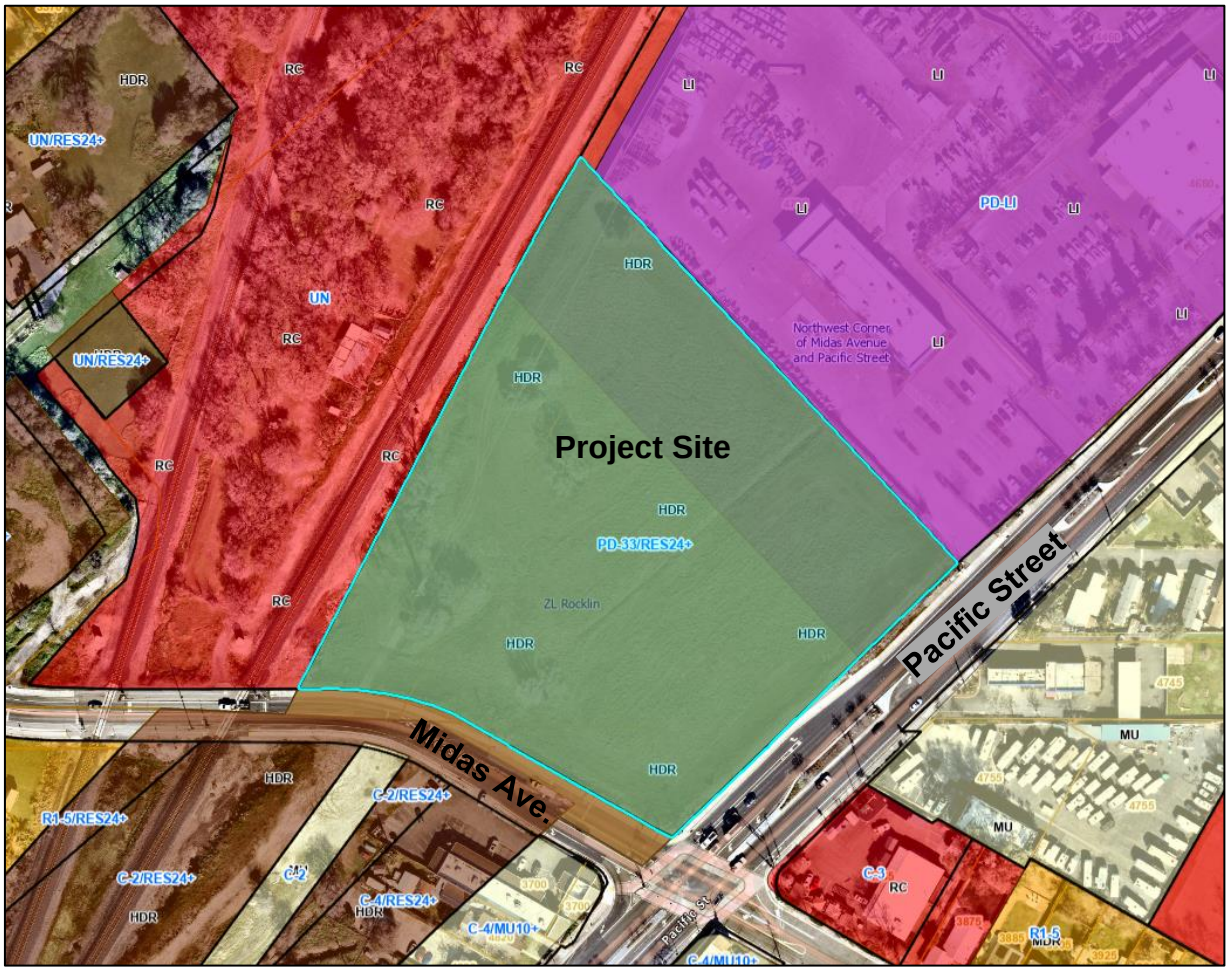
Surrounding Uses

Existing land uses surrounding the project site include United Rentals to the northeast, retail and commercial service uses to the east and south, and the Union Pacific Railroad tracks and property to the west. Single-family residential neighborhoods are located further to the west, south, and east. See **Table 1** and **Figure 3**.

Table 1. Surrounding Uses

	General Plan	Zoning	Existing Land Use
Project Site	High Density Residential (HDR)	Planned Development Residential – 33 Dwellings Per Acre (PD-33) and Residential Minimum Density Overlay Zone – Residential, 24+ Dwellings Per Acre (RMDO-R24+)	Vacant / Undeveloped Land
North	Light Industrial (LI) / Retail Commercial (RC)	Planned Development – Light Industrial (PD-LI)	United Rentals and Union Pacific Railroad (UPRR)
East	Mixed Use (MU) / Retail Commercial (RC)	General Service Commercial (C-3) and C-3 / RMDO – Mixed Use, 24+ Dwellings Per Acre (RMDO -MU24+)	Accessory Structure Sales, RV Sales, and Car Wash
South	Mixed Use (MU) / High Density Residential (HDR)	Retail Business (C-2) / RMDO-R24+, C-3 / RMDO-R24+, and General Retail Service Commercial (C-4) / RMDO-MU10+	Various Retail and Commercial Service Buildings
West	Retail Commercial (RC)	Unclassified (UN)	Union Pacific Railroad (UPRR)

Figure 3. Existing General Plan and Zoning



General Plan/Zoning Compliance

General Plan

The project site has a General Plan land use designation of High Density Residential (HDR), which is intended to provide areas for multi-family homes, conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses. Residential density must be developed with a minimum density of 15.5 units per acre. The project is a 281-unit multi-family development on an approximately 7.1-acre site. The proposed density is approximately 39.5 dwelling units per acre, which is consistent with the requirements of the HDR designation.

The site is identified in the City's Housing Element's Regional Housing Needs Allocation (RHNA) inventory as Site No. 1-16 to help meet State-mandated requirements for affordable housing. Development of the proposed 281-unit multi-family project would contribute toward

achieving the City's housing goals while activating a site that has historically remained underutilized. The project would provide 278 affordable housing units for households earning between 30 and 70 percent of the area median income (AMI), with an overall average affordability of approximately 60 percent AMI. The remaining three (3) units would be managers' units. For reference, the current AMI in the Placer County/Rocklin area is $124,000 for a family of four and $86,800 for a single person, according to 2026 California Department of Housing and Community Development/United States Department of Housing and Urban Development (HCD/HUD)-based figures.

Zoning

The project site is zoned Planned Development Residential – 33 Dwellings Per Acre (PD-33) within the Residential Minimum Density Overlay – Mixed Use (RMDO-R24+) zone, and is located within the Rocklin Gateway General Development Plan (GDP). The PD-33 zoning requires that if the site is developed with residential uses, a minimum density of 33 dwelling units per acre must be achieved. As proposed, the project is consistent with the development standards of the Gateway General Development Plan (Ordinance No. 1068), with the exception of parking requirements (waived by AB 2097, which is discussed further below), and the special requirements for an enhanced façade along Midas Avenue and Pacific Street. Pursuant to the Housing Accountability Act (Government Code Section 65589.5), development standards imposed on a housing development project must be based on objective standards that are clearly defined and uniformly applicable. The term "enhanced" is subjective and does not constitute an objective development standard.

The RMDO-R24+ overlay specifies that residential development must comply with the use regulations and development standards set forth in Chapter 17.40 (R-3 Zone) of the Rocklin Municipal Code (RMC). Under this chapter, multi-family residential development is generally permitted by right.

The proposed project consists of a 281-unit multi-family development on approximately 7.1 acres, resulting in a density of approximately 39.5 dwelling units per acre. This density complies with the RMDO-R24+ overlay requirements, and the project is consistent with the applicable RMDO-R24+ overlay development standards.

Design Review

Pursuant to the City of Rocklin Municipal Code (Chapter 17.72), Design Reviews are discretionary entitlements that provide an opportunity for the City and outside agencies to analyze proposed development, determine if the proposal is consistent with applicable land use designations, zoning, other applicable codes, as well as architectural and site design standards. Staff analyzes the site design; access, circulation, and parking; landscaping; walls and fences; architecture; and signage for compliance with the Citywide Design Review Criteria and other City codes and standards such as the provision of adequate on-site parking. Design Review is by and large the analysis of the aesthetics of a development and how it fits within the context of the surrounding area. Additionally, for those projects within

Architectural Review Districts, the Architectural Review Committee (ARC) reviews and recommends to the Planning Commission approval of a project that meets the minimum requirements for the specific District.

Historically, staff and the Planning Commission, and occasionally the City Council, have been charged with reviewing development proposals as noted above, for consistency with land use, zoning, and design review guidelines, and for compatibility with surrounding development. When establishing land use and zoning designations on a broad scale, such as during the development or update of a City-wide General Plan, or on a slightly lesser scale during the development or update of a General Development Plan, overall factors such as land use balance, compatibility and fiscal considerations are analyzed and considered. Generally speaking, projects that involve only Design Review entitlements are analyzed specific to the items discussed in the above paragraph and do not involve review of land use balance or fiscal considerations such as the desirability of a particular use in support of the overall long-term economic goals of the City.

The Rocklin Municipal Code (RMC) requires that all new construction of multi-family structures and all related site improvements associated with multi-family residential require design review application and approval [Section 17.72.020(A)(1)]. It also requires that any residential building with a height of greater than thirty feet, or more than two stories, requires the Planning Commission to make a recommendation to the City Council, and that the City Council shall be the body to either approve, approve with conditions, or deny any application for design review [Section 17.72.070(B)(2)].

Per Section 17.72.070(C) of the RMC, any decision by the design review board or the council on a design review application shall be based on consideration of the following:

1. Relationship between the site design and the surrounding development, natural features and constraints and traffic flow;
2. Height, bulk and area;
3. Orientation of buildings and structures (with emphasis on energy consumption for heating, cooling, lighting);
4. Color scheme and materials;
5. Style, type and orientation of lighting;
6. Dimensions and placement of signs and graphics;
7. Landscaping (with emphasis on aesthetics, use of water and maintenance needs);
8. Parking design, including ingress and egress patterns;
9. Other design review criteria, which may be adopted from time to time by resolution of the council.

The following sections below provide review and analysis for each of these areas of consideration for this proposal. Staff has also evaluated the proposal for consistency with the City's Citywide Residential Objective Design Standards, and found the proposal to be

consistent with these standards and/or staff has included applicable conditions of approval to ensure compliance with these standards.

General Design and Site Layout

The proposed project consists of three (3) four-story residential buildings totaling 281 units, along with 356 surface parking spaces and associated landscaping (**Figure 4**). Amenities would include an amenity space/community center, teen room, tot lot, outdoor area, and pet area.

The units would range from one- to three-bedroom configurations, including one hundred and ten (110) one-bedroom units (approximately 559 square feet each), seventy-three (73) two-bedroom units (approximately 732 to 818 square feet each), and seventy-eight (78) three-bedroom units (approximately 1,026 to 1,170 square feet each).

Figure 4. Site Plan

Access and Circulation

Vehicular access to the project would be provided by two new driveways, one on Pacific Street and one on Midas Avenue. Internal drive aisles would connect these entrances to all proposed parking areas and buildings. Because of a center median on Midas Avenue, all

turn movements at this entrance would be restricted to right-in/right-out. On Pacific Street, a full-access driveway is proposed. The existing opposing left-turn pockets will be reconstructed as a continuous two-way left-turn lane within the center median.

Project Phasing

Based on information provided by the applicant, the proposed project is anticipated to be constructed in a single phase over an approximately twenty-four (24) month period, with construction expected to begin in early 2027.

Utilities

The proposed project would include construction of lateral connections to the existing utility (water, sewer, and storm drain) systems. Consistent with South Placer Municipal Utility District (SPMUD) and Placer County Water Agency (PCWA) standards, the proposed sewer line and water line connections are along the existing infrastructure on Pacific Street. Water connections also include connection to public lines in Midas Avenue. All project utilities have been reviewed by applicable agencies and departments, and have been determined to be consistent with applicable standards and requirements.

Building Architecture

The project consists of three residential buildings. Buildings 1 and 2 (Type A) are each 64,740± square feet, while Building 3 (Type B) is 133,168± square feet. Buildings 1 and 2 are located along Midas Avenue and Pacific Street;, Building 3 is centrally located on the interior of the site. Exterior materials include board-and-batten siding and cement plaster.

Three coordinated exterior color schemes are proposed. An off-white and light gray palette utilizes Dunn-Edwards "Whisper" (Plaster 1) and "Gray Pearl" (Plaster 2) on projecting building modules to emphasize architectural articulation. An earthy sage green, Dunn-Edwards "Greenland" (Plaster 3), provides an organic accent color across portions of the building façades. A dark charcoal/slate gray, Dunn-Edwards "Stonish" (Plaster 4), is applied at the ground level and on select recessed vertical elements to establish a strong visual base.

Building elevations are included as **Figures 5** through **8**. The colors and materials are included as **Figure 9**.

Building Height

The maximum building height within Rocklin Gateway General Development Plan (GDP) area is 60-feet. The proposed apartment buildings are four stories with an overall maximum height of approximately 48-feet. Parapets are designed to screen mechanical equipment and rooftop photovoltaic panels from ground-level views.

Figure 5. Building 1 and 2 (Type A)

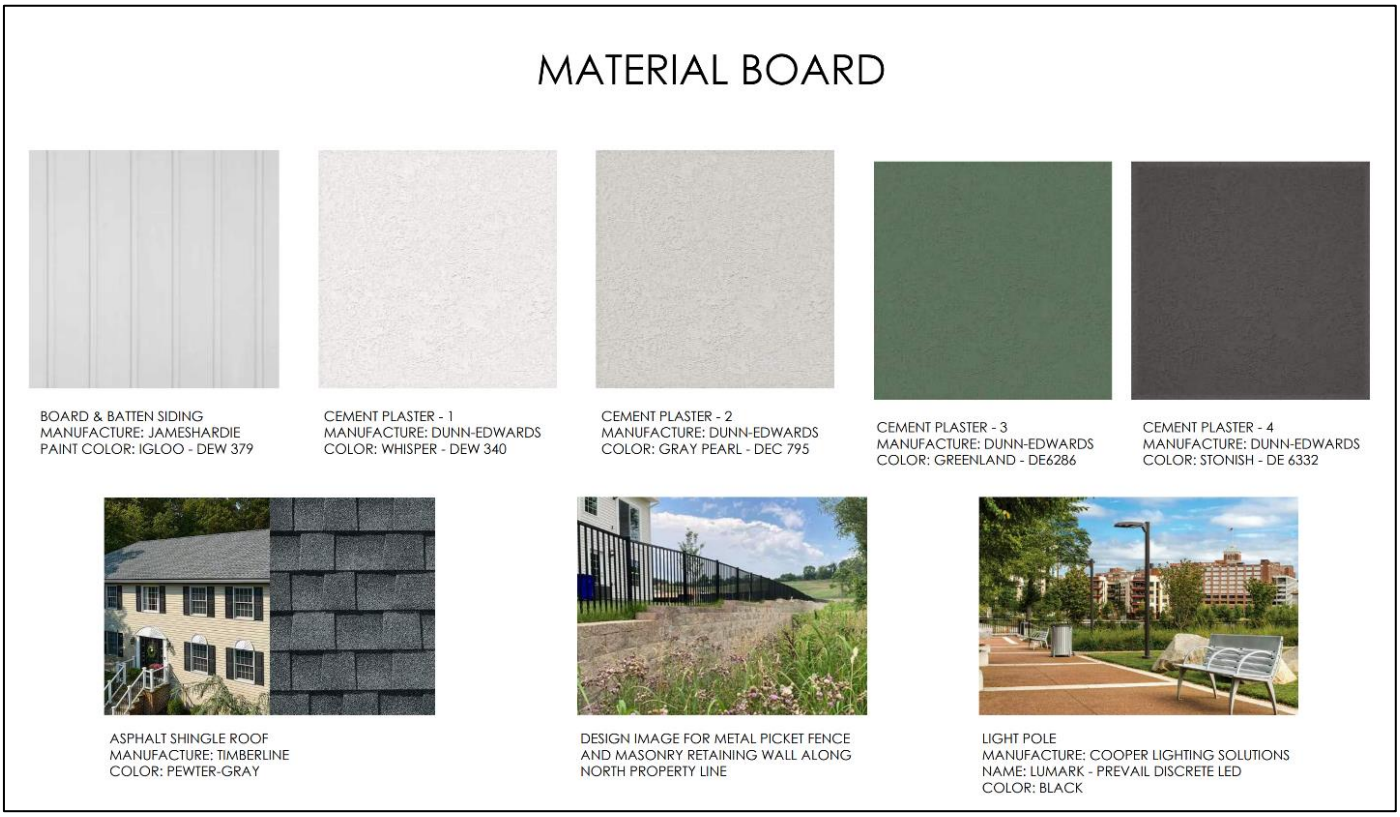
Figure 6. Building 3 (Type B)

Figure 7. Building 3 (Type B - Courtyard)

Figure 8. Pacific Street Perspective

PACIFIC STREET PERSPECTIVE

Figure 9. Colors and Materials



Parking

As presented, the project proposes a total of 356 uncovered parking spaces or 1.26 parking spaces per unit. The parking includes 43 accessible parking spaces, representing approximately 15 percent of the total parking supply. Nineteen (19) parking spaces will be equipped with electric vehicle (EV) charging stations, and an additional 221 spaces will be EV-ready. The project also includes 10 bicycle parking spaces.

RMC Section 17.66.020 specifies parking requirements for apartments, mandating:

- One and a half (1.5) paved parking spaces per unit for studio and one-bedroom units.
- Two (2) paved parking spaces per unit for two- or more bedroom units.
- An additional 25% paved visitor parking spaces, with at least one (1) covered parking space per unit.

Based on these requirements, the project would be required to provide the following:

Table 2 – City Parking Requirements

	Project Units	**Ratio of Parking Spaces Required**	**Total Parking Spaces Required**
1 bedroom	110	1.5 spaces / unit	165 spaces
2+ bedroom	171	2.0 spaces / unit	342 spaces
Guest	--	0.25 spaces / unit	71 spaces
Total	**281**	--	**578 spaces**

<u>Assembly Bill 2097 (AB 2097)</u>

AB 2097, effective January 1, 2023, limits the ability of local agencies to require minimum automobile parking for development projects located within one-half mile of a major transit stop. The law provides that a city or county shall not impose or enforce a minimum parking requirement on qualifying residential development.

The Rocklin Amtrak Station is currently served by approximately two scheduled passenger train stops per day and is located approximately 0.39 miles from the project site. Although the level of rail service is limited, HCD has issued Technical Advisory guidance stating that an existing rail transit station qualifies as a "major transit stop" for purposes of AB 2097 regardless of service frequency. Accordingly, despite the limited number of daily train stops, the Rocklin Amtrak Station is considered a major transit stop under AB 2097, and qualifying development projects located within one-half mile of the station are generally not subject to local minimum parking requirements unless one of the statutory exceptions applies. Staff has reviewed the exceptions and determined that none of them apply to the project.

Additional parking spaces

During the preparation of this staff report, the project applicant met with City staff to discuss the public outreach efforts completed for the project. As part of this outreach, the applicant received feedback regarding concerns for an inadequate number of parking spaces. In response to these concerns, the applicant revised the site plan by eliminating some previously planned landscape areas to increase the project's parking supply by 25 additional parking spaces to a total of 381 onsite vehicle parking spaces. The addition of 25 parking spaces increased the parking ratio from approximately 1.26 spaces per unit to approximately 1.35 spaces per unit. See **Figure 10**.

Figure 10. Revised Parking Exhibit

State Housing Law Incentives / Concessions

The project utilizes various California state housing laws, including but not limited to the Housing Accountability Act (HAA) and the State Density Bonus Law. Under these legislations, local agencies are prohibited from enforcing subjective development standards against qualifying housing developments. Furthermore, because the Midas Apartments is an affordable housing project, the State Density Bonus Law grants the development the right to

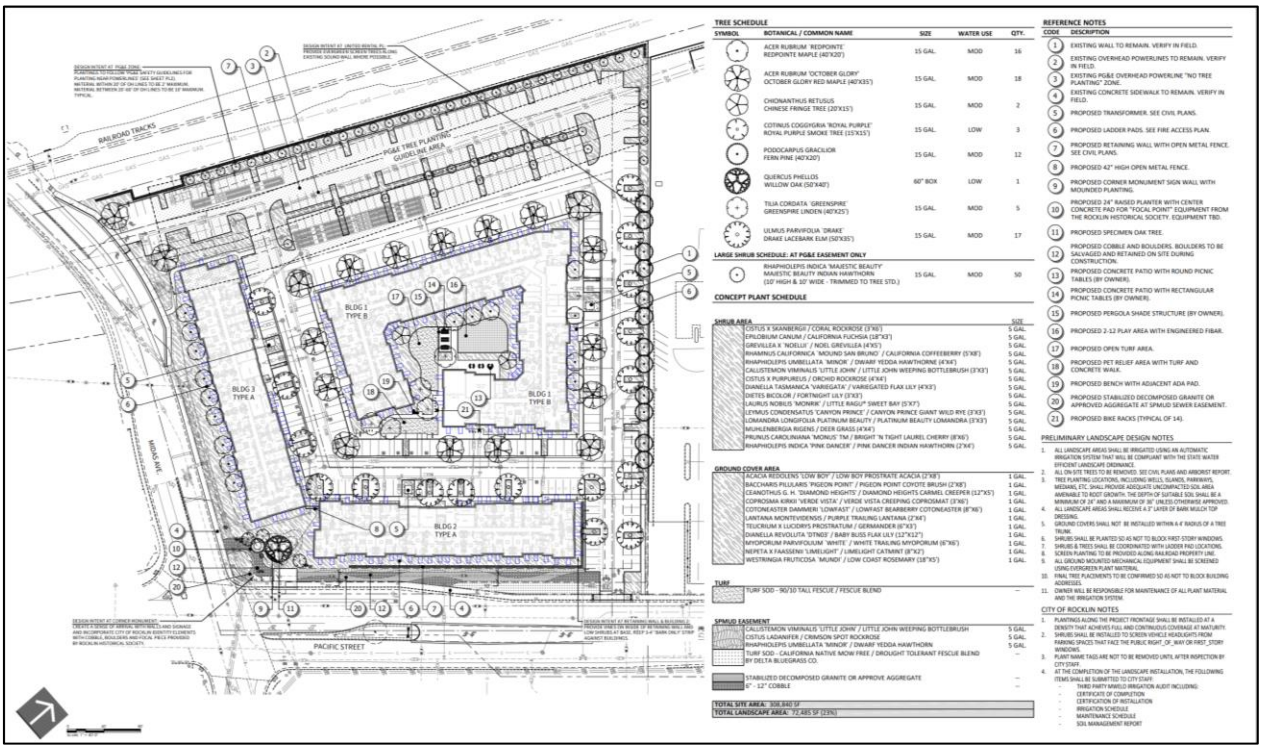
receive five (5) incentives or concessions from objective development standards. Specifically, the proposal is requesting the following Incentives/concessions: 1) proposing standard parking stalls of 9’ x 18’ where 9’ x 19’ is normally required, and 2) requesting an allowance of a 2-foot bumper overhang into adjacent planters, where wheel stops placed 2-feet at the front of the parking stall are normally required. The applicant states that adhering strictly to the City's standard parking dimension requirements would physically preclude the development of the project.

Landscape and Open Space

The proposed landscape plan includes a diverse palette of drought-tolerant trees, shrubs, groundcovers, ornamental grasses, and turf that are generally appropriate for the local climate and consistent with the project's landscape objectives. Plant species include a variety of California native and climate-adapted species such as California fuchsia, California coffeeberry, dwarf toyon, grevillea, bottlebrush, deer grass, giant wild rye, and coast rosemary. Groundcover areas incorporate low-water-use species including coyote brush, Carmel creeper, coprosma, trailing myoporum, catmint, and baby bliss flax lily. Turf is limited to areas utilizing a drought-tolerant fescue blend, while the SPMUD easement along Pacific Street is landscaped with native meadow turf and compatible shrubs. Overall, the proposed plant palette emphasizes water conservation, year-round visual interest, and habitat value while providing a mix of evergreen and flowering species throughout the site.

The project includes a centrally located outdoor amenity area designed to provide recreational and gathering opportunities for residents. The primary courtyard features a community pool with a surrounding patio, picnic tables, bench seating, a shade pergola, and open lawn areas. A children's play area with engineered fiber safety surfacing is also provided within the courtyard, along with bike racks to encourage bicycle use. Additional outdoor amenities include a pet relief area with turf and a concrete walking path, stabilized decomposed granite pathways, decorative cobble paving, and landscaped open spaces throughout the development. These amenities are integrated with landscaping, shade trees, and pedestrian walkways to create an attractive and functional environment for residents while supporting outdoor recreation and social interaction. See **Figure 11.**

Figure 11. Preliminary Landscape Plan



Fencing and Walls

The project is not proposed to be gated. Open metal fencing is proposed between Building A and Building B to restrict pedestrian access through the landscape area. Retaining walls are proposed along Pacific Street and along the border of the Union Pacific property, parallel to the railroad track. See **Figures 12 and 13.**

Figure 12. Tubular Metal Fence

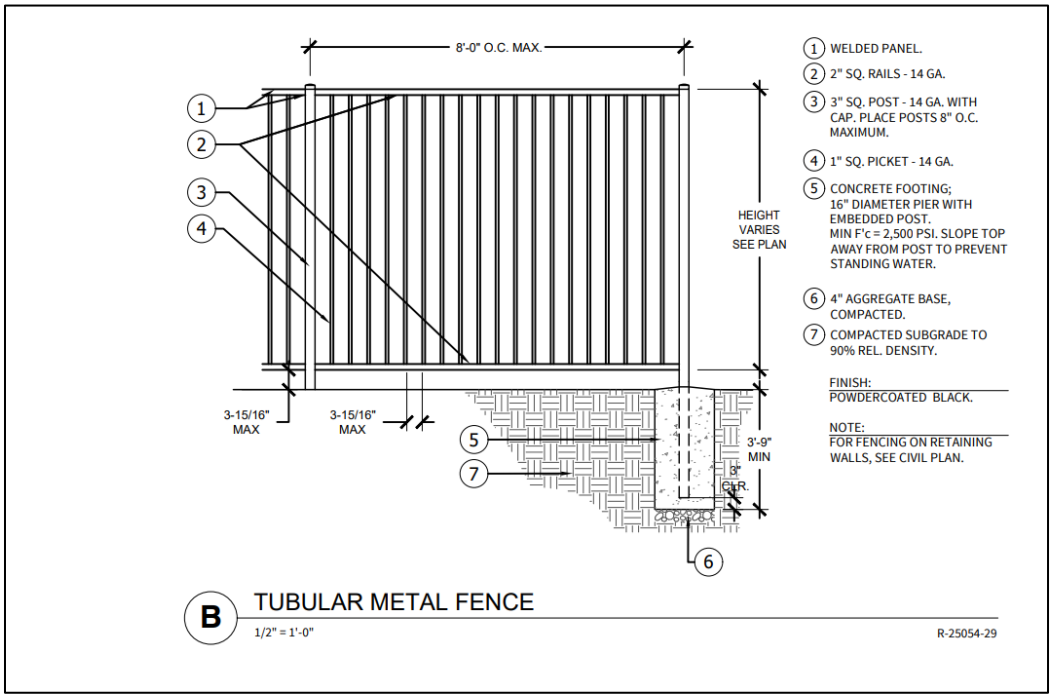


Figure 13. Proposed Retaining Wall

Environmental

PED Solutions, Inc., has prepared a CEQA Guidelines Section 15183 Consistency Checklist for the project (**Attachment 1**). This checklist and attached supporting documents, including the Mitigation Monitoring and Reporting Program (MMRP), have been prepared to determine whether and to what extent the Project is consistent with the certified Environmental Impact Report for the General Plan [General Plan Final EIR (FEIR), State Clearinghouse (SCH) No. 2008072115] and subsequent addenda, prepared for the City of Rocklin and to evaluate whether there are project-specific effects that are peculiar to the proposed project or its site in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], § 21000, et seq.), including, but not limited to, the City of Rocklin 2021-2029 Housing Element Program 10 – Alternative Sites (ENV2025-0009, GPA2024-0001, Z2025-0001), adopted on August 26, 2025 via Resolution No. 2025-190.

A trip generation analysis was prepared by EPD Solutions, Inc. to determine whether a Vehicle Miles Traveled (VMT) analysis would be required for the proposed project. The analysis used trip rates for Land Use Code 223 (Affordable Housing) from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. As shown in Table 1, the proposed Project is anticipated to generate 1,352 daily trips, with 101 trips occurring during the AM peak hour and 129 trips occurring during the PM peak hour. Because the proposed project satisfies multiple screening thresholds under both applicable guidelines, this screening determination is presumed to result in a less-than-significant impact on VMT, and no further analysis is required.

CEQA Guidelines Section 15183 mandates that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which a final EIR was certified (in this case, the General Plan FEIR and subsequent addenda) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the proposed project or its site.

The Consistency Checklist concluded the proposed project is consistent with the development density established in the General Plan and is within the scope of the Prior FEIR and subsequent addenda and that no further CEQA documentation is required under Section 15183. The report also concludes that the proposed project is located within an area characterized by existing residential development and is consistent with the surrounding land use pattern. Residential development of the site was previously evaluated in the Addendum to the Prior FEIR, which determined that such development would not result in new or more severe environmental impacts related to land use or zoning beyond those already analyzed, and that no additional CEQA review was required.

The proposed project does not introduce land uses, densities, development intensities, or site characteristics that would result in impacts peculiar to the project or its location. The project's development parameters fall within the range of conditions evaluated at a

programmatic level in the Prior FEIR, and no project-specific impacts have been identified that would be more severe or different in nature.

The project would not result in new or substantially more severe off-site or cumulative impacts, as it represents development anticipated under the General Plan buildout scenario analyzed in the Prior FEIR. No substantial new information has been identified that would alter the conclusions of the Prior FEIR or require new mitigation measures.

The Section 15183 Consistency Checklist demonstrates that: (1) no peculiar impacts have been identified that were not previously analyzed; (2) no new significant off-site or cumulative impacts would occur; (3) no new information indicates more severe impacts; and (4) no additional mitigation measures are required, as all impacts would be less than significant.

Recommendation

Based on the analysis above, the proposed project is overall consistent with the applicable Citywide Design Guidelines and Objective Design Standards. The proposed project is also consistent with the High Density Residential (HDR) General Plan land use designation, the RMDO-R24+ overlay and the Planned Development Residential – 33 Dwellings Per Acre (PD-33) zoning, and is located on a site identified by the City Council as part of the City's State-mandated RHNA inventory.

Based on these considerations, the Planning Commission and staff find that the project is consistent with the applicable land use policies and zoning requirements, and recommends the City Council adopt resolutions approving a Notice of Exemption and a Design Review.

Pacific and Midas Apartments Project

CEQA Guidelines Section 15183 Consistency Analysis and Checklist

Lead Agency:
City of Rocklin
3970 Rocklin Road,
Rocklin, CA 95677

Project Applicant:
Cypress Equity Investments
12121 Wilshire Blvd, Suite 801
Los Angeles, CA 90025

CEQA Consultant:
EPD SOLUTIONS, INC
3333 Michelson Drive, Suite 500
Irvine, CA 92612

July 2026

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Contents

1. INTRODUCTION AND PURPOSE 1
1.1. PROJECT SUMMARY 1
1.2. PURPOSE 1
1.3. OVERVIEW OF CEQA GUIDELINES SECTION 15183 1
1.4. INTENT OF CEQA GUIDELINES SECTION 15183 2
1.5. GENERAL PLAN UPDATE PROGRAM EIR 4
1.6. DETERMINATIONS 4
1.7. GENERAL PLAN MITIGATION MEASURES 4
2. EXISITING CONDITIONS 9
2.1. PROJECT LOCATION 9
2.2. EXISTING LAND USE 9
2.3. EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS 9
2.4. SURROUNDING LAND USES 10
3. PROJECT DESCRIPTION 21
3.1. PROJECT OVERVIEW 21
3.2. PROJECT FEATURES 21
3.3. CONSTRUCTION 24
3.4. DISCRETIONARY ACTION CHECKLIST 24
4. EXECUTIVE SUMMARY 33
5. ENVIRONMENTAL CHECKLIST FORM 34
5.1. BACKGROUND 34
5.2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 35
5.3. ENVIRONMENTAL FACTORS CONCLUDED TO BE NO IMPACT IN THE GENERAL PLAN EIR 35
5.4. DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY) 36
6. ENVIRONMENTAL ANALYSIS 37
6.1. AESTHETICS 37
6.2. AGRICULTURE AND FORESTRY RESOURCES 43
6.3. AIR QUALITY 48
6.4. BIOLOGICAL RESOURCES 57
6.5. CULTURAL RESOURCES 69
6.6. ENERGY 74
6.7. GEOLOGY AND SOILS 79
6.8. GREENHOUSE GAS EMISSIONS 89
6.9. HAZARDS AND HAZARDOUS MATERIALS 95
6.10. HYDROLOGY AND WATER QUALITY 108
6.11. LAND USE AND PLANNING 118
6.12. MINERAL RESOURCES 121
6.13. NOISE 123
6.14. POPULATION AND HOUSING 133
6.15. PUBLIC SERVICES 137

6.16. RECREATION 144
6.17. TRANSPORTATION 148
6.18. TRIBAL CULTURAL RESOURCES 156
6.19. UTILITIES AND SERVICE SYSTEMS 160
6.20. WILDFIRE 169
7. DOCUMENT PREPARERS AND CONTRIBUTORS 175
8. REFERENCES 176

Tables

TABLE 1-1: SURROUNDING EXISTING LAND USE, GENERAL PLAN DESIGNATIONS, AND ZONING DESIGNATIONS 10
TABLE 2-1: RESIDENTIAL UNIT SUMMARY 22
TABLE 2-2: CONSTRUCTION SCHEDULE 24
TABLE AQ-1: PCAPCD REGIONAL DAILY EMISSIONS THRESHOLDS 50
TABLE AQ-2: PROJECT CONSTRUCTION EMISSION ESTIMATES 51
TABLE AQ-3: REGIONAL PROJECT OPERATIONAL EMISSIONS 53
TABLE GHG-1: PROJECT CONSTRUCTION GHG EMISSIONS 92
TABLE GHG-2: TOTAL PROJECT GHG EMISSIONS 92
TABLE POP-1: POPULATION TRENDS (PLACER COUNTY) 134
TABLE POP-2: POPULATION TRENDS (CITY OF ROCKLIN) 134
TABLE TRA-1: PROPOSED PROJECT TRIP GENERATION 149

Figures

FIGURE 2-1: REGIONAL LOCATION 11
FIGURE 2-2: LOCAL VICINITY 13
FIGURE 2-3: AERIAL VIEW 15
FIGURE 2-4: GENERAL PLAN LAND USE 17
FIGURE 2-5: ZONING DESIGNATION 19
FIGURE 3-1: CONCEPTUAL SITE PLAN 25
FIGURE 3-2A: BUILDING TYPE A ELEVATIONS 27
FIGURE 3-2B: BUILDING TYPE B ELEVATIONS 29
FIGURE 3-3: CONCEPTUAL LANDSCAPE PLAN 31

Appendices

APPENDIX A AIR QUALITY, ENERGY, AND GREENHOUSE GAS IMPACT ANALYSIS
APPENDIX B GENERAL BIOLOGICAL ASSESSMENT
APPENDIX C GEOTECHNICAL ENGINEERING STUDY UPDATE
APPENDIX D PHASE I ESA
APPENDIX E PHASE II ESA
APPENDIX F NOISE AND VIBRATION IMPACT ANALYSIS
APPENDIX G VEHICLE MILES TRAVELED SCREENING

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1. INTRODUCTION AND PURPOSE

1.1. PROJECT SUMMARY

The proposed Project consists of the development of a 100 percent affordable multifamily residential community on an approximately 7.19-acre site located north of Midas Avenue and west of Pacific Street in the City of Rocklin. The Project would construct approximately 281 residential units within three four-story buildings, resulting in a density of approximately 39 dwelling units per acre. Proposed improvements include surface parking, internal circulation and fire access, landscaping, recreational amenities, utility infrastructure, stormwater facilities, and frontage improvements along Pacific Street and Midas Avenue.

1.2. PURPOSE

This Consistency Analysis and Checklist evaluates the potential environmental effects associated with construction and operation of the Pacific and Midas Residential project (proposed Project) against the City of Rocklin General Plan Environmental Impact Report (GP EIR) (State Clearinghouse Number [SCH] No. 2008072115), to determine if it is eligible for California Environmental Quality Act (CEQA) streamlining under Section 15183, *Projects Consistent with a Community Plan or Zoning*, of the CEQA Guidelines. The proposed Project is being processed through the following development applications:

- **Design Review.** In accordance with Chapter 17.72.020 (Design Review-When Required) of the Rocklin Municipal Code, the proposed Project will require Design Review approval from the City of Rocklin.
- **Oak Tree Preservation Permit.** In accordance with Chapter 17.77.100 (Oak Tree Preservation Guidelines) of the Rocklin Municipal Code, the proposed Project will require an Oak Tree Preservation Permit from the City of Rocklin.

1.3. OVERVIEW OF CEQA GUIDELINES SECTION 15183

As set forth in California Public Resources Code (PRC) Section 21083.3(b) and CEQA Guidelines Section 15183(a), projects that are "consistent with the development density established by the existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." CEQA Guidelines Section 15183(c) further states that "[i]f an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards […] then an additional EIR need not be prepared for the project solely on the basis of that impact."

In *Wal-Mart Stores, Inc. v. City of Turlock, 138 Cal.App.4th 273 (2006)*, the court interpreted the terms "peculiar to" and "project-specific" as used in CEQA Guidelines Section 15183. The court explained that an environmental effect is peculiar to a project if the physical change "belongs exclusively or especially to" that project or is "characteristic of only" that project. The court then stated, "The foregoing construction of the terms 'peculiar to' and 'project-specific' promotes efficiency by reducing delay and needless paperwork and, therefore, is consistent with the purpose underlying the streamlined review of Guidelines section 15183."

Similarly, in *Gilroy Citizens for Responsible Planning v. City of Gilroy*, 140 Cal.App.4th 911 (2006), the court upheld the City's reliance on CEQA Guidelines Section 15183 where the project's air quality impacts had already been analyzed in the applicable General Plan EIR and there were no project-specific characteristics that made the prior analysis inadequate. The court recognized that, under Section 15183, the project's air quality effects required no further project-level environmental analysis because those effects had already been evaluated at the program level. This supports the use of Section 15183 as an exemption from additional environmental review for impacts that are not peculiar to the project or its site and that were adequately addressed in the prior EIR.

Section 15183 implements Public Resources Code Section 21083.3, which courts have described as a statutory exemption from CEQA. More recently, the court in *Hilltop Group, Inc. v. County of San Diego* explained that Guidelines Section 15183 "effectuates the statutory exemption in section 21083.3" and therefore functions as a CEQA statutory exemption. The court also clarified that Section 15183 may operate as a partial exemption, limiting additional environmental review to effects that are peculiar to the project or its site, were not adequately addressed in the prior EIR, or are otherwise subject to further review under Section 15183. Accordingly, the use of the term "exemption" in this Consistency Analysis is appropriate..

1.4. INTENT OF CEQA GUIDELINES SECTION 15183

CEQA Guidelines Section 15183 may apply to exempt projects from additional environmental review that are consistent with the development density established by existing General Plan and zoning for which an Environmental Impact Report (EIR) was certified. Further, the exemption provides that if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact.

CEQA Guidelines Section 15183 specifies that examination of environmental effects shall be limited to those effects that:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

CEQA Guidelines Section 15183(i)(2) states that, "For the purposes of this section, 'consistent' means that the density of the proposed Project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan." This Consistency Analysis and Checklist is used to provide substantial evidence that the proposed Project qualifies for the Section 15183 exemption.

Specifically, the Project qualifies for the exemption because the following findings can be made:

1. **The Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.** The proposed Project would develop 281 multi-family units within three 4-story buildings. On August 26, 2025, the City of Rocklin approved GPA2024-0001 and Resolution No. 2025-191 which changed the land use designation of the Project site from Mixed Use (MU) to High Density Residential (HDR). The Mixed Use designation allows for residential development at a density between 10 -40 dwelling units per acre. The site is currently zoned Planned Development Residential – 33 dwelling units per acre (PD-33) by the zoning map, which allows flexible, master-planned development of a site using customized standards and a mix of uses to achieve creative design, preserve open space, and ensure coordinated, large-scale development. The Project site is also within a Residential Minimum Density Overlay (RES-24+) which mandates that residential development on designated parcels be constructed at a minimum density of 24 dwelling units per acre, supporting high-density multifamily housing. The proposed development, including the density bonus units, would result in a density of 39 dwelling units per acre and is consistent with the residential land use and development intensity analyzed in the GP EIR and zoning framework.
2. **There are no Project-specific effects which are peculiar to the Project or its site.** The Project site is currently vacant and undeveloped, and surrounded by mixed use and commercial development to the south, east, and west and railroad tracks followed by industrial uses to the north. The site does not contain any sensitive or unique environmental features that would result in unusual environmental effects. The proposed Project would not result in any site-specific effects that differ from those analyzed in the GP EIR. The proposed Project includes typical residential infrastructure improvements, such as private streets, sidewalks, drainage basins, utility connections, and landscaped open space, consistent with nearby development.
3. **There are no significant effects which were not analyzed in the GP EIR.** As further detailed in the CEQA Consistency Analysis and Checklist, the potential environmental impacts of the proposed Project were adequately addressed in the GP EIR. The GP EIR identified that the GP would have significant and unavoidable environmental effects related to aesthetics, air quality, biological resources, cultural resources, climate change and greenhouse gas emissions, noise, and transportation. The proposed Project would not result in new or more severe impacts than those previously analyzed.
4. **There are no potentially significant off-site and/or cumulative impacts that were not evaluated in the GP EIR.** The proposed Project is consistent with the density and land use characteristics of the development considered by the GP EIR and would represent a small part of the growth that was forecasted for build-out of the GP. The GP EIR considered the incremental impacts of the Project, and, as explained further in the CEQA Consistency Analysis and Checklist below, no potentially significant off-site or cumulative impacts have been identified, which were not previously evaluated.
5. **There is no substantial new information which would result in more severe impacts than anticipated in the GP EIR.** There is no new information of substantial importance that would change the conclusions of the GP EIR. The physical conditions of the site and surrounding area remain consistent with what was analyzed in 2011. There have been no substantial changes to the regulatory framework that would result in new or more severe impacts. As demonstrated in the CEQA Consistency Analysis and Checklist, the proposed Project does not introduce new impacts or increase the severity of previously disclosed impacts.

6. **The Project will implement applicable Mitigation Measures identified in the GP EIR.** As explained in the Consistency Analysis below, the proposed Project will undertake feasible Mitigation Measures specified in the GP EIR through Project design, compliance with regulations and ordinances, the Project's Conditions of approval, and City permit processing.

1.5. GENERAL PLAN UPDATE PROGRAM EIR AND HOUSING ELEMENT ADDENDUM

On October 10, 2012, the City Council certified the City of Rocklin General Plan Draft EIR SCH No. 2008072115 (GP EIR) and adopted the City of Rocklin General Plan Update (General Plan). [https://www.rocklin.ca.us/post/draft-general-plan-update-environmental-impact-report-0].

On August 26, 2025, the City Council approved the Addendum to the General Plan 2021-2029 Housing Element Program 10 – Alternative Sites for Inclusion in the Approved Inventory of Sites for RHNA by Resolution No. 2025-190.

1.6. DETERMINATIONS

In each of the environmental topics, the proposed Project impacts are compared to the impacts as disclosed in the GP EIR. In all instances, the proposed Project's impacts must be less than, or equal to, the environmental impacts disclosed in the GP EIR. If the impact is potentially greater than disclosed in the GP EIR, Section 15183(f) of the CEQA Guidelines allows the City to apply previously adopted "uniformly applied development policies or standards" that will "substantially mitigate that environmental effect when applied to future projects." If the impact cannot be mitigated to less than significant, this exemption cannot be used to consider the proposed Project.

1.7. GENERAL PLAN MITIGATION MEASURES

The GP EIR contains several mitigation measures that are designed to address a wide range of project types. Each proposed Project is unique and may not need the full list of mitigation measures adopted as part of the GP EIR. If a GP EIR mitigation measure is not needed, this fact will be reported in the analysis, with evidence explaining why the measure does not apply to the proposed Project. Likewise, if the technical studies prepared for the proposed Project suggest applicable mitigation measures that are generated from, and build upon the mitigation framework established in the GP EIR, they will be discussed in the relevant sections. All mitigation measures will be included as conditions of approval and in a Mitigation Monitoring and Reporting Program (MMRP) if the proposed Project is approved.

1.8. UNIFORMLY APPLIED REGULATIONS

In accordance with CEQA Guidelines Section 15183, the Project is subject to numerous uniformly applied development policies, standards, and regulations adopted by the City of Rocklin and other applicable regulatory agencies that were considered in the environmental analysis of the City of Rocklin General Plan EIR. These requirements are applied consistently to qualifying development projects throughout the City and serve to avoid, minimize, or mitigate potential environmental impacts associated with project implementation. Applicable regulations include:

California Building Standards Code Title 24-Structural and Seismic Standards. The proposed Project would be required to comply with the California Building Standards Code (California Code of Regulations [CCR], Title 24), including Part 2 (California Building Code), which establishes structural design and seismic safety requirements for buildings. These standards require structures to be designed to withstand seismic forces, incorporate appropriate foundation systems, and address site-specific geotechnical conditions.

California Endangered Species Act (CESA). The proposed Project would be required to comply with the California Endangered Species Act, which prohibits unauthorized take of State-listed threatened, endangered, and candidate species and requires consultation and/or take authorization from CDFW where impacts to such species could occur.

California Fish and Game Code Section 1602. The proposed Project would be required to comply with CDFW streambed alteration requirements if Project activities would substantially divert or obstruct the natural flow of, substantially change the bed, channel, or bank of, or deposit material into a stream, lake, or other feature subject to CDFW jurisdiction.

City of Rocklin Municipal Code Chapter, 17.96: *Density Increase Incentive Program*. City of Rocklin Development Code Chapter 17.96: Density Increase Incentive Program.

Implements the State Density Bonus Law (California Government Code Section 65915 et seq.) and allows eligible residential projects to receive density increases, concessions, and development standard waivers to facilitate affordable housing. The program ensures that such incentives are applied in a manner consistent with State law while maintaining compatibility with surrounding development through applicable design and development standards.

City of Rocklin Municipal Code Chapter 17.77. Oak Tree Preservation. The proposed Project would be required to comply with the City of Rocklin Oak Tree Preservation Ordinance, which regulates the removal of protected native oak trees and encroachment into protected oak tree zones. Compliance may include preservation, replacement planting, payment into the Rocklin Oak Tree Preservation Fund, dedication of land, or other requirements determined through the City's development review process.

City of Rocklin Municipal Code Chapter 15.04.010: Building Code. The proposed Project would be required to comply with the City's adopted Building Code, as outlined in Rocklin Municipal Code Chapter 15.04. This section adopts the most recent edition of the California Building Standards Code (Title 24), along with any local amendments, to ensure safe and structurally sound development. All building plans would be subject to plan check and permit review by the City's Building and Safety Division to confirm compliance with applicable structural, electrical, plumbing, mechanical, fire safety, and energy efficiency standards. Adherence to these requirements would ensure that all new construction meets current safety and performance codes.

City of Rocklin Municipal Code Chapter 15.28: Grading, Erosion and Sediment Control. The proposed Project would be required to comply with Chapter 15.28, which requires preparation and approval of grading and erosion control plans and implementation of measures to minimize soil erosion and loss of topsoil during construction activities.

City of Rocklin Municipal Code Section 15.04.050: Fire Code. Adopts the 2025 edition of the California Fire Code (California Code of Regulations, Title 24, Part 9), including Fire-Flow Requirements for Buildings,

Fire Hydrant Locations and Distribution, and Fire Apparatus Access Roads, and establishes minimum fire safety requirements applicable to all development. These standards address fire apparatus access, water supply, construction materials, vegetation management, and other fire prevention measures. Compliance is required for all projects and enforced by the Rocklin Fire Department.

City of Rocklin Municipal Code Chapter 8.30: Stormwater Runoff Pollution Control Ordinance. The Project would be required adhere to the City's Stormwater Runoff Pollution Control Ordinance to protect water quality by regulating discharges into the municipal separate storm sewer system (MS4) and local waterways. The ordinance is intended to ensure compliance with the federal Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit, and applicable State water quality requirements.

City of Rocklin Municipal Code Chapter 15.28: Grading, Erosion and Sediment Control. The Project would be required to prepare and implement grading and erosion control plans to minimize soil erosion, sedimentation, and runoff during construction.

City of Rocklin Municipal Code Chapter 15.16: Flood Hazard Ordinance. The Project would be required to comply with the City's flood hazard regulations, which govern development within flood-prone areas and ensure that development does not increase flood hazards or impede flood flows.

City of Rocklin Municipal Code Section 9.52.030: Noise Standards. The proposed Project would be required to comply with the City of Rocklin noise standards regulating construction and operational noise levels. Compliance with these standards would be ensured through the City's permitting and plan check review process.

City of Rocklin Municipal Code Section 3.16.410: Park Improvement Impact Fee. A development impact fee is established and collected at the time of building permit issuance for all residential development in the City to fund park facility improvements and expansions needed to serve new growth. The adopted fee study identifies the facilities to be funded and ensures that new development contributes its fair share toward park infrastructure.

City of Rocklin Municipal Code Section 3.16.420: Trails Impact Fee. A development impact fee is established on issuance of all building permits for residential development in the city to pay for trail facility improvements. The fee study dated April 18, 2022, identifies the facilities to be funded by the fee.

City of Rocklin Municipal Code Section 3.16.430: Community and Recreation Facilities Impact Fee. A development impact fee is established on issuance of all building permits for residential development in the city to pay for community and recreation facility improvements. The fee study dated April 18, 2022, identifies the facilities to be funded by the fee.

City of Rocklin Municipal Code Chapter 13.08: Solid Waste and Construction Refuse Collection. Requires adequate on-site solid waste and recycling facilities and regular collection services to ensure proper handling and disposal of refuse.

Clean Water Act Sections 401 and 404. The proposed Project would be required to comply with applicable federal requirements regulating the discharge of dredged or fill material into waters of the United States, if such resources are determined to be present or affected by Project activities.

Federal Endangered Species Act (FESA). The proposed Project would be required to comply with the Federal Endangered Species Act, which prohibits unauthorized take of federally listed threatened and endangered species and requires consultation and/or take authorization where impacts to federally listed species could occur.

Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503, 3503.5, and 3513. The proposed Project would be required to comply with the MBTA and California Fish and Game Code provisions protecting native birds, raptors, migratory birds, active nests, and eggs. Compliance may require avoidance of vegetation removal during the nesting season or pre-construction nesting bird surveys and appropriate avoidance buffers if construction occurs during the nesting season.

Municipal Separate Storm Sewer System (MS4) Permit Requirements. The Project would be required to comply with applicable MS4 permit requirements for post-construction stormwater management, including incorporation of site design, source control, and treatment control BMPs to reduce pollutants in stormwater runoff.

PCAPCD Rule 228 – Fugitive Dust. Requires implementation of dust control measures for construction activities capable of generating fugitive dust, including stabilization of disturbed areas, pre-watering, limiting vehicle speeds on unpaved surfaces, covering haul trucks, preventing track-out onto public roadways, and suspending grading during high wind conditions. Ensures particulate matter emissions (PM_{10} and $PM_{2.5}$) are minimized and do not result in visible emissions beyond the project boundary.

PCAPCD Rule 205 – Nuisance. Prohibits the discharge of air contaminants, including odors, in quantities that cause injury, detriment, nuisance, or annoyance to a considerable number of persons or the public. Provides regulatory enforcement to address objectionable odors and protect nearby sensitive receptors.

PCAPCD Rule 218 – Architectural Coatings. Limits volatile organic compound (VOC) content in paints and coatings used during construction and operation to reduce emissions that contribute to ozone formation and regional air quality degradation.

Placer County Flood Control and Water Conservation District (PCFCWCD) Flood Control Manual. The proposed Project would be required to design drainage improvements in accordance with PCFCWCD standards to ensure that post-development runoff does not exceed pre-development conditions and that downstream drainage systems are not adversely impacted.

Porter-Cologne Water Quality Control Act. The proposed Project would be required to comply with applicable State water quality requirements regulating discharges to waters of the State, if such resources are determined to be present or affected by Project activities.

State Water Resources Control Board Construction General Permit (NPDES). The proposed Project would be required to obtain coverage under the Construction General Permit and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to minimize pollutants in stormwater runoff during construction through Best Management Practices (BMPs).

Title 24, Energy Efficiency and Green Building Standards. The Project is required to be designed in accordance with the applicable Title 24 Energy Efficiency Standards and CALGreen standards (California Code of Regulations [CCR], Title 24, Part 6 and Part 11). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods.

2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen). Section 5.408.1.1 Construction waste management plan. Newly constructed projects and additions and alterations to existing buildings shall recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris in accordance with Section 5.408.1.1.

2. EXISITING CONDITIONS

2.1. PROJECT LOCATION

The Project site is within the southeastern portion of the City of Rocklin, Placer County, California. The Project site is located north of Midas Avenue, west of Pacific Street, and east of the Union Pacific train tracks in the City of Rocklin, Placer County, California. Regional access to the site is provided by Interstate 80 and State Route 65, while local access is provided by Pacific Street, Midas Avenue, and surrounding city streets. The site is located within a developed urban area of Rocklin and is served by existing transportation infrastructure. The Project site and surrounding area are shown in Figure 2-1, *Regional Location*, and Figure 2-2, *Local Vicinity*.

2.2. EXISTING LAND USE

The Project site encompasses 7.19 gross acres. The Project site consists of five parcels identified by Assessor's Parcel Numbers (APNs) 010-010-017, 010-040-040, 010-010-016, 010-010-029, and 010-010-028 and has an address of 4770 Pacific Street. The Project site primarily consists of vacant land. The Project site is relatively flat with a slight slope from the southwest to northeast; on average the elevation is approximately 265 feet above mean sea level (AMSL). Existing access to the Project site is provided by either Midas Avenue or Pacific Street. The Project site's existing conditions are shown in Figure 2-3, *Aerial View*.

2.3. EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

On August 26, 2025, the City of Rocklin approved GPA2024-0001 and Resolution No. 2025-191 which changed the land use designation of the Project site from Mixed Use (MU) to High Density Residential (HDR). The City of Rocklin General Plan Land Use Element states that the HDR land use is meant to provide areas for multifamily homes, conveniently near commercial uses, employment centers, arterial and collector streets, and other intensive uses.

Effective July 13, 2017, the parcels that are part of the Project site are considered part of the Rocklin Gateway General Development Plan and are zoned Planned Development Residential – 33 dwellings per acre (PD-33), per Ordinance No. 1068. Furthermore, on September 9, 2025, the City of Rocklin approved Ordinance No. 1192, which applied the Residential Minimum Density Overlay district to the alternative sites identified for inclusion in the City's Regional Housing Needs Allocation (RHNA); the Project site is among the parcels included in the RHNA. Thus, per Ordinance No. 1068 and Ordinance No. 1192, the Project site is zoned Planned Development – 33 dwellings per acre (PD-33) with a Residential Minimum Density Overlay of 24 dwelling units per acre (RES-24+). The PD-33 zoning allows for flexible, master-planned development of a site using customized standards and a mix of uses to achieve creative design, preserve open space, and ensure coordinated, large-scale development. The RES-24+ overlay mandates that residential development on designated parcels be constructed at a minimum density of 24 dwelling units per acre, supporting high-density multifamily housing.

The Project site's existing land use designation is shown in Figure 2-4, *Existing General Plan Designation*, and the existing zoning designation is shown in Figure 2-5, *Existing Zoning Designation*.

2.4. SURROUNDING LAND USES

The existing land use, General Plan land use designation, and zoning for surrounding parcels are described in Table 1-1, *Surrounding Existing Land Use, General Plan Designations, and Zoning Designations*.

Table 1-1: Surrounding Existing Land Use, General Plan Designations, and Zoning Designations

	Existing Land Use	General Plan Designation	Zoning Designation
North	Light industrial and retail businesses, Union Pacific Railroad tracks	Light Industrial (LI); Retail Commercial (RC)	Planned Development Light Industrial (PD-LI); Unclassified (UN)
South	Retail businesses, auto repair shop, driving school	Mixed Use (MU); High Density Residential (HDR)	Limited General Retail and Service Commercial Residential 24+(C-4/RES24+); General Retail Services Commercial Mixed Use 10+ (C-4/MU10+); Retail Business Residential 24+ (C-2/RES24+); Retail Business (C-2)
East	RV dealership, carwash, mobile home park	Medium Density Residential (MDR); Mixed Use (MU); Retail Commercial (RC)	General and Service Commercial Zone Mixed Use 24+ (C-3/MU24+); General and Service Commercial Zone (C-3); Residential Single Family 5,000 SF Minimum Lots (R1-5)
West	Union Pacific Railroad tracks; single-family homes	Retail Commercial (RC); Medium Density Residential (MDR); High Density Residential (HDR)	Unclassified (UN); Unclassified Residential 24+ (UN/RES 24+); Residential Single Family 5,000 SF Minimum Lots (R1-5)

Figure 2-1: Regional Location

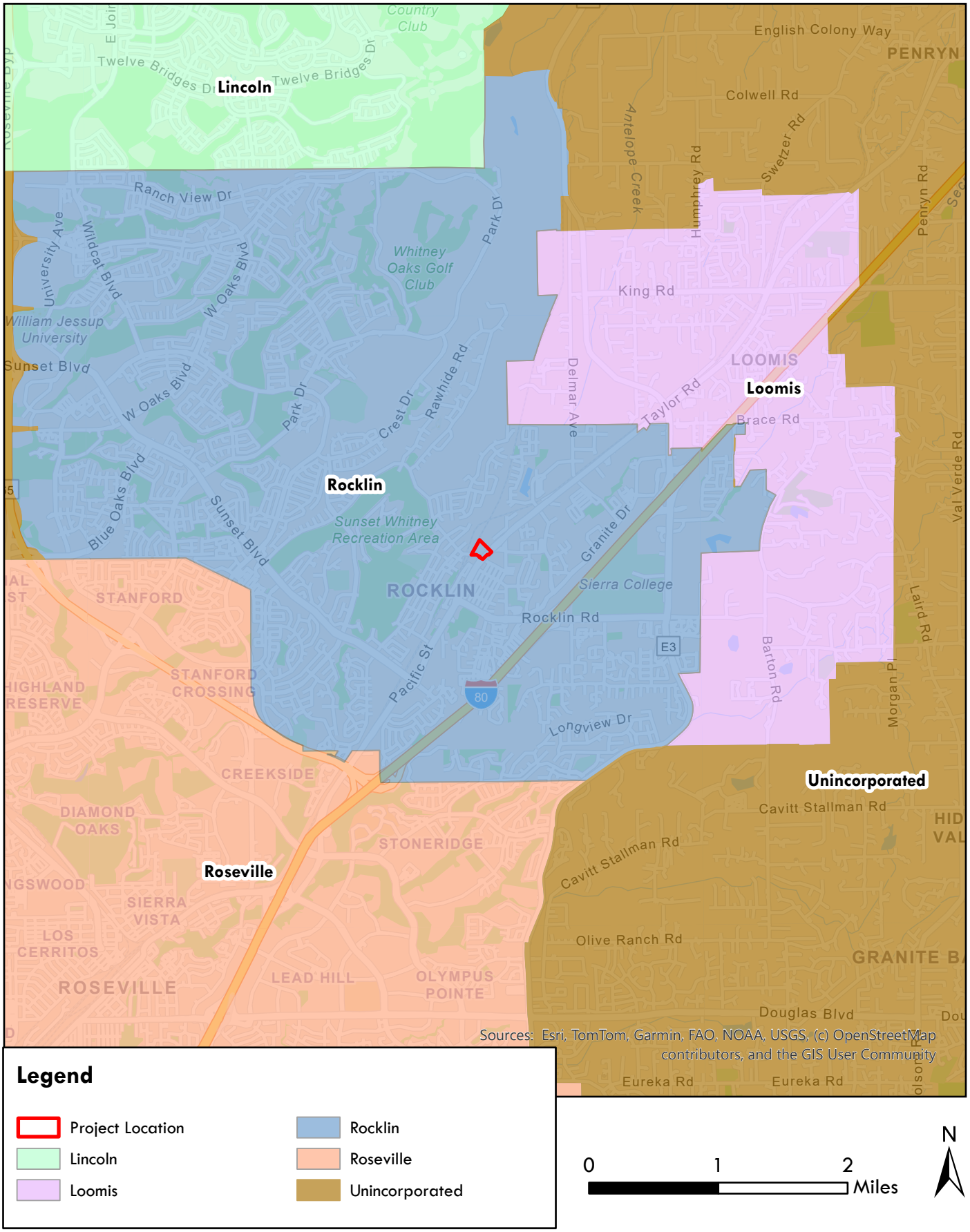

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Figure 2-2: Local Vicinity

Legend

Project Boundary

0 0.15 0.3 Miles

N

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Figure 2-3: Aerial View

Created with Vertical © 2026 Nearmap US, Inc.

Legend

Project Boundary

0 125 250 US Feet

N

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Figure 2-4: Existing General Plan Land Use Designations

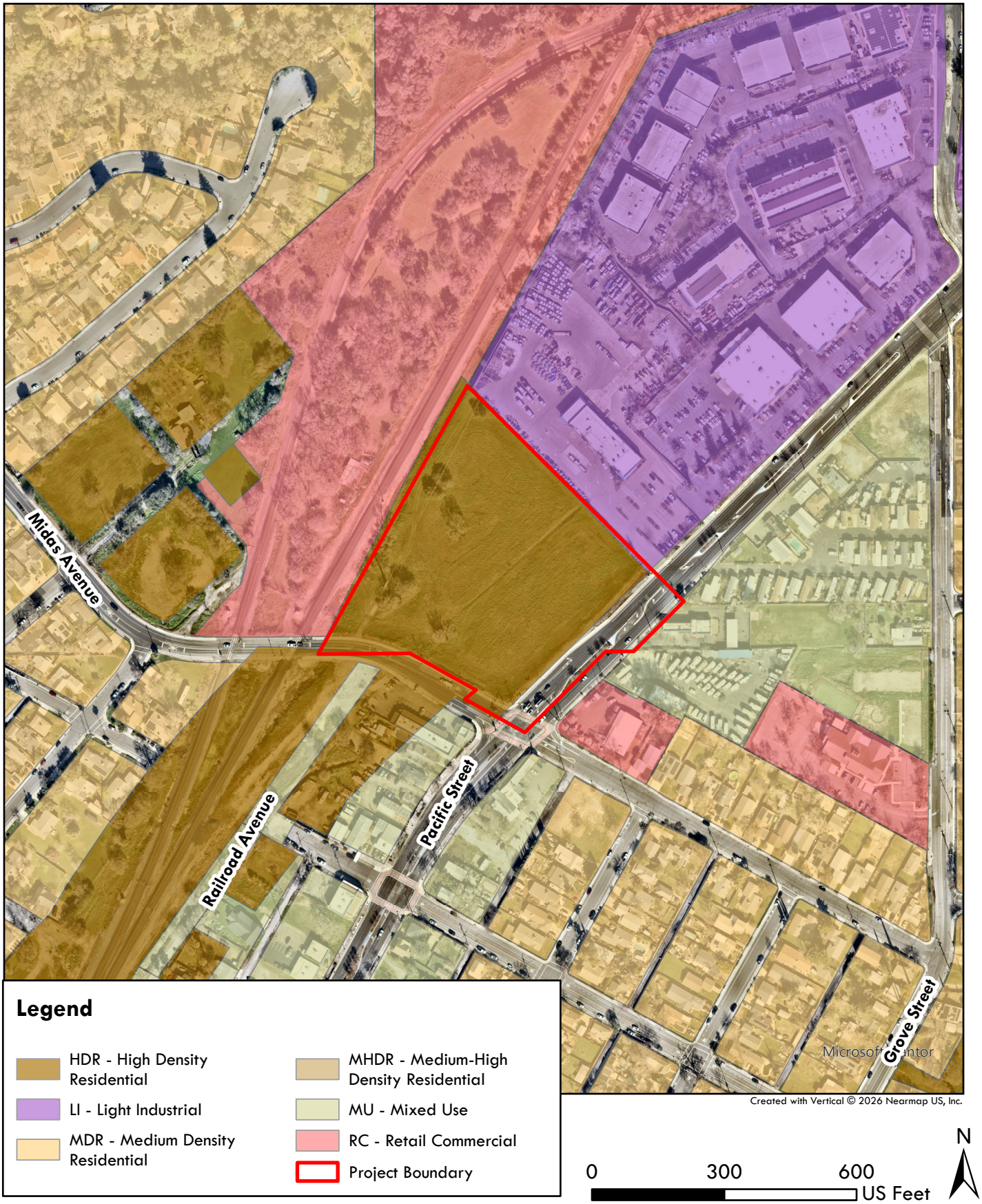

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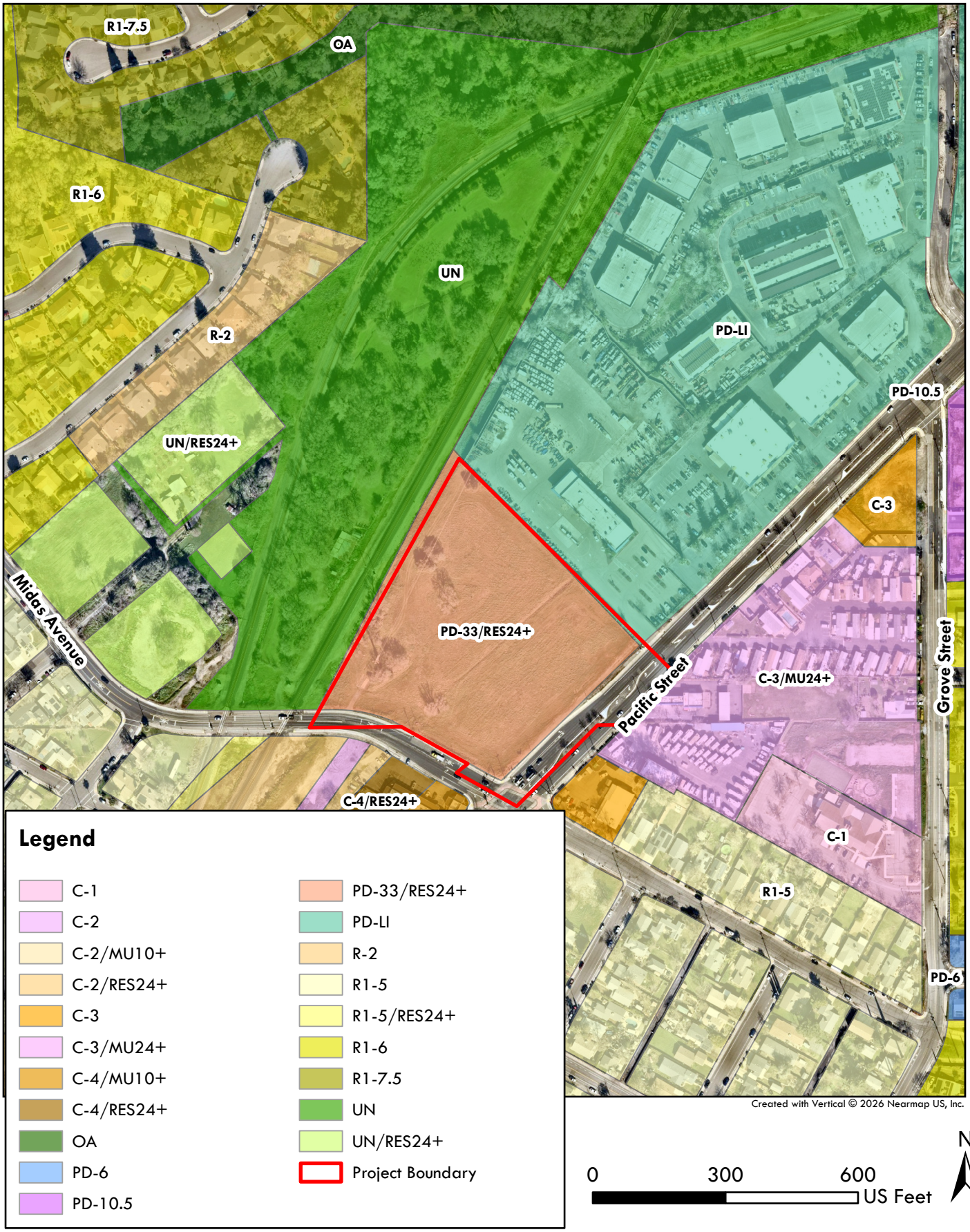
Figure 2-5: Existing Zoning



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3. PROJECT DESCRIPTION

3.1. PROJECT OVERVIEW

Waterford Property Company (Applicant) is requesting approval from the City of Rocklin for a Design Review Approval to allow for a 100 percent affordable multifamily community with approximately 281 units in three four-story buildings on 6.2 net acres (7.2 gross acres). The Project would be developed on currently vacant land. Planned improvements include site grading, surface parking, internal circulation, fire access, a playground, landscaped courtyard, and community facilities such as a clubhouse, lounge, laundry rooms, and fitness room. The Project design concept is illustrated in Figure 3-1, *Conceptual Site Plan*.

State Housing Laws

The proposed Project may utilize the provisions of the California Housing Crisis Act of 2019 Senate Bill 330 (SB 330), which establishes procedures intended to facilitate the development of housing. Under SB 330, housing development projects may submit a preliminary application that establishes the development standards, fees, and ordinances applicable to the project at the time the application is deemed complete. The provisions of SB 330 provide certainty regarding the development standards applicable to the project after the preliminary application has been submitted. The proposed Project would remain subject to applicable zoning regulations, design review, and environmental review by the City of Rocklin.

3.2. PROJECT FEATURES

Residential Development Summary

The proposed Project would construct approximately 281 multifamily residential units on the approximately 7.19 gross-acre site, which would result in a density of approximately 39 dwelling units per acre. Buildout of the Project site would result in a total building area of 262,648 square feet (SF). The Project is intended to provide affordable housing and is subject to the City's Residential Minimum Density Overlay (RES-24+), which requires a minimum density of 24 dwelling units per acre.

The residential development is anticipated to consist of three apartment buildings up to four stories in height arranged around internal circulation and open space areas. The buildings would provide family-oriented residential units and associated amenities, including playground areas, landscaped open space, and community facilities. The structures are expected to be wood-frame construction on conventional foundations and supported by surface parking areas and internal drive aisles. The residential units would each have one to three bedrooms and range from 559 to 1,026 net square feet (SF). Table 2-1 provides a summary of the proposed residences. The proposed building elevations shown on Figure 3-2a, *Building Type A Elevations, and* Figure 3-2b, *Building Type B Elevations*.

Table 2-1: Residential Unit Summary

Building	Gross Area	1 Bed	2 Bed	3 Bed	Number of Units
A	64,800 SF	36	22	16	74
A	64,800 SF	36	22	16	74
B	132,780 SF	38	49	46	133

Access and Parking

Access to the proposed Project would be provided from Pacific Street and Midas Avenue, which front the site and serve as the primary points of vehicular and emergency access. The site circulation system would be designed to allow vehicles, including fire apparatus, to enter from either frontage and travel through the site via a continuous internal drive aisle.

Internal circulation would consist of private drive aisles and parking areas providing access to residential buildings, parking areas, and service areas. Pedestrian pathways would connect building entrances, parking areas, and common open space amenities throughout the site.

No new public streets are proposed. Improvements along the Project frontage would include curb, gutter, sidewalks, and accessible pedestrian connections consistent with City standards. Parking areas would be located primarily behind the street-facing buildings to maintain an active streetscape along Pacific Street and Midas Avenue.

The proposed Project would include a total of 356 parking spaces. The internal circulation layout is designed to support safe vehicle maneuvering, emergency access, and pedestrian connectivity while accommodating site constraints, including grade changes and utility easements..

Landscape and Recreational Facilities

The proposed Project would include approximately 72,485 SF of landscaping that would cover approximately 23.14 percent of the site, as shown in Figure 3-3, *Conceptual Landscape Plan*. Proposed landscaping would include variety of trees, shrubs, and groundcover species consisting of drought-tolerant and water-efficient plant materials consistent with City of Rocklin landscaping requirements throughout the Project site.

The proposed Project would develop 13,020 SF in common open space integrated throughout the site that would provide recreational opportunities to residents. These areas would include landscaped courtyards, a playground, and outdoor gathering spaces. A clubhouse located within the central residential building would provide indoor community space including lounge areas, and additional resident amenities would include a fitness room and community laundry facilities. Outdoor open space areas are designed to encourage resident interaction and provide usable recreational space.

Fencing and Walls

The proposed Project would install walls and fencing throughout the Project site The proposed Project would include an existing 8-foot concrete masonry unit (CMU) wall on the northern part of the Project

site, install a retaining wall on the west side of the Project site that borders the train tracks, install a second retaining wall on the eastern portion of the Project site bordering Pacific Street, and install a small segment of 6- to 8-foot metal tubular fencing connecting the CMU wall to the west retaining wall.

Infrastructure Improvements

Water and Sewer

The proposed Project would be serviced by Placer County Water Agency (PCWA) for water supply. The proposed Project would install new on-site connections to the PCWA water mains located within Pacific Street and Midas Avenue. Within the Project site, 6-inch domestic water lines would be installed to distribute potable water throughout the site, with 4-inch branch lines serving individual buildings.

The proposed Project would also install new on-site connections to the 8-inch South Placer Municipal Utility District (SPMUD) sanitary sewer infrastructure. Within the Project site, 8-inch private sanitary sewer lines would be installed, with smaller lateral connections serving individual buildings.

Drainage

The proposed Project would collect drainage via drop inlets and catch basins, which would convey stormwater through a network of on-site storm drain infrastructure to proposed stormwater detention facilities located throughout the Project site. These facilities are designed to temporarily store and regulate runoff prior to discharge to downstream drainage systems. Existing drainage patterns across the site, including on-site conveyance features directing flows toward Midas Avenue, would be modified as part of site development and incorporated into the proposed storm drain system, with stormwater flows managed through detention facilities to avoid an increase in off-site runoff.

Street Improvements

The proposed Project would require utility connections within the public right-of-way along Pacific Street and Midas Avenue where accessible water and sewer mains are located. Electrical service would be extended from an existing underground PG&E facility located approximately 270 feet along Pacific Street through trenching within an existing public utility easement to serve the Project site.

Midas Avenue

The proposed Project would include improvements along Midas including the addition of a right turn lane into the proposed western driveway along Midas Avenue. The Project would include additional bike lane striping consistent with the existing bike lane along Midas Avenue and would also install new curb and gutter with a 6-foot sidewalk which would connect to the existing sidewalk along the roadway.

Pacific Street

The proposed Project would include demolition of approximately 303 feet of the existing median along Pacific Street and would implement center turn lane median striping to allow for two-way left turns. The proposed striping would include two solid yellow lines on each side of the median to define the center lane and separate it from through lanes. The Project would also demolish approximately 26-feet of the existing curb, gutter and sidewalk along the Project frontage to reconstruct with a rolled curb and sidewalk to allow for sewer access within the Project site.

3.3. CONSTRUCTION

Construction activities would include site preparation, grading, building construction, paving, and architectural coatings. Demolition activities are not anticipated as the Project site is currently vacant and undeveloped. Grading work is expected to result in approximately 29,625 cubic yards (CY) of cut and 22,570 cubic yards (CY) of fill. Construction is expected to occur over 23 months and would occur within the hours allowable by City of Rocklin Noise Standards Ordinance (Rocklin Municipal Code (RMC) Chapter 9.52), which state that construction activities shall occur only between the hours of 7:00 AM and 7:00 PM on weekdays and 8:00 AM and 7:00 PM on weekends. Table 2-2, *Construction Schedule*, presents the anticipated construction schedule.

Table 2-2: Construction Schedule

Construction Activity	Number of Working Days
Site Preparation	10
Grading	20
Building Construction	630
Paving	20
Architectural Coating	20
Total	**700**

3.4. DISCRETIONARY ACTION CHECKLIST

The following discretionary approvals, permits, and studies from the City of Rocklin are anticipated to be necessary for implementation of the proposed Project:

- Design Review Approval
- Oak Tree Preservation Permit
- Ministerial approvals and permits necessary to execute the proposed Project, including but not limited to grading permit, building permit, etc.

Figure 3-1: Conceptual Site Plan

HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

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Figure 3-2a: Building Type A Elevations

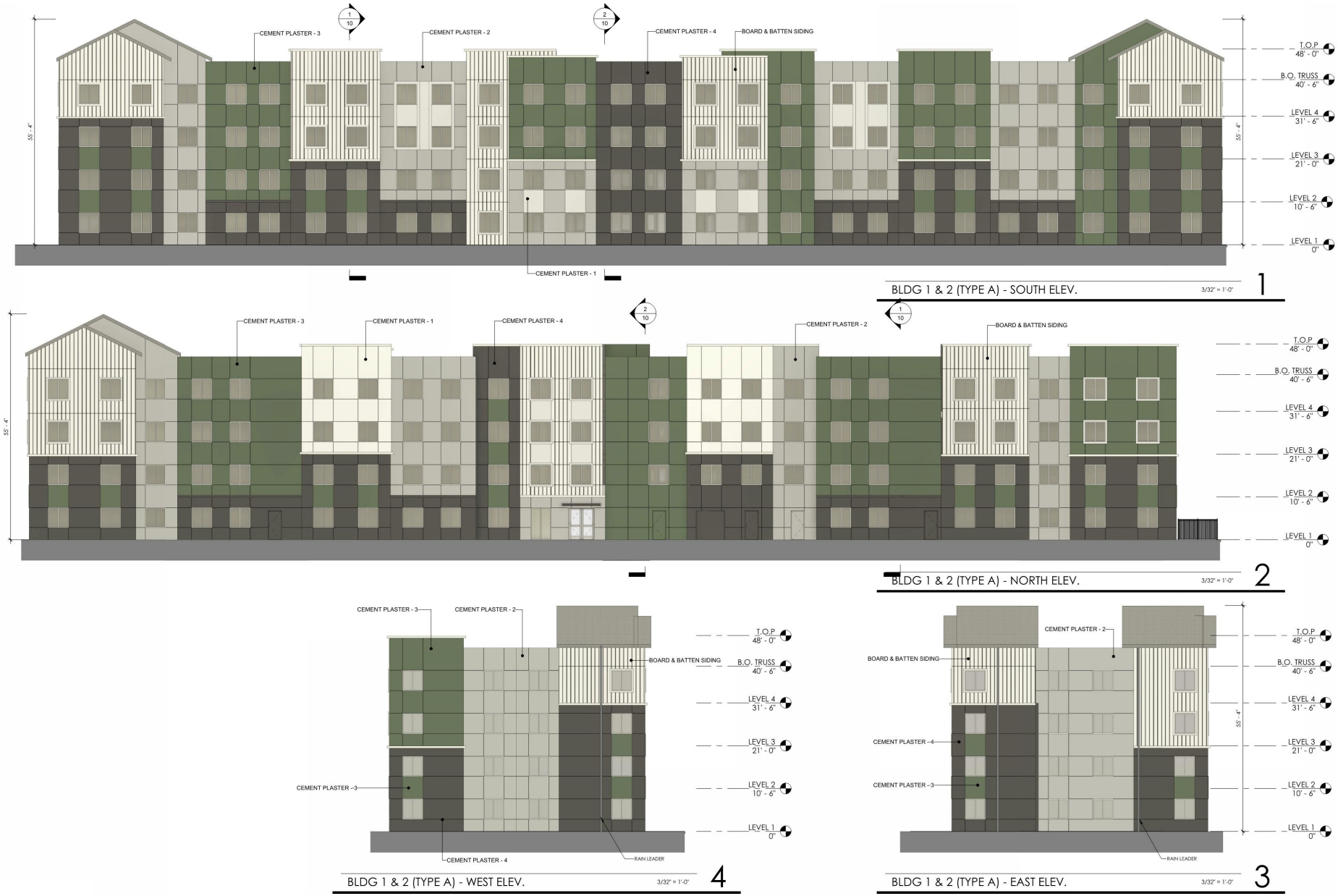

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Figure 3-2b: Building Type B Elevations

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E | P | D SOLUTIONS, INC

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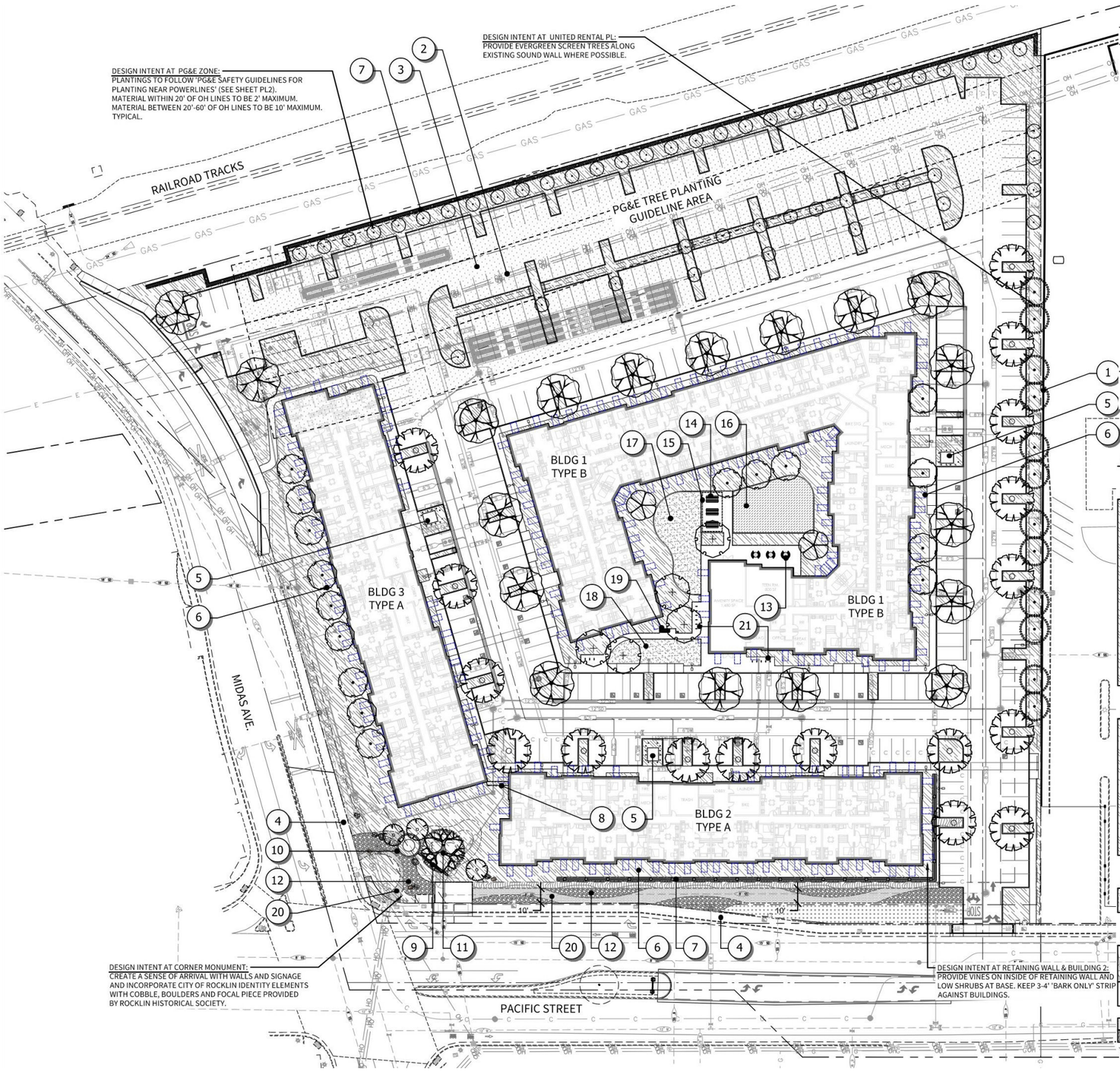
Figure 3-3: Conceptual Landscape Plan



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY.
	ACER RUBRUM `REDPOINTE` REDPOINTE MAPLE (40'X20')	15 GAL.	MOD	16
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE (40'X35')	15 GAL.	MOD	18
	CHIONANTHUS RETUSUS CHINESE FRINGE TREE (20'X15')	15 GAL.	MOD	2
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE (15'X15')	15 GAL.	LOW	3
	PODOCARPUS GRACILIOR FERN PINE (40'X20')	15 GAL.	MOD	12
	QUERCUS PHELLOS WILLOW OAK (50'X40')	60" BOX	LOW	1
	TILIA CORDATA `GREENSPIRE` GREENSPIRE LINDEN (40'X25')	15 GAL.	MOD	5
	ULMUS PARVIFOLIA `DRAKE` DRAKE LACEBARK ELM (50'X35')	15 GAL.	MOD	17

LARGE SHRUB SCHEDULE: AT PG&E EASEMENT ONLY

	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY INDIAN HAWTHORN (10' HIGH & 10' WIDE - TRIMMED TO TREE STD.)	15 GAL.	MOD	50

CONCEPT PLANT SCHEDULE

SHRUB AREA	SIZE
CISTUS X SKANBERGII / CORAL ROCKROSE (3'X6')	5 GAL.
EPILOBIUM CANUM / CALIFORNIA FUCHSIA (18"X3')	5 GAL.
GREVILLEA X `NOELLII` / NOEL GREVILLEA (4'X5')	5 GAL.
RHAMNUS CALIFORNICA `MOUND SAN BRUNO` / CALIFORNIA COFFEEBERRY (5'X8')	5 GAL.
RHAPHIOLEPIS UMBELLATA `MINOR` / DWARF YEDDA HAWTHORNE (4'X4')	5 GAL.
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH (3'X3')	5 GAL.
CISTUS X PURPUREUS / ORCHID ROCKROSE (4'X4')	5 GAL.
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY (4'X3')	5 GAL.
DIETES BICOLOR / FORTNIGHT LILY (3'X3')	5 GAL.
LAURUS NOBILIS 'MONRIK' / LITTLE RAGU® SWEET BAY (5'X7')	5 GAL.
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE (3'X3')	5 GAL.
LOMANDRA LONGIFOLIA PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA (3'X3')	5 GAL.
MUHLENBERGIA RIGENS / DEER GRASS (4'X4')	5 GAL.
PRUNUS CAROLINIANA 'MONUS' TM / BRIGHT 'N TIGHT LAUREL CHERRY (8'X6')	5 GAL.
RHAPHIOLEPIS INDICA 'PINK DANCER' / PINK DANCER INDIAN HAWTHORN (2'X4')	5 GAL.

GROUND COVER AREA	
ACACIA REDOLENS 'LOW BOY' / LOW BOY PROSTRATE ACACIA (2'X8')	1 GAL.
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH (2'X8')	1 GAL.
CEANOTHUS G. H. 'DIAMOND HEIGHTS' / DIAMOND HEIGHTS CARMEL CREEPER (12"X5')	1 GAL.
COPROSMA KIRKII 'VERDE VISTA' / VERDE VISTA CREEPING COPROSMAT (3'X6')	1 GAL.
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER (8"X6')	1 GAL.
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA (2'X4')	1 GAL.
TEUCRIUM X LUCIDRYS PROSTRATUM / GERMANDER (6"X3')	1 GAL.
DIANELLA REVOLUTA 'DTN03' / BABY BLISS FLAX LILY (12"X12")	1 GAL.
MYOPORUM PARVIFOLIUM `WHITE` / WHITE TRAILING MYOPORUM (6"X6')	1 GAL.
NEPETA X FAASSENII 'LIMELIGHT' / LIMELIGHT CATMINT (8"X2')	1 GAL.
WESTRINGIA FRUTICOSA `MUNDI' / LOW COAST ROSEMARY (18"X5')	1 GAL.

TURF	
TURF SOD - 90/10 TALL FESCUE / FESCUE BLEND	--

SPMUD EASEMENT	
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.
CISTUS LADANIFER / CRIMSON SPOT ROCKROSE	5 GAL.
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	5 GAL.
TURF SOD - CALIFORNIA NATIVE MOW FREE / DROUGHT TOLERANT FESCUE BLEND BY DELTA BLUEGRASS CO.	--
STABILIZED DECOMPOSED GRANITE OR APPROVE AGGREGATE	--
6" - 12" COBBLE	--

REFERENCE NOTES

CODE	DESCRIPTION
1	EXISTING WALL TO REMAIN. VERIFY IN FIELD.
2	EXISTING OVERHEAD POWERLINES TO REMAIN. VERIFY IN FIELD.
3	EXISTING PG&E OVERHEAD POWERLINE "NO TREE PLANTING" ZONE.
4	EXISTING CONCRETE SIDEWALK TO REMAIN. VERIFY IN FIELD.
5	PROPOSED TRANSFORMER. SEE CIVIL PLANS.
6	PROPOSED LADDER PADS. SEE FIRE ACCESS PLAN.
7	PROPOSED RETAINING WALL WITH OPEN METAL FENCE. SEE CIVIL PLANS.
8	PROPOSED 42" HIGH OPEN METAL FENCE.
9	PROPOSED CORNER MONUMENT SIGN WALL WITH MOUNDED PLANTING.
10	PROPOSED 24" RAISED PLANTER WITH CENTER CONCRETE PAD FOR "FOCAL POINT" EQUIPMENT FROM THE ROCKLIN HISTORICAL SOCIETY. EQUIPMENT TBD.
11	PROPOSED SPECIMEN OAK TREE.
12	PROPOSED COBBLE AND BOULDERS. BOULDERS TO BE SALVAGED AND RETAINED ON SITE DURING CONSTRUCTION.
13	PROPOSED CONCRETE PATIO WITH ROUND PICNIC TABLES (BY OWNER).
14	PROPOSED CONCRETE PATIO WITH RECTANGULAR PICNIC TABLES (BY OWNER).
15	PROPOSED PERGOLA SHADE STRUCTURE (BY OWNER).
16	PROPOSED 2-12 PLAY AREA WITH ENGINEERED FIBAR.
17	PROPOSED OPEN TURF AREA.
18	PROPOSED PET RELIEF AREA WITH TURF AND CONCRETE WALK.
19	PROPOSED BENCH WITH ADJACENT ADA PAD.
20	PROPOSED STABILIZED DECOMPOSED GRANITE OR APPROVED AGGREGATE AT SPMUD SEWER EASEMENT.
21	PROPOSED BIKE RACKS (TYPICAL OF 14).

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4. EXECUTIVE SUMMARY

Through the analysis provided in this Consistency Analysis and Checklist, it is determined that the proposed Project is consistent with the development density related standards established by the General Plan and Development Code for the City of Rocklin. This Consistency Analysis and Checklist evaluates the proposed Project's specific effects which are peculiar to the project or its site.

5. ENVIRONMENTAL CHECKLIST FORM

5.1. BACKGROUND

Project Title: Pacific and Midas Residential Project
Lead Agency Name and Address: City of Rocklin, 3970 Rocklin Rd, Rocklin, CA 95677
Contact Person and Phone Number: David Mohlenbrok, Director; (916) 625-5162
Project Location: The Project site is situated in the southeast portion of the City of Rocklin within Placer County. The Project site is located north of Midas Avenue and west of Pacific Street (APN 010-010-017, 010-040-040, 010-010-016, 010-010-029, and 010-010-028).
Project Sponsor's Name and Address: Waterford Property Company, 100 Bayview Cir Suite 4500, Newport Beach, CA 92660
GP Land Use Designation: High Density Residential
Zoning: Planned Development – 33 dwellings per acre with a Residential Minimum Density Overlay of 24 dwelling units per acre
Project Description: The proposed Project would allow for a 100 percent affordable multifamily community with approximately 281 units in three four-story buildings on 6.2 net acres. The Project would be developed on currently vacant land. Planned improvements include site grading, structured and surface parking, internal circulation, fire access, a playground, landscaped courtyard, and community facilities such as a clubhouse, lounge, laundry rooms, and a fitness room.
Surrounding Land Uses and Setting: Commercial, light industrial, and railroad uses are located north of the Project site. Commercial and mixed-use development is located to the south. Commercial uses are located to the east. The Union Pacific Railroad corridor and single-family residential uses are located to the west.
Other Public Agencies Whose Approval is Required: Central Valley Regional Water Quality Control Board, Placer County Water Agency, South Placer Municipal Utility District, Placer County Air Pollution Control District
Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on "tribal cultural resources" with significant environmental impacts (PRC Section 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project's potential impact to a tribal cultural resource. In addition, AB 52 requires that lead agencies, upon request of a California Native American tribe, begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for

a project. AB 52 does not apply to a Notice of Exemption, such as this CEQA Consistency Analysis and Checklist. As such, AB 52 consultation is not required for this Project.

5.2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below are peculiar to the project site and would be potentially affected by this project involving at least one impact that is "Less than Significant with Mitigation Incorporated." As allowed by CEQA Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect."

☒	None				
☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology and Soils	☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology and Water Quality	☐	Land Use and Planning	☐	Mineral Resources
☐	Noise	☐	Population and Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities and Service Systems	☐	Wildfire		

5.3. ENVIRONMENTAL FACTORS CONCLUDED TO BE NO IMPACT IN THE GENERAL PLAN EIR

The GP EIR concluded that development that is consistent with the General Plan would have no impact on the following environmental topics. The numbering below is consistent with the GP EIR impact numbers:

Aesthetics

Impact 4.3.1: Implementation of the proposed project would not have a substantial adverse effect on a scenic vista. [Threshold AES-1]

Impact 4.3.2: Implementation of the proposed project would not substantially damage any scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. [Threshold AES-2]

5.4. DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this evaluation:

☒	I find that the proposed Project WOULD NOT result in: (1) a project specific impact which is peculiar to the project or its site; (2) a significant impact that was not analyzed as significant in the prior EIR; (3) a potentially significant off-site impact or cumulative impact not discussed in the prior EIR; or (4) a more severe impact due to substantial new information that was not known at the time the prior EIR. NO FURTHER ACTION is required and a Notice of Exemption (Section 15062) will be filed indicating that the Project IS ELIGIBLE for an EXEMPTION under CEQA Guidelines Section 15183.
☐	I find that the proposed Project WOULD NOT result in: (1) one or more significant environmental effects not previously discussed in the certified EIR for the Specific Plan; (2) a substantial increase in the severity of previously identified significant effects; (3) the feasibility of previously rejected Mitigation Measures or alternatives that would substantially reduce one or more significant effects but are not adopted by the City; or (4) new or considerably different Mitigation Measures or alternatives that would substantially reduce one or more significant effects but are not adopted by the City. NO FURTHER ACTION is required and a Notice of Exemption (Section 15062) will be filed indicating that the Project IS ELIGIBLE for an EXEMPTION under CEQA Guidelines Section 15182.
☐	I find that the proposed Project would result in: (1) a project specific impact which is peculiar to the project or its site; (2) a significant impact that was not analyzed as significant in the prior EIR; (3) a potentially significant off-site impact or cumulative impact not discussed in the prior EIR; or (4) a more severe impact due to substantial new information that was not known at the time the prior EIR. I find that FURTHER ENVIRONMENTAL REVIEW is necessary to analyze those effects that are subject to CEQA, and therefore, this Project is NOT ELIGIBLE for an EXEMPTION under CEQA Guidelines Section 15183.
☐	I find that the proposed Project WOULD result in: (1) one or more significant environmental effects not previously discussed in the certified EIR for the Specific Plan; (2) a substantial increase in the severity of previously identified significant effects; (3) the feasibility of previously rejected Mitigation Measures or alternatives that would substantially reduce one or more significant effects but are not adopted by the City; or (4) new or considerably different Mitigation Measures or alternatives that would substantially reduce one or more significant effects but are not adopted by the City. I find that FURTHER ENVIRONMENTAL REVIEW is necessary to analyze those effects that are subject to CEQA, and therefore, this Project is NOT ELIGIBLE for an EXEMPTION under CEQA Guidelines Section 15183.

_____

Signature Date

_____

Printed Name Date

6. ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist. The environmental checklist follows the format of CEQA Guidelines Appendix G and evaluates whether the Project would result in potentially significant environmental impacts that would trigger additional review under CEQA Guidelines Section 15183. Each subsection briefly summarizes the conclusions of the GP EIR, and then discusses whether or not the proposed Project is consistent with the findings contained in the GP EIR or if further analysis is required pursuant to CEQA. Mitigation Measures referenced herein are from the GP EIR.

6.1. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the Project:	**Project Impact that is Peculiar to the Project or the Project Site**	**Significant Impact not Analyzed as Significant in the Prior EIR**	**Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR**	**Adverse Impact More Severe based on Substantial New Information**	**No New Impact**	**Not Previously Analyzed in the Prior EIR**
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway	☐	☐	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☐	☒	☐

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts that would occur to the visual character of the Planning Area as a result of the future urban development that was contemplated by the General Plan. When previously undeveloped land becomes developed, aesthetic impacts include changes to scenic character and new sources of light and glare (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.3-1 through 4.3-18). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including open space areas, natural resource areas, hilltops, waterways and oak trees, from the encroachment of incompatible land use.

The General Plan EIR concluded that, despite the goals and policies addressing visual character, views, and light and glare, significant aesthetic impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will change and degrade the existing visual character, will create new sources of light and glare and will contribute to cumulative impacts to existing visual character and creation of light and glare. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these cumulative impacts, which were found to be significant and unavoidable.

Project-Specific Impacts

a) Have a substantial adverse effect on a scenic vista?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.3.1 and was determined to have no impact (City of Rocklin, 2011, pp. 4.3-10).

Scenic vistas are generally defined as expansive or panoramic views of visually important features from publicly accessible vantage points. The City of Rocklin GP EIR did not identify any scenic vistas within the City, and the project site is not located within or adjacent to any designated scenic resources or recognized public view corridors.

The project site is currently vacant and located within an urbanized area characterized by a mix of commercial, residential, and transportation-related uses. While development of the proposed project would alter the visual character of the site, it would be consistent with surrounding land uses and subject to applicable development standards under the City's Municipal Code and design guidelines, including height, setback, and site design requirements that regulate visual character and compatibility. The proposed project would not obstruct or degrade any scenic vistas, nor would it introduce visual conditions that differ from those anticipated under General Plan buildout.

The proposed project does not introduce any peculiar site-specific conditions that would result in impacts not previously analyzed in the GP EIR, nor would it result in new or more severe impacts related to scenic vistas. Accordingly, impacts associated with scenic vistas were adequately addressed in the GP EIR, and implementation of the proposed project would not result in any new or substantially greater impacts. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

b) Substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a State scenic highway?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.3.2 and was determined to have no impact (City of Rocklin, 2011, pp. 4.3-10).

According to Caltrans, there are no designated State Scenic Highways in the vicinity of the project site. The nearest designated scenic highway is located approximately 23 miles from the site, and the project site is not visible from any designated or eligible scenic highway segments.

Given the distance from designated scenic highways and lack of visibility, the proposed project would not have the potential to substantially damage scenic resources within a State Scenic Highway. The proposed project does not introduce any peculiar site-specific conditions that would result in impacts not previously analyzed in the GP EIR. Accordingly, impacts related to scenic resources within a State Scenic Highway were adequately addressed in the GP EIR, and implementation of the proposed project would not result in any new or substantially greater impacts. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.4.4 and was determined to have a significant and unavoidable impact (City of Rocklin, 2011, pp. 4.3-10 through 4.3-13).

The proposed Project is in an urbanized and developing area of the City of Rocklin and is surrounded by existing railways, residential uses, light industrial uses, and commercial uses. The proposed Project would involve development of 281 multifamily residential units on a 7.19-acre site across three four-story buildings, resulting in an overall proposed density of 39.1 dwelling units per acre. As described previously in Section 2.0, *Existing Conditions*, the Project site is designated as High Density Residential in the General Plan and is zoned PD-33 RES 24+.

As described in Section 3.0, *Project Description*, the proposed Project involves commitment to affordable housing. Specifically, the proposed Project would develop a 100 percent affordable multifamily residential community consisting of 137 units affordable to households earning up to 70 percent of Area Median Income (AMI), 56 units affordable to households earning up to 60 percent AMI, 56 units affordable to households earning up to 50 percent AMI, and 29 units affordable to households earning up to 30 percent AMI, in addition to three manager/maintenance units. The proposed Project's density and affordable housing program are therefore consistent with the City's adopted housing policies and applicable residential land use designations.

While the proposed Project may include limited modifications to certain development standards, such as parking design standards, these modifications would be subject to City review and approval through the entitlement and permitting process. The proposed Project would otherwise comply with applicable General Plan land use designations and zoning regulations and would remain consistent with the City's housing and land use objectives.

Consistent with GP EIR policies intended to address visual character, including Policy LU-13 (review of new residential development for compatibility with surrounding neighborhoods), Policy LU-18 (establishment of residential design standards to reduce visual impacts), and Policy LU-54 (ensuring building scale, massing, and design are compatible with existing development), the proposed Project would be subject to the City's Design Review process and applicable development standards, which ensure that building form, height, massing, and architectural design are compatible with surrounding uses.

Although the proposed Project would contribute incrementally to the overall change in visual character associated with continued urban development, this contribution is consistent with the level and type of development anticipated under the General Plan and evaluated in the GP EIR, and would not result in a new or more severe impact than previously identified. Consistent with the GP EIR, impacts related to visual character and scenic quality remain significant and unavoidable at the program level; however, the proposed Project would not result in a new significant impact or substantially increase the severity of the previously identified impact. The proposed Project's incremental contribution to this impact would remain within the scope of impacts previously analyzed in the GP EIR. Impacts would be consistent with those identified in the GP EIR and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional review is required.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.3.4 and was determined to have a significant and unavoidable impact (City of Rocklin, 2011, pp. 4.3-14 through 4.3-16). The project site is currently vacant and located within a developing area characterized by a mix of commercial, residential, and transportation-related uses, which contribute to existing ambient lighting conditions.

The proposed project would introduce new sources of lighting typical of multifamily residential development, including wall-mounted and pole-mounted fixtures. However, all lighting would be required to comply with the City of Rocklin Municipal Code and applicable design review standards, which regulate fixture type, shielding, and light direction to minimize spillover and glare. In addition, the proposed project would be subject to applicable General Plan policies intended to reduce light and glare impacts, including Policy LU-4, which promotes minimizing adverse effects of light and glare and incorporation of dark sky concepts, and Policy LU-18, which establishes residential design standards. Lighting would be designed to be shielded and directed downward to reduce off-site impacts and maintain compatibility with surrounding uses, and the proposed project does not include highly reflective materials that would create substantial glare.

Although the proposed project would incrementally contribute to light and glare in the area, this contribution is consistent with the level and type of development anticipated under the General Plan and

evaluated in the GP EIR. The proposed project does not introduce any peculiar site-specific conditions that would result in new or more severe impacts beyond those previously identified. Accordingly, impacts related to light and glare were adequately addressed in the GP EIR, and implementation of the proposed project would not result in any new or substantially greater impacts. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Cumulative Impacts

As discussed within the GP EIR on page 4.3-16, cumulative development would result in alteration of visual resources by increasing the amount of residential, commercial, retail, industrial, and business professional land uses in the Planning Area. Thus, the GP EIR found that development under the proposed General Plan Update would result in a cumulatively considerable and significant s visual impacts. However, the proposed Project would be developed consistent with the Mixed Use Designation as evaluated within the GP EIR, and would be constructed in accordance with the City Design Review Guidelines and General Plan policies in order to reduce visual impacts to the maximum extent feasible. As discussed above, the proposed Project's incremental contribution to this impact would remain within the scope of impacts previously analyzed in the GP EIR. Cumulative impacts would be consistent with those identified in the GP EIR and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR.

Conclusion

Regarding the issue area of aesthetics, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR analysis used field review, topographic evaluation, General Plan review, and anticipated development changes under the proposed Land Use Diagram. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR, no substantial new information has been identified that would result in an aesthetic impact more severe than anticipated in the GP EIR.
5. No new mitigation measures would be required because Project specific impacts would be less than significant with adherence to existing regulations.

<u>Uniformly Applied Development Policies or Standards (DP/S)</u>

City of Rocklin Municipal Code Chapter, 17.96: *Density Increase Incentive Program*. City of Rocklin Development Code Chapter 17.96: Density Increase Incentive Program.

Implements the State Density Bonus Law (California Government Code Section 65915 et seq.) and allows eligible residential projects to receive density increases, concessions, and development standard waivers

to facilitate affordable housing. The program ensures that such incentives are applied in a manner consistent with State law while maintaining compatibility with surrounding development through applicable design and development standards.

GP Goals and Policies

Policy LU-4 Minimize Light and Glare. Utilize techniques that minimize the adverse effects of light and glare on surrounding properties, and incorporate dark sky concepts to the extent practicable.

Policy LU-13 Compatibility with Surrounding Development. Review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

Policy LU-18: Residential Design Standards Establish residential design standards for planned unit developments, especially for hillsides and other unique areas, to reduce the impact of new development on the existing natural terrain and built environment.

Policy OCR-43: Mitigate for removal of oak trees in accordance with the City of Rocklin's Oak Tree Preservation Ordinance.

GP EIR Mitigation Measures

No mitigation measures related to aesthetics are included in the GP EIR.

6.2. AGRICULTURE AND FORESTRY RESOURCES

Would the Project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☐	☒

Would the Project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☐	☐	☒

Summary of Impacts Identified in the GP EIR

This topic was dismissed from consideration in the Notice of Preparation for the GP EIR and not specifically evaluated in the GP EIR, as the City of Rocklin is largely urbanized and planned for urban development under the General Plan. The proposed Project is located on a vacant infill site within an urbanized area and does not involve agricultural, forest, or timberland resources. Additionally, there are no forestlands, timberlands, or Williamson Act contracts in the City.

Project-Specific Impacts

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. This topic was dismissed from consideration in the Notice of Preparation for the GP EIR and not evaluated in the GP EIR. According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), the project site is designated as Urban and Built-Up Land and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation, 2025). Surrounding properties are similarly designated as Urban and Built-Up Land or Other Land. The project site is not subject to a Williamson Act contract and is not located within a Farmland Security Zone, and the applicable General Plan land use designation and zoning reflect existing and planned urban development.

Because the project site does not contain agricultural land as defined by CEQA, implementation of the proposed project would not result in the conversion of farmland to non-agricultural use. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to conversion of farmland to non-agricultural use pursuant to CEQA Guidelines Section 15183.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. This topic was dismissed from consideration in the Notice of Preparation for the GP EIR and not evaluated in the GP EIR.

As identified above, the project site is not zoned for agricultural use, and no agricultural zoning exists on or adjacent to the site. In addition, the project site is not subject to a Williamson Act contract. As described above, the site is designated as Urban and Built-Up Land and does not contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.

Because the project site is not designated for agricultural use, is not under a Williamson Act contract, and does not contain agricultural land, implementation of the proposed project would not result in a conflict with agricultural zoning or contractual restrictions. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to a conflict with zoning for agricultural use of a Williamson Act contract pursuant to CEQA Guidelines Section 15183.

Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. This topic was not evaluated in the GP EIR.

The Project site is not zoned for forest land or timberland uses. Therefore, the proposed Project would result in no impacts related to conflicts with existing forest land or timberland zoning. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Accordingly, no additional environmental review is required pursuant to CEQA Guidelines Section 15183.

c) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. This topic was not evaluated in the GP EIR.

The Project site consists of vacant, undeveloped land, surrounded by light industrial uses, retail commercial uses and Union Pacific Railroad tracks to the north; retail and service commercial uses to the south; commercial and institutional uses to the east; and railroad tracks and existing residential uses to the west. No forest land exists on or adjacent to the Project site. The Project site is not zoned for forest land or timberland uses. Therefore, the proposed Project would result in no impacts related to loss or conversion of forest land to non-forest use. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to loss or conversion of forest land to non-forest use pursuant to CEQA Guidelines Section 15183.

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. This topic was dismissed from consideration in the Notice of Preparation for the GP EIR and not evaluated in the GP EIR.

As identified above, the Project site is not identified as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland by the California Department of Conservation's California Important Farmland Finder Map. Additionally, the proposed Project would not convert farmland to a nonagricultural use or convert forest land to a non-forest use. Thus, the proposed Project would not involve other changes in the existing environment which, due to its location or nature, could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, the proposed Project would not result in conversion of farmland or forest land to non-forest use, and no impacts would occur. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to conversion of farmland to non-agricultural use or conversion of forest land to non-forest use pursuant to CEQA Guidelines Section 15183.

Cumulative Impacts

As discussed above, while this topic was not evaluated within the GP EIR, the proposed Project would be developed consistent with the Mixed Use designation as evaluated within the GP EIR, and the Project site is not designated for agricultural uses and is not identified as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland by the California Department of Conservation's California Important Farmland Finder Map. Thus, implementation of the proposed Project would not result in cumulative impacts related to agriculture and forestry resources and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to wildfire infrastructure pursuant to CEQA Guidelines Section 15183.

Conclusion

Regarding the issue area of agricultural and forestry resources, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's site-specific conditions, no substantial information has been identified that would result in a significant agricultural resources impact.
5. No new mitigation measures would be required because Project specific impacts would be less than significant

<u>Uniformly Applied Development Policies or Standards (DP/S)</u>

None.

GP Goals and Policies

None.

GP EIR Mitigation Measures

No mitigation measures related to agriculture and forestry are included in the GP EIR.

6.3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:	**Project Impact that is Peculiar to the Project or the Project Site**	**Significant Impact not Analyzed as Significant in the Prior EIR**	**Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR**	**Adverse Impact More Severe based on Substantial New Information**	**No New Impact**	**Not Previously Analyzed in the Prior EIR**
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard?	☐	☐	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) affecting a substantial number of people?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts that would occur to regional air quality as a result of the future urban development that was contemplated by the General Plan. These impacts included 8-hour ozone attainment, short-term construction emissions, operational air pollutants, increases in criteria pollutants, odors, and regional air quality impacts. (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.2-1 through 4.2-43). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use, the Open Space, Conservation, and Recreation, and the Circulation Elements, and include policies that encourage a mixture of land uses, provisions for non-automotive modes of transportation, consultation with the Placer County Air Pollution Control District (PCAPCD), and the incorporation of stationary and mobile source control measures.

The General Plan EIR concluded that, despite these goals and policies, significant air quality impacts will occur as a result of development under the General Plan and further, that these impacts cannot be

reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan and other development within the Sacramento Valley Air Basin (SVAB) as a whole will result in the following: violations of air quality standards as a result of short-term emissions from construction projects, increases in criteria air pollutants from operational air pollutants and exposure to toxic air contaminants, the generation of odors and a cumulative contribution to regional air quality impacts. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Project-Specific Impacts

This section was prepared using the following report:

- *Air Quality, Energy, and Greenhouse Gas Impact Analysis,* prepared by EPD Solutions, April 2026. Included as Appendix A.

a) Conflict with or obstruct implementation of the applicable air quality plan?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.2.1 and was determined to be less than significant. The GP EIR determined that implementation of the General Plan Update would not conflict with the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan, as growth projections are generally consistent with Sacramento Area Council of Governments (SACOG) projections and would not delay attainment of air quality standards (City of Rocklin, 2011, pp. 4.2-20 through 4.2-25). Therefore, the General Plan provides a framework for land use and transportation planning that is consistent with regional air quality planning efforts.

The Project site is located in the Sacramento Valley Air Basin and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The PCAPCD and SACOG are responsible for preparing the AQMP, which addresses federal and State Clean Air Act (CAA) requirements. The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan establishes strategies for reducing emissions and achieving attainment of federal and State ozone standards.

The proposed Project does not propose amendments to the General Plan land use designations and as discussed in Section 6.14, *Population and Housing*¸ would not result in population or employment growth beyond that previously evaluated in the GP EIR. As such, the Project would be consistent with regional growth assumptions utilized in the attainment plan.

The proposed Project would not exceed PCAPCD regional thresholds for criteria pollutants during construction or operation. In addition, the Project would be required to comply with applicable PCAPCD rules and regulations, including Rule 228 (Fugitive Dust), Rule 205 (Nuisance), and Rule 218 (Architectural Coatings), as well as policies OCR-58 and OCR-59, requiring coordination with PCAPCD for protection of air quality.

Therefore, the proposed Project would not conflict with or obstruct implementation of the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan, and would not result in new or more severe impacts beyond those identified in the GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or State ambient air quality standard)?

No New Impact. This topic was evaluated in the GP EIR and was determined to result in a significant and unavoidable impact. The GP EIR determined that implementation of the General Plan Update would result in increased operational emissions of criteria pollutants, including ROG, NOx, and PM_{10}, associated with population and employment growth, which could contribute to regional nonattainment conditions. Although implementation of General Plan policies, District rules, and State and federal regulations would reduce emissions, these measures would not reduce impacts to a less than significant level; therefore, impacts were determined to be significant and unavoidable (City of Rocklin, 2011, pp. 4.2-28 through 4.2-34)

The Basin is in non-attainment status for federal ozone standards, and State and federal particulate matter standards. Any development in the Basin, including the proposed Project could cumulatively contribute to these pollutant violations. Evaluation of the cumulative air quality impacts of the proposed Project has been completed pursuant to the PCAPCD's cumulative air quality impact methodology. The PCAPCD states that if an individual project results in air emissions of criteria pollutants that exceed the District's recommended daily thresholds, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s). The PCAPCD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.

Table AQ-1: PCAPCD Regional Daily Emissions Thresholds

Air Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
NOx	82	55
ROG	82	55
PM_{10}	82	82

Notes: ROG = reactive organic gases, NOx = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter, $PM_{2.5}$ = particulate matter 2.5 microns in diameter
Source: EPD Solutions, 2026 (Appendix A).

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several PCAPCD Rules, including Rule 228 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 228 prohibits visible fugitive dust emissions from crossing the property boundary and limits opacity from active operations (i.e., dust shall not exceed 40 percent opacity). The rule also requires implementation of minimum dust control measures, including but not limited to: stabilization of disturbed areas through watering or chemical suppressants; limiting vehicle speeds on unpaved surfaces to 15 miles per hour; covering or stabilizing soil stockpiles; pre-watering areas prior to ground disturbance; cleaning construction vehicles to prevent track-out; covering haul trucks or maintaining sufficient freeboard; and suspending grading

activities during high wind events if dust cannot be controlled. In addition, track-out onto paved public roadways must be minimized and removed through wet sweeping or vacuuming.

Compliance with Rule 228 was incorporated into the CalEEMod modeling assumptions and represents standard regulatory requirements applicable to the Project. As shown in Table AQ-2, *Project Construction Emission Estimates,* the California Emissions Estimator Model (CalEEMod) results indicate that the proposed Project would result in less-than-significant regional construction impacts. Construction activities would not result in a cumulatively considerable net increase of any criteria pollutant and impacts would be less than significant. Thus, no new impact related to construction emissions would occur.

Table AQ-2: Project Construction Emission Estimates

Construction Activity and Year	Maximum Daily Regional Emissions (pounds/day)		
	ROG	NOx	PM_{10}
DEMOLITION (2027)	**2.34**	**24.6**	**4.80**
Off-Road Equipment	2.21	19.9	.80
Demolition	0	0	2.86
Worker	0.05	0.03	0.15
Hauling	0.08	4.48	0.99
SITE PREPARATION (2027)	**3.10**	**28**	**6.46**
Off-Road Equipment	3.05	27.97	1.17
Dust from material Movement	0	0	5.11
Worker	0.05	0.03	0.18
GRADING (2027)	**1.71**	**18.4**	**3.48**
Off-Road Equipment	1.59	14.23	0.60
Dust From Material Movement	0	0	1.85
Worker	0.05	0.03	0.15
Hauling	0.07	3.98	0.88
BUILDING CONSTRUCTION (2027)	**1.76**	**11.58**	**2.63**
Off-Road Equipment	1.11	10.17	0.36
Worker	0.63	0.38	2.04
Vendor	0.02	1.03	0.23
PAVING (2027)	**1.18**	**6.10**	**0.39**
Off-Road Equipment	0.61	6.08	0.26
Paving	0.53	0	0
Worker	0.04	0.02	0.13
BUILDING CONSTRUCTION (2028)	**1.69**	**11.01**	**2.6**
Off-Road Equipment	1.07	9.66	0.33
Worker	0.60	0.37	2.04
Vendor	0.02	0.98	0.23

Construction Activity and Year	Maximum Daily Regional Emissions (pounds/day)		
	ROG	NOx	PM_{10}
BUILDING CONSTRUCTION (2029)	**1.57**	**10.73**	**2.57**
Off-Road Equipment	1.04	9.28	0.30
Worker	0.51	0.45	2.04
Vendor	0.02	1	0.23
ARCHITECTURAL COATING (2029)	**70.4**	**1.13**	**0.43**
Off-Road Equipment	0.14	1.06	0.02
Architectural Coatings	68.58	0	0
Worker	0.12	0.07	0.41
Maximum Daily Emissions 2027-2029	**68.84**	**28**	**6.46**
PCAPCD Significance Thresholds	82	82	82
Threshold Exceeded?	**No**	**No**	**No**

Notes: ROG = reactive organic gases, NOx = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter, $PM_{2.5}$ = particulate matter 2.5 microns in diameter
Source: EPD Solutions, 2026 (Appendix A).

Operation

Operational activities associated with the proposed Project would result in emissions of ROGs, NOx, and particulate matter from mobile and area sources. The proposed Project consists of an all-electric residential development and would not include natural gas consumption. Operational emissions were modeled using CalEEMod Version 2022.1 and compared to PCAPCD thresholds. As shown in Table AQ-3, maximum daily operational emissions ROG, NOx, and PM_{10} would not exceed PCAPCD thresholds. Therefore, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant.

As such, while the GP EIR determined that cumulative development under the General Plan would result in significant and unavoidable impacts, the proposed Project would not exceed PCAPCD thresholds and would not contribute considerably to cumulative air quality impacts. The proposed Project is consistent with the findings contained in the GP EIR and would result in no new or substantially greater impacts. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

Table AQ-3: Regional Project Operational Emissions

Operational Activity	Maximum Daily Regional Emissions (pounds/day)		
	ROG	NOx	PM_{10}
Mobile	13.0	10.8	20.3
Area	7.5	0.1	<0.01
Energy	-	-	-
Total Daily Operational Emissions	20.5	10.9	20.3
PCAPCD Significance Thresholds	55	55	82
Threshold Exceeded?	**No**	**No**	**No**

Source: EPD Solutions, 2026 (Appendix A).

c) Expose sensitive receptors to substantial pollutant concentrations?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.2.5 and was found to be significant and unavoidable with the implementation of mitigation measures. The GP EIR determined that implementation of the General Plan Update could expose sensitive receptors to toxic air contaminants (TACs) from mobile and stationary sources, including roadway traffic and diesel-powered equipment, and that mitigation measures would not fully reduce these impacts to a less than significant level. The GP EIR identified Mitigation Measure MM 4.2.1 and related policies to reduce exposure of sensitive receptors to TACs; however, even with implementation of these measures, impacts were determined to remain significant and unavoidable at the program level (City of Rocklin, 2011, pp. 4.2-34 to 4.2-38).

Sensitive receptors can include residences, schools, playgrounds, childcare centers, and athletic facilities. There are existing homes near the western boundary of the Project site.

Construction

Construction of the proposed Project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following PCAPCD's standard construction practices. Rule 228 which is intended to reduce particulate matter emissions from construction activities. Rule 228 requires implementation of dust control measures such as pre-watering disturbed areas, stabilizing exposed soils, limiting vehicle speeds on unpaved surfaces, covering haul trucks, preventing track-out onto public roadways, and suspending grading activities during high wind conditions when dust cannot be adequately controlled.

In addition, construction emissions would be temporary and intermittent. As demonstrated in the Project-specific air quality analysis (Appendix A) construction emissions would not exceed applicable PCAPCD regional thresholds. Therefore, construction-related exposure of nearby sensitive receptors to pollutant concentrations would be less than significant.

Operation

Operational emissions associated with the proposed Project would primarily consist of vehicle trips, area sources, and electricity use. The proposed Project consists of a residential community and would not include industrial uses, substantial stationary emission sources, or land uses associated with heavy-duty diesel truck traffic, long-term idling, or queueing.

As demonstrated in the Project-specific air quality analysis (Appendix A), operational emissions would not exceed applicable PCAPCD thresholds. While the GP EIR identified potentially significant and unavoidable impacts related to long-term exposure to TACs from regional sources such as major roadways and rail operations, the proposed Project would not introduce substantial new sources of TAC emissions or result in exposure conditions beyond those previously evaluated in the GP EIR.

Based on the foregoing analysis, implementation of the proposed Project would not expose sensitive receptors to substantial pollutant concentrations beyond what was previously evaluated, identified, and disclosed in the GP EIR. Therefore, no new or substantially greater impacts would occur. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.2.6 and impacts were determined to be significant and unavoidable. The GP EIR determined that implementation of the General Plan Update could result in objectionable odors affecting a substantial number of people due to the potential for future land uses that may generate odorous emissions and the subjective nature of odor perception, and that compliance with PCAPCD rules and General Plan policies would not fully reduce impacts to a less than significant level (City of Rocklin, 2011, pp. 4.2-38 and 4.2-39).

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's operational uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction and would not result in odor impacts beyond those previously evaluated in the GP EIR.

Operational odor sources associated with the proposed Project would be limited to typical residential uses, including solid waste handling and minor sources such as landscaping or household activities. It is expected that refuse would be stored in covered containers and removed at regular intervals in compliance with applicable solid waste regulations.

In addition, the proposed Project would be required to comply with PCAPCD Rule 205 (Nuisance), which prohibits the discharge of air contaminants in quantities that cause injury, detriment, nuisance, or annoyance to a considerable number of persons or the public. Compliance with Rule 205 would ensure that any potential odor sources are properly managed and would be subject to enforcement if determined to constitute a public nuisance.

While the GP EIR identified potentially significant and unavoidable impacts related to odors at the program level due to the range of potential future land uses, the proposed Project would not introduce substantial odor-generating sources or result in odor conditions beyond those previously evaluated in the GP EIR.

Based on the foregoing analysis, implementation of the proposed Project would not result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people beyond what was previously evaluated, identified, and disclosed in the GP EIR. Therefore, no new or substantially greater impacts would occur. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

Cumulative Impacts

As described in the GP EIR on page 4.2-40, cumulative contributions to regional air quality impacts are considered cumulatively considerable. However, as discussed above and in Appendix A, the proposed Project would not exceed PCAPCD thresholds and would not contribute considerably to cumulative air quality impacts. The PCAPCD concluded that if a project's ozone precursor and PM10 emissions would be greater than the PCAPCD's operational-level thresholds, the project would conflict with relevant attainment plans and could result in a cumulatively considerable contribution to a significant cumulative impact. Conversely, if a project's ozone precursor and PM10 emissions are less than operational-level thresholds, the project would not conflict with the relevant attainment plan. As shown in Table AQ-3 above, operation of the proposed project would generate regional emissions that would be below the operational-level thresholds; therefore, the project's contribution to the cumulative emissions of criteria pollutants for which the PCAPCD area is in non-attainment would not be considerable.

Conclusion

Regarding the issue area of air quality, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR air quality analysis used the proposed General Plan land use designations, projected traffic, and anticipated residential, commercial, office, and industrial development under the proposed Land Use Diagram. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's development intensity being within the level analyzed in the GP EIR, and the findings of the project-specific Air Quality, Energy, and Greenhouse Gas Impact Analysis, no substantial new information has been identified that would result in an air quality impact more severe than anticipated in the GP EIR.
5. No new mitigation measures would be required because Project specific impacts would be less than significant with compliance with existing SCOAs and regulations listed below.

Uniformly Applied Development Policies or Standards (DP/S)

PCAPCD Rule 228 – Fugitive Dust. Requires implementation of dust control measures for construction activities capable of generating fugitive dust, including stabilization of disturbed areas, pre-watering, limiting vehicle speeds on unpaved surfaces, covering haul trucks, preventing track-out onto public roadways, and suspending grading during high wind conditions. Ensures particulate matter emissions (PM_{10} and $PM_{2.5}$) are minimized and do not result in visible emissions beyond the project boundary.

PCAPCD Rule 205 – Nuisance. Prohibits the discharge of air contaminants, including odors, in quantities that cause injury, detriment, nuisance, or annoyance to a considerable number of persons or the public. Provides regulatory enforcement to address objectionable odors and protect nearby sensitive receptors.

PCAPCD Rule 218 – Architectural Coatings. Limits volatile organic compound (VOC) content in paints and coatings used during construction and operation to reduce emissions that contribute to ozone formation and regional air quality degradation.

GP Goals and Policies

Policy LU-13 Review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

Policy C-2 Coordinate land use and transportation planning to support transit services, NEV facilities and non-motorized transportation.

Policy C-52 Require landscaping and tree planting along railroad right-of-way and along existing streets as appropriate.

Policy OCR-58 Stationary and Mobile Source Control Measures. Require development projects to incorporate stationary and mobile source control measures recommended by the Placer County Air Pollution Control District (PCAPCD) and approved by the City for protection of air quality during construction and subsequent operations.

Policy OCR-59 Coordination with PCAPCD. Continue to consult with the Placer County Air Pollution Control District in the development and implementation of stationary and mobile source control measures affecting the City of Rocklin.

GP EIR Mitigation Measures

MM 4.2.1 Reduce Exposure to Toxic Air Contaminants (TACs). Residential development projects and projects categorized as sensitive receptors shall be located an adequate distance from existing and potential sources of toxic air contaminant (TAC) emissions such as freeways, major arterials, industrial sites, and hazardous material locations. “Adequate distance” will be based on site-specific conditions, the type and location of sensitive receptors, the types and amounts of potential TAC emissions, mitigation measures which reduce potential health risks from TAC emissions, and other factors.

6.4. BIOLOGICAL RESOURCES

Would the Project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒	☐
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒	☐

Would the Project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts that would occur to the biological resources of the Planning Area as a result of the future urban development that was contemplated by the General Plan. These impacts included special-status species, species of concern, non-listed species, biological communities and migratory wildlife corridors (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.10-1 through 4.10-47). Mitigation measures to address these impacts are incorporated into the General Plan in the Open Space, Conservation and Recreation Element, and include policies that encourage the protection and conservation of biological resources and require compliance with rules and regulations protecting biological resources, including the City of Rocklin Oak Tree Preservation Ordinance.

The General Plan EIR concluded that, despite these goals, policies and rules and regulations protecting biological resources, significant biological resources impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will impact riparian

habitat or other sensitive biological communities, will result in the loss of native oak and heritage trees, will result in the loss of oak woodland habitat and will contribute to cumulative impacts to biological resources. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Project-Specific Impacts

This section was prepared using the following reports:

- *General Biological Assessment*, prepared by Psomas, May 2026. Included as Appendix B.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No New Impact. This topic was evaluated in the GP EIR as Impacts 4.10.1 and 4.10.2 and was determined to result in less than significant impacts with implementation of GP EIR Mitigation Measure 4.10.1 (Rocklin 2011, pp. 4.10-29 through 4.10-36).

The GP EIR identified that, pursuant to General Plan Policy OCR-40, individual development projects are required to be in compliance with the State and Federal Endangered Species Act. As discussed in General Plan Mitigation Measure 4.10.1, if sensitive species or suitable habitat are identified, mitigation would be implemented to reduce potential impacts to less-than-significant levels. The GP EIR also identifies General Plan Policies OCR-5, OCR-39, OCR-40, and OCR-41 as policies that would assist in avoiding or minimizing impacts to special-status species by requiring CEQA review, protection of wetlands, vernal pools, and rare, threatened, and endangered species, compliance with applicable State and federal regulations, and use of on-site or off-site mitigation where appropriate. Consistent with these policies and GP EIR Mitigation Measure 4.10.1, a General Biological Assessment (GBA) was prepared for the proposed Project by EPD Solutions, Inc. in May 2026 (Appendix B). The GBA included a literature review and a field survey conducted on April 3, 2026, to document existing habitat conditions, identify plant and wildlife species present, evaluate potential State and federal waters, assess wildlife movement potential, and evaluate the presence of habitat for special-status species.

The GBA describes that the Project site is vacant, undeveloped, and consists of approximately 5.84 acres of annual grassland habitat, 0.01 acres of seasonal depression, and 1.25 acres of developed/disturbed areas. Implementation of the proposed Project would impact approximately 5.82 acres of annual grassland habitat and 1.25 acres of developed/disturbed areas. The portion of the seasonal depression that extends onto the Project site would be avoided, and the proposed retaining wall along the western border would be constructed around the onsite portion of the seasonal depression to provide a buffer between the seasonal depression and proposed development.

According to the GBA, no listed special-status plant species were determined to be present on the Project site due to lack of suitable habitat and/or suitable soils. The GBA identified potential habitat for Cooper's hawk, Crotch's bumble bee, vernal pool fairy shrimp, Swainson's hawk, and California linderiella. Cooper's hawk and Swainson's hawk have potential to occur because the Project site contains suitable nesting or foraging habitat. Crotch's bumble bee also has potential to occur due to the presence of suitable grassland habitat. Vernal pool fairy shrimp and California linderiella have potential to occur within the seasonal depression; however, the Project has been designed to avoid the onsite portion of the seasonal

depression, and therefore implementation of the Project is not expected to result in impacts to these species.

For Crotch's bumble bee, the GBA recommends pre-construction surveys if ground-disturbing activities are scheduled to begin between February 1 and October 31. Surveys would be conducted by a qualified biologist in accordance with CDFW guidance for CESA candidate bumble bee species. If suitable habitat is confirmed, focused surveys would be conducted during the colony active period. If Crotch's bumble bee is detected and impacts cannot be avoided, the Project applicant would be required to consult with CDFW and obtain appropriate take authorization pursuant to Fish and Game Code Section 2080 et seq. These survey, avoidance, consultation, and take authorization requirements are consistent with GP EIR Mitigation Measure 4.10.1, which requires feasible mitigation where special-status species are found or are likely to occur and allows mitigation to be determined by the City after USFWS and CDFW are provided an opportunity to comment. The Project site contains disturbed annual grassland habitat that is generally consistent with habitat types anticipated for future urban development within the General Plan planning area. The requirement for pre-construction surveys, consultation with CDFW, and implementation of avoidance or mitigation measure included as Mitigation Measure (MM) BIO-1 is consistent with the regulatory compliance framework and mitigation approach already established in the GP EIR for special-status species. As such, the presence or potential presence of Crotch's bumble bee would not result in environmental effects that are more severe than those analyzed in the GP EIR, nor would it create a significant effect peculiar to the Project or site pursuant to CEQA Guidelines Section 15183.

In addition, migratory birds and raptors have the potential to nest in trees and shrubs within the Project site. Thus, to ensure compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, MM BIO-2 has been included to require ground-disturbing activities to either be scheduled outside of the avian breeding season or pre-construction nesting bird surveys and appropriate avoidance measures would be implemented if work occurs during the breeding season. The GBA identifies the nesting bird season as February 1 through September 15 and recommends avoiding vegetation removal and construction activities adjacent to nesting habitat during the breeding season, or conducting pre-construction surveys prior to construction. If active nests are detected, appropriate no-work buffers would be established and monitored by a qualified biologist, as needed. These nesting bird avoidance and survey requirements are also consistent with GP EIR Mitigation Measure 4.10.1 because they provide feasible measures to avoid or reduce impacts to special-status and protected species that may occur on the Project site.

No listed special-status plant species were determined to be present on the Project site due to lack of suitable habitat and/or suitable soils. No other listed special-status species were determined to be present on the Project site, except for those species identified above as having potential to occur.

Therefore, with the implementation of GP EIR Mitigation Measure 4.10.1, as applied through the Project-specific recommendations identified in the GBA, impacts related to candidate, sensitive, or special-status species would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts related to candidate, sensitive, or special-status species would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.10.3 and was determined to result in a significant and unavoidable impact (Rocklin 2011, pp. 4.10-36 through 4.10-38).

Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. As discussed above, the Project site is vacant and undeveloped and consists primarily of annual grassland habitat, with a small seasonal depression and developed/disturbed areas. No riparian habitat occurs on the Project site. The GBA identified a small seasonal depression adjacent to the Union Pacific Railroad tracks that extends approximately 10 feet onto the southwestern portion of the Project site. The seasonal depression is an isolated feature that collects and holds water for short periods following storm events and does not have connectivity to upstream or downstream waterbodies or aquatic resources. Therefore, the GBA determined that the seasonal depression would not be considered waters of the United States regulated by USACE or RWQCB under Sections 404 and 401 of the Clean Water Act; however, CDFW may exert jurisdiction over the feature under Fish and Game Code Section 1602, and RWQCB may exert jurisdiction under Porter-Cologne.

The Project has been designed to avoid the onsite portion of the seasonal depression. The proposed retaining wall along the western border would be constructed around the onsite portion of the seasonal depression to provide a buffer between the seasonal depression and proposed development. Therefore, the proposed Project would not directly impact riparian habitat, wetlands, or other sensitive natural communities. Consistent with GP EIR Mitigation Measure 4.10.1, the GBA recommends avoidance measures for the onsite seasonal depression, including demarcation of Project impact areas, installation of erosion control measures, worker environmental awareness training, and measures to avoid the introduction and spread of invasive plant species included as MM BIO-3. These recommendations implement the mitigation framework already established in the GP EIR and do not constitute new mitigation.

Therefore, with implementation of GP EIR Mitigation Measure 4.10.1, as applied through the Project-specific avoidance measures identified in the GBA, impacts related to riparian habitat or other sensitive natural communities would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts related to riparian habitat or other sensitive natural communities would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.10.3 and was determined to result in a significant and unavoidable impact (Rocklin 2011, pp. 4.10-36 through 4.10-38).

Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. The GP EIR determined that implementation of the General Plan could result in disturbance, degradation, or removal of riparian and wetland habitats. The GP EIR identified General Plan Policies OCR-5, OCR-39, OCR-40, and OCR-41, along with GP EIR Mitigation Measure 4.10.1, as measures that would assist in avoiding or minimizing impacts to sensitive biological communities and federally protected wetlands; however, because complete offset of habitat loss could not be ensured in every circumstance, this impact was determined to be significant and unavoidable at the program level.

As discussed above, the GBA determined that the Project site does not contain streams, rivers, lakes, or federally protected wetlands regulated by USACE under Section 404 of the Clean Water Act. Although a small seasonal depression extends onto the southwestern portion of the Project site, the GBA determined that this feature is isolated, lacks connectivity to upstream or downstream waterbodies, and would not be considered waters of the United States. The feature may be subject to CDFW jurisdiction under Fish and Game Code Section 1602 and/or RWQCB jurisdiction under Porter-Cologne; however, the Project has been designed to avoid the onsite portion of the seasonal depression.

Consistent with GP EIR Mitigation Measure 4.10.1, the GBA recommends avoidance measures for the onsite seasonal depression, including demarcation of Project impact areas, installation of erosion control measures, worker environmental awareness training, and measures to avoid the introduction and spread of invasive plant species included as MM BIO-3. These avoidance measures would provide site-specific measures to avoid or minimize potential indirect impacts to biological resources identified during Project-level review. Therefore, because the Project has been designed to avoid the onsite seasonal depression, no direct removal, filling, or hydrological interruption of a wetland or potentially jurisdictional aquatic feature would occur with development of the Project site. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.10.4 and was determined to result in less than significant impacts with implementation of GP EIR Mitigation Measure 4.10.1 (Rocklin 2011, pp. 4.10-38 through 4.10-39).

The GP EIR identified that remaining natural lands within the Planning Area, including ridgelines, annual grasslands, oak woodlands, and riparian/riverine habitat, may provide cover and vegetation that could be used as migratory corridors for common and special-status fish and wildlife species. However, the GP EIR determined that the City is largely built out, and remaining development potential would not substantially convert major remaining undisturbed designated open space areas or riparian areas that could serve as migratory corridors. The GP EIR also noted that the General Plan Land Use Diagram provides several movement corridors designated as open space along waterways in the City that connect with land areas outside of Rocklin. Therefore, impacts to migratory corridors were determined to be less than significant, and no mitigation was required.

The GBA evaluated the Project site for its function as a wildlife corridor. The Project site consists of relatively flat vacant land within a heavily urbanized area and is surrounded by light industrial and commercial development to the north, commercial development to the east and south, and the Union Pacific Railroad tracks followed by residential development to the west. The Project site is not located within a designated wildlife corridor or linkage. Although the onsite annual grassland may provide limited habitat for wildlife species, the site is cut off by urban development in all directions and is not substantial enough to support or facilitate species movement. Therefore, the GBA determined that the Project site does not provide movement corridors for resident or migratory wildlife species.

Therefore, the proposed Project would not interfere substantially with the movement of native resident or migratory fish or wildlife species, conflict with an established wildlife corridor, or impede the use of native wildlife nursery sites. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

e) Conflict with any local policies or ordinances protecting biological resources?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.10.5 and was determined to result in a significant and unavoidable impact (Rocklin 2011, pp. 4.10-39 through 4.10-43).

The GP EIR determined that implementation of the General Plan could conflict with local policies or ordinances protecting biological resources as a result of the removal of native oak trees, including heritage trees and other mature, healthy oak trees, and the removal of oak woodland habitat. The GP EIR identified that these impacts would be addressed through General Plan Policies OCR-5, OCR-41, and OCR-43, as well as the City of Rocklin Oak Tree Preservation Ordinance, codified in Rocklin Municipal Code Chapter 17.77. However, because removed mature oak trees and oak woodland habitat would not be immediately replaced with equivalent mature habitat, the GP EIR determined this impact would remain significant and unavoidable at the program level.

The GBA identified blue oak and interior live oak trees on the Project site. The City of Rocklin Oak Tree Preservation Ordinance regulates the removal of protected oak trees and encroachment into protected zones of such trees. The ordinance applies to native oak trees within the City with a diameter at breast height of 6 inches or greater, and provides special protection for heritage oak trees, defined as native oak trees with a diameter at breast height of 24 inches or greater, and compliance with the ordinance is included as MM BIO-4.

The GBA recommends that an oak tree survey be conducted by a certified arborist to document the type, size, and condition of all oak trees measuring 6 inches or greater in diameter at breast height on the Project site for the purpose of determining whether an oak tree removal permit would be required. If impacts to onsite oak trees would occur, the Project would be required to comply with the City of Rocklin Oak Tree Preservation Ordinance, including any applicable requirements for off-site tree replacement, contributions to the Rocklin Oak Tree Preservation Fund, and/or dedication of land, as determined through the City's development review process.

Therefore, the proposed Project would be required to comply with the City of Rocklin Oak Tree Preservation Ordinance and would not conflict with any local policies or ordinances protecting biological resources. Based on the foregoing analysis, no new or substantially greater impacts would occur with

implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.1.4 and was determined to result in a less-than-significant impact (Rocklin 2011, pp. 4.1-35 through 4.1-36).

The GP EIR identified that the Placer County Conservation Plan was prepared as a Natural Community Conservation Plan and Habitat Conservation Plan as part of the Placer Legacy Program. However, the GP EIR states that the City of Rocklin chose not to participate in the Placer County Conservation Plan, and that the Placer Legacy Program, Placer County Conservation Plan, and Natural Community Conservation Plan are outside the City of Rocklin and its Sphere of Influence. The GP EIR further states that none of these plans have targeted areas for conservation within the City, and because the City is not a participant, the City is not subject to the provisions of these programs. Therefore, the GP EIR determined that conflicts with a habitat conservation plan or natural community conservation plan are not anticipated.

The General Biological Assessment prepared for the proposed Project did not identify the Project site as being located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan area. The GBA evaluated potential conflicts with local or regional plans, policies, or regulations and identified the City of Rocklin Oak Tree Preservation Ordinance as the applicable local biological resource protection requirement (Appendix B)

Therefore, because no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan applies to the Project site, the proposed Project would not conflict with the provisions of any such plan. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

Cumulative Impacts

As discussed in the GP EIR on page 4.10-44, implementation of the General Plan would result in a cumulatively considerable impact to biological resources. Although direct impacts to special-status wildlife species could occur as a result of Project implementation, these impacts would be mitigated to a less-than-significant level through implementation of the applicable General Plan EIR mitigation measures and Project-specific mitigation measures. As discussed in this section, the Project has been designed to avoid sensitive biological resources to the maximum extent practicable, including avoidance of the onsite seasonal depression. In addition, pre-construction surveys, biological monitoring, and other avoidance and minimization measures would reduce impacts to special-status species and sensitive habitats to a less than significant level. The Project would also comply with all applicable federal, state, and local regulations protecting biological resources. Pursuant to CEQA Guidelines Section 15183, the Project would not result in any new or more severe significant biological impacts than those analyzed in the General Plan EIR. Furthermore, the Project would not contribute to the General Plan's identified cumulative biological

impacts in a cumulatively considerable manner because Project-specific impacts would be avoided, minimized, and mitigated in accordance with the mitigation framework established in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of biological resources, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR biological resources analysis used the project description, existing setting, significance standards, database search results, literature review, aerial photo review, habitat mapping, and special-status species assessment under the proposed General Plan Land Use Diagram. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's development intensity being within the level analyzed in the GP EIR, and the findings of the project-specific General Biological Assessment, no substantial new information has been identified that would result in a biological resources impact more severe than anticipated in the GP EIR.
5. No new mitigation measures would be required. Project specific impacts would be less than significant with adherence to GP EIR mitigation measures listed below.

Uniformly Applied Development Policies or Standards (DP/S)

Federal Endangered Species Act (FESA). The proposed Project would be required to comply with the Federal Endangered Species Act, which prohibits unauthorized take of federally listed threatened and endangered species and requires consultation and/or take authorization where impacts to federally listed species could occur.

California Endangered Species Act (CESA). The proposed Project would be required to comply with the California Endangered Species Act, which prohibits unauthorized take of State-listed threatened, endangered, and candidate species and requires consultation and/or take authorization from CDFW where impacts to such species could occur.

Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503, 3503.5, and 3513. The proposed Project would be required to comply with the MBTA and California Fish and Game Code provisions protecting native birds, raptors, migratory birds, active nests, and eggs. Compliance may require avoidance of vegetation removal during the nesting season or pre-construction nesting bird surveys and appropriate avoidance buffers if construction occurs during the nesting season.

Clean Water Act Sections 401 and 404. The proposed Project would be required to comply with applicable federal requirements regulating the discharge of dredged or fill material into waters of the United States, if such resources are determined to be present or affected by Project activities.

Porter-Cologne Water Quality Control Act. The proposed Project would be required to comply with applicable State water quality requirements regulating discharges to waters of the State, if such resources are determined to be present or affected by Project activities.

California Fish and Game Code Section 1602. The proposed Project would be required to comply with CDFW streambed alteration requirements if Project activities would substantially divert or obstruct the natural flow of, substantially change the bed, channel, or bank of, or deposit material into a stream, lake, or other feature subject to CDFW jurisdiction.

City of Rocklin Municipal Code Chapter 17.77. Oak Tree Preservation. The proposed Project would be required to comply with the City of Rocklin Oak Tree Preservation Ordinance, which regulates the removal of protected native oak trees and encroachment into protected oak tree zones. Compliance may include preservation, replacement planting, payment into the Rocklin Oak Tree Preservation Fund, dedication of land, or other requirements determined through the City's development review process.

GP Goals and Policies

Policy OCR-5: Utilize the California Environmental Quality Act (CEQA) as the primary regulatory tool for identifying and mitigating, where feasible, impacts to open space and natural resources when reviewing proposed development projects.

Policy OCR-39: Require the protection of wetlands, vernal pools, and rare, threatened and endangered species of both plants and animals through either avoidance of these resources, or implementation of appropriate mitigation measures where avoidance is not feasible, as determined by the City of Rocklin.

Policy OCR-40: Require compliance with the State and Federal Endangered Species Acts and the Clean Water Act as conditions of development project approval.

Policy OCR-41: Recognize that onsite protection of natural resources may not always be feasible and that offsite methods, such as use of mitigation banks, may be used.

Policy OCR-43: Mitigate for removal of oak trees and impacts to oak woodlands in accordance with the City of Rocklin's Oak Tree Preservation Ordinance, or for projects located in zones not directly addressed by the Oak Tree Preservation Ordinance mitigation measures, on a project-by-project basis through the planning review and entitlement process.

GP EIR Mitigation Measures

Mitigation Measure 4.10.1: MM 4.10.1 The following shall be added as action steps to the General Plan Update Open Space, Conservation and Recreation Element:

- To offset possible losses of sensitive native wildlife and plant habitat (e.g., wetland habitat, riparian habitat, and oak woodlands) due to development projects, developers shall be responsible for mitigation. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying fees towards an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations.
- For those areas in which special-status species are found or are likely to occur, the City shall require feasible mitigation of impacts to those species that ensure that the activity does not

contribute to the decline of the affected species such that their decline would impact the viability of the species. Mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment.

The GBA identified potential biological resources on the Project site, including potential habitat for Crotch's bumble bee, nesting birds, the onsite seasonal depression, and oak trees. Consistent with GP EIR MM 4.10.1, the following project-specific mitigation measures are applied to the proposed Project to avoid or reduce impacts to biological resources identified during Project-level review. These measures implement the mitigation framework established by GP EIR MM 4.10.1 by requiring feasible mitigation where sensitive habitat or special-status species are found or are likely to occur.

Project Specific Mitigation Measures

Mitigation Measure BIO-1: Crotch's Bumble Bee Surveys and Avoidance. If ground-disturbing activities are scheduled to begin between February 1 and October 31, Crotch's bumble bee pre-construction surveys shall be conducted by a qualified biologist based on CDFW's survey guidance for CESA candidate bumble bee species. Surveys shall consist of a habitat assessment evaluating the likelihood of bumble bees occurring within and adjacent to the Project site. If the habitat assessment finds that the site does not contain suitable habitat for Crotch's bumble bee, no further surveys shall be required. If suitable habitat is present, focused surveys shall be conducted, consisting of three onsite surveys spaced two to four weeks apart during the colony active period from April through August. If Crotch's bumble bee is detected on the Project site, the Project shall develop a plan to fully avoid impacts to the species. If impacts cannot be feasibly avoided, the Project applicant shall consult with CDFW and obtain appropriate take authorization pursuant to Fish and Game Code Section 2080 et seq. The Project shall comply with the mitigation measures detailed in the take authorization issued by CDFW.

Mitigation Measure BIO-2: Nesting Bird Surveys and Avoidance. To avoid direct and indirect impacts to raptors and/or migratory birds, grubbing and clearing of vegetation that may support active nests and construction activities adjacent to nesting habitat shall occur outside of the breeding season, generally January 15 through August 31. If removal of habitat and/or construction activities adjacent to nesting habitat are necessary during the breeding season, the Project shall retain a qualified biologist to conduct a pre-construction survey to determine the presence or absence of non-listed nesting migratory birds on or within 300 feet of the construction area, and federally or State-listed birds and raptors on or within 500 feet of the construction area. The pre-construction survey shall be conducted within three calendar days prior to the start of construction. If nesting birds are detected, no-work buffers shall be established, including 300 feet for non-listed nesting migratory birds and 500 feet for listed birds or raptors, unless reduced by a qualified biologist based on site-specific conditions. If construction must occur within the recommended buffer, a qualified biologist shall be present to monitor nesting behavior and determine the appropriate nest buffer.

Mitigation Measure BIO-3: Seasonal Depression Avoidance. The Project has been designed to avoid direct impacts to the onsite portion of the seasonal depression. To ensure no indirect impacts to the seasonal depression, Project impact areas shall be clearly demarcated prior to construction, and all workers shall be made aware of the impact limits and avoided areas. No ground- or vegetation-disturbing activities shall occur outside of the Project impact limits, and all vehicles and equipment shall be restricted to the Project impact limits or existing designated access roads and staging areas. Erosion control

measures shall be placed between the avoided seasonal depression and the outer edge of the impact limits prior to commencement of construction activities and shall be maintained until construction is completed and soils have stabilized. A qualified biologist shall conduct worker environmental awareness training for all contractors, work crews, and onsite personnel to aid workers in recognizing sensitive biological resources known to occur on the Project site. The Project shall retain a qualified biologist on an as-needed basis to assist with potential biological issues that may arise during construction. To avoid introduction and spread of non-native invasive plant species, clothing, vehicles, and equipment shall be cleaned prior to entering the Project site, and materials used for the Project, such as fill dirt or erosion control materials, shall be from weed-free locations or certified weed-free.

Mitigation Measure BIO-4: Oak Tree Survey and Compliance. In accordance with the City of Rocklin Oak Tree Preservation Ordinance, Chapter 17.77 of the Rocklin Municipal Code, an oak tree survey shall be conducted by a certified arborist to document the type, size, and condition of all oak trees measuring 6 inches or greater in diameter at breast height on the Project site for the purpose of determining whether an oak tree removal permit is required. If impacts to onsite oak trees would occur, mitigation shall be provided in accordance with the City of Rocklin Oak Tree Preservation Ordinance, which may include off-site tree replacement, contributions to the Rocklin Oak Tree Preservation Fund, and/or dedication of land, as determined by the City.

6.5. CULTURAL RESOURCES

Would the Project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	☐	☐	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural and paleontological resources within the Planning area as a result of the future urban development that was contemplated by the General Plan. These impacts included potential destruction or damage to any historical, cultural, and paleontological resources (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.8-1 through 4.8-21). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Open Space, Recreation and Conservation Elements, and include goals and policies that encourage the preservation and protection of historical, cultural and paleontological resources and the proper treatment and handling of such resources when they are discovered.

The General Plan EIR concluded that despite these goals and policies, significant cultural resources impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will contribute to cumulative impacts to historic character. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Project-Specific Impacts

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.8.1 and was determined to have a less than significant impact (City of Rocklin, 2011, pp. 4.8-14 to 4.8-16).

CEQA defines a historical resource as a resource that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR); (2) listed in a local register of historical resources as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (3) determined to be a historical resource by a project's Lead Agency (PRC Section 21084.1 and CEQA Guidelines Section 15064.5[a]).

The California Register defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California; (2) associated with the lives of persons important to local, California; (3) embodies the distinctive characteristics of a type, period, California region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. No known historical resources have been identified on the project site.

As identified in the GP EIR, future development within the City has the potential to result in direct or indirect impacts to historical resources; however, implementation of General Plan policies OCR-62, historic resource preservation, and OCR-66, reuse of historic structures, would avoid or minimize impacts through preservation, documentation, or appropriate treatment of resources.

While there is the potential for undiscovered resources to be encountered during construction, compliance with applicable General Plan policies and standard regulatory requirements would ensure that any such resources are appropriately identified and managed. Furthermore, the Project would be subject to an inadvertent discovery requirement whereby, if historical resources are encountered during construction, work would be temporarily halted in the vicinity of the find and a qualified professional would be retained to evaluate the resource and recommend appropriate treatment measures consistent with CEQA Guidelines Section 15064.5.

Therefore, the proposed Project would not result in a substantial adverse change in the significance of a historical resource and would not result in new or more severe impacts beyond those identified in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.8.1 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.8-14 to 4.8-16).

As identified in the GP EIR, development within the City has the potential to impact archaeological resources; however, implementation of General Plan policies OCR-62, historic resource preservation, and OCR-65, archaeological/paleontological protection, would avoid or minimize impacts through preservation, documentation, or appropriate treatment of resources.

To address this potential, the proposed Project would implement MM CUL-1, requiring that if archaeological resources are encountered during construction, work be temporarily halted in the vicinity of the find and a qualified archaeologist be retained to evaluate the resource and recommend appropriate treatment measures, such as avoidance, preservation in place, or data recovery, consistent with CEQA Guidelines Section 15064.5, in compliance with General Plan Policy OCR-65.

Therefore, the proposed Project would not result in a substantial adverse change in the significance of an archaeological resource and would not result in new or more severe impacts beyond those identified in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.8.2 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.8-16 to 4.8-17).

The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate vicinity of the Project site. However, as identified in the GP EIR, there remains the potential for previously undiscovered human remains to be encountered during ground-disturbing activities. Nevertheless, should human remains be unearthed during grading and excavation activities associated with Project development, the construction contractor would be required by California law to comply with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. According to Section 7050.5(b) and (c), if human remains are discovered, work in the immediate vicinity would be temporarily halted and a coroner must be contacted and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of Native American descent, the coroner is required to contact the NAHC by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. Consistent with General Plan Policy OCR-65 (archaeological and human remains protection), appropriate treatment and disposition would be carried out in consultation with the Most Likely Descendant, where applicable.

Through mandatory compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, in conjunction with implementation of General Plan Policy OCR-65, the proposed Project would not result in significant impacts to human remains. Therefore, the proposed Project would result in no new impact related to disturbance of human remains and would not result in new or more severe impacts beyond those identified in the GP EIR.. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional review is required.

Cumulative Impacts

As discussed in the GP EIR on page 4.8-18, implementation of the General Plan could result in cumulatively considerable impacts to historical, archaeological, and tribal cultural resources due to the potential

disturbance of previously unidentified resources during future development. The Project would implement all applicable General Plan policies, as well as Project-specific mitigation measures requiring procedures for the identification, evaluation, treatment, and preservation of any previously undiscovered cultural resources encountered during ground-disturbing activities. Because the Project would comply with applicable General Plan policies, implement the mitigation framework established in the General Plan EIR, and incorporate Project-specific measures to avoid and minimize impacts to previously undiscovered resources, the Project would not make a cumulatively considerable contribution to the cumulative impacts identified in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of cultural resources, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR cultural resources analysis used a records search, NAHC Sacred Lands File search, tribal correspondence, review of the Rocklin Historical Society website, and other published cultural and historic sources for the Planning Area. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR and the Project's development area being the same as was analyzed in the GP EIR, no substantial new information has been identified that would result in a cultural resources impact more severe than anticipated in the GP EIR.
5. No new mitigation measures would be required. Project specific impacts would be less than significant with adherence to the City's mitigation measures, as listed below.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GP Goals and Policies

Policy OCR-62. Preserve historically significant resources in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.

Policy OCR-65. Preserve significant archaeological resources (including Native American remains) and paleontological resources in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.

GP EIR Mitigation Measures

No mitigation measures related to cultural resources are included in the GP EIR.

Project Specific Mitigation Measures

Mitigation Measure CUL-1: Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist shall call the City Environmental Services Manager immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the Project archaeologist, the Native American tribal representative, and the City Environmental Services Manager to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the City Environmental Services Manager, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

6.6. ENERGY

Would the Project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	☐	☐	☐	☐	☒	☐
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☐	☐	☐	☒

Summary of Impacts Identified in the GP EIR

The GP EIR determined that short-term construction activities would result in temporary increases in electricity demand and transportation-related energy use, with energy consumption fluctuating based on the construction phase. Construction activities would be typical of development under the General Plan and would not result in substantial or inefficient energy use (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.13-30 through 4.13-32).

Operational energy demand would increase with implementation of the General Plan due to population and development growth. However, compliance with Title 24 Building Energy Efficiency Standards and the California Green Building Standards Code (CALGreen), as well as implementation of General Plan policies OCR-56 and OCR-57, would promote energy conservation, improve building efficiency, and support sustainable land use patterns.

As discussed in the GP EIR, implementation of the General Plan would not result in inefficient, wasteful, or unnecessary consumption of energy resources and would not conflict with applicable State or local plans for energy efficiency or renewable energy. Therefore, impacts related to energy would be less than significant.

Project-Specific Impacts

This section was prepared using the following report:

- *Air Quality, Energy, and Greenhouse Gas Impact Study,* prepared by EPD Solutions Inc., April 2026. Included as Appendix A.

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.13.3.2 and was determined result in a less-than-significant impact. The GP EIR determined that development under the General Plan would be required to comply with California Building Energy Efficiency Standards (Title 24), which would minimize inefficient, wasteful, and unnecessary consumption of energy and reduce impacts on peak energy demand and overall State energy use. In addition, implementation of General Plan policies OCR-56 and OCR-57 would promote energy conservation and efficient land use patterns. As such, the GP EIR concluded that impacts related to energy consumption would be less than significant . (City of Rocklin, 2011, pp. 4.13-30 to 4.13-31).

Construction

During construction of the proposed Project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment, construction worker travel to and from the site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, paint, fencing, lighting, and gate materials.

Construction activities would require the use of diesel-fueled equipment and gasoline-powered worker, vendor, and haul vehicles. Total construction fuel consumption is estimated at approximately 107,542 gallons of diesel fuel and 114,505.7 gallons of gasoline over the duration of construction. This represents approximately a 1.70 percent increase in countywide diesel consumption and a 0.12 percent increase in countywide gasoline consumption, which are nominal increases relative to regional energy demand (Appendix A).

Electricity consumption during construction would be limited to temporary uses such as lighting and construction trailers and would represent a negligible portion of total Project energy demand. Natural gas consumption during construction would also be negligible. In addition, construction activities would be typical of residential development and would not require specialized equipment or processes that would result in excessive or inefficient energy use.

Operation

Once operational, the proposed Project would generate demand for electricity and gasoline for vehicle trips. Operational use of energy would include the heating, cooling, and lighting of residential units, water heating, operation of electrical systems and plug-in appliances, and the transport of electricity and water to the areas where they would be consumed. The proposed Project is designed as an all-electric development and would not utilize natural gas. This use of energy is typical for residential development, and no operational activities or land uses are proposed that would result in extraordinary energy consumption.

Transportation

The largest source of operational energy use would be vehicle trips generated by residents. The proposed Project would result in an estimated annual fuel consumption of approximately 203,047.6 gallons of

gasoline (Appendix A). Trip generation associated with the proposed Project would be consistent with similar residential developments of comparable scale and configuration. The Project does not include uses or operational characteristics that would generate excessive or unnecessary vehicle trips or result in inefficient transportation energy consumption. As such, transportation-related energy use would not be considered wasteful or inefficient.

Electricity

The estimated electricity demand for the proposed Project would be approximately 1,393,829.1 kilowatt-hours (kWh) per year (Appendix A). This represents a less than 0.01 percent increase in countywide electricity consumption, which is nominal in comparison to regional energy demand. The Project's electricity consumption would be consistent with that of similar residential developments and would not represent an inefficient or excessive use of energy resources.

Renewable Energy

The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards, including current requirements for the installation of solar photovoltaic (PV) systems for new residential development. Compliance with these standards would improve energy efficiency and reduce reliance on non-renewable energy sources. The Project would not inhibit the use of renewable energy and would support the continued transition toward cleaner energy sources.

Based on the foregoing analysis, operational energy consumption associated with the proposed Project would be typical of residential development and would not result in inefficient, wasteful, or unnecessary use of energy resources. In addition, the Project would not conflict with applicable plans for energy efficiency or renewable energy. Therefore, impacts would be less than significant. Pursuant to CEQA Guidelines Section 15183, no new or substantially greater impacts would occur beyond those previously evaluated in the GP EIR, and no additional environmental review is required.

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

No Impact. This topic was not evaluated in the GP EIR.

The State of California has adopted various plans and programs to promote renewable energy and energy efficiency, including the California Building Energy Efficiency Standards (Title 24, Part 6), the California Green Building Standards Code (CALGreen; Title 24, Part 11), and the Renewables Portfolio Standard (RPS) Program, which requires utilities to procure increasing amounts of electricity from renewable sources.

The proposed Project would be required to comply with Title 24 and CALGreen, as adopted by the City of Rocklin and enforced through the building permit and plan check process. These standards are designed to reduce energy consumption and ensure consistency with statewide energy conservation goals. The RPS applies to electricity providers rather than individual development projects; therefore, the proposed Project would not conflict with or obstruct implementation of the RPS.

Because the Project would comply with applicable energy efficiency standards and would not interfere with implementation of State or local renewable energy programs, it would not conflict with or obstruct an applicable plan. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed project would not result in a peculiar impact related to creating a conflict with, or obstruct a plan for renewable energy or

energy efficiency pursuant to Section 15183. Therefore, no impacts would occur. Pursuant to CEQA Guidelines Section 15183, no new or substantially greater impacts would occur, and no additional environmental review is required.

Cumulative Impacts

As discussed in the GP EIR on page 4.13-32, the proposed Rocklin General Plan Update's mitigating policies and their associated action steps, and the requirement that subsequent development under the General Plan comply with energy efficiency standards in Title 24 of the California Code, ensure that the impact will be less than cumulatively considerable. As discussed above, the Project would be designed and constructed in compliance with the current California Building Energy Efficiency Standards (Title 24), the California Green Building Standards Code (CALGreen), and all applicable City of Rocklin requirements related to energy efficiency. Compliance with these regulations would ensure the incorporation of energy-efficient building materials, lighting, mechanical systems, appliances, and water conservation features that reduce overall energy consumption. Because the Project would comply with applicable General Plan policies, the Project would not make a cumulatively considerable contribution to the cumulative impacts identified in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of energy, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR utilities analysis used California Energy Commission and California Public Utilities Commission information, service provider consultation, and Title 24 requirements to evaluate electricity, natural gas, telecommunication, and energy efficiency impacts. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's development intensity being within the level analyzed in the GP EIR, and the findings of the project-specific Air Quality, Energy, and Greenhouse Gas Impact Study, no substantial new information has been identified that would result in a new or substantially greater energy impact.
5. No mitigation measures related to energy are contained within the GP EIR. Additionally, no mitigation measures would be required because Project specific impacts would be less than significant.

<u>Uniformly Applied Development Policies or Standards (DP/S)</u>

Title 24, Energy Efficiency and Green Building Standards. The Project is required to be designed in accordance with the applicable Title 24 Energy Efficiency Standards and CALGreen standards (California Code of Regulations [CCR], Title 24, Part 6 and Part 11). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods.

City of Rocklin Municipal Code Section 15.04.010: Building Code. The City of Rocklin adopts by reference the California Building Standards Code (CCR Title 24), including Part 6 (Energy Code) and Part 11

(CALGreen), which establishes mandatory energy efficiency and green building requirements for all new development within the City.

GP Goals and Policies

Policy OCR-56 Encourage energy conservation in new developments.

Policy OCR-57 Encourage urban design and form that conserves land and other resources.

GP EIR Mitigation Measures

No mitigation measures related to energy are included in the GP EIR.

6.7. GEOLOGY AND SOILS

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:						
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading,	☐	☐	☐	☐	☒	☐

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
subsidence, liquefaction, or collapse?						
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts of local soils and geology on development that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included seismic hazards such as ground shaking and liquefaction, erosion, soil stability, and wastewater conflicts (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.6-1 through 4.6-27). The analysis found that while development and buildout of the General Plan can result in geological impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City's Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding geologic hazards and compliance with local, state and federal standards related to geologic conditions.

Project-Specific Impacts

This section is based on the following reports:

- *Geotechnical Engineering Study Update*, prepared by Youngdahl Consulting Group, Inc., November 2025. Included as Appendix C.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.1 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.6-18 to 4.6-20).

As described in the Geotechnical Evaluation (Appendix C), the Project site is within a region of relatively low seismic activity in northern California, which means occasional seismic ground shaking is possible over the lifetime of the proposed Project. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults traverse the Project site or the City of Rocklin.

However, the proposed Project would be required to comply with the seismic safety requirements as well as State and local seismic and structural regulations (i.e. California Seismic Hazards Mapping Act, California Building Standards Code, and the City of Rocklin Municipal Code). Structures built in the City are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) which provides provisions for earthquake safety. The CBC standards also require all new developments to be designed consistent with a site specific, design-level geotechnical report, which would be fully compliant with the seismic recommendations of a California-registered professional geotechnical engineer. Consistent with the recommendations of the Geotechnical Evaluation, proposed buildings would be setback from the fault zone, and no active faults are present within the delineated buildable area of the proposed Project.

Adherence to the applicable CBC requirements, Alquist-Priolo Fault Zoning Act, Seismic Hazards Mapping Act, and General Plan policies, such as Policy S-1 and Policy S-20 related to seismic safety, would ensure that development of the proposed Project would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving ground rupture of a fault. Thus, impacts would be less than significant, and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

ii. Strong seismic ground shaking?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.1 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.6-18 to 4.6-20).

The amount of motion expected at a building site can vary from no motion to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. As described in the GP EIR, the City of Rocklin is not located within an Alquist-Priolo Earthquake Fault Zone and no known active faults traverse the City of Rocklin, but the City may experience ground

shaking from regional fault systems located outside the Planning Area. The Project site is not located within a State of California Seismic Hazard Zone. The Project site, similar to all sites across California, is subject to minor ground shaking and potentially secondary hazards as a result of earthquakes. However, structures built in the City are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils on-site, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: (1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; (2) proper building footings and foundations; and (3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The proposed Project would also be developed in compliance with the Rocklin Municipal Code, the recommendations of the Geotechnical Evaluation (included as Appendix C), and all other ordinances adopted by the City related to construction and safety. The Rocklin Building Services Division would review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with these requirements would reduce impacts related to strong seismic ground shaking to a less-than-significant level. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

iii. Seismic-related ground failure, including liquefaction?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.1 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.6-18 to 4.6-20).

Liquefaction occurs when soils are transformed from a solid state into a liquefied state due to increased pressure. Liquefaction is most likely to occur when soils of higher porosity (i.e., clay) become saturated and subjected to seismic activity. Areas where the groundwater table is approximately 50 feet below ground surface are also more susceptible to liquefaction.

As described in the GP EIR, the potential for soil liquefaction within the Rocklin Planning Area is considered minimal due to the presence of stable granitic bedrock, relatively deep groundwater levels (approximately 13 to 161 feet below ground surface), and the general geologic conditions of the area. While localized areas of clay soils may exhibit instability when saturated and subjected to ground shaking, such conditions are not considered a significant hazard within the Planning Area.

The Project site is not located within a State of California Seismic Hazard Zone for earthquake-induced liquefaction or landsliding. In addition, the Geotechnical Evaluation evaluated the liquefaction potential at the site and determined based on the relatively low seismicity of the area, the relatively shallow depth to rock, the dense and competent nature of the subsurface soils and relatively deep groundwater conditions, the liquefaction potential at the Project site is considered to be very low (Appendix C). Regional ground waters are not expected to be a major

factor in the development of the site, further supporting the conclusion that the site is not susceptible to liquefaction hazards.

Additionally, as described previously, the proposed Project would be required to be constructed in compliance with the CBC, the recommendations included in the Geotechnical Evaluation, and the City's Municipal Code, which would be verified through the City's plan check and permitting process. Thus, potential impacts related to liquefaction would be less than significant. Therefore, the proposed Project would not result in significant impacts on people or structures due to ground failure or liquefaction.

Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

iv. Landslides?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.3 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.6-21 to 4.6-22).

Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes. However, other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Project site is not located near any slopes or hillsides and is situated on relatively flat terrain within an urbanized portion of the City. As described in the GP EIR, while localized soil conditions may require special design considerations, the Planning Area is not characterized by widespread landslide hazards. The Project site does not contain topographic features that would be susceptible to slope instability or landslide conditions. In addition, the proposed Project would be required to comply with the California Building Standards Code (CBC; CCR Title 24), City of Rocklin Municipal Code Section 15.04.010, and applicable grading requirements under Chapter 15.28, and implementation of applicable General Plan policies. A site-specific Geotechnical Evaluation (Appendix C) has been prepared for the Project and would provide recommendations for site preparation and foundation design to ensure stability of the proposed improvements.

Therefore, the proposed Project would not expose people or structures to slope instability or seismically induced landslides. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

b) Result in soil erosion or the loss of topsoil?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.2 and was determined to have a less-than-significant impact through compliance with NPDES requirements, preparation of a Stormwater Pollution Prevention Plan (SWPPP), City grading and erosion control standards, and applicable General Plan policies (City of Rocklin, 2011, pp. 4.6-20 to 4.6-21).

Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the proposed Project would expose and loosen topsoil, which could be eroded by wind or water. However, construction activities would be required to comply with the City of Rocklin Municipal Code, including applicable grading and erosion control requirements under Chapter 15.28, Grading, Erosion and Sediment Control, requiring preparation and approval of an erosion control plan and implementation of appropriate measures during soil-disturbing activities to reduce erosion.

Furthermore, the proposed Project would be subject to NPDES permitting regulations, including implementation of a SWPPP and associated Best Management Practices (BMPs). BMPs may include a combination of construction methods to reduce, prevent, or minimize soil erosion from Project-related grading and construction activities, such as silt fencing, fiber rolls, stabilized construction entrances, hydroseeding, and sediment control measures. Additionally, the Construction General Permit, State Water Resources Control Board Order No. 2009-0009-DWQ, regulates construction activities to minimize water pollution, including sediment.

As identified in the GP EIR, soils within the Planning Area generally have moderate erosion potential; however, compliance with City regulations, SWPPP requirements, and implementation of BMPs would reduce erosion impacts to less than significant levels. Additionally, the proposed Project includes installation of landscaping throughout the site. With this landscaping, areas of loose topsoil that could be eroded by wind or water would be stabilized upon operation of the proposed Project. Stormwater features associated with the Project, including landscaped areas and on-site drainage design, would further reduce runoff velocities and erosion potential.

Therefore, with implementation of existing regulatory requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.3 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.6-21 to 4.6-22).

As described above, the Project site does not contain nor is it adjacent to any significant slope or hillside area. The proposed Project would also not create slopes. Thus, on or off-site landslides would not occur from the implementation of the proposed Project.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements, and such movement typically damages pipelines, utilities, bridges, and structures. As described previously, the Geotechnical Evaluation found that the site

possesses a low liquefaction potential. Additionally, because the site is relatively flat and the relatively low liquefaction hazard potential, the potential for earthquake-induced lateral spreading is considered negligible at the site (Appendix C). Therefore, impacts related to liquefaction and lateral spreading are not anticipated at the Project site, and impacts would be less than significant.

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of groundwater levels within a basin. The Project site is not located within a known subsidence hazard area, and groundwater conditions encountered during subsurface exploration indicate relatively deep groundwater levels that would not be expected to contribute to subsidence-related impacts at the site (Appendix C). Any potential settlement would be localized and addressed through standard engineering design and foundation recommendations provided in the Geotechnical Evaluation. Compliance with the CBC would be required by the City of Rocklin through the building plan check and permitting process, which would ensure that impacts related to subsidence would be less than significant.

Overall, compliance with the requirements of the CBC, as ensured by the City through the permitting process, and implementation of site-specific geotechnical recommendations would ensure impacts related to lateral spreading, subsidence, liquefaction, and collapse would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no subsequent review is required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.3 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.6-21 to 4.6-22).

Expansive soils contain clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils and could result in heaving and cracking of buildings and foundations. As part of the Geotechnical Evaluation, laboratory testing was performed on selected soil samples obtained during the field exploration to confirm the field classification of the soils. The test results indicated that near-surface soils exhibit a low expansion index, indicating a low potential for shrink-swell behavior (Appendix C). Additionally, compliance with the CBC would be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure that the proposed Project structures would withstand effects related to ground movement, including expansive soils. Thus, impacts related to expansive soils would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.6.4 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.6-22 to 4.6-24).

As described in the GP EIR, impacts related to septic systems are generally associated with development in areas where public sewer service is not available. However, such conditions are limited within the City of Rocklin, where most urban development is served by public wastewater infrastructure.

The proposed Project would not utilize septic tanks or alternative wastewater disposal systems. Wastewater generated by the Project would be conveyed via on-site sewer infrastructure, including eight-inch sewer lines, which would connect to an existing 8-inch public sewer line located within Pacific Street.

Because the Project would connect to an existing public sewer system, soils underlying the site would not be relied upon for wastewater disposal. Therefore, the suitability of soils for septic systems is not a relevant factor for the proposed Project.

Accordingly, impacts related to soils incapable of supporting septic systems would not occur. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no subsequent review is required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.8.3 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.8-17 to 4.8-18).

The proposed Project includes site preparation, excavation, grading, and other ground disturbance activities that have the potential to damage or destroy paleontological resources that may be present on the Project site. No paleontological resources study has been conducted for the Project site; however, as identified in the GP EIR, fossil resources have been identified within the Planning Area, and there remains the potential for undiscovered resources to occur at depth.

The Project site is underlain by alluvial deposits of Pleistocene age, which are generally considered to have moderate to high paleontological sensitivity. As such, there is a potential for unknown paleontological resources to be encountered during ground-disturbing activities.

In the event that paleontological resources are inadvertently discovered during construction, work would be halted in the vicinity of the find and a qualified paleontologist would be retained to evaluate the significance of the resource and recommend appropriate treatment measures in accordance with standard professional practices.

Compliance with applicable General Plan policies, including Policy OCR-65, which requires preservation or mitigation of impacts to paleontological resources, and implementation of standard inadvertent discovery procedures would ensure that impacts remain less than significant. Therefore, the proposed Project is consistent with the findings of the GP EIR and would not result in new or substantially more severe impacts that would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no subsequent review is required.

Cumulative Impacts

As discussed in the GP EIR on pages 4.6-24 through 4.6-25, compliance with adopted erosion control standards and NPDES and SWPPP requirements, as well as implementation of the General Plan Update policies, would ensure that substantial soil erosion and loss of topsoil impacts related to implementation of the proposed project would be less than significant and that, consequently, cumulative impacts would be less than cumulatively considerable. As discussed above, the Project would be designed and constructed in accordance with the recommendations of the geotechnical investigation, the California Building Code, applicable City of Rocklin grading and construction standards, and all other applicable federal, state, and local regulations. Implementation of these requirements would ensure that the Project is appropriately designed to address site-specific geologic conditions, including seismic hazards, soil stability, erosion control, and expansive soils. The Project would implement all applicable General Plan policies and regulations governing grading, erosion control, and structural design, and would incorporate the recommendations of the project-specific geotechnical investigation into final engineering and construction plans. Accordingly, the Project would not make a cumulatively considerable contribution to the cumulative geology and soils impacts identified in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of geology and soils, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR geology and soils analysis used published information, surveys, reports, agency resources, the proposed General Plan Update, the Placer County Multi-Hazard Mitigation Plan, and applicable City regulations. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's development intensity being within the level analyzed in the GP EIR and the Project's development area being the same as was analyzed in the GP EIR, and the findings of the project-specific Geotechnical Engineering Study Update, no substantial new information has been identified that would result in a geology and soils impact more severe than anticipated in the GP EIR.
5. No new mitigation measures would be required. Project specific impacts would be less than significant.

<u>Uniformly Applied Development Policies or Standards (DP/S)</u>

California Building Standards Code Title 24-Structural and Seismic Standards. The proposed Project would be required to comply with the California Building Standards Code (California Code of Regulations [CCR], Title 24), including Part 2 (California Building Code), which establishes structural design and seismic safety requirements for buildings. These standards require structures to be designed to withstand seismic forces, incorporate appropriate foundation systems, and address site-specific geotechnical conditions.

City of Rocklin Municipal Code Chapter 15.04.010: Building Code. The proposed Project would be required to comply with the City's adopted Building Code, as outlined in Rocklin Municipal Code Chapter 15.04. This section adopts the most recent edition of the California Building Standards Code (Title 24), along with any local amendments, to ensure safe and structurally sound development. All building plans would be subject to plan check and permit review by the City's Building and Safety Division to confirm compliance with applicable structural, electrical, plumbing, mechanical, fire safety, and energy efficiency standards. Adherence to these requirements would ensure that all new construction meets current safety and performance codes.

Rocklin Municipal Code Chapter 15.28: Grading, Erosion and Sediment Control. The proposed Project would be required to comply with Chapter 15.28, which requires preparation and approval of grading and erosion control plans and implementation of measures to minimize soil erosion and loss of topsoil during construction activities.

GP Goals and Policies

Policy S-1: Require engineering analysis of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and to prohibit development that cannot mitigate the applicable hazard.

Policy S-20: Provide for seismic safety and structural integrity in residential, commercial, industrial and public facilities through Building Code enforcement.

Policy S-21: Require site-specific geotechnical studies of development proposals in areas subject to landslide potential, erosion, and/or slope instability.

Policy OCR-49: Minimize the degradation of water quality through use of erosion control plans and Best Management Practices.

Policy OCR-65: Preserve significant archaeological resources (including Native American remains) and paleontological resources in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.

GP EIR Mitigation Measures

No mitigation measures related to geology and soils are included in the GP EIR.

6.8. GREENHOUSE GAS EMISSIONS

Would the Project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts that would occur related to climate change and greenhouse gas emissions as a result of the future urban development that was contemplated by the General Plan. These impacts included consistency with greenhouse gas reduction measure, climate change environmental effects on the City and generation of greenhouse gas emissions (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.15-1 through 4.15-25). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Circulation Elements, and include goals and policies that encourage the use of alternative modes of transportation and promote mixed use and infill development.

The General Plan EIR concluded that despite these goals and policies, significant greenhouse gas emission impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in the generation of greenhouse gas emissions which are cumulatively considerable. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to this impact, which was found to be significant and unavoidable.

Project-Specific Impacts

This section was prepared using the following report:

- *Air Quality, Energy, and Greenhouse Gas Impact Analysis,* prepared by EPD Solutions, April 2026. Included as Appendix A.

GHG Thresholds

CEQA Guidelines Section 15064.4 provides discretion to the lead agency whether to: (1) use a model of methodology to quantify GHG emissions resulting from a project, and which model or methodology to use; or (2) rely on a qualitative analysis or performance-based standards. In addition, CEQA does not provide guidance to determine whether the project's estimated GHG emissions are significant, but recommends that lead agencies consider several factors that may be used in the determination of significance of project related GHG emissions, including:

- The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting.
- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines Section 15130(f) describes that the effects of GHG emissions are by their very nature cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis. Additionally, CEQA Guidelines Section 15064(h)3 states that a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides requirements to avoid or lessen the cumulative problem.

CEQA allows the significance criteria established by the applicable air quality management or air pollution control district to be used to assess impacts of a project on climate change.

California State Executive Order S-3-05, issued by Governor Arnold Schwarzenegger in June 2005, established comprehensive GHG reduction targets for the state (Executive Department State of California, 2005). It mandated reducing GHG emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. This Executive Order laid the foundation for subsequent climate change mitigation efforts in California, including the development of various policies and programs aimed at reducing emissions across sectors such as transportation, energy, and industry. The objective of the Executive Order is to contribute to capping worldwide CO_2 concentrations at 450 parts per million (ppm), stabilizing global climate change.

The Placer County Air Pollution Control District (PCAPCD) has adopted thresholds for GHG emissions within their jurisdiction. The thresholds were determined based on the goals set by Executive Order S-3-0517, which set a goal to reduce GHG emissions by 80 percent below 1990 levels by 2050, and Senate Bill (SB) 32, which established into law a GHG reduction target of 40 percent below 1990 levels by 2030.

The PCAPCD has established project-level greenhouse gas (GHG) significance thresholds based on consideration of multiple factors, including: (1) thresholds adopted by other air districts, (2) CEQA projects reviewed by the District, (3) applicable statewide regulatory requirements for 2030, and (4) local geographic considerations specific to Placer County.

The PCAPCD applies a bright-line significance threshold of 10,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year to evaluate both construction-related and operational GHG emissions associated with

land use projects. Projects with emissions exceeding this threshold are considered to have a cumulatively considerable contribution to global climate change.

In addition to the bright-line threshold, the PCAPCD has developed a tiered approach for evaluating operational GHG emissions, which includes the following:

- **Bright-Line Threshold:** 10,000 $MTCO_2e$ per year.
- **Efficiency Metrics:**
  - Residential Development
    - Urban: 4.5 $MTCO_2e$ per capita per year
    - Rural: 5.5 $MTCO_2e$ per capita per year
  - Non-Residential Development
    - Urban: 26.5 $MTCO_2e$ per capita per year
    - Rural: 27.3 $MTCO_2e$ per capita per year
- **De Minimis Threshold:** 1,100 $MTCO_2e$ per year for operational emissions.

For the purposes of Appendix A, the **10,000 $MTCO_2e$ per year bright-line threshold** is used to evaluate the Project's construction and operational emissions. Projects with emissions below this threshold are not considered to result in a cumulatively considerable contribution to climate change.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.15.3 and was determined to have a significant and unavoidable impact. The GP EIR determined that while the General Plan includes policies to reduce greenhouse gas (GHG) emissions from future development, implementation would still result in an overall increase in emissions compared to existing conditions and would not achieve the long-term reduction goals established by State regulations. As such, impacts related to GHG emissions were determined to be significant and unavoidable (City of Rocklin, 2011, pp. 4.15-24).

Construction

Construction of the proposed Project is anticipated to occur over approximately 24 months, beginning in the second quarter of 2027 and ending in the second quarter of 2029. GHG emissions associated with Project construction would occur over the short term and would consist primarily of emissions from construction equipment, as well as worker and vendor vehicle trips. The calculations presented below include construction emissions in terms of annual CO_2e GHG emissions from increased energy consumption, water usage, and solid waste disposal, as well as estimated GHG emissions from vehicular traffic that would result from implementation of the proposed Project. During construction of the proposed Project, GHGs would be emitted through the operation of construction equipment, as well as emissions from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. Furthermore, CH_4 is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

As shown in Table GHG-1, *Project Construction GHG Emissions*, total construction emissions are estimated at approximately 751 $MTCO_2e$ over the duration of construction. These emissions would be temporary and short-term in nature and would cease upon completion of construction. Therefore, construction-related GHG emissions would not represent a long-term contribution to global climate change.

Table GHG-1: Project Construction GHG Emissions

Construction Year	Annual GHG Emissions ($MTCO_2e$)
Year 1 (2027)	267
Year 2 (2028)	395
Year 3 (2029)	89
Total Emissions	**751**
Significance Threshold	10,000
Threshold Exceeded?	**No**

Source: Appendix A.

Operation

During operation, the proposed Project would generate long-term GHG emissions from mobile sources (vehicle trips), area sources, electricity consumption, water usage, and solid waste generation. As shown in Table GHG-2, *Total Project GHG Emissions*, the proposed Project would generate approximately 2,213 $MTCO_2e$ per year, which is well below the Placer County Air Pollution Control District (PCAPCD) bright-line significance threshold of 10,000 $MTCO_2e$ per year.

While the GP EIR identified significant and unavoidable impacts related to GHG emissions at the program level due to long-term growth and uncertainty in achieving reduction targets, the proposed Project would not generate emissions exceeding applicable thresholds or result in emissions beyond those previously evaluated in the GP EIR.

Based on the foregoing analysis, implementation of the proposed Project would not result in new or substantially more severe GHG impacts beyond what was previously evaluated, identified, and disclosed in the GP EIR. Therefore, no new or substantially greater impacts would occur. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

Table GHG-2: Total Project GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)[1]
Mobile	1,998
Area	3
Energy	130
Water	15
Waste	65

Activity	Annual GHG Emissions ($MTCO_2e$)[1]
Refrigeration	0
Total Project Operation Emissions	**2,213**
Significance Threshold	10,000
Threshold Exceeded?	**No**

Source: Appendix A
[1] Values may vary slightly due to rounding;

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.15.1 and was determined to result in a less than significant impact. The GP EIR determined that implementation of the General Plan Update would be consistent with applicable State and regional plans adopted for the purpose of reducing greenhouse gas (GHG) emissions, including the California Air Resources Board (CARB) Scoping Plan and Executive Order S-3-05, and would not conflict with applicable GHG reduction strategies (City of Rocklin, 2011, pp. 4.15-15 to 4.15-23).

The proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The Project would be required to comply with applicable State regulations that reduce GHG emissions, including the Global Warming Solutions Act of 2006 (AB 32), which requires reduction of statewide emissions to 1990 levels; Senate Bill 32 (SB 32), which establishes a target of 40 percent below 1990 levels by 2030; and the Pavley Fuel Efficiency Standards (AB 1493), which regulate vehicle emissions.

In addition, the proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards and the California Green Building Standards Code (CALGreen), which require reductions in energy consumption, water use, and construction waste. The Project would also be subject to the Low Carbon Fuel Standard (LCFS) and vehicle efficiency standards implemented by CARB, which reduce emissions associated with mobile sources.

As demonstrated in the Project-specific air quality and GHG analysis (Appendix A), the proposed Project would generate approximately 2,213 $MTCO_2e$ per year, which is well below the Placer County Air Pollution Control District (PCAPCD) bright-line threshold of 10,000 $MTCO_2e$ per year.

Based on the foregoing, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. Therefore, no new or substantially greater impacts would occur beyond those previously evaluated in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

Cumulative Impacts

As discussed in the GP EIR on page 4.15-24, implementation of the General Plan would result in cumulatively considerable and significant and unavoidable impacts associated with GHG emissions due to increased residential, commercial, and industrial development. A project's GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution

to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts. As shown in Table GHG-2, *Total Project GHG Emissions*, the proposed Project would generate approximately 2,213 $MTCO_2e$ per year, which is well below the Placer County Air Pollution Control District (PCAPCD) bright-line significance threshold of 10,000 $MTCO_2e$ per year. Therefore, the proposed Projects GHG emissions are considered less than cumulatively considerable. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of GHG emissions, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR climate change and greenhouse gases analysis used transportation, electricity, natural gas, and waste emissions modeling to evaluate GHG emissions associated with General Plan implementation. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's development intensity being within the level analyzed in the GP EIR, and the findings of the project-specific Air Quality, Energy, and Greenhouse Gas Impact Analysis, no substantial new information has been identified that would result in a greenhouse gas emissions impact more severe than anticipated in the GP EIR.
5. No new mitigation measures related to GHG would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

Title 24, Energy Efficiency and Green Building Standards. As listed in Section 6.6, *Energy*.

City of Rocklin Municipal Code Chapter 15.04.010: Building Code. As listed previously in Section 6.7, *Geology and Soils*.

GP Goals and Policies

Policy LU-11: Encourage infill residential development that is in keeping with the character and scale of the surrounding neighborhood, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

Policy LU-13: Review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

GP EIR Mitigation Measures

No mitigation measures related to GHG are required to reduce Project impacts.

6.9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for	☐	☐	☐	☐	☒	☐

people residing or working in the project area?						
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated human health and hazards impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included wildland fire hazards, transportation, use and disposal of hazardous materials, and emergency response and evacuation plans (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.7-1 through 4.7- 30). The analysis found that while development and buildout of the Rocklin General Plan can introduce a variety of human health and hazards impacts, these impacts would be reduced to a less than significant level through the application of development standards in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding hazardous conditions, and compliance with local, state and federal standards related to hazards and hazardous materials.

These goals, policies and standards include, but are not limited to, Chapter 2.32 of the Rocklin Municipal Code which requires the preparation and maintenance of an emergency operations plan, preventative measures in the City's Improvement Standards and Standard Specifications, compliance with local, state and federal standards related to hazards and hazardous materials and goals and policies in the General Plan Community Safety and Open Space, Conservation and Recreation Elements requiring coordination with emergency management agencies, annexation into fee districts for fire prevention/suppression and medical response, incorporation of fuel modification/fire hazard reduction planning, and requirements for site-specific hazard investigations and risk analysis.

Project-Specific Impacts

This section is based on the following reports:

- *Phase I Environmental Site Assessment*, prepared by Stantec Consulting Services, Inc., November 2025. Appendix D.
- *Phase II Environmental Site Assessment*, prepared by Stantec Consulting Services, Inc., December 2025. Appendix E.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.7.3 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.7-22 to 4.7-25).

A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. Hazardous waste requires special handling and disposal because of their potential to damage public health and the environment.

Development and long-term operation of the proposed Project would require standard transport, use, and disposal of hazardous materials and wastes. If the use of these materials does not adhere to established federal, State, and local laws and regulations, workers, residents, the public, and/or the environment could be exposed to hazardous materials.

Construction

Heavy construction equipment (e.g., dozers, excavators, tractors) would be operated for construction of the proposed Project. The equipment would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored, handled, or transported. Other materials used, such as paints, adhesives, and solvents, could also result in accidental releases or spills that could pose risks to people and the environment. These risks are standard on all construction sites, and the proposed Project would not cause greater risks than would occur on other similar construction sites.

In addition, as identified in the Phase I and Phase II Environmental Site Assessments prepared for the Project site, recognized environmental conditions (RECs) associated with historical uses, including former railroad operations and industrial activities, have been identified. These assessments concluded that residual petroleum hydrocarbons and metals may be present in shallow and localized soils; however, these materials do not pose a significant risk to human health and are below applicable regulatory screening levels. In an abundance of caution, it is recommended that soils be removed onsite where historic arsenic impacts are documented onsite, in compliance with General Plan Policies S-14 and S-15 and has been included as Mitigation Measure HAZ-1. Potential vapor encroachment from nearby off-site sources were also evaluated and are not expected to pose a significant risk to the Project site. In addition, off-site hazardous materials sites in the surrounding area are regulated by appropriate agencies and are not expected to result in significant impacts to the Project site. During construction, any soil or groundwater encountered that exhibits signs of contamination would be managed, handled, and disposed of in accordance with applicable federal, State, and local regulations. Compliance with these requirements would ensure that potential exposure to hazardous materials during construction is minimized and would not result in a significant hazard to the public or the environment. As a standard precaution, a Soil Management Plan (SMP) would be implemented during construction to outline procedures for handling

previously unidentified materials encountered during grading activities, and is included as Mitigation measure HAZ-2.

Construction contractors would be required to comply with federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous materials. The Hazardous Materials Transportation Act, as implemented by the United States Department of Transportation (USDOT), California Division of Occupational Safety and Health (Cal/OSHA), California Environmental Protection Agency (CalEPA), and the Department of Toxic Substances Control (DTSC), requires proper classification, handling, and transport of hazardous materials. Additionally, construction activities would require preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the NPDES General Construction Permit, which would include best management practices (BMPs) to minimize the potential for accidental releases, spills, and runoff of hazardous materials.

Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant, and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR.

Operation

The proposed Project would develop the site with 281 multifamily residential units. While hazardous materials are not typically associated with this type of residential use, limited quantities of common household products, such as cleaning agents, pesticides, and herbicides, may be used for routine maintenance and landscaping. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous materials pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the proposed Project. With compliance with existing laws and regulations, the proposed Project would not result in new or more severe impacts beyond those identified in the GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional review is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.7.3 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.7-22 to 4.7-25).

In November 2025, Stantec completed a Phase I Environmental Site Assessment (ESA) then conducted a subsequent Phase II ESA in December, 2025 for the Project site (Appendices D and E). The purpose of the ESA's were to identify recognized environmental conditions (RECs), including historical recognized environmental conditions (HRECs), and controlled recognized environmental conditions (CRECs) that may exist at a property. The term "recognized environmental condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Information gathered from interviews, reviews of existing data, and a site inspection were evaluated to determine if RECs are present in connection to the Project site. The Phase I ESA identified recognized environmental conditions (RECs) associated with historical uses of the site, including former railroad operations and industrial activities. A subsequent Phase II ESA further evaluated these conditions and determined that residual petroleum hydrocarbons and metals may be present in shallow, localized soils; however, these materials do not pose a significant risk to human health and are below applicable regulatory screening levels. Potential vapor encroachment from nearby off-site sources was also evaluated and is not expected to pose a significant risk to the Project site. Based on these findings and prior regulatory review, no further remediation was determined to be necessary.

Construction

While the routine use, storage, transport, and disposal of hazardous materials in accordance with applicable regulations during construction activities would not pose health risks or result in significant impacts, improper use, storage, transportation, and disposal of hazardous materials and wastes could result in accidental spills or releases, posing health risks to workers, the public, and the environment. To avoid an impact related to an accidental release, the use of BMPs during construction are implemented as part of a SWPPP as required by the NPDES General Construction Permit. Implementation of a SWPPP would protect quality of the water supply. Construction contract specifications would include strict on-site handling rules and BMPs that include, but are not limited to:

- Establishing a dedicated area for fuel storage and refueling and construction dewatering activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

In addition, given the presence of shallow and localized soil impacts identified in the Phase II ESA, any soil or groundwater encountered during construction that exhibits signs of contamination would be managed, handled, and disposed of in accordance with applicable federal, State, and local regulations. The Phase II ESA identified limited, shallow concentrations of lead and arsenic in localized areas of the Project site, which are considered de minimis in extent and are recommended for removal during site development to eliminate potential exposure to future residents, and is included as Mitigation Measure HAZ-1.

The Phase II ESA also determined that no vapor intrusion risk is present at the Project site and that no vapor mitigation is warranted. In addition, no widespread soil or groundwater contamination was identified across the majority of the site. As a standard precaution, a Soil Management Plan (SMP) would be implemented during construction to outline procedures for handling previously unidentified materials encountered during grading activities, and is included as Mitigation Measure HAZ-2.

Compliance with these requirements would ensure that potential accidental releases or exposure to hazardous materials during construction are minimized.

Therefore, the proposed Project would not result in significant impacts related to a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the

environment, and the proposed Project would not result in new or more severe impacts beyond those identified in the GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR.

Operation

As discussed previously, hazardous materials are not typically associated with multifamily residential uses. Operations could require the use of various types and quantities of hazardous materials, including cleaning products and the use of pesticides and herbicides for landscape maintenance. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. In addition, adherence to existing regulations related to hazards and hazardous materials safety would be required. Therefore, development of the proposed Project would be required to minimize risk of accidental spills and protect human health and the environment should any accidental spills or releases of hazardous materials occur during operation of the proposed Project, including on-site collection and treatment of potentially polluted runoff, as well as nonstructural maintenance implemented to prevent potentially hazardous spills or leaks of stored materials. As such, the proposed Project would not result in significant impacts related to the accidental upset or release of hazardous materials and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional review is required.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No New Impact. This topic was evaluated in the GP EIR and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.7-22 to 4.7-25).

Holy Cross Lutheran Academy is located approximately 0.14 miles east of the Project site, within one-quarter mile. As such, the proposed Project has the potential to occur within proximity to a sensitive receptor.

As described in the previous responses, residential land uses are not typically associated with the routine use, storage, or release of hazardous materials. Construction and operation of the proposed Project would involve the use and disposal of limited quantities of hazardous materials, which would be used in compliance with federal, State, and local regulations, thereby reducing the potential for accidental spills or releases.

Construction activities may involve the temporary use of hazardous materials such as fuels, lubricants, and solvents; however, these materials would be handled in accordance with applicable regulatory requirements and standard construction practices, and would not result in substantial hazardous emissions. These activities would be short-term and would not result in prolonged exposure to nearby receptors, including the nearby school.

As identified in the Phase I and Phase II Environmental Site Assessments, limited shallow soil impacts are present in localized areas of the Project site; however, these conditions do not pose a significant risk to human health and would be managed in accordance with applicable regulatory requirements during construction. No vapor intrusion risk was identified at the site.

Furthermore, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis discussed in Section 6.3, *Air Quality*, and were determined to be less than significant.

Consistent with General Plan Policies S-13 (hazardous materials disclosure), S-14 (construction contamination response), and S-15 (site investigation requirements), the proposed Project would be required to disclose hazardous materials use, cease construction in the event contamination is encountered, and implement appropriate evaluation and remediation measures, as necessary, under oversight of applicable regulatory agencies.

As described in the GP EIR, compliance with federal, State, and local regulations and implementation of General Plan policies would ensure that impacts associated with hazardous materials use and potential upset conditions, including those occurring within one-quarter mile of a school, would be less than significant.

Therefore, impacts related to hazardous emissions or handling of hazardous materials within one-quarter mile of a school would not result in new or more severe impacts beyond those identified in the GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.7.3 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.7-22 to 4.7-25).

The GP EIR identified multiple hazardous materials sites within the Planning Area and evaluated the potential for development to occur on or near such sites. The GP EIR concluded that impacts associated with hazardous materials, including development on sites listed pursuant to Government Code Section 65962.5, would be less than significant with compliance with applicable federal, State, and local regulations and implementation of General Plan policies.

In November 2025, Stantec completed a Phase I ESA, followed by a Phase II ESA in December 2025 for the Project site in compliance with General Plan Policy S-15 (Appendices D and E). The Phase I ESA included a review of federal, State, and local regulatory databases to identify whether the Project site or surrounding properties are included on lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Phase I ESA determined that the Project site is not included on any such list; however, recognized environmental conditions (RECs) associated with historical site uses were identified and warranted further evaluation.

The subsequent Phase II ESA evaluated these conditions and determined that limited, shallow concentrations of lead and arsenic are present in localized areas of near-surface soils. These impacts are considered de minimis in extent and do not represent a significant hazard to human health or the environment. The Phase II ESA recommended removal of these shallow soils in the affected areas prior to development to eliminate potential exposure to future receptors which has been included as Mitigation

Measure HAZ-1. No soil vapor intrusion risk, groundwater impacts, or widespread contamination were identified, and no further remedial action was determined to be necessary.

In addition, a Soil Management Plan would be prepared as required by Mitigation Measure HAZ-2 in compliance with General plan Policy S-14 and applicable federal, State, and local regulations, including oversight by agencies such as the Department of Toxic Substances Control and the Regional Water Quality Control Board, as well as adherence to standard construction best management practices, would ensure that any contaminated materials are properly managed, handled, and disposed of. Consistent with General Plan Policy S-14 (cease work and remediate contamination), construction activities would be halted in the vicinity of any discovery until the extent of contamination is evaluated and appropriate measures are implemented.

Based on the foregoing, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and with implementation of recommended soil removal measures and compliance with applicable regulatory requirements, the proposed Project would not create a significant hazard to the public or the environment. Therefore, impacts related to hazardous materials sites would be less than significant.

Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

e) For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.7.2 and was determined to have no impact (City of Rocklin, 2011, pp. 4.7-22).

As described in the GP EIR, there are no airports located within the City of Rocklin; however, the nearest airports include Lincoln Regional Airport/Karl Harder Field, located approximately 7 miles from the Project site, and Auburn Municipal Airport, located approximately 14 miles from the Project site. The Rocklin Planning Area is not located within the Airport Land Use Compatibility Plan (ALUCP) area or safety zones of any public or private airport.

Consistent with the GP EIR, the Project site is not located within two miles of a public airport or public-use airport and is not within any airport influence area. Therefore, the proposed Project would not expose people residing or working in the Project area to safety hazards associated with airport operations, including aircraft overflight, accident risk, or airspace conflicts.

The Placer County Transportation Planning Agency (PCTPA), acting as the Airport Land Use Commission (ALUC), establishes Airport Land Use Compatibility Plans (ALUCPs) to ensure land use compatibility and minimize safety risks in the vicinity of public-use airports; however, the Project site is located outside of any ALUCP influence area and is not subject to ALUC review requirements.

Therefore, the proposed Project would not result in a safety hazard for people residing or working in the Project area, and impacts would not result in new or more severe impacts beyond those identified in the

GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.7.4 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.7-25 to 4.7-27).

Emergency response within the City of Rocklin is guided by the City's Emergency Operations Plan (EOP), as codified in Rocklin Municipal Code Chapter 2.32. The EOP provides a framework for emergency preparedness, response, and recovery, including coordination of City resources and identification of evacuation procedures. As identified in the GP EIR, implementation of General Plan Policies S-2 (maintain EOP), S-3 (multi-agency coordination), S-4 (evacuation routes), S-5 (roadway design standards), and S-6 (interagency coordination) would ensure that development within the Planning Area does not impair emergency response or evacuation efforts.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of new driveways, connections to existing infrastructure systems, and related improvements that would be implemented during construction of the proposed Project may require the temporary closure of portions of Pacific Street and Midas Avenue. However, temporary closures would be subject to City permitting and traffic control requirements to ensure that adequate emergency vehicle access is maintained at all times. Thus, implementation of the proposed Project through the City's permitting process would ensure existing regulations are adhered to and potential construction-related emergency access or evacuation impacts would not result in new or more severe impacts beyond those identified in the GP EIR.

Operation

The proposed Project would include internal circulation improvements and site access designed in accordance with City standards. Access to the Project site would be provided via Pacific Street and Midas Avenue, and internal roadways would be designed to meet applicable City requirements for emergency vehicle access, including minimum roadway widths and turning radii. Compliance with the City of Rocklin Municipal Code and applicable provisions of the California Fire Code would ensure adequate emergency access. The Project would also include required fire protection features, such as fire hydrants and building sprinkler systems, subject to review and approval by the appropriate fire authority during the permitting process.

Consistent with General Plan Policy S-5 (roadway standards for emergency access), the Project would maintain adequate roadway widths and access points to accommodate emergency vehicles. In addition, compliance with the City's EOP and applicable regulatory requirements would ensure that the Project does not interfere with established evacuation routes or emergency response procedures.

Therefore, the proposed Project would not impair implementation of an adopted emergency response plan or emergency evacuation plan, and impacts would not result in new or more severe impacts beyond those identified in the GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.7.1 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.7-20 to 4.7-22).

As identified in the GP EIR, wildland fire risk within the Planning Area is generally associated with areas located within or adjacent to the wildland-urban interface, including locations with dense vegetation, open space, and undeveloped land. However, the Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) or State Responsibility Area (SRA), and is situated within an urbanized portion of the City.

According to the CAL FIRE Fire Hazard Severity Zone maps, the Project site is not located within or near an area identified as a VHFHSZ (CAL FIRE, 2026). Therefore, the Project site is not subject to elevated wildfire risk conditions typically associated with wildland interface areas.

Development of the proposed Project would be required to comply with the City of Rocklin Municipal Code, including Chapter 15.04 (Fire Code), which adopts the California Fire Code and establishes requirements related to fire-resistant construction, emergency access, water supply for fire protection, and fuel management.

Consistent with General Plan Policies S-2 (emergency preparedness), S-5 (roadway standards for emergency access), and S-18 (fuel modification and fire hazard reduction), the proposed Project would incorporate fire prevention and response measures, including adequate roadway access for emergency vehicles, installation of fire suppression systems, and compliance with fire-safe design standards.

In addition, as surrounding areas continue to urbanize consistent with the General Plan, the reduction of undeveloped open space and vegetation would further reduce the potential for wildland fire exposure at the Project site.

Therefore, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

Cumulative Impacts

As discussed in the GP EIR on page 4.7-27, potential exposure to or generation of hazardous conditions in the city is site-specific rather than associated with the combination of other hazards in the region to result in a significant effect. Implementation of proposed General Plan Update policies, along with federal, state,

and local regulations regarding hazardous materials as identified under Impacts 4.7.1, 4.7.3, and 4.7.4, would address site-specific hazards and emergency access and operation. As discussed above, the proposed Project would include Project specific mitigation measures HAZ-1 and HAZ-2 , in compliance with General Plan Policies S-14 and S-15 and existing federal, state, and local regulations in order to minimize impacts related to hazardous materials onsite to a less than significant level. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of hazards and hazardous materials, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR hazards analysis used existing documentation, hazardous materials database review, field review of the Planning Area, and consultation with applicable local, State, and federal agencies. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's development intensity being within the level analyzed in the GP EIR and the Project's development area being the same as was analyzed in the GP EIR, and the findings of the project-specific Phase I and Phase II Environmental Site Assessments, no substantial new information has been identified that would result in a hazards or human health impact more severe than anticipated in the GP EIR.
5. No mitigation measures contained within the GP EIR would be required because Project specific impacts would be less than significant with compliance to existing regulations.

Uniformly Applied Development Policies or Standards (DP/S)

City of Rocklin Municipal Code Chapter 15.04.010: Building Code. As listed previously in Section 6.7, *Geology and Soils*.

City of Rocklin Municipal Code Section 15.04.050: Fire Code. Adopts the 2025 edition of the California Fire Code (California Code of Regulations, Title 24, Part 9), including Fire-Flow Requirements for Buildings, Fire Hydrant Locations and Distribution, and Fire Apparatus Access Roads, and establishes minimum fire safety requirements applicable to all development. These standards address fire apparatus access, water supply, construction materials, vegetation management, and other fire prevention measures. Compliance is required for all projects and enforced by the Rocklin Fire Department.

GP Goals and Policies

Policy S-2: Emergency Operations Plan. Maintain a City Emergency Operations Plan, to include the National Incident Management System (N.I.M.S.).

Policy S-5: Roadway Standards. Maintain appropriate standards for minimum road widths and turnarounds.

Policy S-14: Require that construction activities cease if contamination is discovered on construction projects until the contamination is reported, and its extent is assessed, delineated, and isolated, as appropriate. Remediation shall occur to the satisfaction of the appropriate responsible agency (such as the Placer County Environmental Health Services, the Central Valley Regional Water Quality Control Board, the Department of Toxic Substances Control, or the City of Rocklin, depending on the type of contamination).

Policy S-15: Require site-specific hazard investigations to be conducted, if determined to be necessary by the City, to confirm potentially contaminated soils prior to approval of new discretionary development projects.

Policy S-18: Fuel Modification. Incorporate fuel modification/fire hazard reduction planning (e.g., weed abatement, open space management plans, firebreaks, planting restrictions) on lands (both public and private) that contain terrain and vegetative features such as grass, woodlands and severe slopes.

GP EIR Mitigation Measures

No mitigation measures related to hazards and hazardous materials are included in the GP EIR.

Project Specific Mitigation Measures

Mitigation Measure HAZ-1: Prior to issuance of grading permits and commencement of earthwork activities, the Project Applicant shall implement the recommendations identified in the Phase II Environmental Site Assessment prepared for the project site. Specifically, shallow soils (approximately one foot below ground surface) containing arsenic and lead impacts identified near historical boring location G-1 and assessment borings SB-9 and SB-10 shall be removed from the project site. Additionally, shallow soils in the vicinity of historical boring locations G-10 and G-13 shall be removed as a precautionary measure due to historically documented arsenic impacts.

Soil removal activities shall be conducted under the oversight of a qualified environmental professional and in accordance with applicable federal, State, and local regulations governing the handling, transportation, and disposal of contaminated soils, including applicable requirements of the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board, and/or other appropriate regulatory agencies. Excavated soils shall be properly characterized prior to disposal and transported to an appropriately permitted disposal facility or managed in accordance with regulatory agency requirements.

Following completion of soil removal activities, the project applicant shall submit documentation to the City demonstrating completion of the removal activities, including the areas and depths of soil removed, quantities of soil removed, disposal documentation, and any confirmation sampling or other verification documentation, as applicable.

Mitigation Measure HAZ-2: Soil Management Plan. Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified hazardous materials consultant in coordination with the Community Development Department, Building Division, for review and approval, and shall detail procedures and protocols for excavation and disposal of on-site hazardous materials, including:

- Any subsurface materials exposed during construction activities that appear potentially contaminated, based on either visual observation or suspect odors, shall be segregated, stockpiled, and tested for potential contamination. If contamination is found to be present per the California Department of Toxic Substances Control (DTSC) Environmental Screening Levels (ESLs) for the applicable use, and cannot be reused on the Project site, it shall be transported by a certified hazardous waste hauler to a landfill permitted by the state to accept hazardous materials and disposed of per California Hazardous Waste Regulations. The appropriate regulatory agency (e.g., DTSC, RWQCB, or County Department of Public Health) shall be notified as required by law, and all agency directives shall be implemented.
- A Health and Safety Plan (HASP) shall be prepared in accordance with Cal/OSHA requirements for each contractor that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. The HASP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.
- All SMP measures shall be printed on the construction documents, contracts, and project plans prior to issuance of grading permits. Documentation demonstrating compliance with the SMP, including laboratory results and waste disposal manifests (if applicable), shall be provided to the Community Development Department, Building Division prior to final grading approval.

6.10. HYDROLOGY AND WATER QUALITY

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☐	☒	☐

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☐	☐	☒

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated hydrology and water quality impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included water quality, ground water quality and supply, drainage, flooding, risks of seiche, tsunami and mudflow (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.9-1 through 4.9-37). The analysis found that while development and buildout of the General Plan can result in hydrology and water quality impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City's Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies related to hydrology, flooding and water quality, and compliance with local, state, and federal water quality standards and floodplain development requirements.

These goals, policies and standards include, but are not limited to, flood prevention and drainage requirements in the City's Improvement Standards and Standard Specifications, the City's Grading and Erosion and Sediment Control Ordinance, the Stormwater Runoff Pollution Control Ordinance, the State

Water Resources Control Board General Construction Activity Storm Water Permit requirements, and goals and policies in the General Plan Open Space, Conservation and Recreation and Safety Elements requiring the protection of new and existing development from flood and drainage hazards, the prevention of storm drainage run-off in excess of pre-development levels, the development and application of erosion control plans and best management practices, the annexation of new development into existing drainage maintenance districts where warranted, and consultation with the Placer County Flood Control and Water Conservation District and other appropriate entities..

Project-Specific Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.9.1 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.9-21 to 4.9-26). Development under the General Plan was identified as having the potential to affect water quality through construction-related disturbance and operational stormwater runoff.

The proposed Project would involve similar construction and operational activities as those evaluated in the GP EIR and would therefore result in similar types of potential impacts. However, consistent with the GP EIR analysis, the Project would be required to comply with applicable federal, State, and local regulations that govern water quality. Construction activities disturbing one acre or more would be subject to the State Water Resources Control Board's General Construction Permit, which requires preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) identifying best management practices (BMPs) to minimize pollutant discharge. The Project would also be required to comply with the City of Rocklin Municipal Code, including Chapter 15.28 (Grading and Erosion and Sedimentation Control) and Chapter 8.30 (Stormwater Runoff Pollution Control), which regulate grading activities, erosion control, and discharge of pollutants to the storm drain system.

During operation, the Project would implement post-construction stormwater controls consistent with the City's Storm Water Management Program and applicable Low Impact Development standards to reduce pollutant loading and manage runoff. In addition, implementation of General Plan policies, including Policy OCR-49 (erosion control and BMPs), Policy OCR-50 (grading ordinance), Policy OCR-51 (stream channel protection), Policy OCR-52 (public education), and Policy OCR-54 (operations and maintenance procedures), would further ensure that surface and groundwater quality is protected. Accordingly, the proposed Project would not violate water quality standards or waste discharge requirements and would not result in new or more severe impacts beyond those identified in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional environmental review is required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.9.3 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.9-26 to 4.9-28).

As described in the GP EIR, groundwater resources underlying the Planning Area are not a primary source of water supply for the City. The City of Rocklin receives water from the Placer County Water Agency

(PCWA), which primarily provides surface water within Zone 1, where the Project site is located. As such, development within the Planning Area does not rely on groundwater extraction and would not result in depletion of groundwater supplies.

The GP EIR acknowledges that development associated with the General Plan would increase impervious surfaces, which could reduce opportunities for groundwater recharge. However, the GP EIR further explains that local geologic conditions, including underlying granite bedrock and volcanic formations, inherently limit the potential for groundwater recharge within the City. Infiltrated water typically does not percolate to deep aquifers but instead becomes perched or flows laterally toward surface water features. Therefore, reductions in infiltration associated with development would not substantially affect groundwater recharge or basin conditions.

The GP EIR also notes that regional groundwater conditions are stable, and the California Department of Water Resources has not identified groundwater overdraft as a concern in this portion of the state. Groundwater depths within the North American Subbasin vary but are generally deep, and development within the Planning Area is not expected to substantially influence groundwater levels.

The proposed Project would be consistent with the type and intensity of development evaluated in the GP EIR and would similarly not involve groundwater extraction. The Project would receive water service from PCWA and would not include the use of groundwater wells. Although the Project would introduce additional impervious surfaces, it would be required to comply with City standards requiring management of stormwater runoff, including maintaining post-development runoff rates consistent with pre-development conditions and incorporating Low Impact Development (LID) features where applicable.

In addition, implementation of Policy OCR-11 (protection of groundwater recharge areas) would ensure that riparian and wetland areas that contribute to recharge are preserved to the extent feasible.

Therefore, the proposed Project would not result in new or substantially greater impacts beyond those previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.9.4 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.9-28 to 4.9-29).

Construction

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction of the proposed Project would be required to comply with the State Water Resources Control Board Construction General Permit, including preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer. The SWPPP is required for plan check and approval by the City's Engineering Division, prior to issuance of permits, and would include construction BMPs to reduce erosion and siltation. Typical BMPs include silt fencing, fiber rolls, gravel bags, stabilized construction entrances,

and stockpile management. These measures are consistent with regulatory requirements identified in the GP EIR to control erosion and sedimentation during construction activities. Adherence to these requirements would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would not result in new or more severe impacts beyond those identified in the GP EIR.

Operation

During operation of the proposed Project, disturbed areas would be stabilized through landscaping, paving, and installation of drainage infrastructure, which would reduce the potential for exposed soils to erode. Additionally, the proposed drainage infrastructure would control and convey runoff in accordance with City standards and applicable drainage design criteria, which would limit the potential for erosion or siltation. The proposed Project is required to implement a Water Quality Management Plan (WQMP) that provides operational BMPs to minimize runoff-related impacts. Consistent with the GP EIR, compliance with City standards requiring management of post-development runoff to maintain pre-development conditions would further reduce the potential for erosion and sediment transport.

As a result, stormwater runoff and the potential for erosion and siltation would not substantially increase with implementation of the proposed Project, and impacts would not result in new or more severe impacts beyond those identified in the GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

ii. Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv. Impede or redirect flood flows?

No New Impact. These topics were evaluated in the GP EIR as Impact 4.9.5 and were determined to be less than significant (City of Rocklin, 2011, pp. 4.9-29 to 4.9-32).

Implementation of the proposed Project would result in site grading and the introduction of impervious surfaces, which could alter existing drainage patterns and increase the rate and volume of surface runoff. If not properly managed, these changes could result in on- or off-site flooding, exceedance of storm drain system capacity, or alteration of flood flows. However, as described in the GP EIR, compliance with City standards and regional drainage requirements would reduce these impacts to less than significant levels.

The proposed Project would be required to design and implement drainage improvements consistent with City of Rocklin standards and the PCFCWCD Flood Control Manual. Consistent with General Plan Policies S-10 and S-11, the Project would be required to manage post-development runoff such that peak flow rates do not exceed pre-development conditions and to ensure that development does not result in on-site or off-site flooding.

In addition, Policy S-9 requires that development not adversely affect the 100-year floodplain, and Policy S-8 requires compliance with the City's Flood Hazard Ordinance (Rocklin Municipal Code Chapter 15.16), which regulates development within flood-prone areas.

The Project would also be required to comply with applicable stormwater regulations, including preparation and implementation of a SWPPP and incorporation of Best Management Practices (BMPs) to control runoff and prevent adverse drainage conditions during construction. As discussed above, the proposed Project is required to implement a WQMP that provides operational BMPs to minimize runoff-related impacts. These requirements would ensure that runoff is properly conveyed and treated and would prevent the Project from exceeding the capacity of existing or planned stormwater drainage systems or creating substantial additional sources of polluted runoff.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the Project site is located entirely within Zone X, an area of minimal flood hazard. Therefore, the proposed Project would not impede or redirect flood flows or expose structures to flood risk.

Based on the foregoing, the proposed Project would not substantially increase runoff in a manner that would result in flooding, would not exceed the capacity of existing or planned stormwater drainage systems, and would not impede or redirect flood flows. Impacts would not result in new or more severe impacts beyond those identified in the GP EIR and would be consistent with the findings of the GP EIR.

Therefore, the proposed Project would not result in new or substantially greater impacts beyond those previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.9.6 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.9-32 to 4.9-33).

As discussed above, the proposed Project site is located entirely within FEMA Zone X, an area of minimal flood hazard, and is not located within a 100-year floodplain or other mapped flood hazard area. Therefore, the Project site would not be subject to flood inundation that could result in the release of pollutants. Additionally, the City of Rocklin is not located in a coastal area; therefore, the Project site is not subject to tsunami hazards.

A seiche is the oscillation of water within enclosed or partially enclosed waterbodies due to seismic activity or atmospheric conditions. As described in the GP EIR, the potential for seiche-related impacts within the Planning Area is very low and generally limited to small, contained waterbodies such as tanks or reservoirs, which would not result in widespread inundation.

Because the Project site is not located within a flood hazard area, tsunami hazard area, or seiche-prone location, the Project would not be subject to inundation that could result in the release of pollutants. Furthermore, compliance with applicable stormwater regulations, including preparation and implementation of a SWPPP and incorporation of Best Management Practices (BMPs), would ensure that pollutants are properly managed and contained during construction and operation.

Therefore, the proposed Project would not result in the risk of release of pollutants due to inundation from flood hazards, tsunami, or seiche, and impacts would be less than significant.

Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. This topic was not specifically evaluated in the GP EIR.

The proposed Project is located within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB), which establishes water quality standards and regulatory requirements through the Water Quality Control Plan for the Sacramento River and San Joaquin River Basins (Basin Plan). The Basin Plan identifies beneficial uses of surface and groundwater resources and establishes water quality objectives and implementation measures to protect those uses.

Construction and operation of the proposed Project would be required to comply with applicable federal, State, and local regulations governing water quality. Construction activities disturbing one acre or more would be subject to the State Water Resources Control Board Construction General Permit, which requires preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to minimize pollutant discharges through the use of Best Management Practices (BMPs). In addition, the Project would be required to comply with the City of Rocklin Municipal Code, including provisions regulating stormwater runoff and erosion control, as well as the applicable Municipal Separate Storm Sewer System (MS4) permit requirements for post-construction stormwater management.

Post-construction, the Project would incorporate stormwater treatment and control measures consistent with the City's Storm Water Management Program and Low Impact Development (LID) requirements to ensure that runoff is treated and managed prior to discharge. Compliance with these requirements would ensure that the Project does not conflict with or obstruct implementation of the applicable Basin Plan.

With respect to groundwater, the Project is located within the North American Subbasin, which is subject to the Sustainable Groundwater Management Act (SGMA). The basin is managed by designated Groundwater Sustainability Agencies (GSAs), which are responsible for implementation of a Groundwater Sustainability Plan (GSP). However, as described in the GP EIR, the City of Rocklin does not rely on groundwater as a primary water supply source and receives water from the Placer County Water Agency (PCWA). The proposed Project would not include groundwater extraction, would not require installation of groundwater wells, and would not interfere with groundwater recharge in a manner that would affect basin conditions.

Therefore, the proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impacts would occur. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to obstructing the implementation of a water quality control plan or sustainable groundwater management plan pursuant to CEQA Guidelines Section 15183.

Cumulative Impacts

As discussed in the GP EIR on page 5.0-35, existing development standards in the Rocklin Municipal Code and the proposed Rocklin General Plan Update's mitigating policies and their associated action steps ensure the impact will be less than cumulatively considerable. As discussed in this section, the Project would be designed and constructed in accordance with all applicable stormwater and water quality requirements, including preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) during construction and compliance with the City of Rocklin's stormwater design standards and National Pollutant Discharge Elimination System (NPDES) permit requirements. Permanent stormwater treatment and low impact development (LID) features would be incorporated into the Project design to control runoff quantity and improve runoff quality prior to discharge. During construction, best management practices (BMPs) would be implemented to minimize erosion, sedimentation, and the discharge of pollutants to receiving waters. The Project would also comply with all applicable regulations related to drainage, flood protection, and water quality. The Project is consistent with the type and intensity of development anticipated under the General Plan and would implement all applicable General Plan policies and regulatory requirements to protect water quality and manage stormwater runoff. Accordingly, the Project would not make a cumulatively considerable contribution to the cumulative hydrology and water quality impacts identified in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of hydrology and water quality, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR hydrology and water quality analysis used published information, reports, plans, and technical studies regarding regional hydrology, climate, geology, water quality, flood potential, and applicable regulations. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR and the Project's development area being the same as was analyzed in the GP EIR, no substantial new information has been identified that would result in a hydrology or water quality impact more severe than anticipated in the GP EIR.
5. No new mitigation measures would be required because Project specific impacts would be less than significant with compliance to existing regulations.

<u>Uniformly Applied Development Policies or Standards (DP/S)</u>

State Water Resources Control Board Construction General Permit (NPDES). The proposed Project would be required to obtain coverage under the Construction General Permit and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to minimize pollutants in stormwater runoff during

construction through Best Management Practices (BMPs). In addition, the Project would prepare and implement a WQMP that provides operational BMPs to minimize runoff-related impacts.

Municipal Separate Storm Sewer System (MS4) Permit Requirements. The Project would be required to comply with applicable MS4 permit requirements for post-construction stormwater management, including incorporation of site design, source control, and treatment control BMPs to reduce pollutants in stormwater runoff.

City of Rocklin Municipal Code Chapter 8.30: Stormwater Runoff Pollution Control Ordinance. The Project would be required adhere to the City's Stormwater Runoff Pollution Control Ordinance to protect water quality by regulating discharges into the municipal separate storm sewer system (MS4) and local waterways. The ordinance is intended to ensure compliance with the federal Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit, and applicable State water quality requirements.

City of Rocklin Municipal Code Chapter 15.28: Grading, Erosion and Sediment Control. The Project would be required to prepare and implement grading and erosion control plans to minimize soil erosion, sedimentation, and runoff during construction.

City of Rocklin Municipal Code Chapter 15.16: Flood Hazard Ordinance. The Project would be required to comply with the City's flood hazard regulations, which govern development within flood-prone areas and ensure that development does not increase flood hazards or impede flood flows.

Placer County Flood Control and Water Conservation District (PCFCWCD) Flood Control Manual. The proposed Project would be required to design drainage improvements in accordance with PCFCWCD standards to ensure that post-development runoff does not exceed pre-development conditions and that downstream drainage systems are not adversely impacted.

GP Goals and Policies

Policy S-8: Maintain and implement the City's Ordinance regarding "Flood Hazard Areas" (Rocklin Municipal Code, Chapter 15.16).

Policy S-9: Ensure that the 100-year floodplain, based upon the most current information, both upstream and downstream, is not adversely affected by new development.

Policy S-10: Require that new development detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels, except where detention is not recommended in plans and policies adopted by the Placer County Flood Control and Water Conservation District (PCFCWCD), and to require coordination with other projects' master plans to ensure no adverse cumulative effects. In lieu of detention, the City may require retention and/or off-site drainage improvements that are more beneficial to the community's overall drainage system.

Policy S-11: Ensure that new development does not result in on-site flooding or increase flooding of off-site properties.

Policy S-12: Require new development to annex into an existing drainage maintenance district where warranted.

Policy OCR-11: Protect the groundwater recharge value of riparian and wetland areas while recognizing that minor modifications to such areas may be a necessary outcome of the development process.

Policy OCR-49: Minimize the degradation of water quality through use of erosion control plans and Best Management Practices.

GP EIR Mitigation Measures

No mitigation measures related to hydrology and water quality are included in the GP EIR.

6.11. LAND USE AND PLANNING

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Physically divide an established community?	☐	☐	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts on land use as a result of the future urban development that was contemplated by the General Plan. These impacts included dividing an established community and potential conflicts with established land uses within and adjacent to the City (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.1-1 through 4.1-38). The analysis found that while development and buildout of the General Plan can result in land use impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding land use impacts.

These goals and policies include, but are not limited to goals and policies in the General Plan Land Use Element requiring buffering of land uses, reviewing development proposals for compatibility issues, establishing and maintaining development standards and encouraging communication between adjacent jurisdictions.

Project-Specific Impacts

a) Physically divide an established community?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.1.1 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.1-24 to 4.1-25)

The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development were built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access

to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The Project site is currently vacant and undeveloped and surrounding land uses include light industrial and retail commercial uses and Union Pacific Railroad tracks to the north; mixed use, retail and service commercial uses to the south; commercial uses to the east; and railroad tracks and existing residential uses to the west. The proposed Project would be consistent with the land use and zoning designations for the site. Therefore, implementation of the proposed Project would not physically divide an established community, and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.1.3 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.1-31 through 4.1-35).

The Project site is designated HDR by the City of Rocklin General Plan land use map and is currently zoned PD 33 RES 24+ by the zoning map. The proposed Project would develop the site with 281 multifamily detached residential units and related site improvements that would be consistent with the existing land use and zoning designations. The proposed Project does not involve conflict with any land use related policy, as detailed throughout this Consistency Analysis and Checklist. The proposed Project would also be subject to applicable development standards, including design review and implementation of General Plan policies related to compatibility, urban form, and environmental protection, which ensure consistency with adopted land use regulations intended to avoid or mitigate environmental effects. Therefore, impacts related to conflict with a policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

Cumulative Impacts

As discussed in the GP EIR on page 5.0-4, following the application of the General Plan Update's policies, the General Plan would not contribute to any significant impacts related to the specific potential land use impacts, and the proposed project would not significantly contribute to cumulative land use impacts in the region. As discussed above, the proposed Project would be consistent with the previous Mixed Use Land Use designation as analyzed in the General Plan EIR as well as this site's existing High Density Residential land use designation. In addition, the proposed Project would be consistent with the General Plan Update policies that would reduce the proposed project's contribution to cumulative land use impacts associated with conflicts between adjacent land uses and conflicts with applicable plans, policies, and regulations. The Project would represent the type and intensity of development anticipated under the General Plan and would be developed in accordance with the applicable goals, policies, and implementation measures adopted by the City. Because the Project is consistent with the General Plan and zoning designations and does not involve a land use or intensity beyond that contemplated by the

General Plan EIR, it would not make a cumulatively considerable contribution to the cumulative land use impacts identified in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of land use and planning, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR land use analysis used planning document review, field review, surrounding jurisdiction plan review, agency consultation, and buildout conditions under the proposed Land Use Diagram. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR and the Project's development area being the same as was analyzed in the GP EIR, no substantial new information has been identified that would result in a land use impact more severe than anticipated in the GP EIR.
5. No mitigation measures related to land use and planning are contained within the GP EIR. Additionally, no mitigation would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GP Goals and Policies

None.

GP EIR Mitigation Measures

No mitigation measures related to land use and planning are included in the GP EIR.

6.12. MINERAL RESOURCES

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The GP EIR indicates that the City of Rocklin Planning Area has no known or regionally significant mineral resources as classified by the State Geologist. As such, loss of availability of a known mineral resource was not identified as a significant impact, and no impacts to mineral resources would occur. Accordingly, detailed discussions of mining operations or mineral extraction activities are not applicable to the proposed Project.

Project-Specific Impacts

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on the general plan, specific plan, or other land use plan?

No New Impact. This topic was evaluated in the GP EIR and was determined to have no impacts with implementation of GP EIR mitigation measures (City of Rocklin, 2011, pp. 4.6-17).

As the GP EIR indicates that the City of Rocklin Planning Area does not contain known mineral resources of regional or statewide importance as classified by the State Geologist. The proposed Project site is not located on or near any identified mineral resource extraction or recovery sites, and no locally important mineral resource recovery sites are designated within the Project vicinity. Therefore, the proposed Project would not result in the loss of availability of known mineral resources or locally important mineral resource recovery sites.

Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

Cumulative Impacts

As discussed in the GP EIR on page 4.6-17, the City of Rocklin Planning Area has no mineral resources as classified by the State Geologist. The Planning Area has no known or suspected mineral resources that would be of value to the region and to residents of the state. Therefore, no impact would occur to mineral resources. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of mineral resources, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR did not include a standalone mineral resources section; however, the geology and soils analysis used published information, surveys, reports, agency resources, the proposed General Plan Update, the Placer County Multi-Hazard Mitigation Plan, and applicable City regulations. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's site-specific conditions, no substantial information has been identified that would result in a significant mineral resources impact.
5. No mitigation measures contained within the GP EIR would be required because no Project specific impacts would occur.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GP Goals and Policies

None.

GP EIR Mitigation Measures

No mitigation measures related to mineral resources are included in the GP EIR.

6.13. NOISE

Would the project result in:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☐	☒

Summary of Impacts Identified in the GP EIR

the General Plan EIR analyzed the anticipated impacts of noise associated with the future urban development that was contemplated by the General Plan. These impacts included construction noise, traffic noise, operational noise, groundborne vibration, and overall increased in noise resulting from implementation of the General Plan Update (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.5-1 through 4.5-48).

Mitigation measures to address these impacts are incorporated into the General Plan in the Noise Element, which includes policies that require acoustical analyses to determine noise compatibility

between land uses, application of stationary and mobile noise source sound limits/design standards, restriction of development of noise-sensitive land uses unless effective noise mitigations are incorporated into projects, and mitigation of noise levels to ensure that the noise level design standards of the Noise Element are not exceeded.

The General Plan EIR concluded that, despite these goals and policies, significant noise impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in exposure of persons to, or generation of, noise levels in excess of applicable noise standards, will result in exposure to surface transportation noise sources and stationary noise sources in excess of applicable noise standards and will contribute to cumulative transportation noise impacts within the Planning Area. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Project-Specific Impacts

This section is based on the following report:

- *Noise and Vibration Impact Analysis*, prepared by EPD Solution, Inc., May 6, 2026. Included as Appendix F.

a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.5.1 and was determined to have a significant and unavoidable impact with implementation of applicable General Plan policies because future development under the General Plan could expose persons to or generate noise levels in excess of applicable standards, particularly from traffic-related noise sources (City of Rocklin, 2011, pp. 4.5-29 through 4.5-40).

Construction

Construction activities associated with the proposed Project would occur in one phase and would include site preparation, grading, building construction, paving, and architectural coating activities. These activities would require the use of heavy equipment and would temporarily increase ambient noise levels in the Project vicinity. However, construction noise would fluctuate depending on the type, quantity, and duration of equipment usage and would cease upon completion of construction activities.

The nearest sensitive receptors consist of existing residential uses located approximately 125 feet southeast of the Project site. As shown in Table NOI-1*, Construction Equipment Noise Levels*, the Noise and Vibration Impact Analysis determined that maximum construction noise levels at the nearest residential receptors would range from approximately 54.0 dBA to 69.6 dBA Leq depending on the construction phase, which would not exceed the Federal Transit Administration (FTA) construction threshold of 80 dBA for residential uses.

Table NOI-1: Construction Equipment Noise Levels

Activity	Composite Noise Level @ 125 Feet[1,2]	Composite Noise Level @ 480 Feet[1,2,3]
	dBA L_{eq}	dBA L_{eq}
Demolition	79.5	67.8
Site Preparation	79.7	68.0
Grading	79.3	67.6
Paving	78.4	66.7
Paving and Building Construction	81.3	69.6
Building Construction	78.1	66.4
Building Construction and Architectural Coating	78.4	66.7
Architectural Coating	65.7	54.0

Source: Appendix F

1. Federal Highway Administration. (2006). *Construction Noise Handbook*.

2. The noise levels are based on Table 9.1 of the Construction Noise Handbook. If the exact equipment listed is not available, a default noise level of 85 dBA, representative of typical construction equipment, is used. Specifically, the Forklift is modeled using this default value. Additionally, for the category of Tractors/Loaders/Backhoes, the noise level of a Tractor (84.0 dBA) is used, as it represents the loudest among the three.

3. There would be a short period of overlap between the building construction and paving phases, as well as between the building construction and architectural coating phases.

Additionally, construction activities would be required to comply with the City of Rocklin Noise Standards Ordinance (RMC Chapter 9.52). Consistent with the Noise Standards Ordinance and GP EIR Action Step NA-3, construction activities occurring in proximity to residential or other noise-sensitive land uses would be limited to the hours of 7:00 AM to 7:00 PM on weekdays and 8:00 AM to 7:00 PM on weekends unless otherwise approved by the City.

Because construction noise would be temporary, intermittent, and conducted in accordance with the City's construction noise requirements, construction noise impacts would be consistent with those analyzed in the GP EIR and would be less than significant.

Operation

Long-term, off-site stationary noise associated with operation of the proposed Project would primarily result from on-site mechanical equipment, including heating, ventilation, and air conditioning (HVAC) systems serving the residential units. HVAC equipment may operate intermittently throughout the day and night; however, such equipment is typically designed and installed to meet applicable building code and manufacturer noise standards for residential uses.

The Noise and Vibration Impact Analysis prepared for the proposed Project evaluated operational noise associated with HVAC systems, parking activity, and on-site vehicular circulation. The analysis determined that HVAC noise levels at the nearest residential receptors would be approximately 34.1 dBA during both daytime and nighttime hours, which would not exceed the City's exterior stationary noise standards of 55 dBA daytime and 45 dBA nighttime. As shown in Table NOI-2, *Increase in Ambient Noise from Project Operation*, cumulative operational noise associated with HVAC equipment, parking activity, and on-site

mobile sources would result in an incremental increase of approximately 0.1 dBA during both daytime and nighttime conditions, which would remain below the applicable 1.5 dBA significance threshold.

Table NOI-2: Increase in Ambient Noise from Project Operation

Land Use	Time of the Day	Project Noise Level (dBA)[1]	Ambient Noise Level (dBA)[2]	Cumulative Noise Level (dBA)[3]	Increase over Ambient(dBA)[4]	Incremental increase (dBA)[5]	Exceed threshold?
Residential to the East	Daytime	58.6	74.2	74.3	0.1	1.5	No
	Nighttime	55.7	72.6	72.7	0.1	1.5	No

Source: Appendix F

1. Ambient Noise Level is based on the noise measurement in Table 4-1 of Appendix F. The ambient noise for industrial land use was based on data collected at NML-1, and Wellness Center's was based on NML-2.
2. Calculation is based on Logarithmic Addition of Sound Level, $SPL_{total}=10*Log(10^{SP1/10}+10^{SPL2/10})$.
3. Difference between Cumulative Noise Level and Ambient Noise Level.
4. Thresholds are based on the Community Noise Equivalent Level (CNEL) estimated from the noise measurement in Table 4-1 of Appendix F.

The proposed Project is located adjacent to an existing Union Pacific Railroad corridor. As discussed in the Noise and Vibration Impact Analysis, outdoor common open space areas would comply with the City's 60 dBA CNEL transportation noise standard due to shielding provided by the proposed building configuration (Appendix F). Interior residential noise levels would also comply with the City's 45 dBA CNEL interior standard through incorporation of building assemblies with a minimum STC 30 rating and compliance with the California Building Code.

Consistent with GP EIR Policy N-1, which requires acoustical analyses for noise-sensitive land uses located in areas exposed to elevated noise levels, the proposed Project incorporated a project-specific Noise and Vibration Impact Analysis to evaluate transportation and stationary noise sources. In accordance with Policy N-2, which promotes site planning and project design techniques to reduce noise exposure, the proposed Project incorporates building placement and shielding features to minimize transportation-related noise exposure. The proposed Project is also consistent with Policy N-7, which restricts development of noise-sensitive land uses in high-noise environments unless effective noise reduction measures are implemented, through incorporation of building construction features designed to achieve applicable interior and exterior noise standards. Additionally, consistent with Policy N-9, which applies the City's Noise Element transportation noise criteria to new development projects, the Project was evaluated against applicable City CNEL standards for residential interiors and outdoor common areas. Therefore, operational noise impacts associated with the proposed Project would be consistent with those analyzed in the GP EIR and would be less than significant.

Off-Site Traffic Noise

Traffic generated by the operation of the proposed Project has the potential to influence the traffic noise levels in surrounding off-site areas and at the Project site. Vehicle noise is a combination of the noise produced by the engine, exhaust, and tires. The level of traffic noise depends on three primary factors: (1) the volume of traffic; (2) the speed of traffic; and (3) the number of trucks in the flow of traffic. The proposed Project does not propose any uses that would require a substantial number of truck trips and the proposed Project would not alter the speed limit on any existing roadway; so, the proposed Project's

potential off-site noise impacts have been focused on the noise impacts associated with the change of volume of traffic that would occur with development of the proposed Project.

Traffic generated by operation of the proposed Project has the potential to contribute to traffic noise levels along surrounding roadways. However, traffic-related noise increases are dependent on substantial increases in traffic volumes. The proposed Project would generate approximately 1,253 daily vehicle trips (Appendix F). As shown in Table NOI-3, *Existing Plus Project Traffic Noise Levels*, Project-generated traffic would increase roadway noise levels by approximately 0.3 dBA along Pacific Street and 0.6 dBA along East Midas Avenue under existing conditions. These increases would remain below the applicable 1.5 dBA significance threshold (Appendix F).

Table NOI-3: Existing Plus Project Traffic Noise Levels

Roadway Segment	Existing		Existing Plus Project				Increase over Existing Scenario (dBA)	Thresholds based on Ambient Noise Level	Exceed Threshold?
	Existing ADT[1]	dBA @ 50 feet from Roadway Centerline	Existing Plus Project ADT[2]	dBA @ 50 feet from Roadway Centerline	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)			
Pacific Street	15,000	67.6	16,253	67.9	78	168	0.3	1.5	No
East Midas Avenue	9,300	64.5	10,553	65.1	51	109	0.6	1.5	No

Source: Appendix F
Notes: ADT= average daily traffic; CNEL=Community Noise Equivalent Level; dBA=A-weighted decibels.
1. Existing ADT from Table 7, *Existing Traffic Noise Levels in 2012*.
2. ADT of the Existing (2012) with Project is the total of the existing ADT and Project's daily trips, which is 1,253 trips per day, based on the VMT Screening Analysis provided by EPD Solutions, Inc. (EPD Solutions, Inc., 2026a).

In addition, as shown in Table NOI-4, *General Plan Buildout Plus Project Traffic Noise Levels,* Project-generated traffic would increase roadway noise levels by approximately 0.3 dBA along Pacific Street and 0.4 dBA along East Midas Avenue under General Plan buildout conditions. These increases would also remain below the applicable 1.5 dBA significance threshold. Therefore, the Project would not result in a perceptible or substantial increase in off-site traffic noise under either existing or General Plan buildout conditions.

Table NOI-4: General Plan Buildout Plus Project Traffic Noise Levels

Roadway Segment	General Plan Buildout		General Plan Buildout Plus Project				Increase	Thresholds based on Ambient Noise Level	Exceed Threshold?
	Existing ADT[1]	dBA @ 50 feet from Roadway Centerline	Existing Plus Project ADT[2]	dBA @ 50 feet from Roadway Centerline	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)			
Pacific Street	16,700	68.0	17,953	68.3	83	180	0.3	1.5	No

Roadway Segment	General Plan Buildout		General Plan Buildout Plus Project				Increase	Thresholds based on Ambient Noise Level	Exceed Threshold?
	Existing ADT[1]	dBA @ 50 feet from Roadway Centerline	Existing Plus Project ADT[2]	dBA @ 50 feet from Roadway Centerline	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)			
East Midas Avenue	12,200	63.4	13,453	63.8	42	90	0.4	1.5	No

Source: Appendix F
Notes: ADT= average daily traffic; CNEL=Community Noise Equivalent Level; dBA=A-weighted decibels.
1. City of Rocklin, 2012, General Plan Environmental Impact Report Noise Section.
2. ADT of the General Plan Buildout with Project is the total of the General Plan Buildout ADT and Project's daily trips, which are 1,253 trips per day, based on the VMT Screening Analysis provided by EPD Solutions, Inc. (EPD Solutions, Inc., 2026a).

The proposed Project would not generate traffic noise impacts beyond the scope of development previously evaluated in the GP EIR. The Project site is located within an urbanized area planned for residential development under the City's General Plan and zoning designations, and the Project's contribution to roadway noise levels would remain below applicable significance thresholds. As such, Project-generated traffic noise would remain within the scope of impacts previously analyzed in the GP EIR.

Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no subsequent review is required.

b) Generation of excessive ground borne vibration or ground borne noise levels?

No New Impact. This topic was evaluated in the GP EIR as Impact 9.5.5 and was determined to have a less-than-significant impact with implementation of applicable General Plan policies and Action Step NA-3 (City of Rocklin, 2011, pp. 4.5-42 to 4.5-46).

Construction

Construction activities associated with the proposed Project would involve grading, excavation, paving, and building construction activities that would temporarily generate groundborne vibration. The nearest sensitive receptors to the Project site consist of existing residential uses located approximately 125 feet east of the Project site, while the nearest non-sensitive structure consists of a commercial building (United Rentals) located approximately 100 feet northeast of the Project site. Construction vibration impacts would primarily result from heavy equipment such as vibratory rollers, bulldozers, graders, excavators, and haul trucks.

The GP EIR identifies vibration levels in excess of 0.2 inches per second peak particle velocity (PPV) as a level at which architectural damage to conventional structures or increased annoyance to persons could potentially occur. The GP EIR further states that vibration generated by typical construction equipment is generally well below applicable damage thresholds.

The Noise and Vibration Impact Analysis prepared for the proposed Project evaluated vibration generated by construction equipment, including vibratory rollers, bulldozers, graders, excavators, and haul trucks. As shown in Table NOI-5, *Continuous Construction Equipment Vibration Levels*, construction vibration levels would range from less than 0.001 to 0.026 in/sec PPV at the nearest commercial structure and from less than 0.001 to 0.019 in/sec PPV at the nearest residential sensitive receptors. These vibration levels would remain substantially below the 0.2 in/sec PPV reference level identified in the GP EIR, as well as below the applicable Caltrans thresholds of 0.5 in/sec PPV for structural damage at commercial buildings and 0.3 in/sec PPV for annoyance at residential receptors

Table NOI-5: Continuous Construction Equipment Vibration Levels

Equipment	Reference Vibration Level at 25 Feet (PPV [inches/second])[1]	Vibration Level at 100 feet (PPV [inches/second])[2]	Vibration Level at 125 Feet (PPV [inches/second])[2]
Vibratory Roller	0.21	0.026	0.019
Large Bulldozer	0.089	0.011	0.008
Loaded Trucks	0.076	0.010	0.007
Small Bulldozer	0.003	<0.001	<0.001
Thresholds		**0.5**	**0.3**
Exceed the threshold?		No	No

Source: Appendix F

1. FTA. (2018). *Transit Noise and Vibration Impact Assessment Manual*.
2. $PPV_{equip} = PPV_{ref} \times \left(\frac{25}{D}\right)^{1.5}$, D=distance between the equipment to the sensitive receptors.

Blasting is not proposed or anticipated based on the current Project design and information provided by the applicant and civil engineering team. Because vibration levels associated with blasting are highly variable and depend on site-specific factors, including the amount of explosive used, soil and rock conditions, depth of blasting, and distance to nearby receptors, blasting-related vibration was not quantified in Table NOI-5. However, consistent with the qualitative approach used in the GP EIR, potential blasting-related vibration is addressed herein. The GP EIR recognized that blasting-related vibration is highly variable and site-specific and concluded that construction vibration impacts would be less than significant due to the temporary and short-term nature of construction activities and compliance with the City's allowable construction hours. If localized rock removal requiring blasting were determined to be necessary during construction, such activities would be temporary, intermittent, limited to the construction phase, limited to approved construction hours, and subject to applicable City review and construction safety requirements. Therefore, potential vibration impacts associated with blasting would not result in a new or substantially greater impact than evaluated in the GP EIR.

Accordingly, construction-related vibration impacts, including potential equipment- and blasting-related vibration, would remain temporary, intermittent, and less than significant..

Consistent with the City's Noise Standards Ordinance and GP EIR Action Step NA-3, construction activities occurring near residential land uses would be limited to the hours of 7:00 AM to 7:00 PM on weekdays and 8:00 AM to 7:00 PM on weekends unless otherwise approved by the City. Similar to construction noise, construction vibration would be temporary, intermittent, and localized in nature and would cease upon completion of construction activities.

Therefore, construction-related groundborne vibration impacts would be consistent with those analyzed in the GP EIR and would be less than significant.

Operation

Once operational, the proposed Project would not be a substantial source of groundborne vibration or groundborne noise. Operational activities associated with the proposed residential development would primarily consist of passenger vehicle trips, residential occupancy, and routine maintenance activities, none of which are typically associated with substantial vibration generation.

The Project site is located adjacent to an existing Union Pacific Railroad corridor. The GP EIR concluded that vibration levels associated with railroad operations would not exceed the 0.2 in/sec PPV threshold beyond approximately 7.5 feet from the track centerline and that future development under the General Plan would not expose persons to excessive vibration levels. The proposed residential buildings and outdoor activity areas would be located substantially farther than 7.5 feet from the railroad corridor and were evaluated in the project-specific Noise and Vibration Impact Analysis. The analysis concluded that operational vibration associated with nearby rail activity would not exceed applicable significance thresholds (Appendix F).

Residential land uses are not typically associated with heavy truck traffic, industrial operations, or other vibration-intensive activities that could generate substantial groundborne vibration or noise. As such, operational vibration effects would be intermittent, low in magnitude, and consistent with existing background conditions in the Project vicinity.

Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no subsequent review is required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No New Impact. This topic was not evaluated in the GP EIR.

As described in the GP EIR, there are no airports located within the City of Rocklin. The Noise and Vibration Impact Analysis determined that the closest airport to the Project site is Lincoln Regional Airport/Karl Harder Field, located approximately 9.2 miles northwest of the Project site. The Rocklin Planning Area is not located within the Airport Land Use Compatibility Plan (ALUCP) area or safety zones of any public or private airport.

The Project site is not located within two miles of a public airport or public-use airport and is not located within any airport influence area. Therefore, the proposed Project would not expose people residing or working in the Project area to excessive aircraft-related noise levels, aircraft overflight noise, or other airport-related operational noise impacts.

The Placer County Transportation Planning Agency (PCTPA), acting as the Airport Land Use Commission (ALUC), establishes Airport Land Use Compatibility Plans (ALUCPs) to ensure land use compatibility and

minimize safety and noise risks in the vicinity of public-use airports. However, the Project site is located outside of any ALUCP influence area and is not subject to ALUC review requirements.

Based on the foregoing analysis, no new or substantially greater impacts would occur. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to wildfire infrastructure pursuant to CEQA Guidelines Section 15183.

Cumulative Impacts

As discussed in the GP EIR on page 5.0-27 and 5.0-28, while General Plan Update noise policies and noise reduction measures would reduce noise levels whenever feasible, there may be some cases when transportation noise impacts cannot be fully mitigated. Therefore, implementation of the proposed project would result in transportation noise impacts which are cumulatively considerable and significant and unavoidable. The Project would generate temporary construction noise and operational noise associated with residential activities and vehicular traffic. Construction activities would be temporary in nature and would comply with the City's construction hour restrictions and applicable noise control requirements. Operational noise generated by the Project would be consistent with the residential land use designation anticipated under the General Plan and would not expose sensitive receptors to noise levels in excess of applicable City standards. In addition, the Project would not generate substantial stationary noise sources or vibration beyond those previously evaluated in the General Plan EIR. The Project is consistent with the land use assumptions and development intensity evaluated in the General Plan EIR and would comply with all applicable General Plan policies, City noise standards, and construction regulations. Accordingly, the Project would not make a cumulatively considerable contribution to the cumulative noise impacts identified in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of noise, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR noise analysis used existing literature, accepted noise thresholds, qualitative assessment of transportation and non-transportation noise sources, and FHWA traffic noise modeling based on roadway and traffic data. Based on the analysis provided in this section, the Project’s consistency with the General Plan and zoning designation, the Project’s development intensity being within the level analyzed in the GP EIR, and the findings of the project-specific Noise and Vibration Impact Analysis, no substantial new information has been identified that would result in a noise impact more severe than anticipated in the GP EIR.

5. No new mitigation measures would be required. Project-specific impacts would be less than significant with adherence to applicable City standards, GP EIR policies, and Action Step NA-3, as listed below.

Uniformly Applied Development Policies or Standards (DP/S)

Rocklin Municipal Code Section 9.52.030: Noise Standards. The proposed Project would be required to comply with the City of Rocklin noise standards regulating construction and operational noise levels. Compliance with these standards would be ensured through the City's permitting and plan check review process.

GP Goals and Policies

Policy N-1: Determine noise compatibility between land uses, and to provide a basis for developing noise mitigation, an acoustical analysis shall be required as part of the environmental review process for all noise-sensitive land uses which are proposed in areas exposed to existing or projected exterior noise levels exceeding the level standards contained within this Noise Element.

Policy N-2: Emphasize site planning and project design to achieve the standards of this Noise Element. The use of noise barriers shall be considered a means of achieving the noise standards; however, the construction of aesthetically intrusive wall heights shall be discouraged.

Policy N-3: Ensure that stationary noise sources do not interfere with sleep by applying an interior hourly maximum noise level design standard of 45 dBA in the enclosed sleeping areas of residences affected by stationary noise sources. This standard assumes doors and windows are closed.

Policy N-7: Restrict development of noise-sensitive land uses in areas exposed to existing or projected levels of noise from transportation noise sources that exceed the noise level standards contained within the Noise Element, unless the project design includes effective mitigation that results in noise exposure which meets standards.

Policy N-9: Apply the noise level design criteria contained within Table 2-2 of the Noise Element in the General Plan EIR to Policies N-7 and N-8 of the Noise Element.

Action Step NA-3: Limit construction activity to the hours of 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 7 p.m. on weekends when construction is conducted in proximity to residential or other noise sensitive land uses, unless such restriction would result in increased risk to the health and/or safety of the general public or construction workers, or a determination is made by the City based on substantial evidence that it is in the best interests of the City to approve alternative hours of work.

GP EIR Mitigation Measures

No mitigation measures related to noise are included in the GP EIR.

6.14. POPULATION AND HOUSING

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated population and housing impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included population growth and availability of housing opportunities (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.11-1 through 4.11-13). The analysis found that while development and buildout of the General Plan can result in population and housing impacts, implementation of the General Plan would not contribute to a significant generation of growth that would substantially exceed any established growth projections nor would it displace substantial numbers of housing units or people. Moreover, the project will not construct off-site infrastructure that would induce substantial development, unplanned or otherwise. As such, population and housing impacts were determined to be less than significant.

Project-Specific Impacts

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.11.1 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.11-8 to 4.11-10).

The proposed Project would construct 281 multifamily residential units. The proposed Project is not anticipated to induce substantial unplanned population growth in the area, either directly or indirectly.

The US Census Bureau estimates that the City of Rocklin had an average household size of 2.65 persons and a vacancy rate of 3.1 percent in January 2025 (California Department of Finance, 2025). Thus, the average number of persons per housing unit in the City of Rocklin in 2025 is estimated as the average household size (2.65 persons) times the occupancy rate (96.9 percent), or 2.57 persons. Using this person per household estimate, buildout of the proposed Project would result in approximately 722 residents. Furthermore, as a residential housing development, the proposed Project would generate minimal new permanent jobs. Thus, the proposed Project would not result in indirect population growth from potential employees relocating to the city. Potential population growth associated with the proposed Project would represent less than one percent increase over the City's January 1, 2025, estimated population of 73,172 persons (California Department of Finance, 2025). As such, although nominal, the proposed Project would induce population growth in a local context.

Potential population growth impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. Table POP-1 below shows the population growth forecast estimates for Placer County between 2025 and 2050 (Placer County, 2024).

Table POP-1: Population Trends (Placer County)

	2025[1]	2035	2050	2025 – 2050 Increase
Placer County	414,895	465,335	487,874	83,953 (20 percent)

Sources:
[1] (Placer County, 2024)

As shown above, the Placer County General Plan Demographic Trends growth forecasts estimate the County's population to reach 487,874 persons by 2050, representing a total increase of 83,953 persons between 2025 and 2050. The proposed Project's anticipated resident population (722 persons) would represent less than one percent of the 2050 population anticipated for the County and would not exceed the amount of growth anticipated by the Placer County General Plan Demographic Trends from 2025 to 2050.

This analysis is further supported by the Rocklin-specific population trends analyzed in Section 4.11, *Population and Housing*, of the GP EIR. As shown in Table POP-2, the GP EIR evaluated historical and projected population growth in Rocklin between 1990 and 2030, including a projected 2030 population of 76,136 persons.

Table POP-2: Population Trends (City of Rocklin)

Year	Population	Change	% Change	Annual % Change
1990	19,033			
2000	36,330	17,297	91%	9.0%
2008	53,843	17,513	48%	6.0%
2015 Projected	65,614	11,771	22%	3.1%
2020 Projected	73,414	7,800	12%	2.4%
2030 Projected	76,136	2,722	4%	0.5%

Sources: (City of Rocklin, 2011, pp. 4.11-1)

As shown above, the GP EIR growth forecasts estimate the City's population to reach 76,136 persons by 2030, representing a total increase of 57,103 persons between 1990 and 2030. The proposed Project's anticipated resident population (722 persons) would represent less than one percent of the 2030 population anticipated for the City and would not exceed the amount of growth anticipated by the GP EIR Population Trends from 1990 to 2030.

Additionally, since the proposed Project is consistent with the existing land use designation, buildout of the Project site was already contemplated in the GP and regional growth forecasts. Furthermore, the proposed Project is compliant with the City's Regional Housing Needs Assessment (RHNA) allocation of 3,543 units for the 2021-2029 planning period, as identified in the City's 6th Cycle Housing Element Update. California's RHNA is a methodology used to determine future housing needs by income category, based on growth in population, households, and employment. The proposed Project would result in 281 new multifamily units, that would contribute toward fulfilling this obligation by increasing the residential development capacity within the City, consistent with the City's long-range housing and land use planning strategies. As a result, the proposed Project would not induce substantial unplanned population growth either directly or indirectly, and would not result in new or more severe impacts beyond those identified in the GP EIR. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.11.2 and was determined to have a less than significant impact (City of Rocklin, 2011, pp. 4.11-10 and 4.11-11).

The Project site is currently vacant and undeveloped. The Project site is designated HDR in the General Plan and is zoned PD-33 RES-24. The HDR land use designation is intended for higher-density residential development, including multifamily housing and related uses and the PD-33 RES-24 zoning designation allows for flexible, master-planned residential development at higher densities with customized development standards with a residential minimum density of 24 dwelling units per acre. The proposed Project would develop 281 multifamily residential units, consistent with the existing residential General Plan land use and zoning designations. Therefore, the proposed Project would not displace any housing and would not necessitate the construction of replacement housing. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

Cumulative Impacts

As discussed in the GP EIR on page 5.0-39 to 5.0-40, implementation of the General Plan would not result in an increase in population or housing growth that would substantially exceed any established growth projections. As discussed above, since the proposed Project is consistent with the existing land use designation, buildout of the Project site was already contemplated in the GP and regional growth

forecasts. The proposed Project would result in 281 new multifamily units, that would increase the residential development capacity within the City, consistent with the City's long-range housing and land use planning strategies. As a result, the proposed Project would not induce substantial unplanned population growth either directly or indirectly, and would not result in new or more severe impacts beyond those identified in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of population and housing, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR population and housing analysis used demographic and housing data, agency projections, City housing policy documents, and General Plan buildout growth assumptions. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR, no substantial new information has been identified that would result in a population or housing impact more severe than anticipated in the GP EIR.
5. No mitigation measures related to population and housing are contained within the GP EIR. Additionally, no mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GP Goals and Policies

None.

GP EIR Mitigation Measures

No mitigation measures related to population and housing are included in the GP EIR.

6.15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	**Project Impact that is Peculiar to the Project or the Project Site**	**Significant Impact not Analyzed as Significant in the Prior EIR**	**Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR**	**Adverse Impact More Severe based on Substantial New Information**	**No New Impact**	**Not Previously Analyzed in the Prior EIR**
a) Fire protection?	☐	☐	☐	☐	☒	☐
b) Police protection?	☐	☐	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☐	☒	☐
d) Parks?	☐	☐	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☐	☐	☐	☒

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts on the demand for fire and police protection and school and recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for fire, police and school services, provision of adequate fire flow, and increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-1 through 4.12-45). The analysis found that while development and buildout of the. General Plan can result in public services and facilities impacts, these impacts would be reduced to a less than significant level through compliance with state and local standards related to the provision of public services and facilities and through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to public services and facilities.

These goals, policies and standards include, but are not limited to the California Fire Code, the California Health and Safety Code, Chapters 8.12 and 8.20 of the Rocklin Municipal Code, and goals and policies in the General Plan Community Safety and Public Services and Facilities Elements requiring studies of infrastructure and public facility needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project, maintaining inter-jurisdictional cooperation and coordination and requiring

certain types of development that may generate higher demand or special needs to mitigate the demands/needs.

Project-Specific Impacts

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a) Fire protection and emergency services?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.12.1.1 and was determined to have a less-than-significant impact through compliance with General Plan policies, payment of development impact fees, and applicable regulations (California Fire Code, residential codes, etc.) (City of Rocklin, 2011, pp. 4.12-8 to 4.12-11).

As described in the GP EIR, the City of Rocklin is served by the Rocklin Fire Department (RFD), which provides fire prevention, suppression, and emergency medical services and operates three fire stations within the City, supported by mutual aid agreements with surrounding jurisdictions. The primary responding station for the proposed Project is Fire Station No. 23, located approximately 0.5 roadway miles from the Project site, with an estimated 1-minute drive time under normal conditions. Additionally, Fire Station No. 24 is situated about 1.8 roadway miles from the Project site.

The Project site encompasses approximately 7.19 gross acres, and is currently vacant and undeveloped. Development of the proposed Project would consist of the construction of approximately 281 multifamily residential units within three four-story buildings, with related site improvements.

Construction

Construction and operation of the proposed Project would increase the number of structures and workers in the Project area, which may increase demand for fire protection and emergency medical services. However, construction of the proposed Project would be required to comply with all applicable State and local regulations. These requirements include measures such as installation of temporary construction fencing to prevent unauthorized access and maintenance of a clean and orderly construction site to reduce potential fire hazards. As a result, construction of the proposed Project would not result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, and would not adversely impact service ratios, response times, or other performance standards. Impacts would be less than significant, and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR.

Operation

As disclosed in the GP EIR, the proposed Project and other anticipated residential development would create an increased demand for fire protection services with the addition of new residents to the area. As described in Section 6.14, *Population and Housing,* the proposed Project would not exceed the amount of growth anticipated by Placer County or the GP EIR. Therefore, the proposed Project would not induce

significant population growth and would not result in the need for new or physically altered fire protection facilities. Furthermore, the City of Rocklin requires that new development projects provide adequate improvements and resources to support future infrastructure and public facility needs, as included in GP Policy PF-25. The proposed Project would also be required to comply with all applicable City standards related to emergency access, fire flow, fire lanes, turn radii, and other fire protection and site design requirements, as reviewed and enforced by Rocklin Fire Department. Additionally, the proposed Project would be subject to compliance with the most recent versions of the CBC and California Fire Code. The California Fire Code is adopted by reference in the Rocklin Municipal Code Chapter 15.04.050 and establishes minimum standards for fire safety including site access requirements and fire safety precautions.

Pursuant to the City of Rocklin's Municipal Code Chapter 3.16 (*Construction Taxes and Development Impact Fees*), and GP Policy PF-3 and PF-11, the proposed Project would be required to pay Development Impact Fees (DIFs). The City of Rocklin collects DIF from development projects and is mandated to use the DIF funds to construct new fire and emergency service facilities. DIFs collected offset any Project-related demand on existing fire services. The fees would ensure that adequate fire protection and emergency/medical services would be provided and maintained and can be applied to the purchase of equipment, maintenance of existing facilities, and the construction of facilities as needed. Compliance with applicable local and State regulations, such as payment and implementation of the DIF program and compliance with applicable design requirements, would ensure that implementation of the Project maintain sufficient levels of fire protection services and facilities. Therefore, impacts related to fire protection services would be less than significant and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

b) Police protection services?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.12.2.1 and was determined to have a less-than-significant impact through compliance with General Plan policies and payment of Development Impact Fees (City of Rocklin, 2011, pp 4.12-15 through 4.12-17).

As described in the GP EIR, the Rocklin Police Department would provide police protection services to the Project site. The Rocklin Police Station is located at 4080 Rocklin Rd, Rocklin, CA 95677, which is approximately 0.7 roadway miles southeast of the Project site.

Crime and safety issues during Project construction may include theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism that would create a temporary increased demand for Rocklin Police Department protection services. Operation of the 281 multifamily residential units may also generate a typical range of police service calls such as burglaries and thefts. However, pursuant to the City's existing permitting process, the Police Department would review and approve the final site plan to ensure the appropriate crime prevention and site design features are incorporated consistent with General Plan Policies PF-11 and PF-16 are incorporated appropriately to provide a safe environment. In addition, the proposed Project would comply with the most recent versions of the CBC and California Fire Code. Specifically, Municipal Code Chapter 15.04.010 adopts by reference the CBC, which includes emergency access requirements which would minimize site safety hazards and potential operational impacts to police services.

As described above, growth resulting from the proposed Project has been accounted for within the GP EIR, as the proposed Project is consistent with the GP land use designation. While the proposed Project would introduce new residents through development of approximately 281 multifamily residential units, this increase in population is within the growth projections evaluated in the City of Rocklin General Plan EIR. Since the proposed Project would not contribute to population growth beyond that anticipated in the GP EIR, the proposed Project would not result in the need for new or expanded police services or facilities to support the proposed Project. Additionally, the proposed Project would be required to pay applicable development impact fees consistent with General Plan Policies PF-3 and PF-11. The collection of development impact fees (DIFs) would ensure the level of police protection services is maintained and can be applied to the purchase of equipment, maintenance of existing facilities, and the construction of facilities as needed. Therefore, Project impacts to police services would be less than significant and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the City of Rocklin General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, and therefore no subsequent review is required.

c) School services?

No New Impact. This topic was evaluated in the GP EIR as Impacts 4.12.3.1 and 4.12.3.2 and was determined to have a less-than-significant impact through mandatory developer fees (CA Gov. Code §65995), and implementation of the General Plan policies (City of Rocklin, 2011, pp. 4.12-25 through 4.12-30).

According to the GP EIR, Rocklin residents are served by Rocklin Unified School District. As described in Section 6.14, *Population and Housing*, the proposed Project would increase the area's population by introducing 281 new multifamily detached residential units, thus increasing the demand for school services. However, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a State school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. Therefore, the proposed Project would be required to contribute fees to the Rocklin Unified School District, in accordance with the Leroy F. Greene School Facilities Act of 1998 (i.e., SB 50). Pursuant to SB 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Therefore, the Project would result in no impacts related to school services and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

d) Parks?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.12.4.1 and was determined to have a less-than-significant impact through compliance of developer fees (Quimby Act), payment of development impact fees and/or dedication of parkland or in-lieu fees, as well as implementation of the General Plan policies (Rocklin 2011, pp. 4.12-40 to 4.12-42).

The proposed Project would develop 281 multifamily residential units on a site that is currently vacant and undeveloped. As described in Section 6.14, *Population and Housing*, the proposed Project is consistent with the site's GP land use designation and the level of residential growth anticipated in the GP EIR. As such, the proposed Project is within the scope of planned development and associated public service demands, including parks.

The City of Rocklin maintains an extensive system of approximately 37 developed parks and over 200 acres of open space that provide recreational opportunities throughout the community. Park planning and future expansion are guided by the City's Parks and Recreation Master Plan, which ensures that park facilities are developed in coordination with anticipated population growth. The City of Rocklin implements parkland dedication requirements through Municipal Code Chapter 3.16.410, *Park Improvement Impact Fee*, which is consistent with the Quimby Act (California Government Code § 66477). This ordinance requires new residential subdivisions to dedicate parkland, pay in-lieu fees, or provide a combination of both, based on a parkland standard of 5 acres per 1,000 residents. The proposed Project's compliance with these requirements is ensured through the City's development review and approval process and would be required as a condition of approval. Additionally, the proposed Project includes private open space and on-site recreational amenities such as landscaped courtyards, a playground, and community gathering areas that would serve future residents and reduce demand on existing public park facilities. These on-site amenities would help offset use of off-site recreational resources but would not replace the need for compliance with applicable parkland dedication or in-lieu fee requirements. Accordingly, with the proposed Project's consistency with the GP, required compliance with the City's parkland dedication requirements, and provision of on-site recreational amenities, the proposed Project would not result in substantial adverse physical impacts associated with the provision or need for new or physically altered park facilities. Impacts would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

e) Other public facilities?

No New Impact. This topic was not evaluated in the GP EIR.

Other public facilities are provided throughout the City of Rocklin and are planned to accommodate growth consistent with the General Plan. As described above, the proposed Project would introduce new residents; however, this increase in population is within the growth projections evaluated in the City of Rocklin General Plan EIR. As such, the proposed Project would not result in the need for new or physically altered public facilities beyond those already anticipated. Therefore, impacts would be less than significant and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the City of Rocklin General Plan EIR. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to other public facilities pursuant to CEQA Guidelines Section 15183.

Cumulative Impacts

As discussed in the GP EIR on pages 5.0-40 through 5.0-44, impacts related to substantial physical deterioration of public facilities would occur and/or require the construction or expansion of public facilities would be less than cumulatively considerable. AS described above, the proposed Project is consistent with the existing land use designation, buildout of the Project site was already contemplated in the GP and regional growth forecasts. As a result, , the proposed Project would not induce substantial unplanned population growth that would result in the deterioration or expansion of existing public facilities and would not result in new or more severe impacts beyond those identified in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of public services, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR public services analysis used Rocklin Police and Fire Department information, RUSD facilities and enrollment data, the existing General Plan, Municipal Code, and other relevant literature to evaluate law enforcement and public school service impacts. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR, no substantial new information has been identified that would result in a public services impact more severe than anticipated in the GP EIR.
5. No mitigation measures related to public services are contained within the GP EIR. Additionally, no mitigation measures would be required because Project specific impacts would be less than significant.

<u>Uniformly Applied Development Policies or Standards (DP/S)</u>

City of Rocklin Municipal Code Section 3.16.410: Park Improvement Impact Fee. A development impact fee is established and collected at the time of building permit issuance for all residential development in the City to fund park facility improvements and expansions needed to serve new growth. The adopted fee study identifies the facilities to be funded and ensures that new development contributes its fair share toward park infrastructure.

City of Rocklin Municipal Code Chapter 15.04.010: Building Code. As listed previously in Section 6.7, *Geology and Soils*.

City of Rocklin Municipal Code Chapter 15.04.050: Fire Code. As listed previously in Section 6.9, *Hazards and Hazardous Materials.*

GP Goals and Policies

Policy PF-1: Provide for adequate lead time in the planning of needed expansions of public services and facilities.

Policy PF-3: Require that any development that generates the need for public services and facilities, including equipment, pay its proportional fair share of providing those services and facilities. Participation may include, but is not limited to, the formation of assessment districts, special taxes, payment of fees, payment of the City's Construction Tax, purchase of equipment, and/or construction and dedication of facilities.

Policy PF-11: Ensure that new development will not create a significant negative impact on the existing level of police and fire protection services.

Policy PF-25: Require new development to meet fire flow requirements based on standards codified in the International Fire Code.

Policy PF-26: Evaluate all residential development project applications for their impact on school services and facilities. Where an impact is found, the project may be conditioned to the extent and in the manner allowed by law to mitigate the impact, such as requiring payment of school district fees and/or participation in a community facilities district to fund school facilities.

Policy OCR-12: Provide for park and other outdoor recreational needs, both active and passive, through methods including but not limited to: collection of park user fees, dedication of parkland, or a combination of both; rehabilitation of existing park and recreation facilities; requiring the installation of park improvements; and requiring that financial mechanisms be created for long-term park and/or open space operation and maintenance.

Policy OCR-13: Require dedication of parkland, payment of in lieu fees for parkland, or a combination of both, as a condition of approval in the early stages of the development process, including approval of rezonings, where it is necessary to insure consistency with or implementation of the goals and policies contained in this General Plan.

Policy OCR-22: Require new development to mitigate its impact on park development and maintenance.

GP EIR Mitigation Measures

No mitigation measures related to public services are included in the GP EIR.

6.16. RECREATION

	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts on the demand for recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-30 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in recreation facilities impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to recreation facilities. The General Plan has established a parkland standard of five acres per 1,000 population and has adopted goals and policies to insure that this standard is met. These goals and policies call for the provision of new park and recreational facilities as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less than significant level.).

Project-Specific Impacts

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.12.4.1 and was determined to have a less-than-significant impact through compliance of developer fees (Quimby Act), payment of development impact fees and/or dedication of parkland or in-lieu fees, as well as implementation of the General Plan policies (City of Rocklin, 2011, pp. 4.12-39 through 4.12-42).

As described in the GP EIR, the City of Rocklin determined that development of new park facilities would keep pace with anticipated population growth. The proposed Project would construct 281 multifamily residential units on a site that is currently vacant and undeveloped. As described in Section 6.14, *Population and Housing*, the proposed Project is consistent with the land use designation for the site and is therefore consistent with the anticipated growth within the city. Thus, the city has adequate parkland available to serve the proposed Project.

In accordance with the City of Rocklin's Park Improvement Impact Fee, Trails Impact Fee, and Community and Recreation Facilities Fee requirements, the proposed Project would be required to pay all applicable park and recreational impact fees prior to issuance of building permits. These fees are intended to fund the acquisition, development, and expansion of park and recreational facilities needed to serve population growth associated with new residential development within the City. Compliance with these requirements would be enforced through the City's development review and permitting process as conditions of Project approval, thereby ensuring the proposed Project provides its fair share toward park and recreational amenities necessary to accommodate future residents.

The Project proposes on-site private and common open space and recreational amenities that would serve future residents, thereby reducing reliance on off-site public facilities. Given the proposed Project's consistency with planned growth, required compliance with the City's parkland dedication requirements, and inclusion of on-site recreational features, the proposed Project is not expected to result in the physical deterioration of existing recreational facilities or require the construction or expansion of new recreational facilities that could cause significant environmental impacts. Based on the previous analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional review is required.

Cumulative Impacts

As discussed in the GP EIR on pages 5.0-43 through 5.0-44, impacts related to substantial physical deterioration of parks and recreational facilities would occur and/or require the construction or expansion of parks and recreational facilities would be less than cumulatively considerable. As described above, the proposed Project is consistent with the existing land use designation, and buildout of the Project site was already contemplated in the GP and regional growth forecasts. In addition, the proposed Project would be consistent with Municipal Code Section 3.16.410: Park Improvement Impact Fee requiring all

residential development in the City to fund park facility improvements and expansions needed to serve new growth, and would not result in new or more severe impacts beyond those identified in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

Conclusion

Regarding the issue area of recreation, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR did not include a standalone recreation section; however, the public services analysis evaluated parks and recreation service impacts using City department information, recreation and facilities guides, the existing General Plan, Municipal Code, and other relevant literature. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR, no substantial new information has been identified that would result in a recreation impact more severe than anticipated in the GP EIR.
5. No mitigation measures related to recreation are contained within the GP EIR. Additionally, no mitigation would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

City of Rocklin Municipal Code Section 3.16.410: Park Improvement Impact Fee. As listed previously in Section 6.15, *Public Services*.

City of Rocklin Municipal Code Section 3.16.420: Trails Impact Fee. A development impact fee is established on issuance of all building permits for residential development in the city to pay for trail facility improvements. The fee study dated April 18, 2022, identifies the facilities to be funded by the fee.

City of Rocklin Municipal Code Section 3.16.430: Community and Recreation Facilities Impact Fee. A development impact fee is established on issuance of all building permits for residential development in the city to pay for community and recreation facility improvements. The fee study dated April 18, 2022, identifies the facilities to be funded by the fee.

GP Goals and Policies

Policy OCR-12: Provide for park and other outdoor recreational needs, both active and passive, through methods including but not limited to: collection of park user fees, dedication of parkland, or a combination of both; rehabilitation of existing park and recreation facilities; requiring the installation of park improvements; and requiring that financial mechanisms be created for long-term park and/or open space operation and maintenance.

Policy OCR-13: Require dedication of parkland, payment of in lieu fees for parkland, or a combination of both, as a condition of approval in the early stages of the development process, including approval of

rezonings, where it is necessary to insure consistency with or implementation of the goals and policies contained in this General Plan.

Policy OCR-22: Require new development to mitigate its impact on park development and maintenance.

GP EIR Mitigation Measures

No mitigation measures related to recreation are included in the GP EIR.

6.17. TRANSPORTATION

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

the General Plan EIR analyzed the anticipated impacts on transportation that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included signalized intersections in Rocklin, Loomis, Roseville, Lincoln and Placer County, state/interstate highway segments and intersections, transit service, bicycle and pedestrian facilities, and conflicts with at-grade railways (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.4-1 through 4.4-98**).**

Mitigation measures to address these impacts are incorporated into the General Plan in the Circulation Element, and include policies that require the monitoring of traffic on City streets to determine improvements needed to maintain an acceptable level of service, updating the City's Capital Improvement Program (CIP) and traffic impact fees, providing for inflationary adjustments to the City's traffic impact fees, maintaining a minimum level of service (LOS) of "C" for all signalized intersections during the PM peak period on an average weekday, maintaining street design standards, and interconnecting traffic

signals and consideration of the use of roundabouts where financially feasible and warranted to provide flexibility in controlling traffic movements at intersections.

The General Plan EIR concluded that, despite these goals and policies, significant transportation impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in increased traffic volumes at state/interstate highway intersections and impacts to state/interstate highway segments. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Project-Specific Impacts

This section is based on the following report:

- *Vehicle Miles Traveled (VMT) Screening,* prepared by EPD Solutions, Inc., April 17, 2026. Included as Appendix G.

Methodology

Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development based on the specific land uses planned for a given project. Trip generation rates for the proposed Project are shown in Table TRA-1, *Proposed Project Trip Generation*, based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025). The proposed Project is expected to generate 1,352 daily trips with 101 AM peak hour trips and 129 PM peak hour trips.

Table TRA-1: Proposed Project Trip Generation

Land Use	Dwelling Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rate 223 Affordable Housing	-	**4.81**	0.10	0.26	**0.36**	0.27	0.19	**0.46**
Project Trip Generation 223 Affordable Housing	281	**1,352**	**29**	**72**	**101**	76	53	**129**
Total Project Trip Generation	281	**1,352**	29	72	**101**	76	53	**129**

Source: Appendix G

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

No New Impact. This topic was evaluated in the GP EIR as Impacts 4.4.8 and 4.4.9 and determined that impacts would be less-than-significant (City of Rocklin, 2011, pp. 4.4-94 to 4.4-96).

The construction and operation phases of the proposed Project would be contained within the Project site and subsequently would not interfere with the use of sidewalks, bike lanes, or public transit. The proposed Project would be consistent with the General Plan's goals and policies, and the proposed Project

is not found to result in conflicts with adopted policies, plans, or programs, nor is it expected to negatively affect the performance or safety of existing or planned pedestrian, bicycle, or transit facilities. Therefore, impacts would not result in new or more severe impacts beyond those identified in the GP EIR.

Transit Facilities

Public transportation services within the City are provided by the Placer County Transit Agency (PCTA). The nearest PCTA bus stop is located at the intersection of Pacific Street and Midas Avenue, adjacent to the Project site. The existing transit service would continue to serve its ridership in the area and may also serve residents of the proposed Project. The proposed Project would not alter existing transit routes, stops, or service levels. Consistent with General Plan policies that promote coordination with transit providers and transit-supportive infrastructure, the Project would be designed to maintain access to transit services. Therefore, the proposed Project would not conflict with adopted transit plans or programs, and impacts would not result in new or more severe impacts beyond those identified in the GP EIR .

Bicycle Facilities and Pedestrian Facilities

The General Plan Circulation Element includes policies requiring the development of bicycle and pedestrian infrastructure, including bike lanes, sidewalks, and connectivity between land uses. The proposed Project would construct frontage improvements, including a bike lane, a 6-foot-wide public sidewalk, and curb and gutter improvements, consistent with City standards. Implementation of the Project would not remove or conflict with existing or planned bicycle or pedestrian facilities and would enhance multimodal connectivity in the Project vicinity. Therefore, impacts related to bicycle and pedestrian facilities would not result in new or more severe impacts beyond those identified in the GP EIR.

Roadway and Intersection Facilities

Implementation of the proposed Project would develop 281 multifamily residential units on a site that is currently vacant and undeveloped. Access to the Project site would be provided via a new 26-foot-wide driveway on Pacific Street and a new 26-foot-wide driveway on Midas Avenue, which would provide access to all 281 proposed residences. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project area. Specifically, regional access to the site would be provided via Interstate 80 and State Route 65, while local access would be provided via Pacific Street and Midas Avenue. Additionally, the proposed Project would be consistent with applicable GP Circulation Element goals and policies addressing the circulation system and would not impede or conflict with achievement of city-wide goals.

Consistent with CEQA Guidelines Section 15064.3, transportation impacts are evaluated based on vehicle miles traveled (VMT) rather than level of service (LOS). As demonstrated in the Project's VMT Screening Memorandum, the proposed Project would not result in VMT impacts beyond applicable thresholds or those previously evaluated in the GP EIR.

Although LOS is not a CEQA significance metric, the City of Rocklin may use LOS to determine the need for roadway or intersection improvements as part of the development review process. Any required improvements would be implemented as conditions of approval and would occur within existing rights-of-way or previously disturbed areas.

The City will require that roadway improvements be implemented as conditions of approval, and the proposed Project would either construct or pay its fair-share toward such improvements, as determined through the City's review process.

The proposed Project would include frontage and roadway improvements along Pacific Street and Midas Avenue, including construction of a right-turn lane into the proposed western driveway along Midas Avenue, installation of bicycle lane striping, installation of curb, gutter, and sidewalk improvements, demolition of approximately 303 feet of existing median along Pacific Street to accommodate center turn lane striping, and reconstruction of portions of existing curb, gutter, and sidewalk along the Project frontage. The proposed Project would also require utility connections and trenching within the existing public right-of-way and public utility easements along Pacific Street and Midas Avenue. These improvements would support implementation of the City of Rocklin's 2026–2031 Capital Improvement Program (CIP), which serves as the City's long-range planning tool for roadway, circulation, stormwater, and infrastructure improvements throughout the City. As described in the CIP, roadway and stormwater improvements are intended to maintain and enhance safe and efficient transportation infrastructure, improve circulation, and support multimodal transportation improvements citywide. The CIP also includes ongoing roadway safety, pedestrian, bicycle, intersection, resurfacing, and railroad crossing improvement projects within the City, including improvements along Midas Avenue and at-grade railroad crossing enhancement programs.

Impacts under this threshold were adequately addressed in the GP EIR. The proposed Project is within the scope of the GP EIR and would remain consistent with the GP EIR. As described in Section 6.11, *Land Use and Planning*, and Section 6.14, *Population and Housing*, the proposed Project would not induce substantial population growth beyond that anticipated in the General Plan and is consistent with the planned land use for the Project site. Consistent with CEQA Guidelines Section 15064.3, transportation impacts are evaluated based on vehicle miles traveled (VMT), and as demonstrated in the Project's VMT Screening Memorandum, the proposed Project would result in less-than-significant VMT impacts. Therefore, impacts related to the circulation system would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

No New Impact. This topic was not evaluated in the GP EIR.

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to level of service (LOS) for evaluating transportation impacts. SB 743 established that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In response, CEQA Guidelines Section 15064.3 was adopted and applies statewide, identifying vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts.

CEQA Guidelines Section 15064.3, subdivision (b), provides that projects that generate VMT exceeding an applicable threshold of significance may result in a significant impact. The City of Rocklin evaluates

transportation impacts using VMT consistent with CEQA Guidelines Section 15064.3 and applicable regional guidance.

As detailed in the VMT Screening Memorandum (Appendix G), the proposed Project was evaluated using screening criteria consistent with the Placer County Transportation Study Guidelines (May 2021) and the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018).

The Project does not meet the small project screening threshold due to trip generation; however, the Project qualifies for multiple other screening criteria. Specifically, the Project proposes a 100 percent affordable multifamily residential development, which qualifies for the affordable housing screening criterion under both Placer County Guidelines and the OPR Technical Advisory.

In addition, the Project is located within a low VMT-generating area, as demonstrated using the SACOG VMT Evaluation Tool, and is located within one-half mile of an existing major transit stop (Rocklin Train Station). The Project also meets all additional criteria required for transit-based screening, including consistency with the regional Sustainable Communities Strategy and provision of parking consistent with applicable standards.

Because the Project satisfies multiple screening thresholds, including affordable housing, proximity to transit, and location within a low VMT-generating area, the Project may be presumed to result in a less-than-significant VMT impact. Accordingly, the Project would not conflict with CEQA Guidelines Section 15064.3, subdivision (b), and no further VMT analysis is required.

Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to wildfire infrastructure pursuant to CEQA Guidelines Section 15183.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.4.10 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.4-96 to 4.4-97).

Construction

The Project proposes development of the site in one phase lasting approximately 23.8-months. During construction, worker vehicles, haul trucks, and vendor trucks would be staged on the portion of the Project site under construction for the duration of the construction period. As part of the grading plan and building plan review processes, City permits would require appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures and measures to properly route heavy-duty construction vehicles entering and leaving the site (as applicable). As a result, impacts related to vehicular circulation design features and incompatible uses during construction of the proposed Project would not result in new or more severe impacts beyond those identified in the GP EIR.

Operation

As previously described, vehicular access to the Project site would be provided via driveways along Midas Avenue and Pacific Street, which would provide access to the proposed residential development. Internal circulation would be accommodated through a network of private drive aisles designed to meet local

circulation and emergency access standards, with roadway widths designed in accordance with applicable City standards.

The proposed Project would not introduce any new roadways or land uses that would conflict with existing land uses in the surrounding area. Design of the proposed Project, including internal private drive aisles, ingress and egress points, and streetscape improvements, would be subject to the City's development standards. The proposed Project has also been designed to ensure fire apparatus access and turnaround areas consistent with California Fire Code standards. On-site traffic signing and striping would be implemented in conjunction with detailed construction plans. Project frontage improvements and site access points would be constructed consistent with roadway classifications and applicable cross-sections identified in the City of Rocklin General Plan Circulation Element. Compliance with these requirements would be ensured through the City's permitting process.

With respect to potential at-grade railway conflicts, the Project would not introduce design features that would increase hazards at existing crossings. As identified in the GP EIR, compliance with General Plan Policy C-33, which seeks safety and circulation improvements to railroad crossings and encourages grade separation where feasible, would ensure that proposed Project would not result in new or more severe impacts beyond those identified in the GP EIR.

As such, impacts related to hazards due to design features or incompatible uses would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

d) Result in inadequate emergency access?

No New Impact. This topic was not evaluated in the GP EIR.

Construction

As described above, the proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of driveways and connections to existing infrastructure systems that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of Pacific Street and Midas Avenue for a short period of time. However, Project construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the City's permitting process and City of Rocklin Municipal Code Chapter 15.04.050, *Fire Code*. The City as well as Rocklin Fire Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements. Thus, implementation of the proposed Project through the City's permitting process would ensure existing regulations are adhered to and would address any potential construction related emergency access impacts. Therefore, impacts related to inadequate emergency access during construction activities would not occur and no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR.

Operation

As described previously, the proposed Project would provide adequate emergency access to the site via a new 26-foot-wide driveway on Pacific Street and new 26-foot-wide driveway on Midas Avenue. Internal circulation would be accommodated through a network of private drive aisles, designed to support two-way vehicle travel and provide adequate access for emergency response vehicles in accordance with applicable City and fire department standards.

The City as well as Rocklin Fire Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code. Since the proposed Project is required to comply with all applicable City codes, as verified by the City during the review process, potential impacts related to inadequate emergency access would be less than significant. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional review is required.

Cumulative Impacts

As discussed in the GP EIR on pages 5.0-9 through 5.0-26, implementation of the General Plan would contribute to cumulative transportation impacts associated with increased development and corresponding increases in vehicle trips. The General Plan EIR evaluated cumulative transportation conditions based on anticipated growth within the City and the region and identified improvements and policies intended to reduce transportation-related impacts, including multimodal transportation strategies, roadway improvements, and measures to encourage alternative transportation modes. The proposed project is consistent with the development assumptions analyzed in the General Plan EIR and would not result in new or substantially more severe transportation impacts than those identified in the General Plan EIR. Therefore, the proposed project's contribution to cumulative transportation impacts would not be cumulatively considerable, and no further analysis of cumulative transportation impacts is required pursuant to CEQA Guidelines Section 15183.

Conclusion

Regarding the issue area of transportation and traffic, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR transportation and circulation analysis used existing transportation system and LOS data, buildout assumptions, and travel demand modeling to project future traffic volumes with and without General Plan implementation. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's development intensity being within the level analyzed in the GP EIR, and the findings of the project-specific VMT Screening, no substantial new information has been identified that would result in a new or substantially greater transportation impact.

5. No mitigation measures related to recreation are contained within the GP EIR. Additionally, no mitigation would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

City of Rocklin Municipal Code Chapter 15.04.050: *Fire Code*. As listed previously in Section 6.9, *Hazards and Hazardous Materials*.

GP Goals and Policies

Policy C-33: Seek safety and circulation improvements to existing railroad crossings and construction of new grade separated crossings or undercrossings where appropriate and feasible.

Policy C-56: Improve bicyclist and pedestrian safety through such methods as signage, lighting, traffic controls, and crosswalks.

Policy C-59: Promote pedestrian convenience and recreational opportunities through development conditions requiring sidewalks, walking paths, or hiking trails connecting various land uses including residential areas, commercial areas, schools, parks, employment centers and open space.

GP EIR Mitigation Measures

No mitigation measures related to transportation are included in the GP EIR.

6.18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	**Project Impact that is Peculiar to the Project or the Project Site**	**Significant Impact not Analyzed as Significant in the Prior EIR**	**Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR**	**Adverse Impact More Severe based on Substantial New Information**	**No New Impact**	**Not Previously Analyzed in the Prior EIR**
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	☐	☐	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision I of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural and paleontological resources within the Planning area as a result of the future urban development that was contemplated by the General Plan. These impacts included potential destruction or damage to any historical, cultural, and paleontological resources (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.8-1 through 4.8-21). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Open Space, Recreation and Conservation Elements, and include goals

and policies that encourage the preservation and protection of historical, cultural and paleontological resources and the proper treatment and handling of such resources when they are discovered.

The General Plan EIR concluded that despite these goals and policies, significant cultural resources impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will contribute to cumulative impacts to historic character. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

Tribal Cultural Resources (TCRs) were not required to be evaluated separately from Cultural Resources by CEQA Guidelines at the time of the preparation of the GP EIR.

Project-Specific Impacts

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision I of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No New Impact.

While impacts to Tribal Cultural Resources were not discussed within the GP EIR, as discussed on page 4.8-9., a sacred lands search was conducted and a list of Native American contacts from the Native American Heritage Commission (NAHC) was obtained. The results of the sacred lands search were received on October 16, 2008, and did not identify any Native American sacred lands within the General Plan Update Planning Area. Tribal cultural resources (TCRs) are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, as defined in Public Resources Code Section 21074.

The Project site is currently vacant and undeveloped, and no known tribal cultural resources have been identified on-site.

Assembly Bill (AB) 52 establishes a formal consultation process for projects requiring the preparation of a negative declaration, mitigated negative declaration, or environmental impact report. As the proposed Project is being evaluated pursuant to CEQA Guidelines Section 15183 which supports an exemption, and no additional CEQA document is required, formal AB 52 consultation is not applicable to the proposed

Project. Similarly, Senate Bill (SB) 18 consultation requirements apply to the adoption or amendment of general plans or specific plans and are not applicable to the proposed Project. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met; therefore, no additional review is required.

Cumulative Impacts

While impacts to Tribal Cultural Resources were not discussed within the GP EIR, as discussed on page 4.8-9., a sacred lands search was conducted and a list of Native American contacts was obtained from the Native American Heritage Commission (NAHC). The results of the sacred lands search were received on October 16, 2008, and did not identify any Native American sacred lands within the General Plan Update Planning Area. All tribal representation groups on the list provided by the NAHC were contacted, through written correspondence. While TCRs are not necessarily the same as what are considered to be more typical cultural resources, the proposed Project would implement Mitigation Measure CUL-1, which would reduce impacts to any inadvertently discovered cultural resources on the site. Therefore, the proposed project's contribution to cumulative cultural resource impacts would not be cumulatively considerable, and no further analysis of cumulative transportation impacts is required pursuant to CEQA Guidelines Section 15183.

Conclusion

Regarding the issue area of tribal cultural resources, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR did not include a standalone tribal cultural resources section; however, the cultural resources analysis included an NAHC Sacred Lands File search and Native American contact outreach, which identified no sacred lands within the Planning Area. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's site-specific conditions, and implementation of Mitigation Measure CUL-1, no substantial information has been identified that would result in a significant tribal cultural resources impact.
5. No new mitigation measures would be required. Project specific impacts would be less than significant with adherence to the City's standard mitigation measure, as listed below.

<u>Uniformly Applied Development Policies or Standards (DP/S)</u>

None.

GP Goals and Policies

OCR-62: Preserve historically significant resources in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.

OCR-65: Preserve significant archaeological resources (including Native American remains) and paleontological resources in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.

GP EIR Mitigation Measures

No mitigation measures related to tribal cultural resources are included in the GP EIR.

Project Specific Mitigation Measures

Mitigation Measure CUL-1: Unanticipated Resources. As mentioned in Section 6.5 *Cultural Resources.*

6.19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Project Impact that is Peculiar to the Project or the Project Site	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact	Not Previously Analyzed in the Prior EIR
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☐	☒	☐
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☐	☒	☐

Summary of Impacts Identified in the GP EIR

The General Plan EIR analyzed the anticipated impacts on utilities and service systems that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included increased generation of wastewater flow, provision of adequate wastewater treatment, increased demand for solid waste disposal, and increased demand for energy and communication services (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.13-1 through 4.13-34). The analysis found that while development and buildout of the General Plan can result in utilities and service system impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to utilities and service systems.

In addition, impacts related to the expansion or relocation of water facilities and the capacity of water supplies to serve the future development were discussed within Chapter 4.14 of the GP EIR. The GP EIR found that the proposed Rocklin General Plan Update's mitigating policies and their associated action steps as well as PCWA's efforts to provide adequate and reliable water supply for buildout of its planning area, ensure the impact would be less than significant.

These goals and policies include, but are not limited to, requiring studies of infrastructure needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project and encouraging energy conservation in new developments.

Project-Specific Impacts

a) Require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No New Impact. This topic was evaluated in the GP EIR as Impacts 4.13.1.1, 4.13.1.2, and 4.13.3.1 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.13-10 to 4.13-15 and 4.13-28 to 4.13-30).

Water

As described in the General Plan EIR, the Project site is located within the service area of the Placer County Water Agency (PCWA), which provides potable water service to the City of Rocklin. PCWA supplies treated water to the Planning Area through an existing system of transmission mains, distribution pipelines, and storage facilities that were evaluated in the General Plan EIR.

Potable water service for the proposed Project would be provided via the installation of an on-site six-inch water line, which would connect to existing 12-inch public water lines located in Pacific Street. The new on-site water system would convey water supplies to the proposed building and landscaping through plumbing/landscaping fixtures that are compliant with the CALGreen Code for efficient use of water and that are consistent with GP goals and policies. Installation of the new water distribution lines would only serve the proposed Project and would not provide new water supplies to any off-site areas. The construction activities related to the on-site water infrastructure that would be needed to serve the proposed Project are included as part of the proposed Project and would not result in any physical environmental effects beyond those identified throughout this document.

Furthermore, as described in Section 6.11, *Land Use and Planning*, and Section 6.14, *Population and Housing*, the proposed Project is consistent with land uses anticipated for the area by the GP and would not induce substantial unplanned population. Thus, it is not anticipated that implementation of the proposed Project would require construction of new or expanded water facilities and no additional water supplies would be needed to accommodate the proposed Project beyond what is anticipated by PCWA. Therefore, the proposed Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Wastewater

As described in the General Plan EIR, the Project site is located within the service area of the South Placer Municipal Utility District (SPMUD), which provides wastewater collection and conveyance, with treatment provided at the Dry Creek and Pleasant Grove Wastewater Treatment Plants operated by the South Placer Wastewater Authority (SPWA).

The General Plan EIR concluded that implementation of planned growth would increase wastewater flows; however, these increases would be accommodated within planned infrastructure improvements and expansions identified in the South Placer Regional Wastewater and Recycled Water Systems Evaluation. Planned buildout conditions would not exceed available or planned treatment capacity, and no unanticipated expansion of facilities would be required.

Additionally, the General Plan EIR determined that most wastewater conveyance infrastructure required to serve development is already in place or planned, and any necessary improvements would be implemented by future development and subject to project-level CEQA review. The proposed Project is consistent with the land use assumptions evaluated in the General Plan EIR and would not result in wastewater flows or infrastructure demands beyond those previously analyzed. Therefore, no new or more severe impacts related to wastewater treatment or conveyance would occur.

Development of the proposed Project would include installation of on-site sewer infrastructure connecting to existing SPMUD facilities. Specifically, the Project would connect to an existing 8-inch sanitary sewer line within Pacific Street and would install approximately 8-inch private sewer lines within the Project site, with smaller lateral connections serving individual buildings. These improvements are typical of urban development and would occur within previously disturbed areas or within the Project footprint.

Construction activities associated with installation of on-site sewer infrastructure (e.g., trenching and pipe installation) are accounted for as part of the Project's overall construction impacts and would not result in new or substantially more severe physical environmental effects beyond those identified elsewhere in this document. Because the proposed Project includes all necessary on-site wastewater infrastructure to serve the development and would connect to existing SPMUD facilities, it would not require the construction of new off-site wastewater treatment or conveyance facilities beyond those previously planned and analyzed in the General Plan EIR.

As described above, the proposed Project is consistent with the land use and growth assumptions of the General Plan and would not induce substantial unplanned population growth. Therefore, implementation

of the proposed Project is not anticipated to require the construction of new or expanded wastewater treatment facilities beyond those already planned by SPMUD.

Accordingly, the proposed Project would not require or result in the expansion of wastewater treatment facilities or conveyance infrastructure beyond what was previously evaluated in the General Plan EIR, and impacts would remain less than significant.

Stormwater

As evaluated in the General Plan EIR, future development within the Planning Area would incorporate stormwater infrastructure and comply with applicable regulatory requirements, and associated impacts were determined to be less than significant.

The proposed Project would be required to implement on-site drainage controls consistent with applicable standards. Because the Project is consistent with the development assumptions evaluated in the General Plan EIR, it would not require new or expanded off-site stormwater facilities beyond those previously analyzed. Therefore, no new or more severe impacts would occur.

Electric Power and Telecommunications

The General Plan EIR evaluated increased demand for electrical, natural gas, and telecommunications services associated with buildout of the Planning Area and concluded that impacts would be less than significant.

The General Plan EIR determined that utility providers, including Pacific Gas & Electric (PG&E) and telecommunications providers, would accommodate increased demand through planned infrastructure extensions and upgrades implemented on an as-needed basis consistent with approved land use development. Such improvements are anticipated to occur primarily within existing rights-of-way or previously disturbed areas and were accounted for in the program-level analysis.

The General Plan EIR further concluded that compliance with Title 24 energy efficiency standards and implementation of General Plan policies (including requirements for undergrounding utilities, coordinating infrastructure installation, and minimizing roadway trenching) would reduce potential environmental impacts associated with utility infrastructure.

The proposed Project is consistent with the land use designations and growth assumptions evaluated in the General Plan EIR and would not result in utility demand beyond what was previously analyzed. Therefore, the Project would not require new or expanded off-site electrical, natural gas, or telecommunications facilities beyond those already anticipated, and no new or substantially more severe impacts would occur.

Natural Gas

The proposed Project would not incorporate the use of natural gas. Therefore, the proposed Project would result in no new impacts related to construction of new or expanded utilities that could result in significant environmental effects.

Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed

in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

No New Impact. This topic was evaluated in the GP EIR as Impacts 4.14.1, 4.14.2, and 4.13.3.1 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.14-16 to 4.13-24).

The Project site is located within the service area of the Placer County Water Agency (PCWA), which provides potable water service to the City of Rocklin. PCWA maintains a Water System Master Plan that is periodically updated to address existing and projected water demands within its service area and includes provisions for infrastructure expansion as necessary. PCWA also collects connection and capacity fees to fund maintenance and expansion of water supply and conveyance facilities.

PCWA's service area is divided into five zones, and the Project site is located within Zone 1, which provides water service to Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay. PCWA has planned for growth in the City of Rocklin and has sized the water supply infrastructure to meet this growth and reasonably foreseeable future development during normal, dry, and multiple dry year conditions (PCWA 2022).

The Project site would be served by the Foothill Water Treatment Plant (WTP), which treats water diverted from the American River Pump Station near Auburn, and the proposed Project's estimated maximum daily water treatment demand would not exceed the plant's permitted capacity. Because the proposed Project would be served by a water treatment plant that has adequate capacity to meet the Project's projected demand and would not require the construction of a new water treatment plant, the Project's water supply and treatment facility impacts would be considered less than significant.

The proposed Project is consistent with the General Plan land use designation and would not result in water demand beyond what has been accounted for in PCWA planning documents. In addition, the Project would incorporate water-efficient fixtures and landscaping in compliance with Title 24 and the City's Water Efficient Landscape Ordinance (MWELO), which would reduce overall potable water demand.

Therefore, sufficient water supplies would be available to serve the proposed Project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no additional environmental review is required.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No New Impact. This topic was evaluated in the GP EIR as Impacts 4.13.1.1 and 4.13.1.2 and was determined to have a less-than-significant impact (City of Rocklin, 2011, pp. 4.13-10 to 4.13-15).

As described in the General Plan EIR, the Project site is located within the service area of the South Placer Municipal Utility District (SPMUD), which provides wastewater collection and conveyance, with treatment provided at the Dry Creek and Pleasant Grove Wastewater Treatment Plants operated by the South Placer Wastewater Authority (SPWA).

The General Plan EIR concluded that sufficient wastewater treatment capacity exists and/or is planned to accommodate buildout within the Planning Area. Specifically, regional wastewater treatment facilities are operating below permitted capacities and have planned expansions to accommodate future growth, and wastewater flows associated with development consistent with the General Plan would not exceed the capacity of these facilities.

The proposed Project is consistent with the land use assumptions and development intensity evaluated in the General Plan EIR and would not generate wastewater flows beyond those previously analyzed. As such, the Project's demand has been accounted for within the existing and planned treatment capacity of SPMUD/SPWA facilities.

Therefore, the wastewater treatment provider would have adequate capacity to serve the Project's projected demand in addition to existing commitments, and the Project would not require new or expanded wastewater treatment facilities beyond those previously evaluated in the General Plan EIR.

Accordingly, no new or substantially more severe impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further environmental review are not met.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.13.2.1 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.13-20 to 4.13-21).

As described in the General Plan EIR, solid waste generated within the City of Rocklin is collected by a franchised hauler (Recology Auburn Placer) and transported to facilities operated by the Western Placer Waste Management Authority (WPWMA), including the Materials Recovery Facility (MRF) and the Western Regional Sanitary Landfill.

The General Plan EIR concluded that implementation of planned growth would increase solid waste generation; however, sufficient landfill and processing capacity exists within the WPWMA system to accommodate buildout of the Planning Area. Specifically, waste generated at buildout would not exceed the landfill's permitted capacity of 1,900 tons per day or the MRF's processing capacity of approximately 2,200 tons per day.

The proposed Project would generate solid waste during construction activities as well as during operation. Construction-related waste would consist primarily of packaging and discarded materials, while operational waste would consist of typical residential refuse. All solid waste generated by the Project would be collected, recycled, and disposed of in accordance with applicable federal, state, and local regulations.

The proposed Project is consistent with the land use assumptions and development intensity evaluated in the General Plan EIR and would not generate solid waste in excess of what was previously analyzed. Implementation of General Plan Policies PF-29, which include provisions of solid waste collection services to maintain public health standards, would ensure continued adequate solid waste collection and disposal capacity.

Accordingly, the proposed Project would not generate solid waste in excess of State or local standards, would not exceed the capacity of local infrastructure, and would not impair the attainment of solid waste reduction goals.

No new or substantially more severe impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further environmental review are not met.

e) Comply with federal, State, and local statutes and regulations related to solid waste?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.13.2.1 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.13-16 to 4.13-22).

As described previously, the proposed Project would generate solid waste during construction and operation. All solid waste-generating activities associated with the Project would be subject to applicable federal regulations administered by the U.S. Environmental Protection Agency, State requirements under the California Integrated Waste Management Act, and local regulations governing solid waste handling, storage, and disposal.

Construction activities would be required to comply with Section 5.408.1 of the California Green Building Standards Code (CALGreen), which requires recycling or reuse of a minimum of 65 percent of nonhazardous construction and demolition waste. Operational solid waste would be subject to State diversion requirements, including AB 341 and related regulations, which require recycling and diversion of solid waste from landfills.

In addition, the City of Rocklin Municipal Code 13.08, Solid Waste and Construction Refuse Collection, requires the provision of adequate on-site solid waste and recycling receptacles and regular collection services to ensure proper handling of refuse and maintenance of public health standards. Compliance with these requirements would be verified through the City's development review and permitting process.

The proposed Project does not include any unusual land uses or operational characteristics that would impair compliance with applicable solid waste statutes and regulations. Implementation of the Project would occur in accordance with all applicable requirements related to solid waste diversion, recycling, and disposal during both construction and operation.

Therefore, the proposed Project would comply with all applicable federal, State, and local statutes and regulations related to solid waste, and no new or substantially more severe impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the General Plan EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further environmental review are not met.

Cumulative Impacts

As discussed in the GP EIR on pages 4.13-14 through 4.13-15, 4.13-22, and 4.14-23 through 4.14-24, implementation of the General Plan would increase the demand for public utility infrastructure that could result in the need for new systems or a substantial expansion or alteration to the local or regional facilities that would result in a physical impact to the environment. However, the proposed Rocklin General Plan Update's mitigating policies and their associated action steps would ensure that new development under the proposed project would not proceed without verification and determination that adequate water

supply infrastructure exists to serve the development. The proposed Project would be consistent with the development assumptions analyzed in the General Plan EIR and would not result in utility demands beyond those anticipated under the General Plan. Additionally, the Project would be required to comply with applicable General Plan policies, Municipal Code requirements, and utility provider standards related to infrastructure improvements, water conservation, wastewater management, stormwater control, solid waste reduction, and energy efficiency. Therefore, the proposed Project would not result in new or substantially more severe cumulative impacts related to utilities and service systems beyond those identified in the General Plan EIR, and impacts would not be cumulatively considerable pursuant to CEQA Guidelines Section 15183.

Conclusion

Regarding the issue area of utilities and service systems, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR utilities and service systems analysis used service provider information, agency planning documents, technical reports, and consultation with applicable wastewater, solid waste, and water service providers. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, and the Project's development intensity being within the level analyzed in the GP EIR, no substantial new information has been identified that would result in a utilities and service systems impact more severe than anticipated in the GP EIR.
5. No mitigation measures related to utilities and service systems are contained within the GP EIR. Additionally, no mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen). Section 5.408.1.1 Construction waste management plan. Newly constructed projects and additions and alterations to existing buildings shall recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris in accordance with Section 5.408.1.1.

City of Rocklin Municipal Code Chapter 13.08: Solid Waste and Construction Refuse Collection. Requires adequate on-site solid waste and recycling facilities and regular collection services to ensure proper handling and disposal of refuse.

GP Goals and Policies

Policy PF-3: Require that any development that generates the need for public services and facilities, including equipment, pay its proportional share of providing those services and facilities. Participation may include, but is not limited to, the formation of assessment districts, special taxes, payment of fees, payment of the City's Construction Tax, purchase of equipment, and/or the construction and dedication of facilities.

Policy PF-5: Require that construction of private development projects be coordinated with the construction of public facilities and services that are needed to serve the project.

Policy PF-29: Require solid waste collection services to ensure the maintenance of health standards.

Policy OCR-56: Encourage energy conservation in new developments.

Policy OCR-57: Encourage urban design and form that conserves land and other resources.

GP EIR Mitigation Measures

No mitigation measures related to utilities and service systems are included in the GP EIR.

6.20. WILDFIRE

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Project Impact that is Peculiar to the Project or the Project Site**	**Significant Impact not Analyzed as Significant in the Prior EIR**	**Potentially Significant Off-site or Cumulative Impact not Discussed in the prior EIR**	**Adverse Impact More Severe based on Substantial New Information**	**No New Impact**	**Not Previously Analyzed in the Prior EIR**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☐	☐	☒

Summary of Impacts Identified in the GP EIR

The GP EIR evaluated hazards and hazardous materials impacts associated with buildout of the General Plan and determined that impacts related to emergency response and evacuation, hazardous materials use, airport hazards, and wildfire exposure would be less than significant with compliance with existing regulations and General Plan policies.

With respect to emergency response and evacuation, the GP EIR concluded that development under the General Plan would not substantially impair emergency access or evacuation plans, as future projects would be required to comply with the City's Emergency Operations Plan, roadway design standards, and applicable fire and building codes.

The GP EIR also determined that wildfire risk within the Planning Area is primarily associated with areas located within or adjacent to wildland-urban interface areas, including portions of the City identified as Very High Fire Hazard Severity Zones (VHFHSZ). However, implementation of applicable regulations, including the California Building Code (CBC), California Fire Code (CFC), and General Plan policies, would reduce wildfire-related risks to a less-than-significant level.

Project-Specific Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No New Impact. This topic was evaluated in the GP EIR as Impact 4.7.4 and was determined to be less than significant (City of Rocklin, 2011, pp. 4.7-25 through 4.7-27).

California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as VHFHSZ, is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

According to the Fire Hazard Severity Zone maps recommended by CAL FIRE on December 16, 2025, the Project site is not located within a SRA or within an area identified as a VHFHSZ (CAL FIRE, 2026). The Project site is, however, listed within a Local Responsibility Area (LRA), meaning the primary responsibility for preventing and suppressing wildfires is with the local agency. Additionally, as stated in Section 6.9, *Hazards and Hazardous Materials*, the proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Should the proposed Project require temporary impairment of an evacuation route due to road closures, the City of Rocklin would require issuance of an encroachment permit approved by the Public Works Director, pursuant to Section 12.04.30 of the Rocklin Municipal Code, to assure safety of the public.

The proposed Project would provide adequate emergency access to the site via a new 26-foot-wide driveway on Pacific Street and a new 26-foot-wide driveway on Midas Avenue. The proposed Project would include the construction of private parking lot designed to meet local circulation, safety, and access standards. The internal parking layout would include 26-foot wide roadway widths to accommodate emergency vehicle access. Project driveways and internal access would be consistent with the City's permitting procedures, to ensure adequate emergency access and evacuation.

The City of Rocklin and Rocklin Fire Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant no new or substantially greater impacts would occur with implementation of the proposed Project beyond what was previously evaluated, identified, and disclosed in the GP EIR. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollution concentrations from a wildfire or the uncontrolled spread of a wildfire?

No New Impact. This topic was not evaluated in the GP EIR.

As described in the previous response, the Project site is not located within or near an SRA or a VHFHSZ. The site is currently vacant and undeveloped, with no existing structures. It is primarily characterized by non-native, ruderal grasses. As such. development of the site with the proposed uses would reduce the amount of exposed vegetation available as fuel. The Project site is also surrounded by retail commercial and light industrial uses and Union Pacific Railroad tracks to the north; retail and service commercial uses to the south; commercial uses to the east; and railroad tracks and existing residential uses to the west. Overall, adjacent areas are predominantly developed and do not contain factors that could exacerbate wildfire risks. Therefore, the proposed Project and existing site conditions would not contribute to an increase in exposure to wildfire hazards.

The proposed Project would be required to comply with the 2022 California Fire Code, 2022 California Building Code, and City of Rocklin Municipal Code Chapter 15.04.050, *Fire Code*. The City of Rocklin Fire Code provides building standards for access roads, building clearances and other fire-related requirements such as fire apparatus, construction materials and methods, and automatic sprinkler systems. Compliance with these requirements would be verified by the City of Rocklin and Rocklin Fire Department prior to the issuance of building permits for the proposed Project. As such, the proposed Project would not exacerbate wildfire risks as compared to existing conditions because it is representative of existing development in the area. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed project would not result in a peculiar impact related to the exacerbation of wildfire risks that would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire pursuant to Section 15183. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No New Impact. This topic was not evaluated in the GP EIR.

As described in the previous responses, the Project site is not located within or near an SRA or a VHFHSZ and is located within a predominantly developed setting. The Project site is located within an urbanized area that is not identified as a High or Very High Fire Hazard Severity Zone (CAL FIRE, 2026). Accordingly, the Project site is not subject to wildfire-related hazards typically associated with undeveloped or wildland interface areas.

The proposed Project does not require the installation or maintenance of associated infrastructure (including roads, fuel breaks, emergency water sources, power lines, or other utilities) that would exacerbate fire risk or that would result in impacts to the environment. Although the proposed Project includes proposed roadway improvements and new driveways within the Project site, the proposed Project does not include any changes to public or private roadways that would exacerbate fire risk or that would result in impacts to the environment. Although utility improvements, including domestic water, sanitary sewer, and storm drain lines proposed as part of the proposed Project would be extended throughout the Project site, these utility improvements would be underground and would not exacerbate fire risk. Furthermore, the proposed Project represents infill development within an existing urbanized area and would not introduce new infrastructure into previously undeveloped or wildfire-prone areas. As such, the Project would not create or exacerbate wildfire risk conditions beyond those typical of urban residential development.

Project design and implementation of utility improvements would be reviewed and approved by the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable design standards and regulations. Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed Project would not result in a peculiar impact related to wildfire infrastructure pursuant to CEQA Guidelines Section 15183. Therefore, the proposed Project would not include infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities), that would exacerbate fire risk or that would result in impacts to the environment. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No New Impact. This topic was not evaluated in the GP EIR.

As described in the previous responses, the Project site is not within or near an SRA or VHFHSZ. The Project site is located within an urbanized area that is not identified as a High or Very High Fire Hazard Severity Zone (CAL FIRE, 2026). As discussed in Section 6.10, *Hydrology and Water Quality*, the proposed Project would not result in increased impacts related to flooding or drainage changes. Also as discussed in Section 6.7, *Geology and Soils*, the Project site is relatively flat and is not susceptible to landslides. In addition, the Project site is located in a flat area that does not contain or is adjacent to large slopes, and the proposed Project would not generate large slopes.

Construction activities related to the proposed Project would be subject to compliance with the CBC and would include BMPs. BMPs may include but are not limited to covering of the soil, use of a dust-inhibiting material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern that slows stormwater

flow and reduces the potential for erosion, landslides, and downstream flooding. The site would include a combination of on-site storm drain infrastructure and a biofiltration basin designed to comply with applicable City of Rocklin stormwater management and Water Quality Management Plan requirements.

Because this impact was not identified in the GP EIR and the Project would not introduce conditions that would result in a new or more severe impact, the proposed project would not result in a peculiar impact related to the exposure of people or structures to significant risks pursuant to Section 15183. Therefore, the proposed Project would not result in impacts related to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Based on the foregoing analysis, no new or substantially greater impacts would occur with implementation of the proposed Project. Pursuant to CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, therefore no subsequent review is required.

Cumulative Impacts

While wildfire was not included as a chapter within the GP EIR, the GP EIR evaluated hazards and hazardous materials impacts associated with buildout of the General Plan and determined that impacts related to emergency response and evacuation, hazardous materials use, airport hazards, and wildfire exposure would be less than significant with compliance with existing regulations and General Plan policies. The Project site is located within an urbanized area of the City of Rocklin and is not located within or near an SRA or a VHFHSZ. The Project would be required to comply with applicable fire protection regulations, including the California Fire Code, California Building Code, and City of Rocklin fire safety standards, which address requirements related to emergency access, fire suppression systems, and building design features intended to minimize wildfire risks. In addition, the Project would not result in substantial impacts associated with wildland fire risk, such as locating new structures in high fire hazard areas, impairing emergency response access, or increasing risks associated with evacuation. Therefore, the proposed Project would not result in a new significant wildfire impact or substantially more severe wildfire impact than previously identified in the General Plan EIR, and cumulative wildfire impacts would be less than significant pursuant to CEQA Guidelines Section 15183.

Conclusion

Regarding the issue area of wildfire, the following findings can be made:

15183 Findings

1. No peculiar impacts to the Project or its site have been identified.
2. There are no significant effects that were not analyzed as part of the GP EIR.
3. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GP EIR.
4. The GP EIR did not include a standalone wildfire section; however, the hazards analysis evaluated emergency response, evacuation, and wildfire exposure impacts associated with General Plan buildout. Based on the analysis provided in this section, the Project's consistency with the General Plan and zoning designation, the Project's site-specific conditions, and required compliance with applicable fire safety regulations, no substantial information has been identified that would result in a significant wildfire impact.

5. No new mitigation measures would be required. Project specific impacts would be less than significant with adherence to GP EIR mitigation measures, as listed below.

Uniformly Applied Development Policies or Standards (DP/S)

Rocklin Municipal Code Chapter 15.04.050: *Fire Code*. As listed previously in Section 6.9, *Hazards and Hazardous Materials*.

GP Goals and Policies

Policy S-2: Emergency Operations Plan. Maintain a City Emergency Operations Plan, to include the National Incident Management System (N.I.M.S.).

Policy S-5: Roadway Standards. Maintain appropriate standards for minimum road widths and turnarounds.

Policy S-18: Fuel Modification. Incorporate fuel modification/fire hazard reduction planning (e.g., weed abatement, open space management plans, firebreaks, planting restrictions) on lands (both public and private) that contain terrain and vegetative features such as grass, woodlands and severe slopes.

GP EIR Mitigation Measures

No mitigation measures related to wildfire are included in the GP EIR.

7. DOCUMENT PREPARERS AND CONTRIBUTORS

Lead Agency:

City of Rocklin Community Development Department
3970 Rocklin Road
Rocklin, CA 95677

CEQA Document Preparer:

EPD Solutions, Inc.
Konnie Dobreva, Vice President of Environmental Planning
Brady Connolly, Assistant Planner
Alexis Brito, Assistant Planner

Air Quality, Energy, and Greenhouse Gas Impact Analysis and Noise and Vibration Impact Analysis:

EPD Solutions, Inc.
Elaina Chambers
Alex Garber
Tina Yuan

General Biological Assessment:

EPD Solutions, Inc.
Shawn Gatchel Hernandez
Cruz Hernandez

Geotechnical Engineering Study Update:

Youngdahl Consulting Group, Inc.
Mahdi Sultani
Brandon K. Shimizu

Phase I and Phase II Environmental Site Assessment:

Stantec Consulting Services, Inc.
Jennifer Alvarado
Alicia Jansen
Joshua Sargent
Kyle Emerson

Vehicle Miles Traveled Screening Analysis:

EPD Solutions, Inc.
Jordan Mower
Simon Lin
Alex Garber

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Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Environmental Impact Report (EIR) has been certified, which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "…reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented. The City of Rocklin is the Lead Agency for the project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Project. The table identifies mitigation measures required by the City to mitigate or avoid significant impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

This MMRP incorporates mitigation measures from the City of Rocklin General Plan Draft EIR SCH No. 2008072115 (GP EIR) as well as Project specific measures implementing the programmatic measures and policies identified in the GP EIR.

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MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
AIR QUALITY				
GP EIR Mitigation Measure 4.2.1 Reduce Exposure to Toxic Air Contaminants (TACs). Residential development projects and projects categorized as sensitive receptors shall be located an adequate distance from existing and potential sources of toxic air contaminant (TAC) emissions such as freeways, major arterials, industrial sites, and hazardous material locations. "Adequate distance" will be based on site-specific conditions, the type and location of sensitive receptors, the types and amounts of potential TAC emissions, mitigation measures which reduce potential health risks from TAC emissions, and other factors.	Project application and CEQA documentation	Project Applicant and City of Rocklin Community Development Department	Review and approval of CEQA documentation	Initials: _____ Date: _____
BIOLOGICAL RESOURCES				
GP EIR Mitigation Measure 4.10.1: MM 4.10.1 The following shall be added as action steps to the General Plan Update Open Space, Conservation and Recreation Element: • To offset possible losses of sensitive native wildlife and plant habitat (e.g., wetland habitat, riparian habitat, and oak woodlands) due to development projects, developers shall be responsible for mitigation. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying fees towards an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations. • For those areas in which special-status species are found or are likely to occur, the City shall require feasible mitigation of impacts to those species that ensure that the activity does not	Before and during construction	City of Rocklin Community Development Department	The City of Rocklin Community Development Department will examine Project contracts for these requirements and monitor for compliance	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
contribute to the decline of the affected species such that their decline would impact the viability of the species. Mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment.				
Mitigation Measure BIO-1: Crotch's Bumble Bee Surveys and Avoidance. If ground-disturbing activities are scheduled to begin between February 1 and October 31, Crotch's bumble bee pre-construction surveys shall be conducted by a qualified biologist based on CDFW's survey guidance for CESA candidate bumble bee species. Surveys shall consist of a habitat assessment evaluating the likelihood of bumble bees occurring within and adjacent to the Project site. If the habitat assessment finds that the site does not contain suitable habitat for Crotch's bumble bee, no further surveys shall be required. If suitable habitat is present, focused surveys shall be conducted, consisting of three onsite surveys spaced two to four weeks apart during the colony active period from April through August. If Crotch's bumble bee is detected on the Project site, the Project shall develop a plan to fully avoid impacts to the species. If impacts cannot be feasibly avoided, the Project applicant shall consult with CDFW and obtain appropriate take authorization pursuant to Fish and Game Code Section 2080 et seq. The Project shall comply with the mitigation measures detailed in the take authorization issued by CDFW.	Prior to issuance of grading permits	City of Rocklin Community Development Department	Results of pre-activity field survey shall be submitted to the City of Rocklin Community Development Department If Crotch's Bumble Bees are encountered, focused survey report shall be submitted to the City of Rocklin Community Development Department	Initials: _____ Date: _____
Mitigation Measure BIO-2: Nesting Bird Surveys and Avoidance. To avoid direct and indirect impacts to raptors and/or migratory birds, grubbing and clearing of vegetation that may support active nests and construction activities adjacent to nesting habitat shall occur outside of the breeding season, generally January 15 through August 31. If removal of habitat and/or construction activities adjacent to nesting habitat are necessary during the breeding season, the Project shall retain a qualified biologist	Prior to issuance of grading permits	City of Rocklin Community Development Department	Results of pre-activity field survey shall be submitted to the City of Rocklin Community Development Department If nests are encountered, monitoring report shall be	Initials: _____ Date: _____

Pacific and Midas 15183 Consistency Analysis and Checklist

Appendices A–G are available for public review at Rocklin City Hall, 3970 Rocklin Road, Rocklin, CA.

For questions, please contact the Planner of the Day:

Email: Planner@rocklin.ca.us
Phone: (916) 625-5100

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
to conduct a pre-construction survey to determine the presence or absence of non-listed nesting migratory birds on or within 300 feet of the construction area, and federally or State-listed birds and raptors on or within 500 feet of the construction area. The pre-construction survey shall be conducted within three calendar days prior to the start of construction. If nesting birds are detected, no-work buffers shall be established, including 300 feet for non-listed nesting migratory birds and 500 feet for listed birds or raptors, unless reduced by a qualified biologist based on site-specific conditions. If construction must occur within the recommended buffer, a qualified biologist shall be present to monitor nesting behavior and determine the appropriate nest buffer.			submitted to the City of Rocklin Community Development Department	
Mitigation Measure BIO-3: Seasonal Depression Avoidance. The Project has been designed to avoid direct impacts to the onsite portion of the seasonal depression. To ensure no indirect impacts to the seasonal depression, Project impact areas shall be clearly demarcated prior to construction, and all workers shall be made aware of the impact limits and avoided areas. No ground- or vegetation-disturbing activities shall occur outside of the Project impact limits, and all vehicles and equipment shall be restricted to the Project impact limits or existing designated access roads and staging areas. Erosion control measures shall be placed between the avoided seasonal depression and the outer edge of the impact limits prior to commencement of construction activities and shall be maintained until construction is completed and soils have stabilized. A qualified biologist shall conduct worker environmental awareness training for all contractors, work crews, and onsite personnel to aid workers in recognizing sensitive biological resources known to occur on the Project site. The Project shall retain a qualified biologist on an as-needed basis to assist with potential biological issues that may arise during construction. To avoid introduction and spread of non-native	Prior to issuance of grading permits	City of Rocklin Community Development Department	The City of Rocklin Community Development Department will examine Project contracts for these requirements and monitor for compliance	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
invasive plant species, clothing, vehicles, and equipment shall be cleaned prior to entering the Project site, and materials used for the Project, such as fill dirt or erosion control materials, shall be from weed-free locations or certified weed-free.				
Mitigation Measure BIO-4: Oak Tree Survey and Compliance. In accordance with the City of Rocklin Oak Tree Preservation Ordinance, Chapter 17.77 of the Rocklin Municipal Code, an oak tree survey shall be conducted by a certified arborist to document the type, size, and condition of all oak trees measuring 6 inches or greater in diameter at breast height on the Project site for the purpose of determining whether an oak tree removal permit is required. If impacts to onsite oak trees would occur, mitigation shall be provided in accordance with the City of Rocklin Oak Tree Preservation Ordinance, which may include off-site tree replacement, contributions to the Rocklin Oak Tree Preservation Fund, and/or dedication of land, as determined by the City.	Prior to issuance of grading permits	City of Rocklin Community Development Department	Verify: (1) completion and acceptance of the oak tree survey prior to issuance of grading permits; (2) issuance of any required oak tree removal permits; and (3) implementation of required mitigation measures, including documentation of replacement trees, preservation areas, land dedication, and/or payment to the Rocklin Oak Tree Preservation Fund, as applicable	Initials: _____ Date: _____
CULTURAL RESOURCES				
Mitigation Measure CUL-1: Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist shall call	During ground disturbing activities	City of Rocklin Community Development Department, City Environmental Services Manager, or	Confirmation of written authorization to resume ground disturbance was provided by the City following completion of the required measures.	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
the City Environmental Services Manager immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the Project archaeologist, the Native American tribal representative, and the City Environmental Services Manager to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the City Environmental Services Manager, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.		designated Tribal Monitor		
HAZARDS AND HAZARDOUS MATERIALS				
Mitigation Measure HAZ-1: Prior to issuance of grading permits and commencement of earthwork activities, the Project Applicant shall implement the recommendations identified in the Phase II Environmental Site Assessment prepared for the project site. Specifically, shallow soils (approximately one foot below ground surface) containing arsenic and lead impacts identified near historical boring location G-1 and assessment borings SB-9 and SB-10 shall be removed from the project site. Additionally, shallow soils in the vicinity of historical boring locations G-10 and G-13 shall be removed as a precautionary measure due to historically documented arsenic impacts. Soil removal activities shall be conducted under the oversight of a qualified environmental professional and in accordance with applicable federal, State, and local regulations governing the handling, transportation, and disposal of contaminated soils, including applicable requirements of the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board, and/or other appropriate regulatory agencies. Excavated soils shall be properly characterized prior	Prior to the issuance of the grading permit.	Project Applicant, Qualified Environmental Professional (QEP); City of Rocklin Community Development Department	City of Rocklin Community Development Department shall verify that: (1) the recommendations of the Phase II ESA have been incorporated into grading activities; (2) contaminated soils have been removed under the oversight of a Qualified Environmental Professional in accordance with applicable regulatory requirements; and (3) documentation has been submitted demonstrating the extent of excavation,	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
to disposal and transported to an appropriately permitted disposal facility or managed in accordance with regulatory agency requirements. Following completion of soil removal activities, the project applicant shall submit documentation to the City demonstrating completion of the removal activities, including the areas and depths of soil removed, quantities of soil removed, disposal documentation, and any confirmation sampling or other verification documentation, as applicable.			to final approval of grading or issuance of a certificate of occupancy, as applicable.	
Mitigation Measure HAZ-2: Soil Management Plan. Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified hazardous materials consultant in coordination with the Community Development Department, Building Division, for review and approval, and shall detail procedures and protocols for excavation and disposal of on-site hazardous materials, including: • Any subsurface materials exposed during construction activities that appear potentially contaminated, based on either visual observation or suspect odors, shall be segregated, stockpiled, and tested for potential contamination. If contamination is found to be present per the California Department of Toxic Substances Control (DTSC) Environmental Screening Levels (ESLs) for the applicable use, and cannot be reused on the Project site, it shall be transported by a certified hazardous waste hauler to a landfill permitted by the state to accept hazardous materials and disposed of per California Hazardous Waste Regulations. The appropriate regulatory agency (e.g., DTSC, RWQCB, or County Department of Public Health) shall be notified as required by law, and all agency directives shall be implemented.	Prior to the issuance of the grading permit.	Project Applicant, Qualified Environmental Professional (QEP); City of Rocklin Community Development Department	City of Rocklin Community Development Department shall verify: (1) approval of the Soil Management Plan and Health and Safety Plan prior to issuance of grading permits; (2) incorporation of SMP requirements into construction plans and contract documents; (3) implementation of the SMP during grading activities; and (4) receipt and approval of documentation demonstrating compliance with the SMP, including laboratory analytical results, waste disposal manifests, and	Initials: _____ Date: _____

Mitigation Measure	Implementation Timing	Responsible Party	Verification Method	Date Completed and Initials
• A Health and Safety Plan (HASP) shall be prepared in accordance with Cal/OSHA requirements for each contractor that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. The HASP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. • All SMP measures shall be printed on the construction documents, contracts, and project plans prior to issuance of grading permits. Documentation demonstrating compliance with the SMP, including laboratory results and waste disposal manifests (if applicable), shall be provided to the Community Development Department, Building Division prior to final grading approval.			any required agency correspondence, prior to final grading approval.	

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Appendices A–G are available for public review at Rocklin City Hall, 3970 Rocklin Road, Rocklin, CA.

For questions, please contact the Planner of the Day:

Email: Planner@rocklin.ca.us

Phone: (916) 625-5100

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING OF A NOTICE OF EXEMPTION

(Midas Apartments / ENV2026-0008)

WHEREAS, the Midas Apartments project consists of a Design Review (DR2026-0002) and Notice of Exemption (ENV2026-0008) to develop a 281-unit multi-family apartment project on a 7.1± acre vacant site; and

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the project, and determined that it is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Code of Regulations Section 15183 – Projects Consistent with a Community Plan or Zoning and Public Resources Code Section 21083.3; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

WHEREAS, the Planning Commission of the City of Rocklin recommended approval of the Notice of Exemption by a vote of 5-0 on August 4, 2026.

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

Section 1. The City Council of the City of Rocklin finds as follows:

A. The project is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning).

B. Pursuant to Section 15183 of the CEQA Guidelines, the project is consistent with the use and density established under the existing 2012 General Plan for which the City has a certified Environmental Impact Report (EIR).

C. The Midas Apartments project CEQA Guidelines Section 15183 Consistency Checklist, prepared as provided for in the CEQA Guidelines, concluded that the proposed project would not result in significant impacts that were: 1) peculiar to the project or the parcel on which the project would be located; 2) were not analyzed as significant effects in the General Plan EIR with which the project is consistent; 3) were not potentially significant off-site impacts and cumulative impacts which were not discussed in the General Plan EIR, and 4) were not previously identified significant effects, and which as a result of substantial new information that was not known at the time the General Plan EIR was certified, were determined to have a more severe impact than discussed in the General Plan EIR.

D. Based upon Section 15183(f) of the CEQA Guidelines, the Midas Apartments project's CEQA Guidelines Section 15183 Consistency Checklist identifies the 2012 General Plan Update policies and/or actions that apply to the development of the project and have been determined in the General Plan EIR to substantially mitigate environmental effects. To the extent that the 2012 General Plan Update policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to Section 15183(f) of the CEQA Guidelines, thus, eliminating the requirement for further environmental review.

E. Pursuant to CEQA Guidelines Section 15183, the City of Rocklin finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required beyond compliance with the mitigation measures established in the City of Rocklin General Plan EIR, compliance with the City of Rocklin's uniformly applied development policies or standards, and compliance with the conditions of approval established for the project.

Section 2. Based on the review and determination of the Environmental Coordinator, and for the reasons stated above and in the Notice of Exemption, attached hereto and incorporated by references herein as Exhibit 1, the City Council of the City of Rocklin finds the project is exempt from review under the California Environmental Quality Act.

Section 3. The City Council of the City of Rocklin hereby approves the Notice of Exemption for the Project.

Section 4. 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 at a regular meeting of the City Council of the City of Rocklin held on THIS 25th day of August, 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: Midas Apartments - DR2026-0002 and ENV2026-0008

Project Location - Specific: The project site is located at the northwest corner of Pacific Street and Midas Avenue (APNs: 010-010-016, -017, -028, and -029; and 010-040-040).

Project Location - City: Rocklin, CA; **County:** Placer

Description of Nature, Purpose and Beneficiaries of Project: The project is a request for approval of a Design Review to develop an approximately 7.1-acre undeveloped site with a 100-percent affordable multiple-family/apartment community. The project includes construction of three (3) multi-family buildings, containing a total of 281 units, along with a new parking lot, drive aisles, community facility, playground, and associated infrastructure. The proposal also incorporates site landscaping, signage, lighting, and utility connections necessary to support operation of the multi-family facility.

Name of Public Agency Approving Project: City of Rocklin

Name of Person or Agency Carrying Out Project: The property owner is Paxion Rocklin AH LP, and the project applicant is Oren Hillel and Garrett Borges with Waterford Property Company and Cypress Equity Investments.

Exempt Status (Check one)

_x_ Statutory Exemption (California Code of Regulations Sec. 15183): Section 15183 - Projects Consistent with a Community Plan or Zoning, Public Resources Code Section 21083.3

Reasons why the project is exempt. The project involves the establishment and operation of a 281-unit multi-family apartment project on a 7.1± acre undeveloped site.

The Pacific and Midas Apartments Project CEQA Guidelines Section 15183 Consistency Analysis and Checklist concluded the proposed project is consistent with the development density established in the General Plan and is within the scope of the Prior FEIR and that no further CEQA documentation is required under Section 15183. The proposed project is exempt from CEQA, and further environmental analysis of the proposed project is not required for the following reasons:

1) No peculiar impacts have been identified as a result of the proposed project or its site. Adherence to General Plan policies and standards along with regulations of City and incorporation of identified project design features ensure impacts are below the level of significance; and

2) There are no potentially significant impacts that were not analyzed as significant in the certified Prior FEIR. There are no potentially significant off-site and/or cumulative impacts that were not discussed by the certified Prior FEIR; and
3) No substantial changes are proposed in the project which will require major revisions of the certified Prior FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
4) No substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken which will require major revisions of the certified Prior FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and
5) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the certified Prior FEIR was certified as complete.

The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Section 15183 of the CEQA Guidelines and Section 20183.3 of the CEQA Statutes.

Contact Person: David Mohlenbrok, Community Development Department Director

Date received for Filing: _____

Signature: _____
David Mohlenbrok, Community Development Department Director

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Midas Apartments / DR2026-0002)

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:

WHEREAS, the Design Review (DR2026-0002) approves the site design, landscaping, architectural designs, colors and materials for the Midas Apartments project; a 281-unit apartment community on a 7.1± acre vacant site. The project site is located at the northwest corner of Pacific Street and Midas Avenue, City of Rocklin (APNs: 010-010-016, -017, -028, and -029; and 010-040-040).

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the project, and determined that it is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Code of Regulations Section 15183 – Projects Consistent with a Community Plan or Zoning. A Notice of Exemption (NOE) has been recommended for approval via Planning Commission Resolution No. PC-2026-XXXX.

WHEREAS, the design of the site is compatible with the surrounding development, natural features, site constraints, and traffic circulation.

WHEREAS, the height, bulk, area, color scheme, and materials of the buildings and structures are compatible with surrounding development. The project is not located within an adopted Architectural District and, as proposed, is consistent with the Citywide Design Guidelines and all applicable objective design standards pursuant to Government Code Section 65913.4. The proposed color palette consists of neutral and muted earth tones, consistent with the surrounding area.

WHEREAS, the buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The project design incorporates sustainable features consistent with the California Green Building Standards Code ("CALGreen"). The project provides electric vehicle charging spaces consistent with CALGreen. The project shall be consistent with all California Building Code requirements. The project is consistent with the style, type, and orientation of lighting with nearby multi-family residential complexes, as well as with the requirements of the Citywide Design Guidelines.

WHEREAS, parking is consistent with requirements set forth in Assembly Bill 2097 (AB2097), which prohibits a local agency from establishing minimum parking standards for residential developments within ½ mile of a transit stop, and despite these requirements, the project is providing at total of 381 onsite vehicle parking spaces.

WHEREAS, the landscaping design is compatible with surrounding developments and has been designed with provisions for minimizing water usage and maintenance needs. The landscaping is also consistent with the requirements of the Citywide Design Guidelines. The landscape concept is water-efficient, low maintenance, and will complement the buildings and make a positive contribution to the site's overall aesthetics. Low-profile shrubs, including screening shrubs, are planned along with shade and canopy trees. The planting design features various drought-tolerant, and fire-resistant species to create layers of color and texture to complement the architectural style and setting.

WHEREAS, the design of the site and buildings or structures is consistent with the goal and policies of the General Plan, as well as the High Density Residential (HDR) land use designation, the Residential Minimum Density Overlay Mixed Use 24 Dwellings per acre minimum (RMDO-24+) and the Planned Development Residential – 33 Dwelling Units Per Acre (PD-33) zoning, and all other City regulations, standards, and restrictions. The buildings are consistent with the objective standards in the Citywide Design Guidelines.

WHEREAS, the Planning Commission of the City of Rocklin recommended approval of the Design Review (DR2026-0002) by a vote of 5-0 on August 4, 2026.

Section 2. The Design Review for the Midas Apartments (DR2026-0002) as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby recommended for approval subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior to a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Conditions Matrix

Prior to or concurrently with the submittal of improvement plans, the applicant shall provide a Conditions Matrix, which addresses when and how each of the required conditions of approvals and mitigation measures will be completed.

2. Utilities

a. All utilities, including but not limited to water, sewer, telephone, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)

b. Solid Waste Disposal – The applicant shall install masonry trash enclosures with solid metal gates to the satisfaction of the Community Development Director. The location and design of trash enclosures shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 14 feet (to accommodate two trash bins), and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer or if no trash enclosures are proposed, the project shall provide an indoor trash room (s) sized to accommodate the required refuse and recycling bins. Prior to building permit issuance, the applicant shall provide a will-serve letter from Recology Auburn Placer. Bins shall be relocated to the designated pickup area on collection days, subject to Recology Auburn Placer approval. (RECOLOGY AUBURN PLACER, ENGINEERING, BUILDING, PLANNING)

c. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate water services, to the satisfaction of Placer County Water Agency ("PCWA"). (PCWA)

d. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate sewer services, to the satisfaction of South Placer Municipal Utility District ("SPMUD"). (SPMUD)

3. Schools

At the time of issuance of a building permit (or per an approved fee deferral agreement), the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

4. Fire

a. Fire sprinkler risers for each building shall be located in a room which conforms to the requirements of the current California Fire Code and Rocklin Fire Department “Fire Control Room” standard. If a fire pump is required, the Fire Control Room shall meet the requirements for a dedicated fire pump room. (FIRE)

b. A Knox box shall be provided at the Fire Control Room / Fire Riser Room at each building. An additional Knox box shall be provided at the clubhouse main entry door. (FIRE)

c. Fire apparatus access roads and an approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on site, and a minimum fire flow of 500 gallons per minute shall be provided. The fire hydrant used to provide this fire flow supply shall be within 500 feet of the combustible building materials, as measured along an approved fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 500 feet of all combustible building materials, additional fire hydrants shall be required to provide coverage. Full fire-flow is required upon commencement of combustible vertical construction. Fire department access roadways shall be paved upon commencement of vertical construction. (FIRE)

d. A Site Safety Plan which complies with the current California Fire Code is required to be approved by Rocklin Fire Department prior to permit issuance of the first building permit. (FIRE)

e. Fire Department approval of proposed address numbers, way-finding signage and unit signage for the buildings is required. Addressing for the project shall comply with the California Fire Code and Rocklin Fire Department “Premises Identification-Posting of Building Addresses” guidelines. (FIRE)

f. If the project is to be phased, a phasing plan with a detailed exhibit showing how emergency access and access to fire hydrants will be maintained throughout all phases, will be required to the satisfaction of the Fire Chief, prior to issuance of the first building permit. (FIRE)

g. Fire hydrant locations and distribution shall be provided in accordance with the current versions of the CFC, Appendix C. (FIRE)

h. The private fire service main serving the entire parcel shall be configured as a looped system and shall connect to the public water supply at two

separate locations. The looped arrangement and dual connections shall comply with the California Fire Code (CFC) and NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances. (FIRE)

i. Fire Department Connection (FDC) address shall be as follows - Sign shall have minimum dimensions of 5” x 8” and shall be constructed of steel or aluminum and attached to the appliance(s) with a “U”-bolt or bent all thread. Sign shall be painted red or red vinyl with all white lettering, minimum 1-inch in height an shall indicate which building the FDC serves. (FIRE)

j. An Emergency Responder Communication Enhancement System (ERCES) may be required to the satisfaction of the Fire Department. Testing of the communication coverage within the buildings is required to be conducted by an approved third-party contractor once the building enclosure — including exterior walls, windows, doors, and roofing — is substantially complete, to ensure accurate and representative test results. Should testing determine that a full ERCES installation is required, a separate permit for the ERCES system is required to be reviewed and approved prior to installation. (FIRE)

k. Demonstrate that ground ladders can be safely deployed to access second, third, and fourth floor rescue windows and confirm that site topography and landscaping will not impede achieving a 75-degree climbing angle. (FIRE)

l. Improvement Plans shall indicate the location and size of water mains, fire hydrants, and all fire appurtenances in compliance with the California Fire Code, California Building Code, NFPA 24, and applicable Placer County Water Agency (PCWA) water system standards. (PCWA). (PCWA, ENGINEERING, FIRE)

m. Improvement Plans shall depict a private fire service loop designed and installed in accordance with the currently adopted edition of the California Fire Code (CFC), NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances, and applicable PCWA standards. (PCWA, ENGINEERING, FIRE)

n. Plans shall reflect compliance with all applicable national, state, and local Fire Codes. (FIRE)

5. <u>Improvements / Improvement Plans</u>

Prior to any grading, site improvements, or other construction activities associated with this project, improvement plans shall be prepared consistent with

the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer, Public Works Director and/or the Community Development Director.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:
(ENGINEERING, PUBLIC WORKS, PLANNING)

a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

1) Stormwater Management

a) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement an approved Stormwater Control Plan and Stormwater Management Facility Operation and Maintenance Plan in accordance with the City of Rocklin Post-Construction Manual for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer).as approved by the City Engineer for compliance with the City's Post-Construction Manual and adopted engineering standards. All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC WORKS)

b) Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Coordinator, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the Placer County Clerk’s office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall

provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC WORKS)

i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).

ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Works determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

c) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.

d) Site design measures for detaining run off at pre-development levels, including location and specifications of oversized pipes, on-site or off-site detention basins, if any, or other acceptable methods.

e) Drainage management areas including drainage features, such as lined drainage swales.

f) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.

2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features or any other evidence of soil and/or groundwater contamination with hazardous material is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature(s) (and/or contamination, the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and / or remediation of the feature or contamination. At the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature or contamination and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented in accordance with the adopted standards of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, and the Central Valley Regional Water Quality Control Board, prior to completion of grading / construction in the affected area.

b. All on-site standard improvements, including but not limited to:

1) All access and grading improvements as shown on Exhibit A. (PLANNING, ENGINEERING)

2) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main

lines and distribution when located under paved areas), utility improvements, parking lot lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc. (PLANNING, ENGINEERING)

3) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans. (PLANNING, ENGINEERING)

4) Dedication of Road Right-of-Way on Pacific Street and Midas Avenue over any areas of existing roadway easement and not currently City Right-of-Way, shall be shown on the plans, and irrevocably offered for dedication to the City via separate process. (ENGINEERING)

5) To the extent possible underground facilities, as shown on Exhibit A, such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas. (PLANNING, ENGINEERING)

c. The following off-site improvements:

1) As shown on Sheet C4.0 of Exhibit 1, the project shall construct the following: a roadway taper on the north side of Midas Avenue at the project driveway, a rolled curb and gutter on the north side of Pacific Street for sewer access for South Placer Municipal Utilities District, and install median improvements on Pacific Street, per City Improvement Standards 4-26 (G) and install a no left turn sign. (PLANNING, ENGINEERING)

d. A detailed parking lot signage and striping plan designed per City standards that indicates all parking spaces, aisles, entrances, and exits, including on-site signage and any required offsite signage in the public right-of-way. (PLANNING, ENGINEERING)

e. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall

address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

(BUILDING, ENGINEERING)

f. Notes addressing conformance with the development standards and requirements of the City of Rocklin shall be included on the project improvement plans, including but not limited to the following: (PLANNING, ENGINEERING)

1) Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District ("Placer County APCD"). This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.

2) Any diesel-powered equipment used during project construction shall be Air Resources Board ("ARB") certified.

3) The prime contractor shall submit to the Placer County Air Pollution Control District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the Placer County APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the Placer County APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

4) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by Placer County APCD to cease operations and the equipment must be repaired within 72 hours.

5) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit.

Developers / Contractors should contact the Placer County APCD prior to construction or use of equipment and obtain any necessary permits.

6) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.

7) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.

8) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.

9) All construction equipment shall be maintained in clean condition.

10) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the City) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.

11) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

12) All grading operations shall be suspended when fugitive dust emissions exceed Placer County APCD Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is California Air Resources Board ("CARB") certified to perform Visible Emissions Evaluations ("VEE"). This individual shall evaluate compliance with Rule 228 on a weekly basis.

13) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed Placer County APCD Rule 228-Fugitive Dust limitations.

14) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

15) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to

control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

16) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).

17) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

18) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices to prevent erosion, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).

19) All exposed surfaces shall be revegetated as quickly as feasible.

g. The following mitigation measures are applicable to the project, and shall be included in the project notes on the improvement plans.

1) **Mitigation Measure BIO-1 – Crotch's Bumble Bee Surveys and Avoidance**

If ground-disturbing activities are scheduled to begin between February 1 and October 31, Crotch's bumble bee pre-construction surveys shall be conducted by a qualified biologist based on CDFW's survey guidance for CESA candidate bumble bee species. Surveys shall consist of a habitat assessment evaluating the likelihood of bumble bees occurring within and adjacent to the Project site. If the habitat assessment finds that the site does not contain suitable habitat for Crotch's bumble bee, no further surveys shall be required. If suitable habitat is present, focused surveys shall be conducted, consisting of three onsite surveys spaced two to four weeks apart during the colony active period from April through August. If Crotch's bumble bee is detected on the Project site, the Project shall develop a plan to fully avoid impacts to the species. If impacts cannot be feasibly avoided, the Project applicant shall consult with CDFW and obtain appropriate take authorization pursuant to Fish and Game Code Section 2080 et seq. The Project

shall comply with the mitigation measures detailed in the take authorization issued by CDFW.

2) **Mitigation Measure BIO-2 – Nesting Bird Surveys and Avoidance**

To avoid direct and indirect impacts to raptors and/or migratory birds, grubbing and clearing of vegetation that may support active nests and construction activities adjacent to nesting habitat shall occur outside of the breeding season, generally January 15 through August 31. If removal of habitat and/or construction activities adjacent to nesting habitat are necessary during the breeding season, the Project shall retain a qualified biologist to conduct a pre-construction survey to determine the presence or absence of non-listed nesting migratory birds on or within 300 feet of the construction area, and federally or State-listed birds and raptors on or within 500 feet of the construction area. The pre-construction survey shall be conducted within three calendar days prior to the start of construction. If nesting birds are detected, no-work buffers shall be established, including 300 feet for non-listed nesting migratory birds and 500 feet for listed birds or raptors, unless reduced by a qualified biologist based on site-specific conditions. If construction must occur within the recommended buffer, a qualified biologist shall be present to monitor nesting behavior and determine the appropriate nest buffer.

3) **Mitigation Measure BIO-3 – Seasonal Depression Avoidance**

The Project has been designed to avoid direct impacts to the onsite portion of the seasonal depression. To ensure no indirect impacts to the seasonal depression, Project impact areas shall be clearly demarcated prior to construction, and all workers shall be made aware of the impact limits and avoided areas. No ground- or vegetation-disturbing activities shall occur outside of the Project impact limits, and all vehicles and equipment shall be restricted to the Project impact limits or existing designated access roads and staging areas. Erosion control measures shall be placed between the avoided seasonal depression and the outer edge of the impact limits prior to commencement of construction activities and shall be maintained until construction is completed and soils have stabilized. A qualified biologist shall conduct worker environmental awareness training for all contractors, work crews, and onsite personnel to aid workers in recognizing sensitive biological resources known to occur on the Project site. The Project shall retain a qualified biologist on an as-needed basis to assist with potential biological issues that may arise during construction. To avoid introduction and

spread of non-native invasive plant species, clothing, vehicles, and equipment shall be cleaned prior to entering the Project site, and materials used for the Project, such as fill dirt or erosion control materials, shall be from weed-free locations or certified weed-free.

4) **Mitigation Measure BIO-4 – Oak Tree Survey and Compliance**

In accordance with the City of Rocklin Oak Tree Preservation Ordinance, Chapter 17.77 of the Rocklin Municipal Code, an oak tree survey shall be conducted by a certified arborist to document the type, size, and condition of all oak trees measuring 6 inches or greater in diameter at breast height on the Project site for the purpose of determining whether an oak tree removal permit is required. If impacts to onsite oak trees would occur, mitigation shall be provided in accordance with the City of Rocklin Oak Tree Preservation Ordinance, which may include off-site tree replacement, contributions to the Rocklin Oak Tree Preservation Fund, and/or dedication of land, as determined by the City.

5) **Mitigation Measure CUL-1 – Unanticipated Cultural Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

All ground disturbance within 100 feet of the discovery shall immediately stop. The Project archaeologist shall notify the City Environmental Services Manager. A meeting shall be convened among the developer, Project archaeologist, Native American tribal representative, and City Environmental Services Manager. The parties shall determine the appropriate treatment of the resource, such as documentation, recovery, or avoidance. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the discovery area until the required treatment has been completed.

6) **Mitigation Measure HAZ-1 – Implementation of Phase II Environmental Site Assessment Recommendations**

Prior to issuance of grading permits and commencement of earthwork activities, the Project Applicant shall implement the recommendations identified in the Phase II Environmental Site Assessment prepared for the project site. Specifically, shallow soils (approximately one foot below ground surface) containing arsenic

and lead impacts identified near historical boring location G-1 and assessment borings SB-9 and SB-10 shall be removed from the project site. Additionally, shallow soils in the vicinity of historical boring locations G-10 and G-13 shall be removed as a precautionary measure due to historically documented arsenic impacts.

Soil removal activities shall be conducted under the oversight of a qualified environmental professional and in accordance with applicable federal, State, and local regulations governing the handling, transportation, and disposal of contaminated soils, including applicable requirements of the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board, and/or other appropriate regulatory agencies. Excavated soils shall be properly characterized prior to disposal and transported to an appropriately permitted disposal facility or managed in accordance with regulatory agency requirements.

Following completion of soil removal activities, the project applicant shall submit documentation to the City demonstrating completion of the removal activities, including the areas and depths of soil removed, quantities of soil removed, disposal documentation, and any confirmation sampling or other verification documentation, as applicable.

7) **Mitigation Measure HAZ-2 – Soil Management Plan**

Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified hazardous materials consultant in coordination with the Community Development Department, Building Division, for review and approval, and shall detail procedures and protocols for excavation and disposal of on-site hazardous materials, including:

- Any subsurface materials exposed during construction activities that appear potentially contaminated, based on either visual observation or suspect odors, shall be segregated, stockpiled, and tested for potential contamination. If contamination is found to be present per the California Department of Toxic Substances Control (DTSC) Environmental Screening Levels (ESLs) for the applicable use, and cannot be reused on the Project site, it shall be transported by a certified hazardous waste hauler to a landfill permitted by the state to accept hazardous materials and disposed of per California Hazardous Waste Regulations. The appropriate regulatory agency (e.g., DTSC, RWQCB, or County

Department of Public Health) shall be notified as required by law, and all agency directives shall be implemented.

- A Health and Safety Plan (HASP) shall be prepared in accordance with Cal/OSHA requirements for each contractor that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. The HASP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.

- All SMP measures shall be printed on the construction documents, contracts, and project plans prior to issuance of grading permits. Documentation demonstrating compliance with the SMP, including laboratory results and waste disposal manifests (if applicable), shall be provided to the Community Development Department, Building Division prior to final grading approval.

6. <u>Improvements in the Public Right-of-Way</u>

a. The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC WORKS)

7. <u>Landscaping</u>

a. Final landscape plans shall be provided by the developer and approved by the Community Development Director. The landscape plans shall comply with the following requirements (PLANNING):

1) The landscaping plan shall be prepared by a landscape architect and shall include the following general notes:

a) A legend of the common and botanical names of specific plant materials to be used. The legend shall indicate the size of plant materials and appropriate numbers of plants and spacing for groundcovers.

Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

b) Provide two lodgepole wood stakes per tree, unless otherwise specified on the approved landscape plans or recommended by the project Landscape Architect based on tree size, species, or site conditions.

c) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.

d) Provision for the shading of the visitor parking lot, including parking spaces, maneuvering areas, driveways and drive aisles, by shade trees of appropriate size(s) and characteristic(s) in locations to achieve 50% shading at maturity (15 years from planting). Include a calculation demonstrating compliance with this condition on the plan.

e) Granite or moss rock boulders along the planting strips.

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f) Use of walk-on bark in all planter areas.

g) The plant tags shall not be removed until the final inspection of the landscape is complete.

h) Should the existing PG&E transmission line be removed or undergrounded, all future tree plantings within the PG&E easement area shall consist of large-canopy shade tree species (e.g., native oak, sycamore) or the applicant shall provide documentation demonstrating full compliance with applicable parking lot shading requirements.

2) The landscape plan shall be certified by the landscape architect of record that the landscape design complies with the requirements of the Water Conservation in Landscaping Act (Government Code Section 65591 et seq.) and applicable provisions of the Model Water Efficient Landscape Ordinance (MWELO).

b. The parking/site lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking and circulation areas.

Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)

c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

d. Any area disturbed by construction activities but not developed or landscaped shall be hydroseeded (with a drought tolerant mix of native flowers and grasses) prior to final inspection / acceptance of improvements. (PLANNING, BUILDING, ENGINEERING)

8. Lighting

a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off shoebox type or decorative lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light. The lighting design plan shall be approved by Community Development Director for compliance with this condition. (PLANNING)

9. Design

a. The back or rear of any parapet wall that may be visible from an adjacent right of way or property shall be painted the same color as the front of the parapet wall to provide a consistent appearance. (PLANNING)

b. Developer installed play equipment shall include either poured in place or rubberized tile flooring, or approved alternative, for accessibility purposes. (BUILDING)

10. Signs

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign designs and locations as shown on Exhibit A. (PLANNING, ENGINEERING, FIRE)

11. Screening of Mechanical Equipment

a. All mechanical and/or related equipment, such as but not limited to, roof hatch railings, RTUs, vents, HVAC units, whether ground- or roof-mounted shall be screened from view from all public rights-of-way to the satisfaction of the Community Development Director. To the greatest extent feasible,

parapet walls should be used to screen roof-mounted equipment. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)

b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

12. Fences and Gates

a. Tubular metal fences/gates shall have flat top pickets (or have a smooth rail at the top), be painted (black/brown/dark green), and be constructed of medium gauge, or better, steel or aluminum. Painted finishes shall be maintained in good condition and shall be periodically recoated as necessary to prevent peeling, fading, rust, or deterioration. (PLANNING / PUBLIC WORKS)

13. Security

a. Prior to building / unit occupancy the property owner, or each tenant, shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the building / shopping center / complex, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

14. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view. (PLANNING)

15. Maintenance

a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Community Development Director. (PLANNING)

16. Parks

a. Park fees shall be paid as required by the Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. (ENGINEERING)

17. Noise

Project design and construction shall incorporate all features, modifications, and elements necessary to comply with the interior and exterior noise standards set forth in the Rocklin General Plan Policies N-6 and N-9, and the City's Noise Ordinance.

The following shall be conditions of construction activity and included in the Improvement Plan notes: (ENGINEERING, PUBLIC WORKS – SERVICES, BUILDING)

a. All "self-powered" equipment, stationary noise sources (i.e. pumps, electrical generators, etc.), and construction equipment shall be equipped with factory noise control devices (e.g., mufflers) and shall be maintained in good working order. (ENGINEERING, BUILDING)

b. Equipment "warm-up" areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. Equipment staging and "warm up" areas shall be identified or noted on the improvement plans or and building plans. (ENGINEERING, BUILDING)

c. All phases of project development shall be subject to the City of Rocklin Municipal Code (RMC) Chapter 9.52, Noise Standards, including restricting construction-related noise generating activities that generate any discernable noise in or within 100 feet of an occupied residence between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to any of the noise restrictions in RMC Chapter 9.52 if special and unusual circumstances exist that make strict adherence infeasible or impracticable. (ENGINEERING, BUILDING)

d. The property owner shall provide a Noise Coordinator and adhere to the following: (ENGINEERING, BUILDING)

1) As a function of on-site project management, an on-site Noise Coordinator shall be employed by the property owner or designee, and their name, email address, and telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site, and at all vehicle entrances

to public streets, during all project construction phases. The posted signage shall include the city's construction hours set forth in Section 9.52.030 (A)(1). The signs shall be weatherproof and a minimum size of 4'x4' and includes 3-inch-tall minimum lettering.

2) The Noise Coordinator's duties shall include fielding and documenting noise complaints, determining the source of the complaint (e.g., piece of construction equipment), determining whether noise levels at the project boundary are within acceptable limits consistent with the General Plan hourly noise standards and time of day restrictions noted in section 9.52.03 (A)(1) above, and reporting complaints to the City with documented noise levels at the time of complaint via email.

3) The Noise Coordinator shall work, to the extent feasible, with the surrounding residents and project contractors, to schedule activities to minimize disturbance of residents during the daytime hours. Prior to commencement of any early morning or night time work required by the contractor, the City, or utility companies, approval from the Community Development Director is required. The request for approval shall be submitted not less than 72 hours in advance of the work commencing and the Noise Coordinator shall provide documentation of notification to the neighboring property owners.

e. Prior to issuance of building permits, the applicant shall demonstrate that all exterior wall, door, and window assemblies comply with a minimum Sound Transmission Class (STC) rating of 30, consistent with the recommendations identified in the Noise and Vibration Impact Analysis dated May 26, 2026. (PLANNING)

18. <u>Air Quality</u>

a. The contractor shall reduce NOX and ROG emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County Air Pollution Control District. The contractor shall include in construction contracts the following requirements or measures shown to be equally effective:

1) Contractors' construction equipment shall be properly maintained and tuned during construction activity.

2) Contractors shall use low emission mobile construction equipment where possible.

3) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

4) The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

5) Construction contracts shall stipulate that all equipment with horsepower ratings of 350 or greater, including scrapers, used during project grading shall meet the CARB's Tier 3 emissions standards or cleaner.

6) In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and/or particulate matter traps. The District shall be contacted to discuss this measure.

19. <u>Phasing</u>

a. If the project proposes a phased development, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Community Development Director. The phasing plan shall show the following:

1) The building or buildings to be constructed and all appurtenant structures (walls, fencing, site amenities, etc.) with each Phase;

2) A Temporary Fencing Plan that shows how the residents of the occupied units will be kept from entering active construction areas;

3) Emergency Vehicle access through the site and available fire suppression services for each Phase, to be approved by the Fire Department;

4) The portion of landscaping to be completed with each phase.

b. The Community Development Director may condition the phasing to ensure each phase shall function independently. (ENGINEERING, BUILDING, PLANNING)

20. <u>Special</u>

a. The revised parking plan dated July 14, 2026, reflecting an increase of 25 additional on-site parking spaces to a total of 381 onsite vehicle parking spaces, is incorporated into the project plans. The project applicant may

revise the approved parking plan to increase the number of on-site parking spaces, provided the revisions remain in substantial conformance with the approved project and do not result in significant changes to the site layout, circulation, drainage, utilities, landscaping, or other project improvements.

b. Development impact fees can be deferred through a fee deferral agreement in accordance with the City's adopted fee policy (adopted August 26, 2025) pursuant to Government Code Section 66007, as amended by SB 937 (2024). (PLANNING, HOUSING)

22. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping and irrigation within the public right-of-way along Pacific Street and Midas Avenue. The agreement shall stipulate that the property owner shall maintain the irrigation system and all plant materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING, PUBLIC WORKS)

23. Tree Removal

a. Prior to issuance of grading or building permits, the applicant shall comply with all applicable tree protection and preservation measures identified in the Arborist Report prepared by Edwin E. Stirtz, Consulting Arborist, dated March 3, 2026.

b. Upon completion of a project and prior to a final inspection / issuance of a certificate of occupancy, the project arborist shall prepare a final list of all oak trees removed to accommodate development of the project. Prior to a final inspection / issuance of a certificate of occupancy the developer shall mitigate for all oak trees removed as a result of the project as set forth in the City of Rocklin Oak Tree Ordinance.

24. Affordability Requirement

a. The project shall record an affordability regulatory agreement for the project, or equivalent, to the satisfaction of the City Attorney, prior to occupancy. Said contract shall include the following provisions:

i. A minimum of 278 units shall be rental units affordable to extremely low, very low, or low-income households.

ii. Affordable rental units, maximum incomes, and maximum rents will be restricted for a 55-year term in a recorded affordability restriction. (PLANNING, HOUSING)

25. Monitoring

Prior to recording of the first final map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (ENGINEERING)

26. Indemnification and Duty to Defend

As a condition for project approval, Applicant or an agent of Applicant acceptable to City shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding, against the City or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the City and its agents, officers, and employees, or other City advisory agency, appeal board, or legislative body concerning this project approval. City shall promptly notify Applicant of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding. (CITY ATTORNEY)

27. Other

a. Prior to issuance of improvement plans or a building permit, the project shall provide a document delineating and confirming that no riparian or wetland areas would be altered as part of development. (PLANNING)

b. Prior to issuance of building permits, the Lot Line Adjustment (LLA2026-0001) shall be recorded with the Placer County Clerk-Recorder's Office. (PLANNING, ENGINEERING)

c. Projects shall comply with all applicable standards and mitigation measures in the Rocklin General Plan EIR and General Plan goals, policies, and action plans. (PLANNING)

d. The approved Parking Enforcement Plan, submitted April 3, 2026, shall establish procedures for the management and enforcement of the

approved on-site parking spaces for the life of the project. (PLANNING, ENGINEERING)

28. Validity

a. This entitlement shall not be considered valid and approved unless and until the concurrent Environmental (ENV2026-0008) has been approved. (PLANNING)

b. This entitlement shall expire three (3) years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

c. Approval of this entitlement does not relieve the developer of the need to obtain subsequent permits and approvals, such as but not limited to Grading Permits, Improvement Plans, Building Permits and/or Oak Tree Removal Permits. (PLANNING)

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on August 25, 2026, by the following vote:

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

_____
David Bass, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

Midas Apartments (DR2026-0002)

EXHIBIT A
DR2026-0002

MIDAS APARTMENTS

MIDAS & PACIFIC ST. ROCKLIN, CA 95677

ENTITLEMENT RE-SUBMITTAL
05/11/2026

SHEET INDEX

ARCHITECTURE		
ARCHITECTURE	0	COVER SHEET
ARCHITECTURE	1	SITE PLAN
ARCHITECTURE	2	FLOOR PLANS - BLDG A
ARCHITECTURE	3	ELEVATIONS - BLDG A
ARCHITECTURE	4	FLOOR PLANS - BLDG B
ARCHITECTURE	5	FLOOR PLANS - BLDG B
ARCHITECTURE	6	ELEVATIONS - BLDG B
ARCHITECTURE	7	COURTYARD ELEVATIONS - BLDG B
ARCHITECTURE	8	PERSPECTIVES (BLDG-A)
ARCHITECTURE	9	PERSPECTIVES (BLDG-B)
ARCHITECTURE	10	BUILDING SECTIONS
ARCHITECTURE	11	UNIT PLANS
ARCHITECTURE	12	MATERIAL BOARD
ARCHITECTURE	13	SITE CONTEXT
CIVIL		
CIVIL	C1	PRELIMINARY EXISTING CONDITIONS
CIVIL	C2	PRELIMINARY DEMOLITION PLAN
CIVIL	C3	PRELIMINARY GRADING & DRAINAGE
CIVIL	C3.1	CONCEPTUAL GRADING & DRAINAGE SECTIONS
CIVIL	C3.2	CONCEPTUAL GRADING & DRAINAGE DETAILS
CIVIL	C4	PRELIMINARY FRONTAGE IMPROVEMENTS
CIVIL	C5	PRELIMINARY SEWER & WATER
CIVIL	C6	PRELIMINARY FIRE ACCESS PLAN
CIVIL	C7	PRELIMINARY EXISTING SHED MAP
CIVIL	C7.1	PRELIMINARY DEVELOPED SHED MAP
LANDSCAPE		
LANDSCAPE	PL1	PRELIMINARY LANDSCAPE PLAN
LANDSCAPE	PL2	PRELIMINARY LANDSCAPE PLAN CALCULATIONS
LANDSCAPE	PL3	PRELIMINARY LANDSCAPE PLAN DETAILS
LIGHTING		
LIGHTING	A2.1	LIGHTING PHOTOMETRIC PLAN

Recommended to the City Council for Approval by the Planning Commission on August 4, 2026

David Mohlenbrok

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SITE PLAN 1" = 40'-0" 1

BUILDING 1 - TYPE A SUMMARY:

LEVEL	GROSS AREA	NUMBER OF UNIT TYPES					TOTAL UNITS
		1 BED - A	2 BED - A	2 BED - B	3 BED - A	3 BED - B	
LEVEL 1	16,185 SF	9	-	4	4	-	17
LEVEL 2	16,185 SF	9	2	4	4	-	19
LEVEL 3	16,185 SF	9	2	4	4	-	19
LEVEL 4	16,185 SF	9	2	4	4	-	19
TOTAL	**64,740 SF**	36	6	16	16	-	**74**

* ALL UNITS ARE PROPOSED TO BE AFFORDABLE

BUILDING 2 - TYPE A SUMMARY:

LEVEL	GROSS AREA	NUMBER OF UNIT TYPES					TOTAL UNITS
		1 BED - A	2 BED - A	2 BED - B	3 BED - A	3 BED - B	
LEVEL 1	16,185 SF	9	-	4	4	-	17
LEVEL 2	16,185 SF	9	2	4	4	-	19
LEVEL 3	16,185 SF	9	2	4	4	-	19
LEVEL 4	16,185 SF	9	2	4	4	-	19
TOTAL	**64,740 SF**	36	6	16	16	-	**74**

* ALL UNITS ARE PROPOSED TO BE AFFORDABLE

BUILDING 3 - TYPE B SUMMARY:

LEVEL	GROSS AREA	NUMBER OF UNIT TYPES					TOTAL UNITS
		1 BED - A	2 BED - A	2 BED - B	3 BED - A	3 BED - B	
LEVEL 1	33,292 SF**	8	7	3	-	10	28
LEVEL 2	33,292 SF	10	9	4	2	10	35
LEVEL 3	33,292 SF	10	9	4	2	10	35
LEVEL 4	33,292 SF	10	9	4	2	10	35
TOTAL	**133,168 SF**	38	34	15	6	40	**133**

* ALL UNITS ARE PROPOSED TO BE AFFORDABLE
** LEVEL ONE INCLUDES THE 3,675 SF CLUBHOUSE

UNIT SUMMARY:

UNIT TYPE	NUMBER OF UNITS	RENTABLE UNIT SIZE	PERCENT
1 BED - A	110	559 SF	39 %
2 BED - A	46	732 SF	16 %
2 BED - B	47	818 SF	17 %
3 BED - A	38	1,026 SF	14 %
3 BED - B	40	1,170 SF	14 %
TOTAL	**281***	-	**100 %**

*15% OF THE TOTAL UNITS ARE TO BE MOBILITY UNITS (281 X 15% = 43 UNITS)

TOTAL BUILDING SUMMARY:

LEVEL	GROSS AREA	NUMBER OF UNIT TYPES			TOTAL UNITS
		1 BED	2 BED	3 BED	
BUILDING 1	64,740 SF	36	22	16	74
BUILDING 2	64,740 SF	36	22	16	74
BUILDING 3	133,168 SF	38	49	46	133
TOTAL	**262,648 SF**	110	93	78	**281**

PARKING SUMMARY:

PROVIDED	RATIO TO UNITS
356 STALLS	356/281 = 1.27

EV PARKING REQUIREMENTS:

PROGRAM	TYPE	CODE REQUREMENT	REQUIRED	PROVIDED
RESIDENTIAL	EV READY	CAL GREEN 4.106.4.2.2 (1 PER UNIT)	281	221*
	EV CHARGERS (EVCS)	CAL GREEN 4.106.4.2.2 (25% OF UNASSIGNED STALLS) 356 STALLS - 281 EV READY = 75 75 X 25% = 19 STALLS	19	19

*PER PG&E'S STANDARDS IT IS NOT PERMISSIBLE TO HAVE ELECTRIC CHARGING STATIONS WITHIN THEIR EASEMENT

NOTE ALL PARKING IS UNASSIGNED

NOTE:
- EV READY: SHALL BE PROVIDED WITH 208/240V RECEPTACLES
- EV CHARGERS: SHALL BE EQUIPPED WITH J1772 OR J3400 CONNECTORS

ACCESSIBLE EV PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED	
			VAN	STANDARD
RESIDENTIAL	CBC CODE 11B-228.3.2.1 5 TO 25 EVCS	2	1	1

ACCESSIBLE PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	CBC CODE 11B-208.2.3.1 EQUAL TO UNITS WITH MOBILITY FEATURES (5 % OF TOTAL UNITS = 15 UNITS) (10% OF UNIT ARE CTCAC MOBILITY UNITS AND NOT INCLUDED IN CALCULATION)	15	15

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	CBC CODE 11B-208.2.3.2 (2 % OF REMAINING STALLS) 356 STALLS - 281 STALLS - 19 EV STALLS =56 56 X 2% = 1.12	2	2

RESIDENTIAL PROGRAM DATA

VICINITY MAP

PROJECT NAME:	MIDAS APTS
PROJECT LOCATION:	CORNER OF PACIFIC ST & MIDAS AVE ROCKLIN, CA 95677
ASSESSORS PARCEL #:	010-010-016, 010-010-017, 010-010-028, 010-010-029, 010-040-040
LOT SIZE:	1.348, 3.181, 2.312, 0.251 = 7.092 ACRES
ZONING:	RMDO-R24+ PD-33
GENERAL PLAN:	HIGH DENSITY RESIDENTIAL (HDR)
OCCUPANCY / USE:	R-2 MULTI-FAMILY (100% AFFORDABLE UNITS)
PARKING LOT SHADING:	MIN. 50%
SITE LIGHTING POLE HEIGHT:	MAX 20 FT
PARKING FOOT-CANDLES:	TBD
PEDESTRIAN WALKWAY FOOT-CANDLES:	TBD
SITE LIGHTING SHIELDING REQUIREMENTS:	MUST BE DARK SKY COMPLIANT

	ZONING REQUIREMENT:	PROVIDED:	MEETING CODE:
BUILDING HEIGHT:	MAX 50 FT	TOP OF PARAPET: 48'-0" TOP GABLE: 55'-4"	YES - SDBL STANDARD (BY-RIGHT)
FRONT SETBACK:	MIN. 20 FT	27'-8"	YES
STREET SIDE:	MIN. 15 FT	35'-6"	YES
INTERIOR SIDE SETBACK:	MIN 10 FT	79'-6"	YES
REAR SETBACK:	MIN. 15 FT	104'-4"	YES
FAR:	NO REQUIREMENT	.85	YES
LOT COVERAGE:	MAX. 60%	21%	YES
DENSITY:	MIN. 33 U/A	39.5 U/A	YES
OPEN SPACE:	NO REQUIREMENT	N/A	YES
PARKING STALL DIMENSIONS:	90 DEGREE STANDARD: 9 FT X 19 FT 90 DEGREE COMPACT: 8 FT X 16 FT	PROPOSED STANDARD: 9 FT X 18 FT	*WAIVER REQUESTED
DRIVE AISLE WIDTH:	25 FT / 26 FT FOR FIRE ACCESS AISLE	25 FT & 26 FT	YES
COMPACT PERCENTAGE:	MAX 30%	9%	YES
PARKING REQUIREMENT:	1.5 SPACES PER 1 BED/STUDIO UNIT = 165 2 SPACES PER 2 BED+ = 342	356	YES - SDBL STANDARD (BY-RIGHT)
	GUEST: 1 SPACE PER 25% OF UNITS	NO GUEST PARKING	YES - SDBL STANDARD (BY-RIGHT)
COVER PARKING:	1 SPACE PER UNIT SHALL BE COVERED	NO COVERED SPACES	YES - SDBL STANDARD (BY-RIGHT)
RESIDENTIAL BIKE PARKING: CAL GREEN 4.106.4.4	LONG TERM: 1 SPACE PER 2 DWELLING UNITS =141	141	YES
	SHORT TERM: 1 SPACE PER 10,000 SF, MIN 2 = 27	27	YES

ZONING INFORMATION

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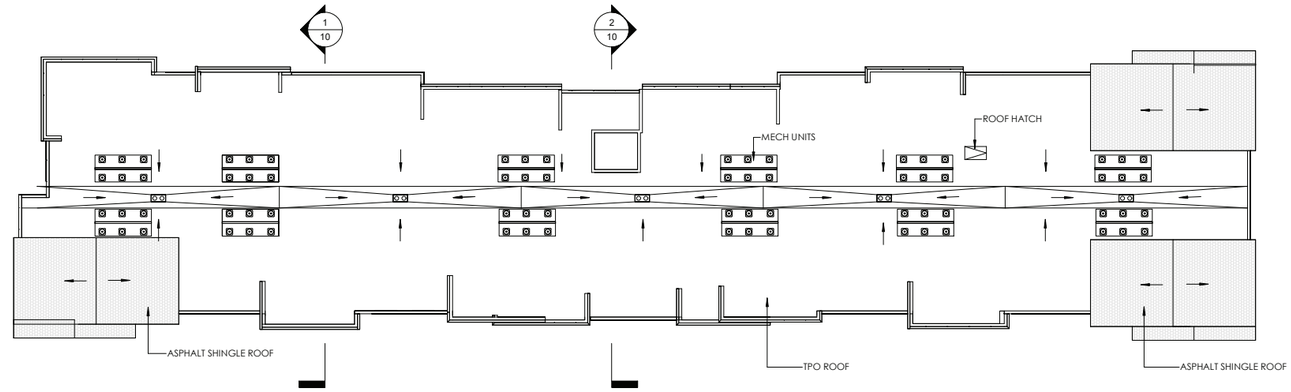
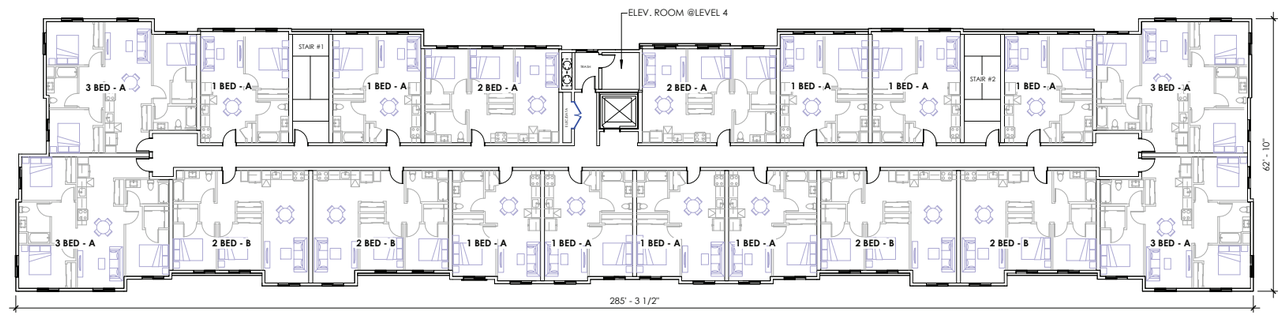


BLDG 1 & 2 (TYPE A) - ROOF 1/16" = 1'-0" 3



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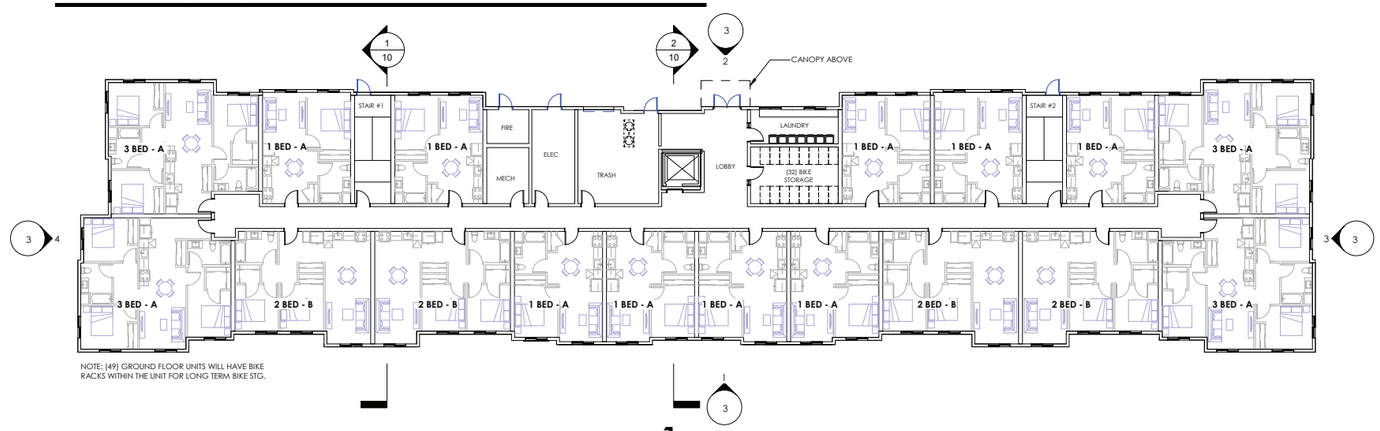

NOTE: (49) GROUND FLOOR UNITS WILL HAVE BIKE RACKS WITHIN THE UNIT FOR LONG TERM BIKE STG.

BLDG 1 & 2 (TYPE A) - LEVEL 1 1/16" = 1'-0" 1

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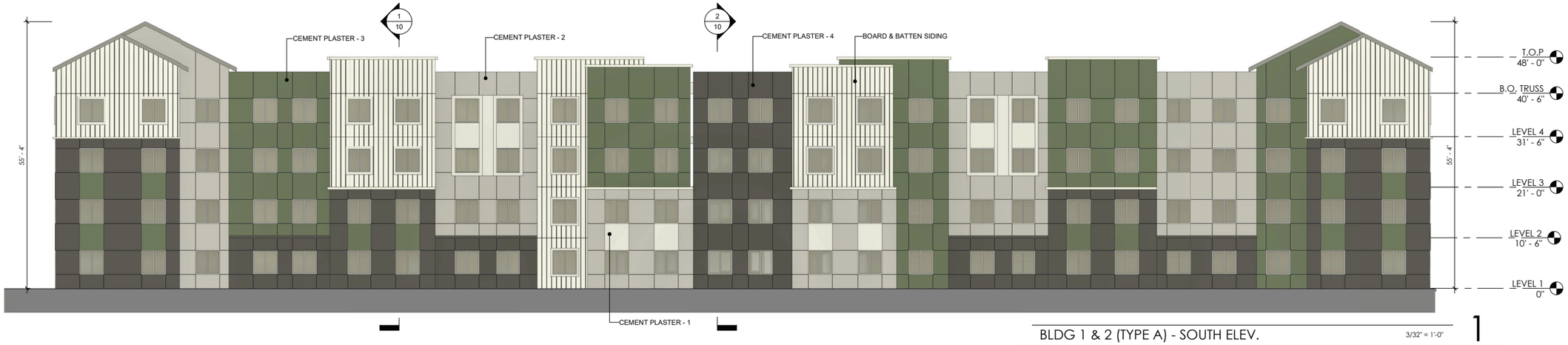
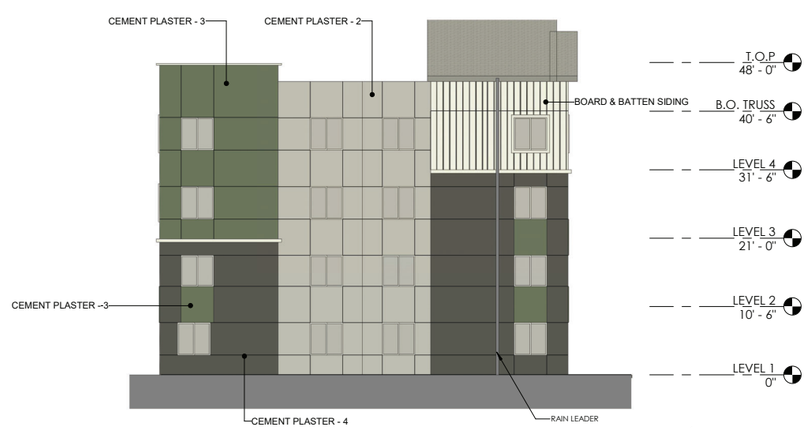


BLDG 1 & 2 (TYPE A) - SOUTH ELEV. 3/32" = 1'-0" 1

BLDG 1 & 2 (TYPE A) - NORTH ELEV. 3/32" = 1'-0" 2



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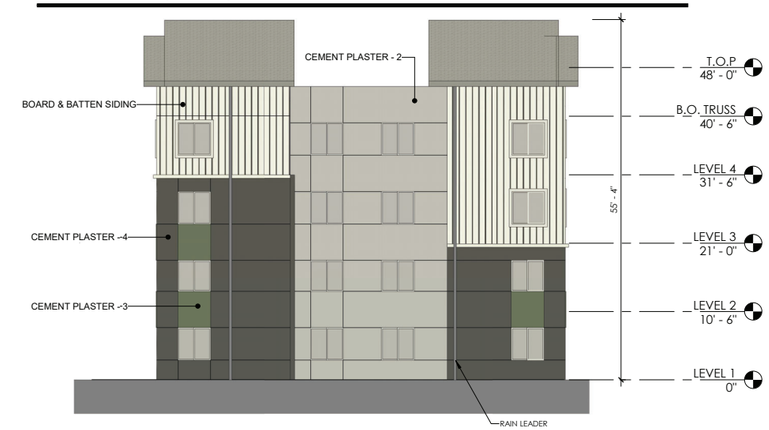

BLDG 1 & 2 (TYPE A) - EAST ELEV. 3/32" = 1'-0" 3

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BLDG 3 (TYPE B) - LEVEL 2 - 4 3/64" = 1'-0" 2

NOTE: (49) GROUND FLOOR UNITS WILL HAVE BIKE RACKS WITHIN THE UNIT FOR LONG TERM BIKE STG.

BLDG 3 (TYPE B) - LEVEL 1 3/64" = 1'-0" 1

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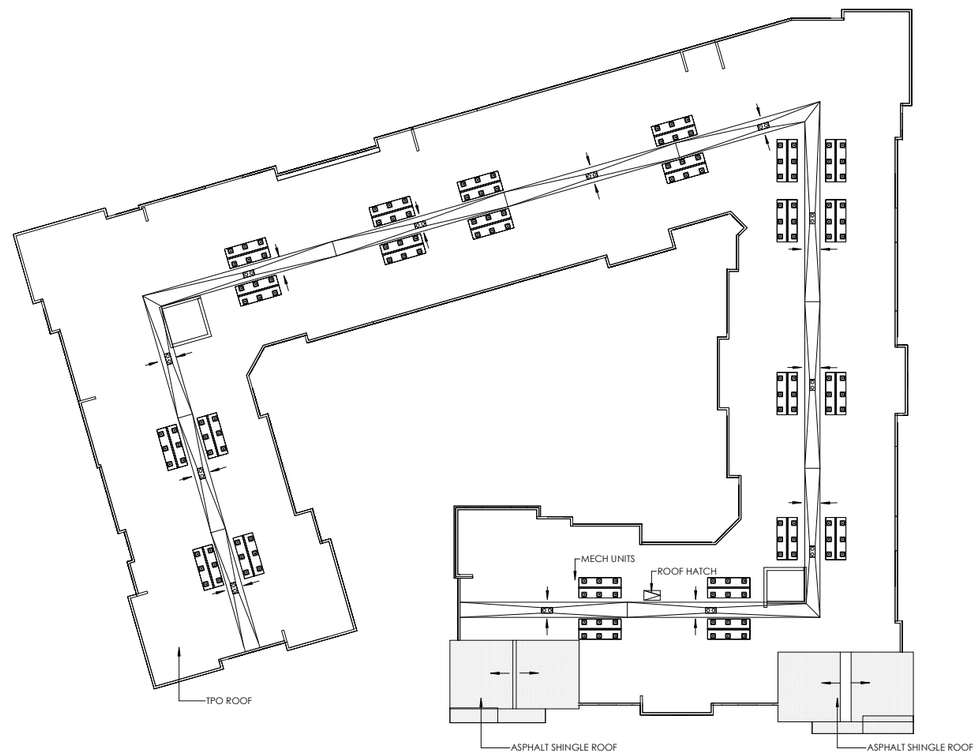

BLDG 3 (TYPE B) - ROOF 3/64" = 1'-0" 1

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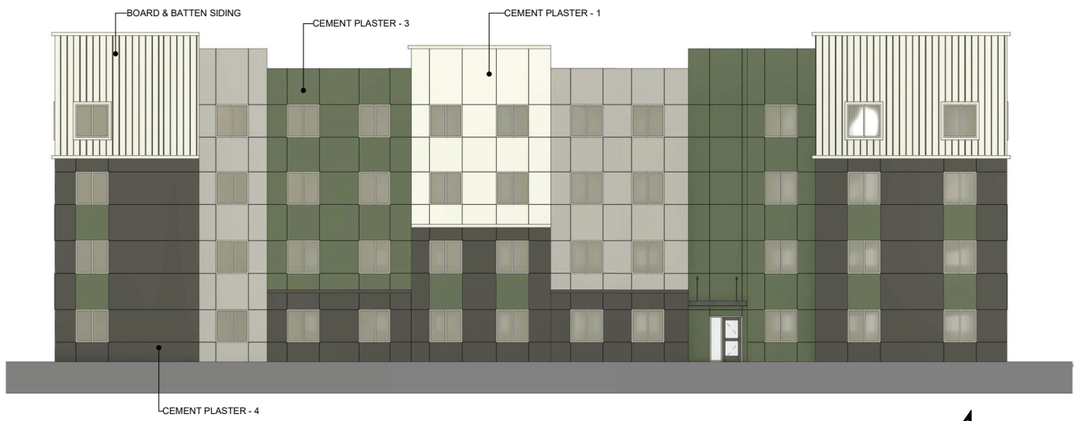
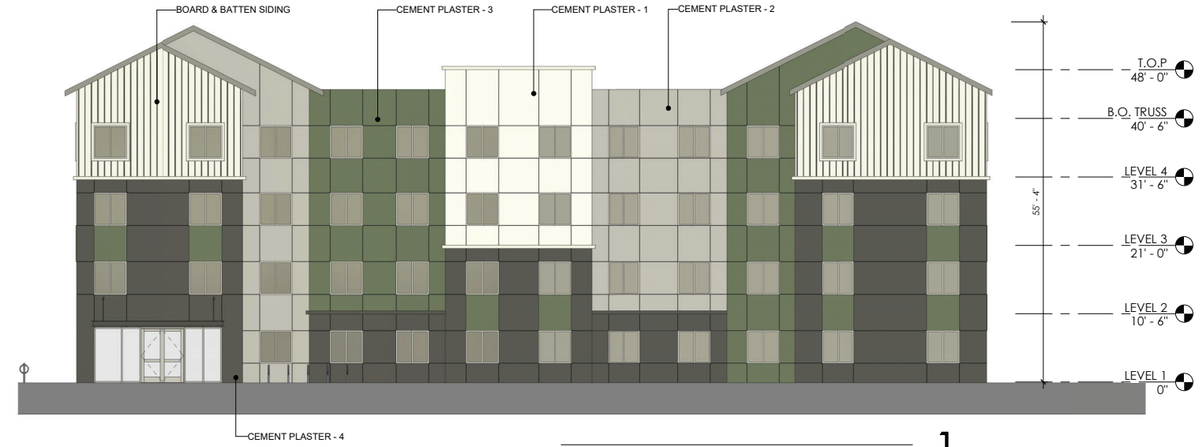
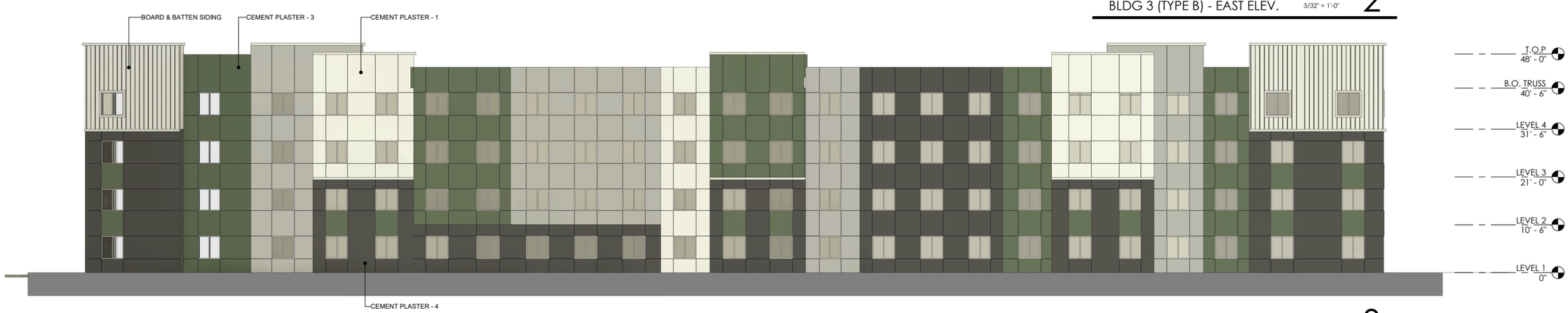


BLDG 3 (TYPE B) - WEST ELEV. 3/32" = 1'-0" 4



BLDG 3 (TYPE B) - SOUTH ELEV. 3/32" = 1'-0" 1

BLDG 3 (TYPE B) - EAST ELEV. 3/32" = 1'-0" 2



BLDG 3 (TYPE B) - NORTH ELEV. 3/32" = 1'-0" 3

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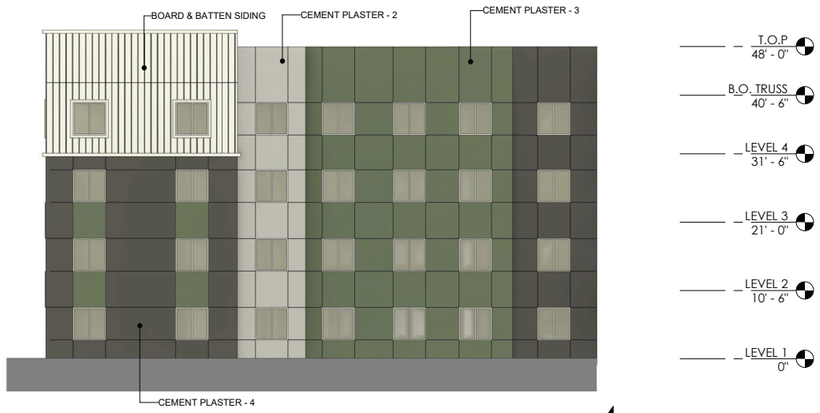
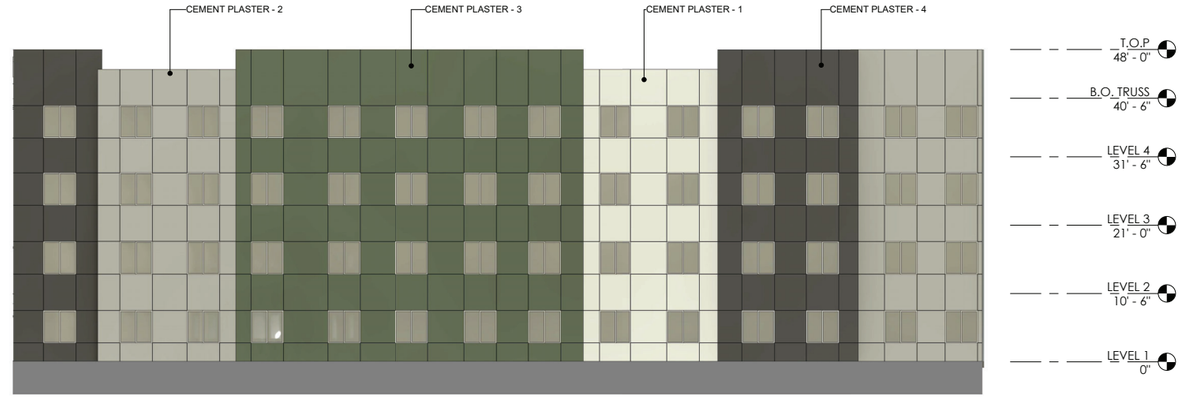
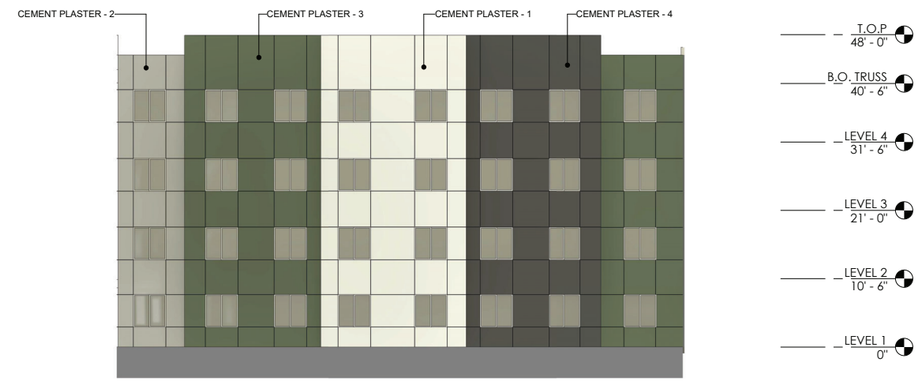


BLDG 3 (TYPE B) COURTYARD - ELEV. 4 3/32" = 1'-0" 4



BLDG 3 (TYPE B) COURTYARD - ELEV. 1 3/32" = 1'-0" 1

BLDG 3 (TYPE B) COURTYARD - ELEV. 5 3/32" = 1'-0" 5



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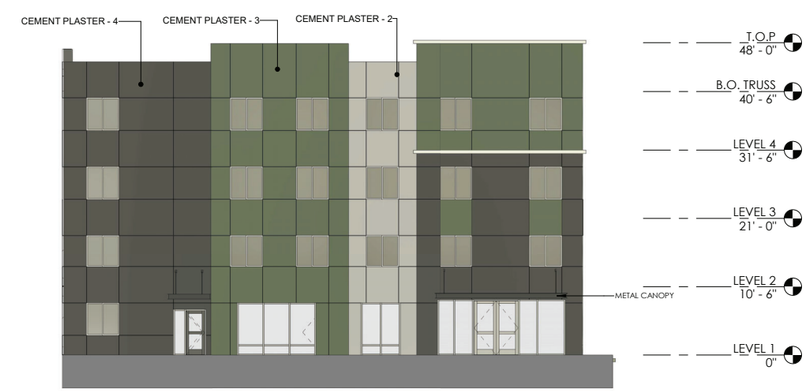

BLDG 3 (TYPE B) COURTYARD - ELEV. 3 3/32" = 1'-0" 3

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PACIFIC STREET PERSPECTIVE

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BUILDING B/CLUB HOUSE ENTRY PERSPECTIVE

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05/11/2026

25043

MIDAS APTS

MIDAS & PACIFIC ST. ROCKLIN, CA 95677

9

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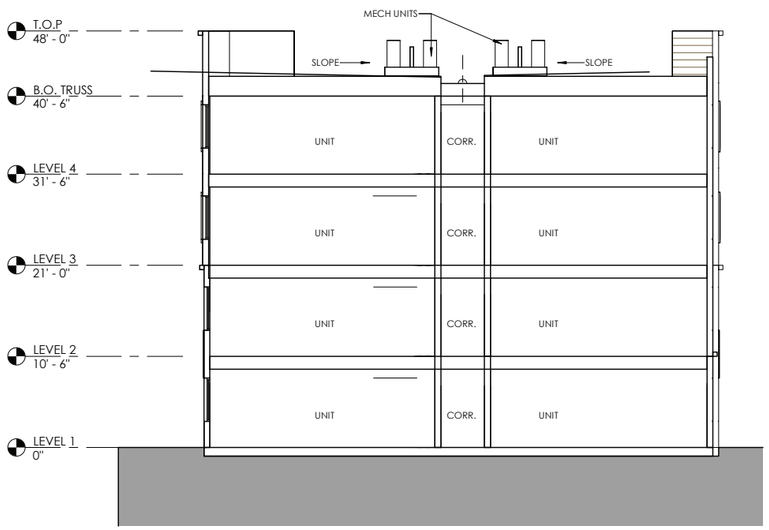
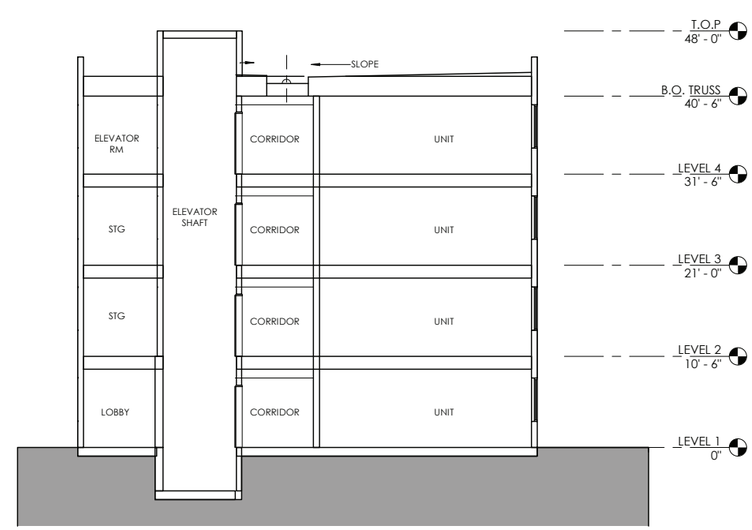


BLDG 1 & 2 (TYPE A) SECTION-1 1/8" = 1'-0" 1



BLDG 1 & 2 (TYPE A) SECTION-2 1/8" = 1'-0" 2

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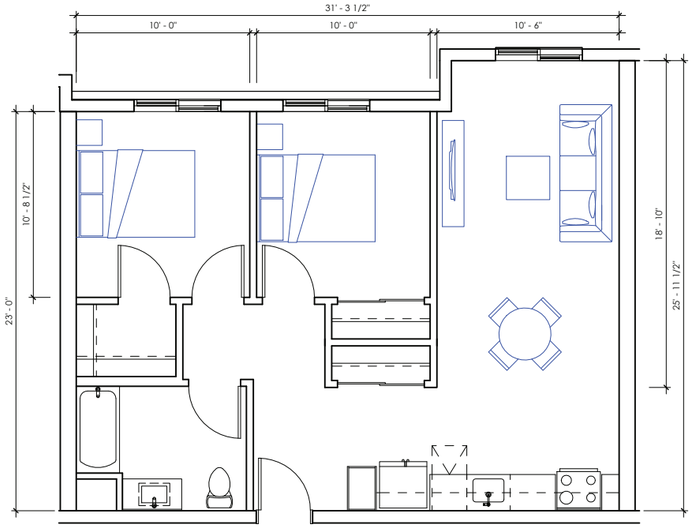
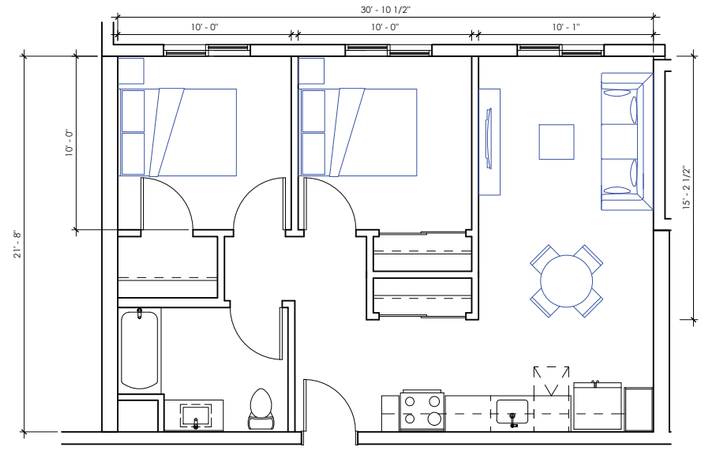


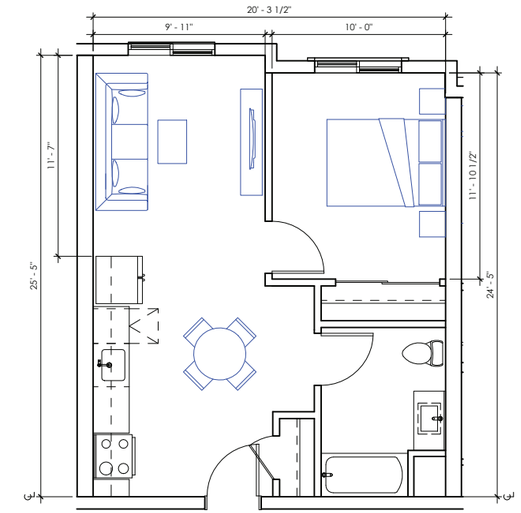
GROSS AREA: 818 SF

2 BED - B 1/4" = 1'-0" 3



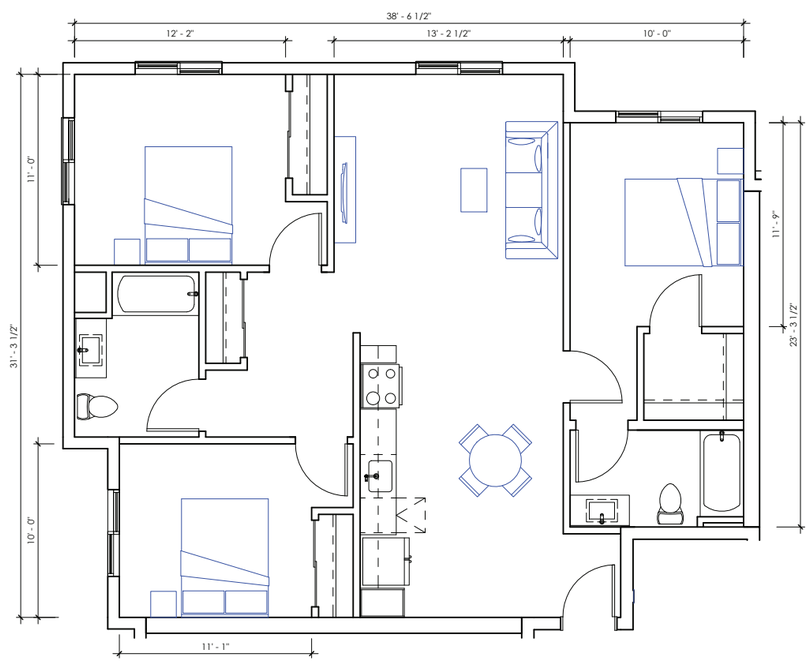
GROSS AREA: 732 SF

2 BED - A 1/4" = 1'-0" 2



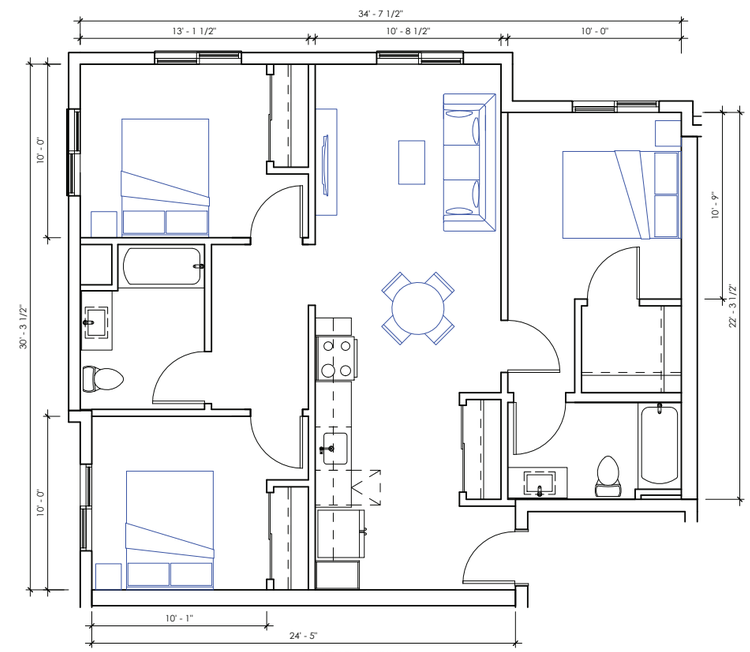
GROSS AREA: 599 SF

1 BED - A 1/4" = 1'-0" 1



GROSS AREA: 1,170 SF

3 BED - B 1/4" = 1'-0" 5



GROSS AREA: 1,026 SF

3 BED - A 1/4" = 1'-0" 4

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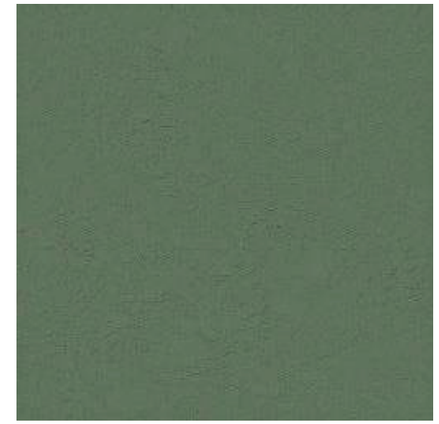
MATERIAL BOARD

BOARD & BATTEN SIDING
MANUFACTURE: JAMESHARDIE
PAINT COLOR: IGLOO - DEW 379

CEMENT PLASTER - 1
MANUFACTURE: DUNN-EDWARDS
COLOR: WHISPER - DEW 340

CEMENT PLASTER - 2
MANUFACTURE: DUNN-EDWARDS
COLOR: GRAY PEARL - DEC 795



CEMENT PLASTER - 3
MANUFACTURE: DUNN-EDWARDS
COLOR: GREENLAND - DE6286

CEMENT PLASTER - 4
MANUFACTURE: DUNN-EDWARDS
COLOR: STONISH - DE 6332

ASPHALT SHINGLE ROOF
MANUFACTURE: TIMBERLINE
COLOR: PEWTER-GRAY

DESIGN IMAGE FOR METAL PICKET FENCE
AND MASONRY RETAINING WALL ALONG
NORTH PROPERTY LINE

LIGHT POLE
MANUFACTURE: COOPER LIGHTING SOLUTIONS
NAME: LUMARK - PREVAIL DISCRETE LED
COLOR: BLACK

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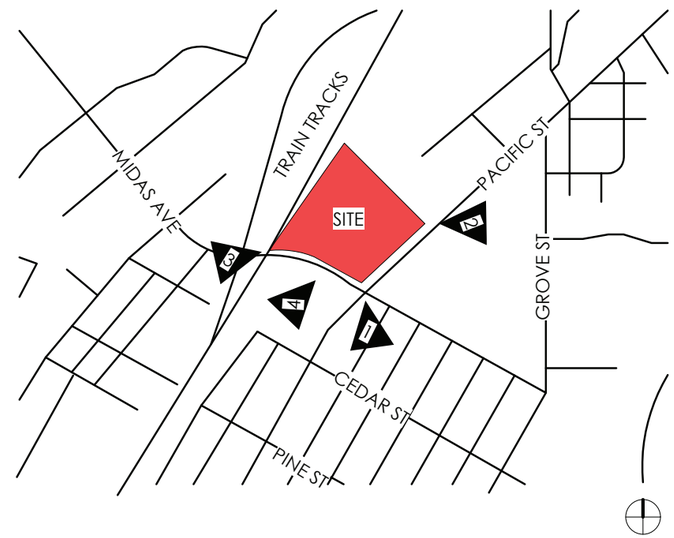
SITE CONTEXT

1 - VIEW FROM THE CORNER OF PACIFIC ST & MIDAS AVE

2 -VIEW FROM PACIFIC STREET

3 - VIEW FROM MIDAS AVE

4 - VIEW FROM MIDAS AVE



SITE CONTEXT MAP

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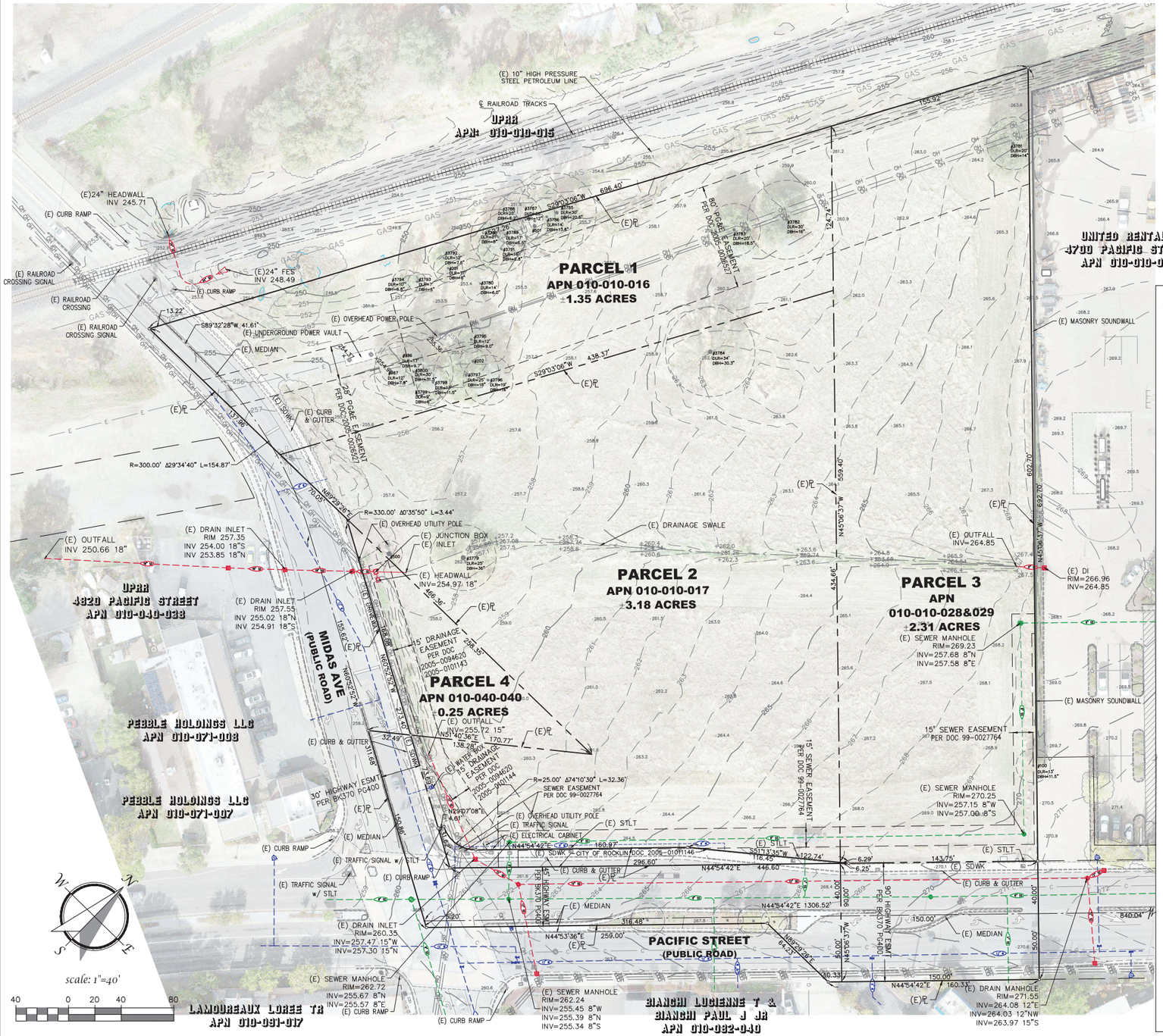
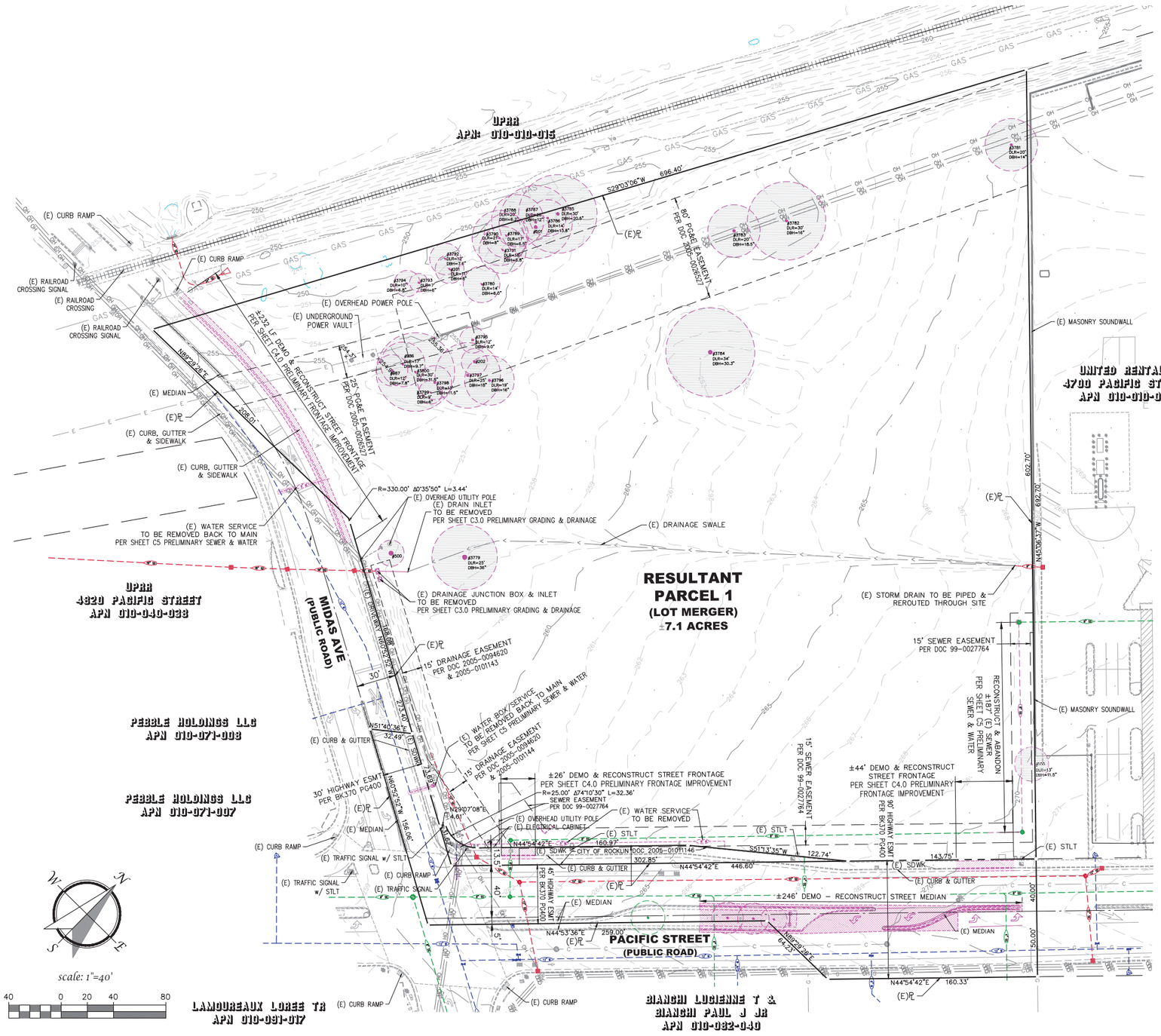

PARCEL 1
APN 010-010-016
±1.35 ACRES
PARCEL 2
APN 010-010-017
±3.18 ACRES
PARCEL 3
APN
010-010-028&029
±2.31 ACRES
PARCEL 4
APN 010-040-040
±0.25 ACRES
UPRR
APN: 010-010-015
UNITED RENTALS
4700 PACIFIC STREET
APN 010-010-019
UPRR
4820 PACIFIC STREET
APN 010-040-038
PEBBLE HOLDINGS LLC
APN 010-071-008
PEBBLE HOLDINGS LLC
APN 010-071-007
LAMOUREAUX LOREE TR
APN 010-091-017
BIANCHI LUCIENNE T &
BIANCHI PAUL J JR
APN 010-092-040
MIDAS AVE
(PUBLIC ROAD)
PACIFIC STREET
(PUBLIC ROAD)
(E) 10" HIGH PRESSURE STEEL PETROLEUM LINE
℄ RAILROAD TRACKS
(E)24" HEADWALL INV 245.71
(E) CURB RAMP
(E) RAILROAD CROSSING SIGNAL
(E) RAILROAD CROSSING
(E)24" FES INV 248.49
(E) OVERHEAD POWER POLE
(E) UNDERGROUND POWER VAULT
(E) MEDIAN
(E) CURB & GUTTER
(E) SDWK
(E) DRAINAGE SWALE
(E) JONCTION BOX
(E) INLET
(E) HEADWALL INV=254.97 18"
(E) OUTFALL INV 250.66 18"
(E) DRAIN INLET RIM 257.35 INV 254.00 18"S INV 253.85 18"N
(E) DRAIN INLET RIM 257.55 INV 255.02 18"N INV 254.91 18"S
(E) OUTFALL INV=255.72 15"
(E) OUTFALL INV=264.85
(E) DI RIM=266.96 INV=264.85
(E) SEWER MANHOLE RIM=269.23 INV=257.68 8"N INV=257.58 8"E
(E) MASONRY SOUNDWALL
15' SEWER EASEMENT PER DOC 99-0027764
(E) SEWER MANHOLE RIM=270.25 INV=257.15 8"W INV=257.00 8"S
(E) SEWER MANHOLE RIM=262.72 INV=255.67 8"N INV=255.57 8"E
(E) SEWER MANHOLE RIM=262.24 INV=255.45 8"W INV=255.39 8"N INV=255.34 8"S
(E) DRAIN MANHOLE RIM=271.55 INV=264.08 12"E INV=264.03 12"NW INV=263.97 15"S
(E) DRAIN INLET RIM=260.35 INV=257.47 15"W INV=257.30 15"N
(E) OVERHEAD UTILITY POLE
(E) TRAFFIC SIGNAL
(E) ELECTRICAL CABINET
(E) TRAFFIC SIGNAL w/ STLT
(E) STLT
(E) SDWK & CITY OF ROCKLIN DOC 2005-0101146
15' DRAINAGE EASEMENT PER DOC 2005-0094620 2005-0101143
WATER EASEMENT PER DOC 2005-0094620 2005-0101144
SEWER EASEMENT PER DOC 99-0027764
30' HIGHWAY ESMT PER BK370 PG400
90' HIGHWAY ESMT PER BK370 PG400
45' HIGHWAY ESMT PER BK370 PG400
28' POLE E. EASEMENT PER DOC 2005-0026027
60' POLE E. EASEMENT PER DOC 2005-0026027
R=330.00' Δ0°35'50" L=3.44'
R=300.00' Δ29°34'40" L=154.87'
R=25.00' Δ74°10'30" L=32.36'
S89°32'28"W 41.61'
S29°03'06"W 696.40'
S29°03'06"W 438.37'
N45°06'37"W 539.40'
N45°06'37"W 692.70'
N44°54'42"E 1306.52'
N44°54'42"E 446.60'
N44°53'36"E 259.00'
N44°54'42"E 160.33'
N44°54'42"E 143.75'
N44°54'42"E 160.97'
N44°54'42"E 296.60'
N44°54'42"E 316.48'
N44°54'42"E 434.66'
N44°54'42"E 150.00'
N44°54'42"E 840.04'
N44°54'42"E 122.74'
N44°54'42"E 124.74'
N44°54'42"E 155.92'
N44°54'42"E 90.00'
N44°54'42"E 40.00'
N44°54'42"E 50.00'
N44°54'42"E 30.33'
N44°54'42"E 64.33'
N44°54'42"E 116.45'
N44°54'42"E 138.28'
N44°54'42"E 170.77'
N44°54'42"E 32.49'
N44°54'42"E 138.30'
N44°54'42"E 258.02'
N44°54'42"E 6.29'
N44°54'42"E 6.25'
N29°07'08"E 4.61'
N89°29'28"E 70.05'
N89°29'28"E 258.35'
N89°29'28"E 258.02'
N89°29'28"E 160.33'
N89°29'28"E 150.00'
N89°29'28"E 40.00'
N89°29'28"E 50.00'
N89°29'28"E 90.00'
N89°29'28"E 40.00'
N89°29'28"E 50.00'
N89°29'28"E 13.22'
N89°29'28"E 13.68'
N89°29'28"E 156.66'
N89°29'28"E 273.40'
N89°29'28"E 156.66'
N89°29'28"E 696.36'
N89°29'28"E 434.66'
N89°29'28"E 155.92'
N89°29'28"E 124.74'
N89°29'28"E 692.70'
N89°29'28"E 602.70'
N89°29'28"E 840.04'
N89°29'28"E 160.33'
N89°29'28"E 150.00'
N89°29'28"E 40.00'
N89°29'28"E 50.00'
N89°29'28"E 90.00'
N89°29'28"E 40.00'
N89°29'28"E 50.00'
N89°29'28"E 30.33'
N89°29'28"E 64.33'
N89°29'28"E 116.45'
N89°29'28"E 138.28'
N89°29'28"E 170.77'
N89°29'28"E 32.49'
N89°29'28"E 138.30'
N89°29'28"E 258.02'
N89°29'28"E 6.29'
N89°29'28"E 6.25'
N89°29'28"E 143.75'
N89°29'28"E 160.97'
N89°29'28"E 296.60'
N89°29'28"E 316.48



DEMO LEGEND:

TREE TO REMAIN

UNPROTECTED TREE TO BE REMOVED
100
200
201
201
202
500
501
3779

PROTECTED TREE TO BE REMOVED
986
987
3780
3781
3782
3783
3784 (472)
3785 (471)
3786
3787
3788
3789
3790
3791
3792
3793
3794
3795
3796
3797
3798
3799
3800

1. LINEWORK AS SHOWN IN MAGENTA INDICATES IMPROVEMENTS AND/OR UTILITIES PROPOSED FOR DEMOLITION.
2. EXISTING UTILITIES THAT ARE NO LONGER USED FOR PROPOSED PROJECT ARE PROPOSED TO BE ABANDONED BACK TO THE MAIN.
3. PUBLIC SEWER FROM ADJACENT PROPERTY (UNITED RENTALS, 4700 PACIFIC STREET, APN 010-010-019) SHALL BE RECONSTRUCTED PER PROPOSED SHEET c5 PRELIMINARY SEWER & WATER EXHIBIT. EXISTING SEWER SHALL BE ABANDONED PER SPMUD STANDARDS.
4. OFFSITE STORM DRAIN FROM ADJACENT PROPERTY (UNITED RENTALS, 4700 PACIFIC STREET, APN 010-010-019) SHALL BE PIPED UNDERGROUND AND REROUTED THROUGH THE SITE PER SHEET C3.0 GRADING AND DRAINAGE EXHIBIT.
5. (E) PCWA WATER SERVICE (DISCONTINUED) SHALL BE REMOVED BACK TO THE MAIN PER PCWA STANDARDS.

MIDAS APARTMENTS

PRELIMINARY DEMOLITION PLAN C2

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:

CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD PROPERTY COMPANY
100 BAYVIEW CIRCLE, SUITE 4500
NEWPORT BEACH, CA 92660

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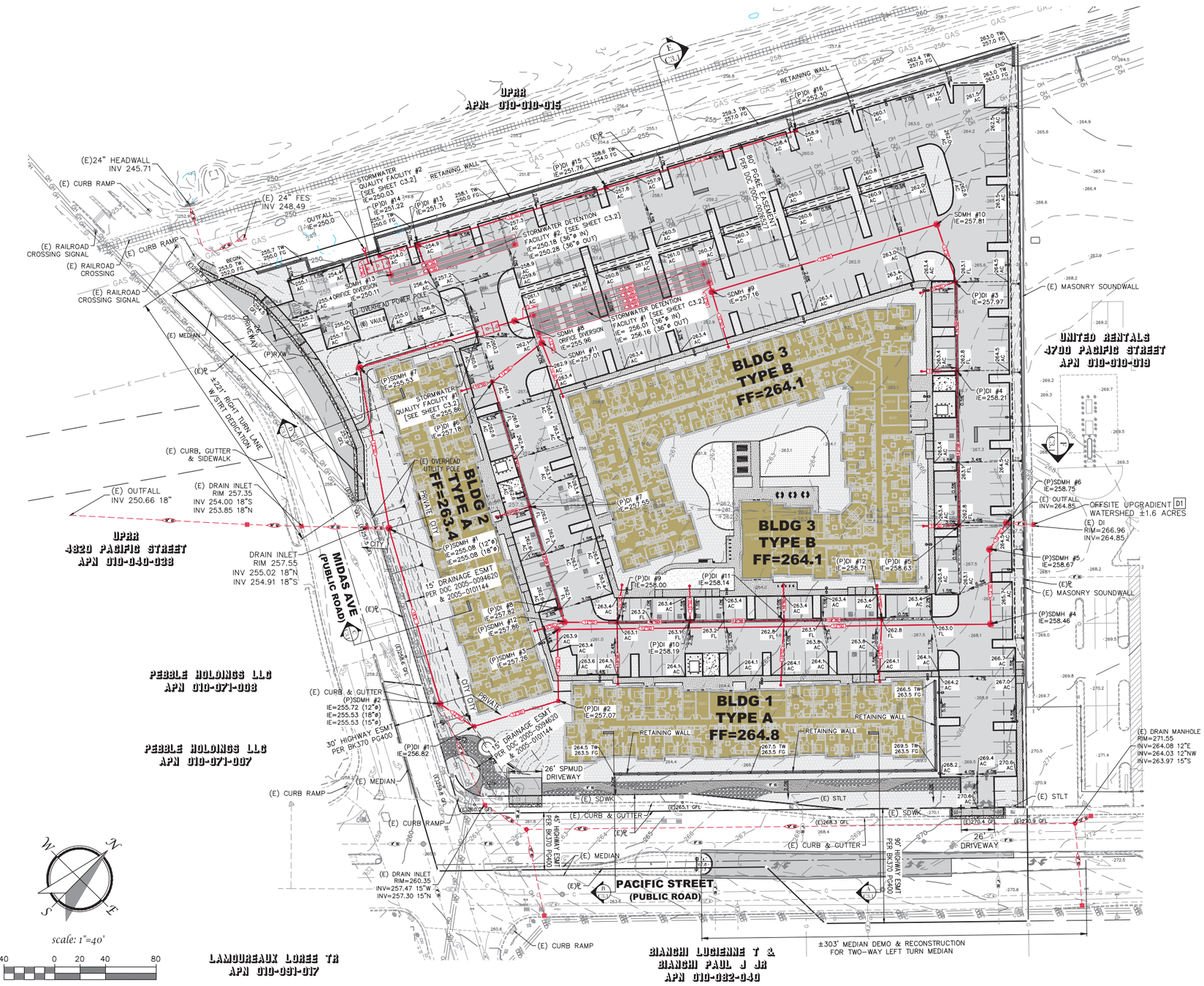
Phone: (916) 608-0707
Fax: (916) 608-0701

SECOND SUBMITTAL - MAY 11, 2026

P:\Projects\581-001\02 DWG\B- Planning\FIG\C2 Demo Plan.dwg, Denisa, 07:33:33, 05-13-26



GRADING AND DRAINAGE NOTES

D1 ADJACENT UNITED RENTALS PROPERTY IS AN UPLAND DRAINAGE SHED CONSISTING OF +1.6 ACRES OF IMPERVIOUS SURFACE (YARD, PARKING LOT, AND BUILDING). THIS DRAINAGE SHED DISCHARGES ONTO THE SUBJECT PROPERTY VIA 8' STORM DRAIN. BISECTING THE PROPERTY IS A MANMADE GRADED DITCH IN WHICH STORMWATER FLOWS FROM BOTH THE ADJACENT PROPERTY AND PORTION OF THE SUBJECT PROPERTY CONVEYED TOWARDS MIDAS AVE. WHERE THIS SURFACE FLOW ENTERS THE PUBLIC STORM DRAIN SYSTEM.

PROJECT PROPOSES STAND ALONE STORM DRAIN SYSTEM TO CONVEY DRAINAGE THROUGH SUBJECT PROJECT.

GRADING AND DRAINAGE LEGEND

DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) GFL
CONTOUR	130	130
STORM DRAIN (PRIVATE)	12"SD	12"SD
STORM DRAIN (PUBLIC)	12"D	
MANHOLE		
DROP INLET		
GRADE BREAK		

SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AND EXISTING VEGETATION AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT

MIDAS APARTMENTS

PRELIMINARY GRADING & DRAINAGE C3.0

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:

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LOS ANGELES, CA 90025

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NEWPORT BEACH, CA 92660

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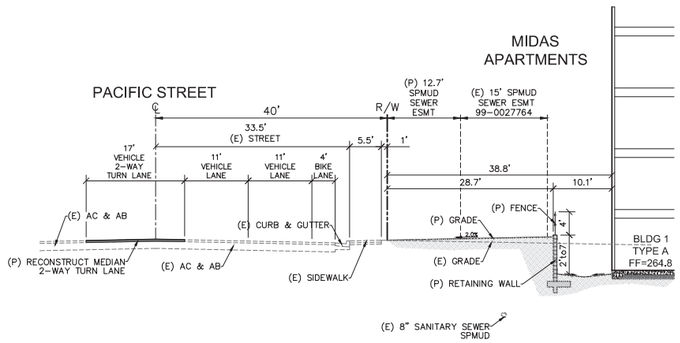
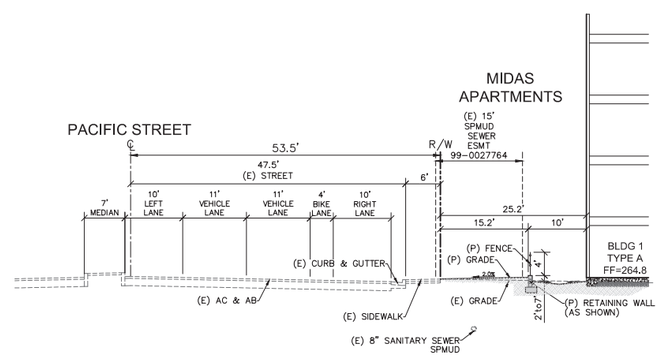
P:\Projects\581-001\02 DWG\B- Planning\FIG\C3 Grading & Drainage.dwg, Denisa, 07:33:47, 05-13-26

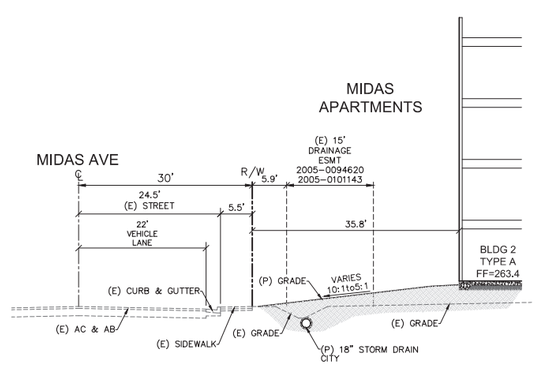
TYPICAL SECTION A/C3.1



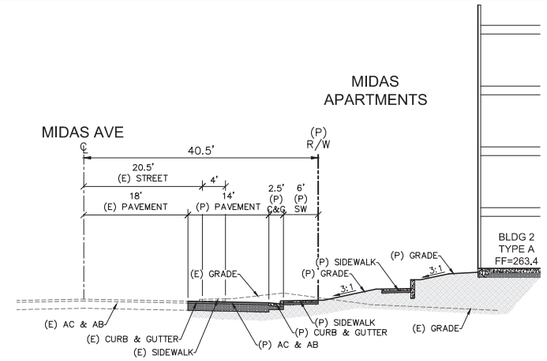
TYPICAL SECTION B/C3.1



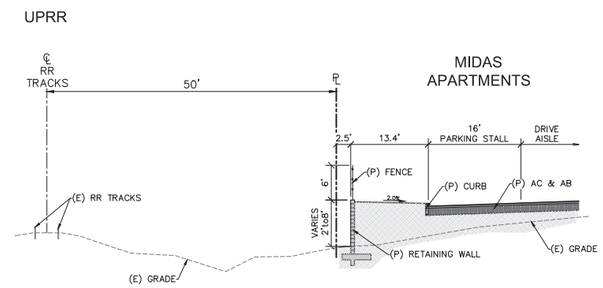
TYPICAL SECTION C/C3.1



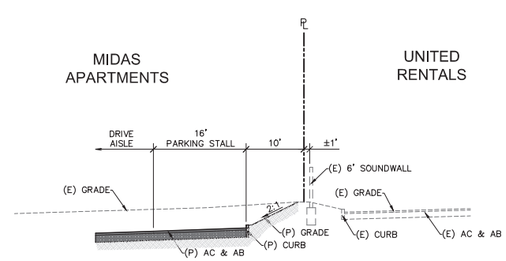
TYPICAL SECTION D/C3.1



TYPICAL SECTION E/C3.1



TYPICAL SECTION F/C3.1



MIDAS APARTMENTS

CONCEPTUAL GRADING & DRAINAGE SECTIONS C3.1

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:

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LOS ANGELES, CA 90025

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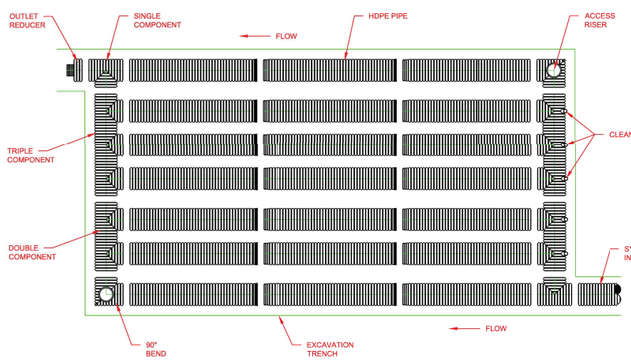
P:\Projects\581-001\02 DWG\B- Planning\FIG\C3 Grading & Drainage.dwg, Denisa, 07:33:58, 05-13-26

STORMWATER DETENTION FACILITY: ADS



NOTES:

1. FOR INSTALLATION RECOMMENDATIONS, SEE 702 RETENTION-DETENTION SYSTEM (CROSS-SECTION) AND 703 RETENTION-DETENTION SYSTEM (RISER AND CLEANOUTS)

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	GENERAL UPDATES AND RENAMED	TJR	02/19/16	-

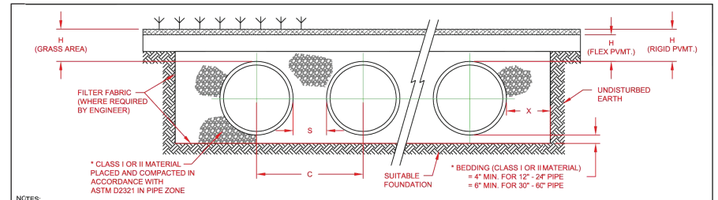
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION SYSTEM (PLAN VIEW)

DRAWING NUMBER: STD-701

ADS Advanced Drainage Systems, Inc. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

TJR | 03/1-/07 | N'S | D1



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5 (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	15" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	15" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	15" (457mm)	12" (305mm)	24" (61mm)
48" (1200mm)	54" (1372mm)	29" (635mm)	78.5" (1994mm)	15" (457mm)	12" (305mm)	24" (61mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (61mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

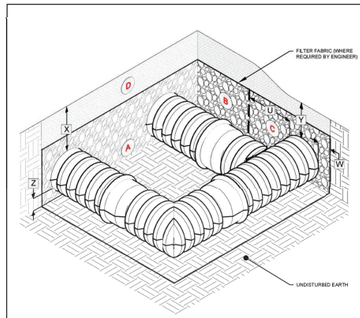
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION SYSTEM (CROSS-SECTION)

DRAWING NUMBER: STD-702

ADS Advanced Drainage Systems, Inc. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

AWM | 07.25.06 | NTS | OF



		NOMINAL DIAMETER		
		12-24" (300-600 mm)	30-36" (750-900 mm)	42-60" (1050-1500 mm)
U	MIN. FITTINGS EMBEDMENT LIMIT	12" (305 mm)	12" (305 mm)	12" (305 mm)
W	TYPICAL SIDE WALL	8-10" (203-255 mm)*	18" (457 mm)	18" (457 mm)
X	MIN. PIPE COVER DEPTH UNDER NON-TRAFFIC	12" (305 mm)	12" (305 mm)	12" (305 mm)
X	MIN. PIPE COVER DEPTH UNDER TRAFFIC	12" (305 mm)	12" (305 mm)	12-24" (305-610 mm)**
X	MAX. PIPE COVER DEPTH	REFERENCE TECH NOTE(S) 2.01, 2.02, 2.04, OR 2.05		
Y	MIN. FITTINGS COVER DEPTH UNDER NON-TRAFFIC	12" (305 mm)	12" (305 mm)	12" (305 mm)
Y	MIN. FITTINGS COVER DEPTH UNDER TRAFFIC	12" (305 mm)	12" (305 mm)	24" (610 mm)
Y	MAX. FITTINGS COVER DEPTH***	8' (2.4 m)	8' (2.4 m)	8' (2.4 m)
Z	BEDDING DEPTH	4" (102 mm)	6" (152 mm)	6" (152 mm)

* TYPICAL SIDE WALLS FOR 18" AND 24" PIPE SYSTEMS ARE 9" (230 mm) AND 12" (255 mm), RESPECTIVELY
** 24" MINIMUM PIPE COVER DEPTH UNDER TRAFFIC IS REQUIRED FOR 60" SYSTEMS ONLY
*** MAY INCREASE BASED ON SPECIFIC FITTINGS CONFIGURATION. CONTACT AN ADS REPRESENTATIVE FOR ADDITIONAL DETAILS

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIALS ARE PER ASTM D2321" STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL REFERENCES TO AASHTO MATERIAL SPECIFICATIONS ARE PER AASHTO M43 AND M145 GRADATIONS, LATEST EDITION.
3. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
4. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
5. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER.
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. IF DIFFERENT FILL IS USED IN ZONES B AND C, FILTER FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER PER NOTE 5.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (305 mm) MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT IS LIMITED TO 8 FT (2.4 m) OVER FITTINGS FOR TYPICAL SYSTEM INSTALLATIONS. **PLEASE NOTE THESE LIMITS APPLY TO ALL FITTINGS WITHIN SYSTEMS LIMITS, AND NOT JUST MANIFOLD FITTINGS.** CONTACT AN ADS REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 m) FOR INSTALLATION CONSIDERATIONS.

ACCEPTABLE FILL MATERIALS

	MATERIAL LOCATION	ASTM MATERIAL CLASSIFICATION	AASHTO MATERIAL CLASSIFICATION	COMPACTION / DENSITY REQUIRED
D	**FINAL FILL:** FINAL FILL LIMITS START FROM THE TOP OF THE INITIAL BACKFILL LAYER AND END AT THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE. NOTE THAT PAVEMENT SUBBASE MAY BE REQUIRED BY LOCAL CODES.	N/A[2]	N/A[2]	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE SPECIFIC MATERIAL AND PREPARATION REQUIREMENTS.
C	**HAUNCH & EMBEDMENT:** FILL SURROUNDING THE SYSTEM FITTINGS FROM THE INVERT (BOTTOM) UP TO NO LESS THAN 6" ABOVE THE CROWN (TOP) OF THE FITTINGS	CLASS I OR II[1]	AASHTO M145 A1, A3 OR AASHTO M43 A5, A6, A56, A57, A67	COMPACT IN MAXIMUM 8" (203 mm) LOOSE LIFTS TO A MINIMUM OF 95% OF MAXIMUM STANDARD PROCTOR DENSITY
B	**PIPE EMBEDMENT:** FILL SURROUNDING THE SYSTEM PIPE FROM THE INVERT (BOTTOM) UP TO NO LESS THAN 6" ABOVE THE CROWN (TOP) OF THE PIPE	CLASS I OR II	AASHTO M145 A1, A3 OR AASHTO M43 A5, A6, A56, A57, A67	COMPACT PER THE LATEST EDITION OF ASTM D2321 SPECIFICATIONS
A	**BEDDING:** FILL BELOW THE PIPE FROM THE SUBGRADE UP TO THE INVERT (BOTTOM) OF THE PIPE	CLASS I OR II[1]	AASHTO M145 A1, A3 OR AASHTO M43 A5, A6, A56, A57, A67	COMPACT TO 90% STANDARD PROCTOR DENSITY

PLEASE NOTE:
1. 60" (1500 mm) PIPE SYSTEMS ARE LIMITED TO ASTM D2321 CLASS I (AASHTO M43 A5 OR A56) BACKFILL MATERIALS ONLY
2. MATERIAL SPECIFICATIONS INCLUDE ANY SOIL/ROCK MATERIALS. NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION (SYSTEM INSTALLATION)

DRAWING NUMBER: STD-705

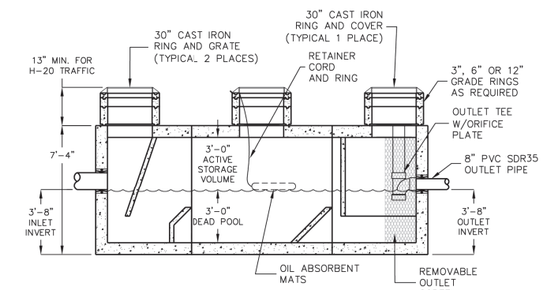
ADS Advanced Drainage Systems, Inc. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

GGC | 09/08/21 | SCL | NTS | 1 OF 1

STORMWATER QUALITY FACILITY: JENSEN - STORM VAULT

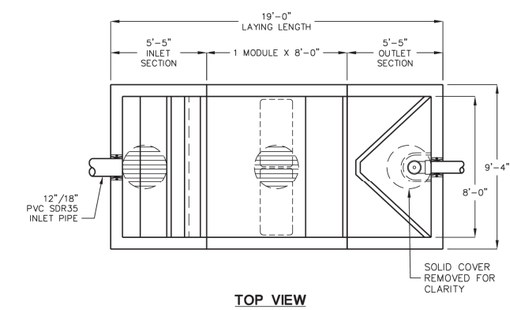
stormVault™

MODEL SV68X1



SECTION VIEW

CUT AWAY



TOP VIEW

COVERS AND RISERS REMOVED

U.S. PATENT NO. 6,350,374
OTHER U.S. AND FOREIGN PATENTS PENDING.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

1/15/03
sv68x1.dwg
© 2003 Jensen Precast

DESIGN LOAD: H-20 TRAFFIC FROM 13" TO 6' SOIL COVER.

NOTE:
ACCESS TO ALL VAULT SECTIONS WILL BE PROVIDED BY 30" MANHOLES UNLESS OTHERWISE SPECIFIED.

JENSEN PRECAST®

MIDAS APARTMENTS — CONCEPTUAL GRADING & DRAINAGE DETAILS C3.2

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

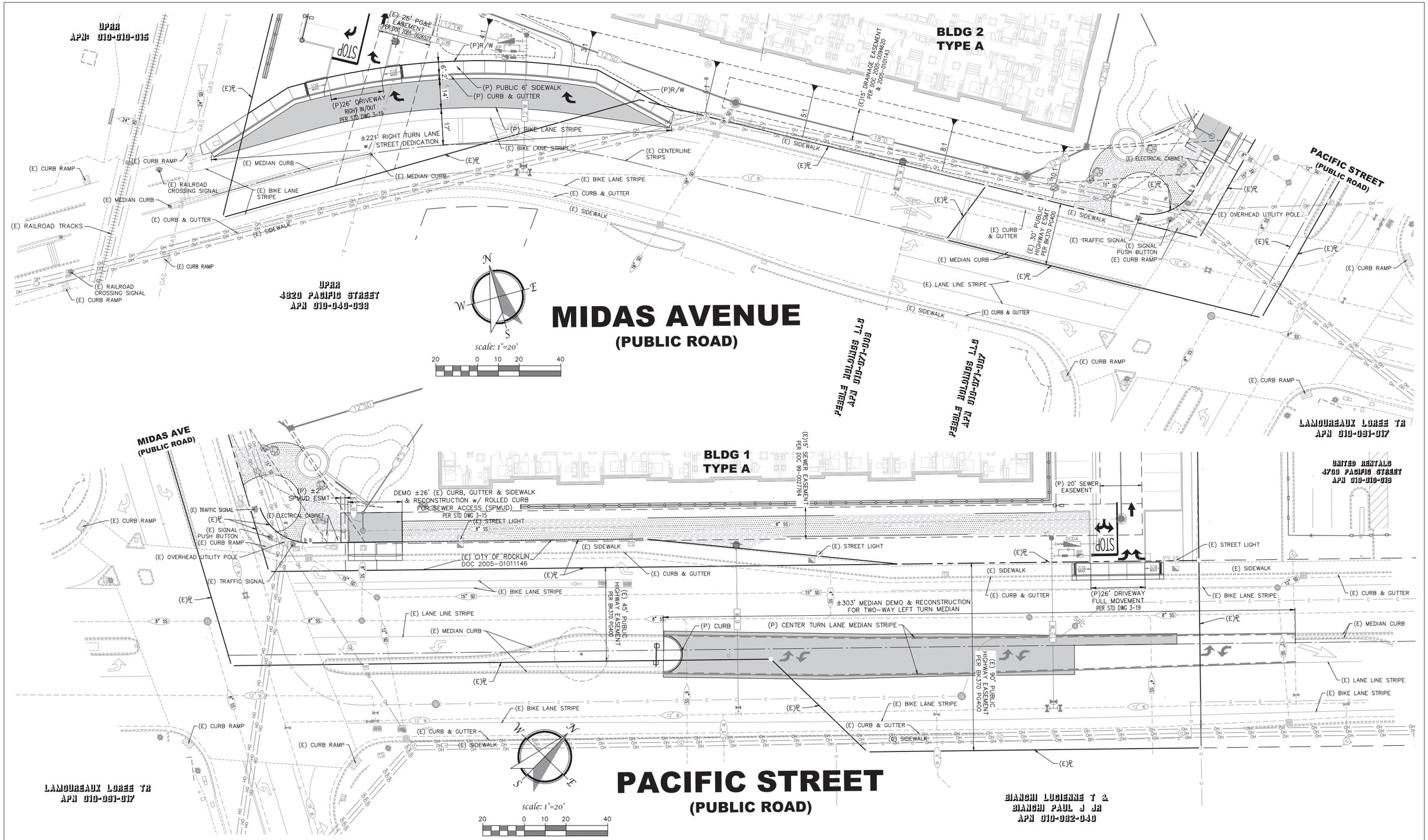
WATERFORD PROPERTY COMPANY
100 BAYVIEW CIRCLE, SUITE 4500
NEWPORT BEACH, CA 92660

In Association With:
HRGA ARCHITECT
FUHRMAN LEAMY LAND GROUP — DESIGN · SERVICE · SOLUTIONS — LANDSCAPE ARCHITECT

TSD ENGINEERING, INC. expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SECOND SUBMITTAL - MAY 11, 2026

P:\Projects\581-001\02 DWG\B- Planning\FIG\C3 Grading & Drainage.dwg, Denisa, 07:34:03, 05-13-26



MIDAS APARTMENTS

PRELIMINARY FRONTAGE IMPROVEMENTS C4.0

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:

CEI
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD
WATERFORD PROPERTY COMPANY
100 BAYVIEW CIRCLE, SUITE 4500
NEWPORT BEACH, CA 92660

In Association With:

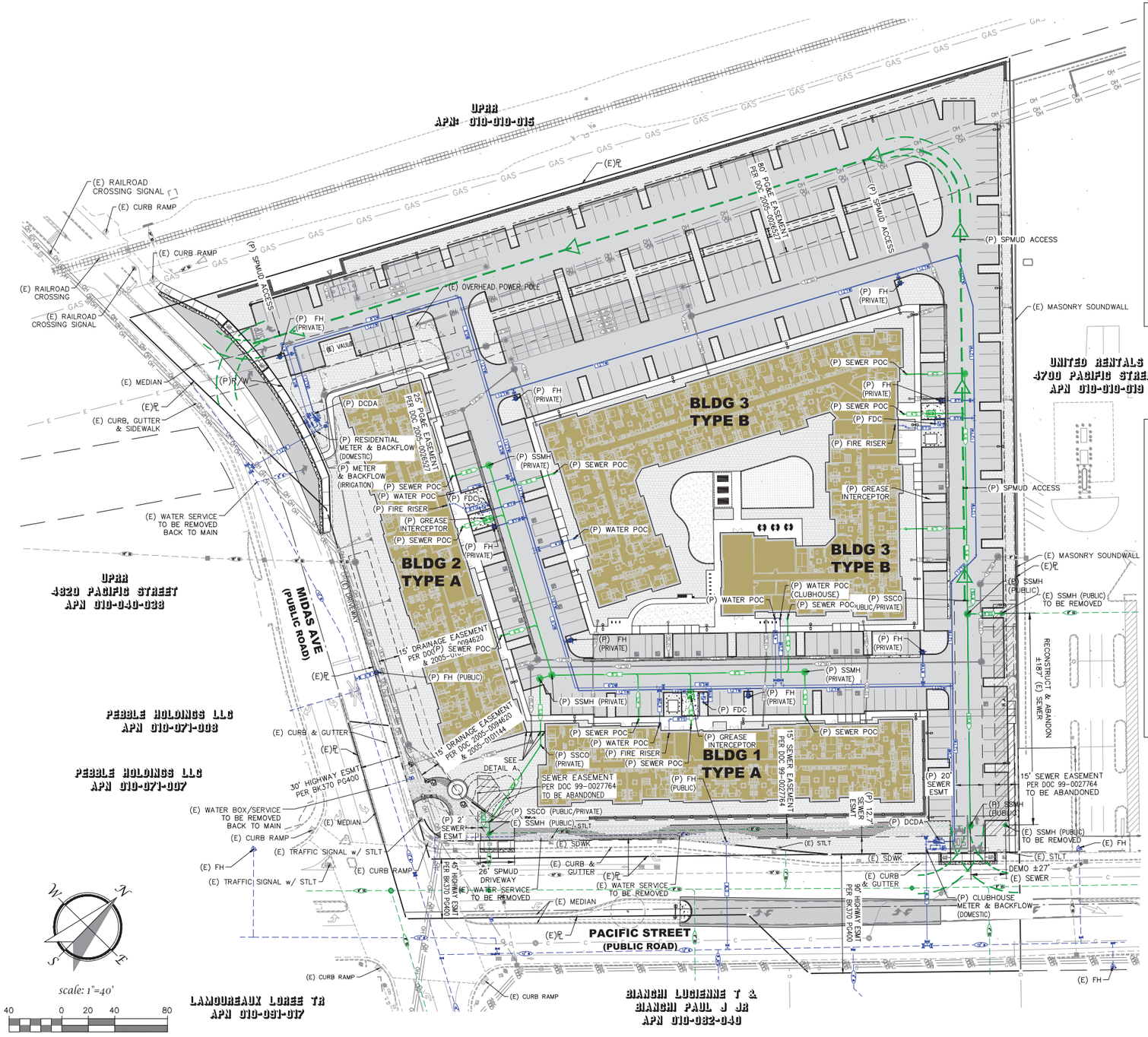
HRGA
ARCHITECT

FUHRMAN LEAMY LAND GROUP
DESIGN · SERVICE · SOLUTIONS
LANDSCAPE ARCHITECT

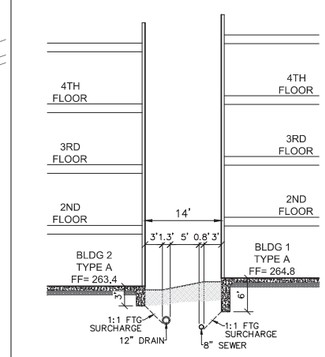
TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SECOND SUBMITTAL - MAY 11, 2026

P:\Projects\581-001\02 DWG\B- Planning\FIG\C4 Frontage.dwg, Denisa, 07:34:20, 05-13-26



DETAIL A - BLDG 1 & 2 AND UTILITY CLEARANCE



SEWER & WATER LEGEND

DESCRIPTION	PROPOSED	EXISTING
SEWER LINE (SPUMD)	8"SS	8" SS
SEWER LINE (PRIVATE)	8"S	
SEWER MANHOLE		
SEWER CLEANOUT		
WATER MAIN (PCWA)	12"W	12"W
FIRE WATER (PRIVATE)	12"FW	
DOMESTIC WATER LINE (PRIVATE)	6"DW	
FIRE SERVICE (PRIVATE)	8"FS	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
FIRE WATER BACKFLOW	DCDA	
METER & BACKFLOW DEVICE	RP	W
SPMUD MAINTENANCE VEHICLE APPARATUS TURN RADIUS R=50' OUTSIDE R=36' INSIDE	R=50' (TYP) / R=36' (TYP)	

SPMUD SANITARY SEWER NOTES

1. ONSITE SANITARY SEWER SERVING BUILDINGS IS PROPOSED TO BE PRIVATE FACILITIES OWNED AND MAINTAINED BY OWNER. PRIVATE SEWER SHALL BE DESIGNED PER SPMUD STANDARDS FOR UPPER LATERALS.

2. SPMUD SEWER FACILITIES ONSITE SHALL BE LOCATED WITHIN SPMUD EASEMENT AND CONSTRUCTED PER SPMUD STANDARDS

3. SPMUD SHALL BE PROVIDED AN AGREED UPON SPMUD ACCESS EASEMENT WHICH ALLOWS SPMUD VEHICLES TO ACCESS SPMUD FACILITIES AND SPMUD EASEMENTS, NAVIGATE THE PROPERTY FROM PACIFIC STREET TO MIDAS AVE.

4. SPMUD SEWER FACILITIES ALONG PACIFIC STREET SUMMARY:
   * SPMUD SHALL BE GRANTED AN EASEMENT TO EXTEND BETWEEN THE EXISTING SPMUD EASEMENT & STREET RIGHT OF WAY.
   * SPMUD SHALL BE GRANTED A +2' EASEMENT AT THE SOUTHERLY MANHOLE SLONG PACIFIC STREET PROVIDING 10-FEET OF EASEMENT AS MEASURE FROM THE SEWER MAIN.
   * SPMUD SHALL BE PROVIDED A 20' WIDE 3' AC ON 8' AB ACCESS ROAD TO THE SOUTHERLY MANHOLE ON PACIFIC STREET.
   * ALONG THE STREET FRONTAGE ON PACIFIC STREET ENCUMBERED BY THE EXISTING SPMUD EASEMENT THE PROJECT PROPOSES A MIX OF DECOMPOSED GRANITE, CRUSH ROCK (GRAVEL), AND SMALL SHRUBS PLANTS TO BE LOCATED OVER THE 8' SEWER MAIN.
   * SPMUD HAS AGREED TO ABANDON PORTIONS OF EXISTING SPMUD EASEMENTS SHOWN HEREON.

PCWA WATER NOTES

1. ONSITE DOMESTIC WATER & FIRE WATER IS PROPOSED TO BE PRIVATE FACILITIES OWNED AND MAINTAINED BY OWNER.

2. RESIDENTIAL UNITS SHALL BE SERVED DOMESTIC WATER FROM A SINGLE SERVICE, METER, AND BACKFLOW.

3. CLUBHOUSE SHALL BE SERVED DOMESTIC WATER FROM A SINGLE SERVICE, METER, AND BACKFLOW.

4. IRRIGATION SHALL BE SERVED DOMESTIC WATER FROM A SINGLE SERVICE, METER, AND BACKFLOW.

MIDAS APARTMENTS

PRELIMINARY SEWER & WATER C5.0

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:

CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD PROPERTY COMPANY
100 BAYVIEW CIRCLE, SUITE 4500
NEWPORT BEACH, CA 92660

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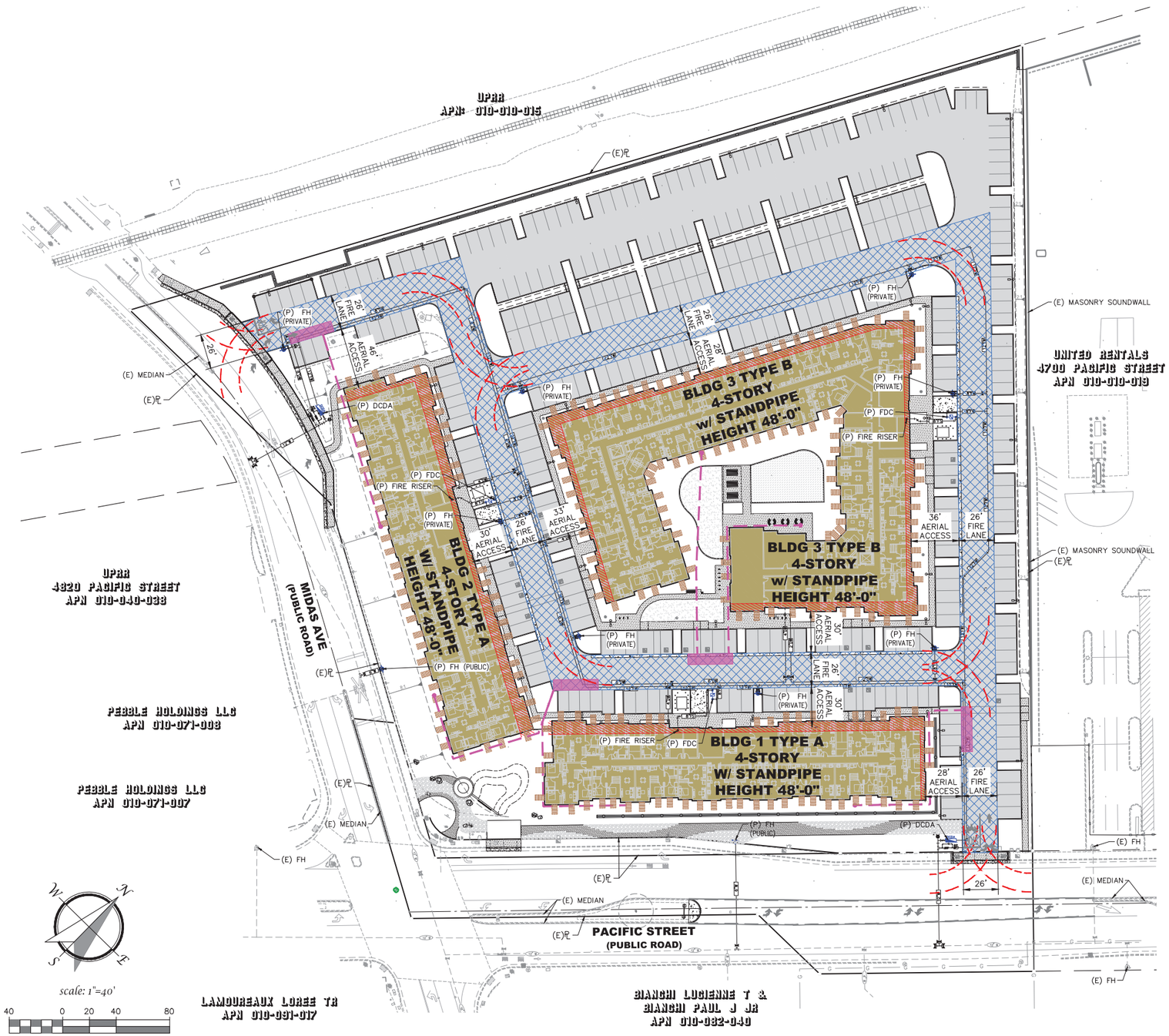
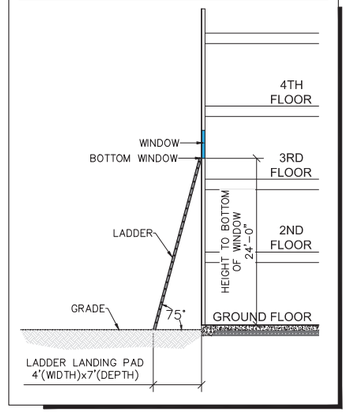
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SECOND SUBMITTAL - MAY 11, 2026

P:\Projects\581-001\02 DWG\B- Planning\FIG\C5 Sewer & Water.dwg, Denisa, 07:34:35, 05-13-26



3RD FLOOR LADDER PAD DETAIL



FIRE & WATER LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN (PCWA)	12"W	12"W
FIRE WATER (PRIVATE)	12"FW	
DOMESTIC WATER LINE (PRIVATE)	6"DW	
FIRE SERVICE (PRIVATE)	8"FS	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
FIRE WATER BACKFLOW	DCDA	
METER & BACKFLOW DEVICE	RP	W
FIRE APPARATUS TURN RADIUS R=50' OUTSIDE R=36' INSIDE	R=50' (TYP) R=36' (TYP)	
FIRE LANE WIDTH = 26-FOOT (BLDG 30-FOOT OR HIGHER) FIRE SETBACK CFC D105.3 = 15' MIN AND 30' MAX		
GROUND LADDER LANDING TO ACCESS SECOND & THIRD FLOOR RESCUE WINDOWS ACHIEVING A 75-DEGREE CLIMBING ANGLE.		
FIRE LANE		
150' FIRE HOSE REACH		
POSSIBLE FIRE ENGINE APPARATUS STAGING AREA		
AERIAL ACCESS SIDE OF BLDG	AERIAL ACCESS SIDE OF STRUCTURE (TO BUILDING EAVES)	

FIRE ACCESS LANE NOTES

AERIAL APPARATUS ACCESS ROADS SHALL COMPLY WITH THE FOLLOWING:

APPENDIX D OF THE 2025 CFC

FIRE APPARATUS ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING AN IMPOSED VEHICLE LOAD OF 75,000 GVW, BE COMPACTED TO 95%, AND BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

ROAD SHALL EXTEND TO WITHIN 150' OF ALL PORTIONS OF THE BUILDING AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR.

THE REQUIRED TURNING RADIUS FOR FIRE APPARATUS ACCESS ROADS IS 36' INSIDE AND 50' OUTSIDE. RADII SHALL BE ILLUSTRATED ON PLANS.

FIRE LANES SHALL BE PAINTED RED AND NO PARKING – FIRE LANE MARKED IN WHITE PAINTED, SPACED EVERY 25-FEET ON CENTER OR NO PARKING – FIRE LANE SIGNS SHALL BE PROVIDED, SPACED EVERY 50-FEET ON-CENTER.

AERIAL APPARATUS ACCESS SHALL BE PROVIDED IN ACCORDANCE 2022 CFC, APPENDIX D, SECTION D105.3. ILLUSTRATE DISTANCES FROM ACCESS ROAD TO ROOF FOR EACH APARTMENT BUILDING.

APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% SLOPE AND SHALL NOT EXCEED A DELTA CHANGE OF 5% OVER 5'.

FIRE CODE SITE/BUILDING ANALYSIS:

BUILDING	GROSS AREA	OCCUPANCY TYPE	CONSTRUCTION TYPE	BUILDING HEIGHT	# OF STORIES
TYPE A	64,740 SF	R2	V–A	55'–6"	4
TYPE B	133,168 SF	R2	V–A	55'–6"	4

BUILDING IS SPRINKLERED. ALL BUILDINGS WILL HAVE A FIRE ALARM SYSTEM.
2025 CBC, 2025 CMC, 2025 CPC, 2025 CEC, 2025 CFC, 2025 CGBSC. 2025 CFC, AND NFPA STANDARDS

2025 CFC SITE FIRE FLOW REQUIREMENTS:
APPENDIX B – TABLE B105.1(2) SITE FIRE–FLOW = 6,500 GPM FOR 4 HOURS

REDUCTION TO 50% OF SITE FIRE FLOW, NO LESS THAN 1,500 = 3,250 GPM FOR 4 HOURS

TABLE C102.1 – NUMBER & DISTRIBUTION OF FIRE HYDRANTS = MINIMUM 3
TABLE C102.1 – AVERAGE SPACING OF FIRE HYDRANTS = 400 FT.

MIDAS APARTMENTS

PRELIMINARY FIRE ACCESS PLAN C6.0

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:
CEI
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD
WATERFORD PROPERTY COMPANY
100 BAYVIEW CIRCLE, SUITE 4500
NEWPORT BEACH, CA 92660

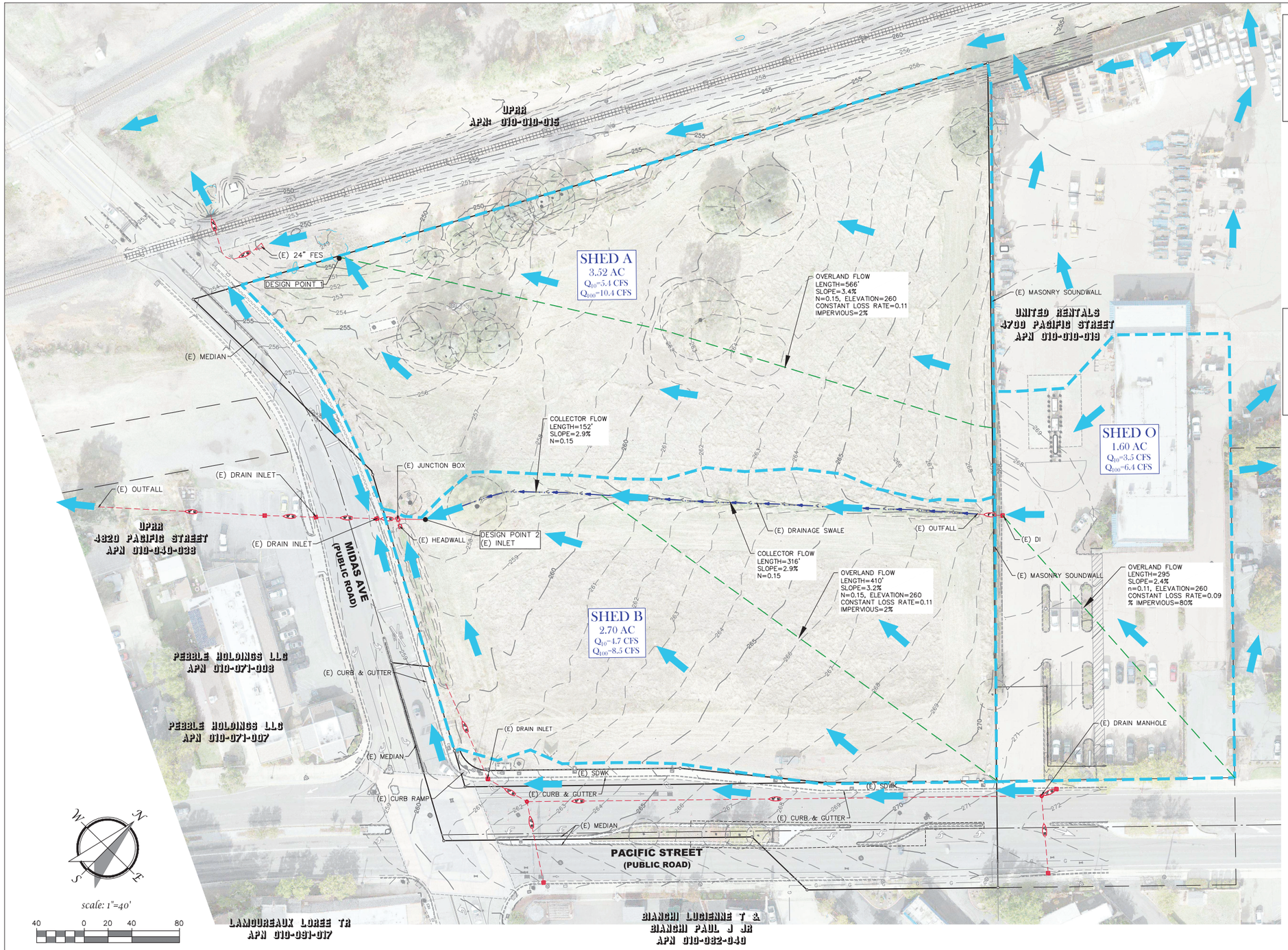
In Association With:
HRGA
ARCHITECT

FUHRMAN LEAMY LAND GROUP
DESIGN · SERVICE · SOLUTIONS
LANDSCAPE ARCHITECT

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SECOND SUBMITTAL - MAY 11, 2026

P:\Projects\581-001\02 DWG\B- Planning\FIG\C6 Fire Access.dwg, Denisa, 07:34:50, 05-13-26



CITY OF ROCKLIN BENCHMARK

CITY OF ROCKLIN STATION

BENCHMARK - R 2-2 (NGVD29): 280.28 FEET

BEING A FOUND PK NAIL & WASHER IN THE SOUTH END OF THE CONCRETE HEADWALL ON THE SOUTH SIDE OF SIERRA MEADOWS DRIVE AT SUCKER CREEK, AS SHOWN ON RECORD OF SURVEY NO. 2661, FILED IN BOOK 18 OF SURVEYS, AT PAGE 114, PLACER COUNTY RECORDS.

(NAVD 88 CONVERSION = NGVD + 2.56 FT)

KEY FEATURES LEGEND:

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXIST./PROP. STORM DRAIN MANHOLE
- EXIST./PROP. DRAIN INLET
- SHED BOUNDARY
- OVERLAND FLOW ARROW

PRELIMINARY DRAINAGE CALCULATIONS & ESTIMATES

1. 10-YR & 100-YR STORM PEAK FLOWS ESTIMATED PER COUNTY PLACER STORMWATER MANAGEMENT MANUAL (SWMM)

MIDAS APARTMENTS

PRELIMINARY EXISTING SHED MAP C7.0

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:

CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
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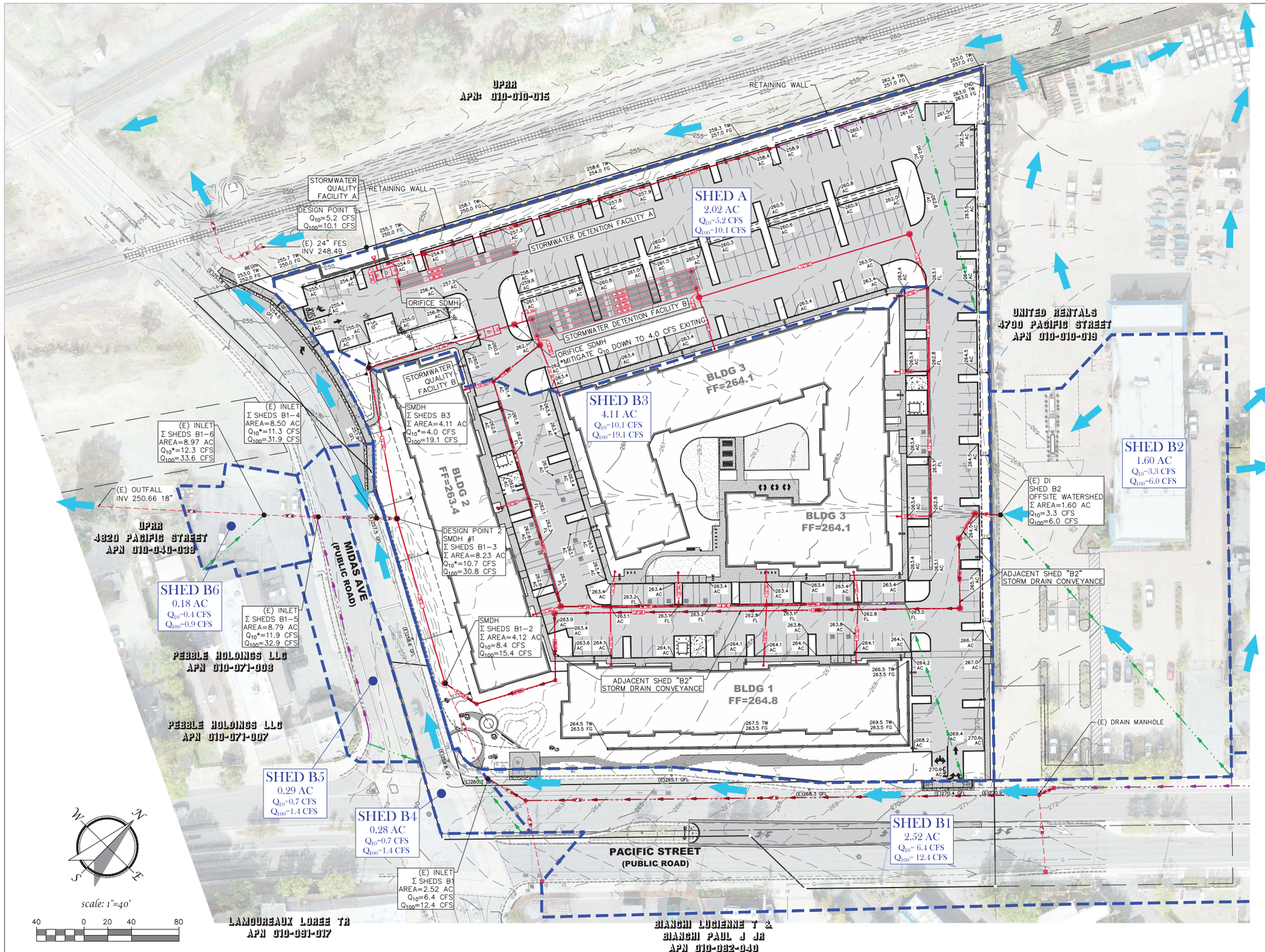
SECOND SUBMITTAL - MAY 11, 2026

P:\Projects\581-001\02 DWG\B- Planning\FIG\C7.0 Existing Shed Map Exhibit.dwg, Denisa, 07:35:11, 05-13-26



CITY OF ROCKLIN BENCHMARK

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- EXIST./PROP. DRAIN INLET
- SHED BOUNDARY
- OVERLAND FLOW ARROW

NOTES

* INDICATES MITIGATED FLOW

PRELIMINARY DRAINAGE CALCULATIONS & ESTIMATES

1. 10-YR & 100-YR STORM PEAK FLOWS ESTIMATED PER COUNTY PLACER STORMWATER MANAGEMENT MANUAL (SWMM)

2. THE FOLLOWING HYDROLOGIC PARAMETERS WERE APPLIED TO THE PROPOSED SHEDS:
   - ELEVATION=260
   - CONSTANT LOSS RATE=0.04
   - IMPERVIOUSNESS=80%
   - RESPONSE TIME=5 MINUTES

3. PRELIMINARY ORIFICE SIZING:
   ASSUMPTIONS:
   - HEADWATER ELEVATION=3.0 FT
   - TAILWATER=0 FT
   - DISCHARGE COEFFICIENT=0.61

   DP #1
   EXISTING Q_{100}=4.6 CFS
   PROPOSED UNMITIGATED Q_{100}=10.1 CFS
   MITIGATION ORIFICE SIZE=10.0 in

   DP #2
   EXISTING Q_{100}=6.4 CFS
   PROPOSED UNMITIGATED Q_{100}=28.5 CFS
   MITIGATION ORIFICE SIZE=11.8 in

MIDAS APARTMENTS

PRELIMINARY DEVELOPED SHED MAP C7.1

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 95677

Proposed By:

CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD PROPERTY COMPANY
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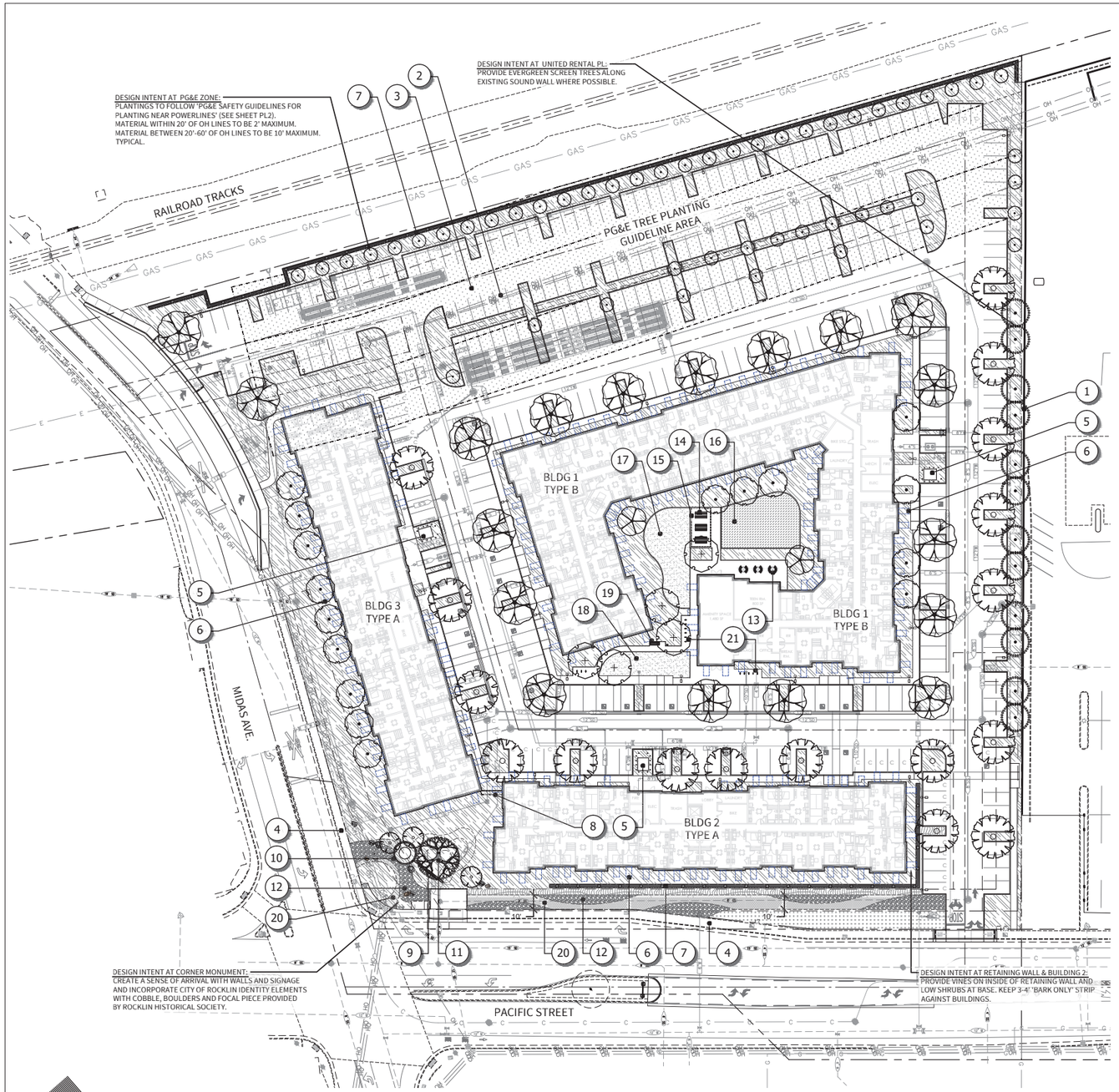
SECOND SUBMITTAL - MAY 11, 2026

P:\Projects\581-001\02 DWG\B- Planning\FIG\C7.1 Post Shed Map Exhibit.dwg, Denisa, 07:35:33, 05-13-26



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY.
	ACER RUBRUM `REDPOINTE` REDPOINTE MAPLE (40'X20')	15 GAL.	MOD	16
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE (40'X35')	15 GAL.	MOD	18
	CHIONANTHUS RETUSUS CHINESE FRINGE TREE (20'X15')	15 GAL.	MOD	2
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE (15'X15')	15 GAL.	LOW	3
	PODOCARPUS GRACILIOR FERN PINE (40'X20')	15 GAL.	MOD	12
	QUERCUS PHELLOS WILLOW OAK (50'X40')	60" BOX	LOW	1
	TILIA CORDATA `GREENSPIRE` GREENSPIRE LINDEN (40'X25')	15 GAL.	MOD	5
	ULMUS PARVIFOLIA `DRAKE` DRAKE LACEBARK ELM (50'X35')	15 GAL.	MOD	17

LARGE SHRUB SCHEDULE: AT PG&E EASEMENT ONLY

	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY INDIAN HAWTHORN (10' HIGH & 10' WIDE - TRIMMED TO TREE STD.)	15 GAL.	MOD	50

CONCEPT PLANT SCHEDULE

SHRUB AREA	SIZE
CISTUS X SKANBERGII / CORAL ROCKROSE (3'X6')	5 GAL.
EPILOBIUM CANUM / CALIFORNIA FUCHSIA (18"X3')	5 GAL.
GREVILLEA X `NOELLII` / NOEL GREVILLEA (4'X5')	5 GAL.
RHAMNUS CALIFORNICA `MOUND SAN BRUNO` / CALIFORNIA COFFEEBERRY (5'X8')	5 GAL.
RHAPHIOLEPIS UMBELLATA `MINOR` / DWARF YEDDA HAWTHORNE (4'X4')	5 GAL.
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH (3'X3')	5 GAL.
CISTUS X PURPUREUS / ORCHID ROCKROSE (4'X4')	5 GAL.
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY (4'X3')	5 GAL.
DIETES BICOLOR / FORTNIGHT LILY (3'X3')	5 GAL.
LAURUS NOBILIS 'MONRIK' / LITTLE RAGU® SWEET BAY (5'X7')	5 GAL.
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE (3'X3')	5 GAL.
LOMANDRA LONGIFOLIA PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA (3'X3')	5 GAL.
MUHLENBERGIA RIGENS / DEER GRASS (4'X4')	5 GAL.
PRUNUS CAROLINIANA 'MONUS' TM / BRIGHT 'N TIGHT LAUREL CHERRY (8'X6')	5 GAL.
RHAPHIOLEPIS INDICA 'PINK DANCER' / PINK DANCER INDIAN HAWTHORN (2'X4')	5 GAL.

GROUND COVER AREA	
ACACIA REDOLENS 'LOW BOY' / LOW BOY PROSTRATE ACACIA (2'X8')	1 GAL.
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH (2'X8')	1 GAL.
CEANOTHUS G. H. 'DIAMOND HEIGHTS' / DIAMOND HEIGHTS CARMEL CREEPER (12"X5')	1 GAL.
COPROSMA KIRKII 'VERDE VISTA' / VERDE VISTA CREEPING COPROSMAT (3'X6')	1 GAL.
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER (8"X6')	1 GAL.
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA (2'X4')	1 GAL.
TEUCRIUM X LUCIDRYS PROSTRATUM / GERMANDER (6"X3')	1 GAL.
DIANELLA REVOLUTA 'DTN03' / BABY BLISS FLAX LILY (12"X12")	1 GAL.
MYOPORUM PARVIFOLIUM `WHITE` / WHITE TRAILING MYOPORUM (6"X6')	1 GAL.
NEPETA X FAASSENII 'LIMELIGHT' / LIMELIGHT CATMINT (8"X2')	1 GAL.
WESTRINGIA FRUTICOSA `MUNDI' / LOW COAST ROSEMARY (18"X5')	1 GAL.

TURF	
TURF SOD - 90/10 TALL FESCUE / FESCUE BLEND	--

SPMUD EASEMENT	
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.
CISTUS LADANIFER / CRIMSON SPOT ROCKROSE	5 GAL.
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	5 GAL.
TURF SOD - CALIFORNIA NATIVE MOW FREE / DROUGHT TOLERANT FESCUE BLEND BY DELTA BLUEGRASS CO.	--
STABILIZED DECOMPOSED GRANITE OR APPROVE AGGREGATE	--
6" - 12" COBBLE	--

TOTAL SITE AREA: 308,840 SF
TOTAL LANDSCAPE AREA: 72,485 SF (23%)

REFERENCE NOTES

CODE	DESCRIPTION
1	EXISTING WALL TO REMAIN. VERIFY IN FIELD.
2	EXISTING OVERHEAD POWERLINES TO REMAIN. VERIFY IN FIELD.
3	EXISTING PG&E OVERHEAD POWERLINE "NO TREE PLANTING" ZONE.
4	EXISTING CONCRETE SIDEWALK TO REMAIN. VERIFY IN FIELD.
5	PROPOSED TRANSFORMER. SEE CIVIL PLANS.
6	PROPOSED LADDER PADS. SEE FIRE ACCESS PLAN.
7	PROPOSED RETAINING WALL WITH OPEN METAL FENCE. SEE CIVIL PLANS.
8	PROPOSED 42" HIGH OPEN METAL FENCE.
9	PROPOSED CORNER MONUMENT SIGN WALL WITH MOUNDED PLANTING.
10	PROPOSED 24" RAISED PLANTER WITH CENTER CONCRETE PAD FOR "FOCAL POINT" EQUIPMENT FROM THE ROCKLIN HISTORICAL SOCIETY. EQUIPMENT TBD.
11	PROPOSED SPECIMEN OAK TREE.
12	PROPOSED COBBLE AND BOULDERS. BOULDERS TO BE SALVAGED AND RETAINED ON SITE DURING CONSTRUCTION.
13	PROPOSED CONCRETE PATIO WITH ROUND PICNIC TABLES (BY OWNER).
14	PROPOSED CONCRETE PATIO WITH RECTANGULAR PICNIC TABLES (BY OWNER).
15	PROPOSED PERGOLA SHADE STRUCTURE (BY OWNER).
16	PROPOSED 2-12 PLAY AREA WITH ENGINEERED FIBAR.
17	PROPOSED OPEN TURF AREA.
18	PROPOSED PET RELIEF AREA WITH TURF AND CONCRETE WALK.
19	PROPOSED BENCH WITH ADJACENT ADA PAD.
20	PROPOSED STABILIZED DECOMPOSED GRANITE OR APPROVED AGGREGATE AT SPMUD SEWER EASEMENT.
21	PROPOSED BIKE RACKS (TYPICAL OF 14).

PRELIMINARY LANDSCAPE DESIGN NOTES

1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL ON-SITE TREES TO BE REMOVED. SEE CIVIL PLANS AND ARBORIST REPORT.
3. TREE PLANTING LOCATIONS, INCLUDING WELLS, ISLANDS, PARKWAYS, MEDIANS, ETC. SHALL PROVIDE ADEQUATE UNCOMPACTED SOIL AREA AMENABLE TO ROOT GROWTH. THE DEPTH OF SUITABLE SOIL SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" UNLESS OTHERWISE APPROVED.
4. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.
5. GROUND COVERS SHALL NOT BE INSTALLED WITHIN A 4' RADIUS OF A TREE TRUNK.
6. SHRUBS SHALL BE PLANTED SO AS NOT TO BLOCK FIRST-STORY WINDOWS.
7. SHRUBS & TREES SHALL BE COORDINATED WITH LADDER PAD LOCATIONS.
8. SCREEN PLANTING TO BE PROVIDED ALONG RAILROAD PROPERTY LINE.
9. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED USING EVERGREEN PLANT MATERIAL.
10. FINAL TREE PLACEMENTS TO BE CONFIRMED SO AS NOT TO BLOCK BUILDING ADDRESSES.
11. OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL AND THE IRRIGATION SYSTEM.

CITY OF ROCKLIN NOTES

1. PLANTINGS ALONG THE PROJECT FRONTAGE SHALL BE INSTALLED AT A DENSITY THAT ACHIEVES FULL AND CONTINUOUS COVERAGE AT MATURITY.
2. SHRUBS SHALL BE INSTALLED TO SCREEN VEHICLE HEADLIGHTS FROM PARKING SPACES THAT FACE THE PUBLIC RIGHT_OF_WAY OR FIRST_STORY WINDOWS.
3. PLANT NAME TAGS ARE NOT TO BE REMOVED UNTIL AFTER INSPECTION BY CITY STAFF.
4. AT THE COMPLETION OF THE LANDSCAPE INSTALLATION, THE FOLLOWING ITEMS SHALL BE SUBMITTED TO CITY STAFF:
   - THIRD PARTY MWELO IRRIGATION AUDIT INCLUDING:
   - CERTIFICATE OF COMPLETION
   - CERTIFICATION OF INSTALLATION
   - IRRIGATION SCHEDULE
   - MAINTENANCE SCHEDULE
   - SOIL MANAGEMENT REPORT

MIDAS APARTMENTS

PRELIMINARY LANDSCAPE PLAN PLI

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 9577

Proposed By:
CEI CYPRESS EQUITY INVESTMENTS
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD
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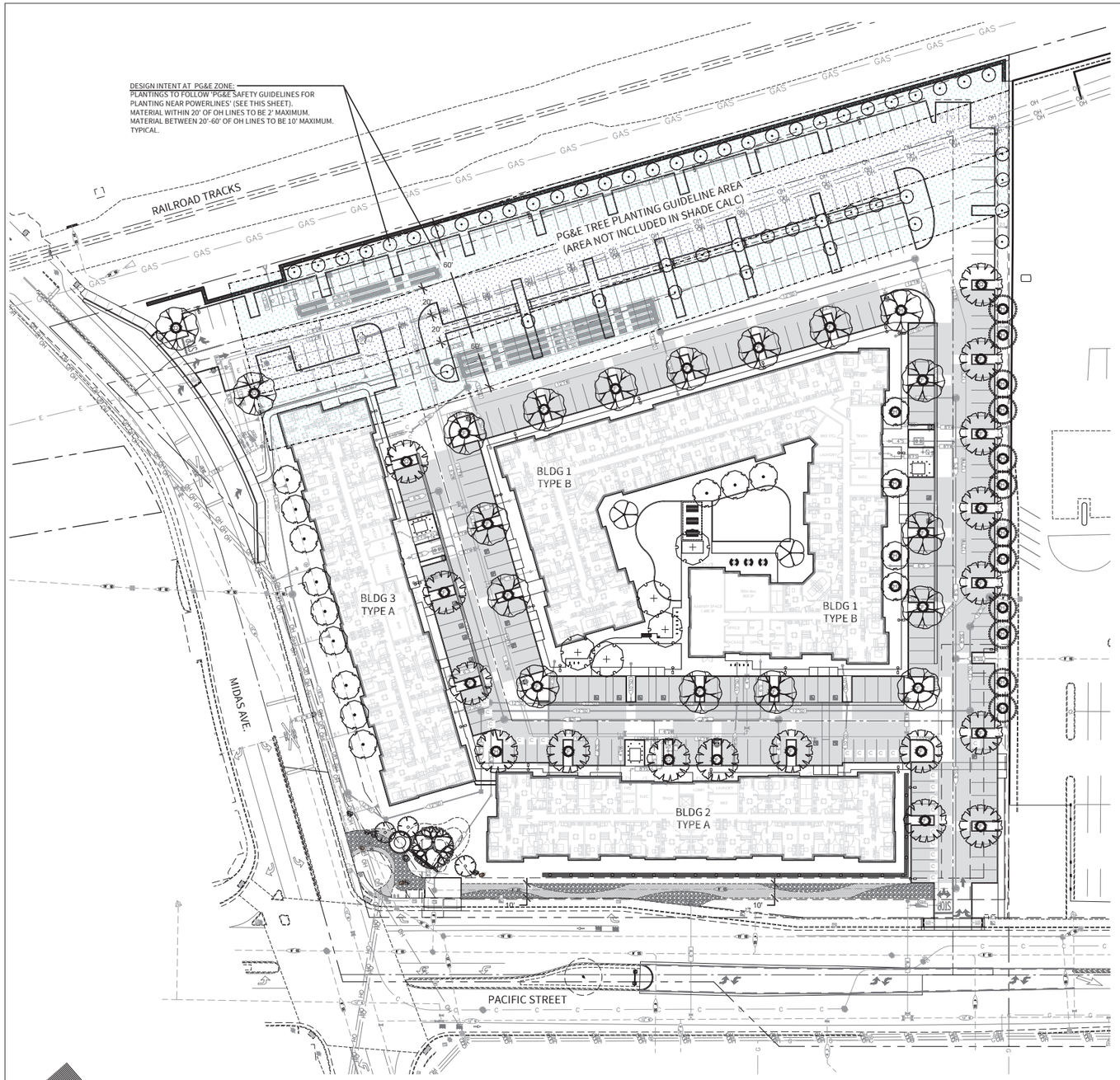
MAY 11, 2026



SHADE CALCULATIONS

TOTAL PAVED AREA:		48,398	S.F.
NOTE: DOES NOT INCLUDE PG&E TREE/PLANTING CLEARANCE AREA			
TOTAL SHADE REQUIRED	(50%):	24,199	S.F.
TOTAL SHADE PROVIDED	(69.7)%:	33756	S.F.
DIA.	QTY.	S.F.	TOTAL S.F.
30 - 35' TREES			
(ACER, ULMUS)			
100%	29	962	27,898
75%	0	722	0
50%	2	481	962
25%	4	240	960
25 - 30' TREES			
(TILIA)			
100%	0	706	0
75%	0	530	0
50%	0	354	0
25%	0	177	0
20 - 25' TREES			
(ACER, PODOCARPUS)			
100%	0	491	0
75%	0	368	0
50%	16	246	3,936
25%	0	123	0
TOTAL SHADE PROVIDED BY TREES:		33,756	S.F.

NOTE: SHADE VALUES ARE MEASURED WHEN SUN IS DIRECTLY OVERHEAD AND WHEN TREE IS AT 15-YEAR MATURITY.

MAXIMUM DEMAND

Worst Case Scenario (July) in Gallons per Minute

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS

PROJECT: MIDAS APARTMENTS
LOCATION: ROCKLIN, CA
JOB#: CEI: 25054
DATE: 5.11.2026

ETO INFORMATION:	55.2	YEARLY ETO
Rocklin	8.7	MONTHLY ETO - JULY
	2.0	WEEKLY ETO - JULY

PLANT MATERIAL	ETO PER WEEK	PLANT FACTOR	AREA (SQ. FT)	IRRIGATION EFFICIENCY	GAL / WEEK	# OF WATERING DAYS/WEEK		GALLONS / DAY / CYCLE	WATERING WINDOW IN # OF HRS		WATER DEMAND IN GPM	
METER												
SHRUBS - LOW	2.0	0.3	61780	0.81	27,870	3	DAYS/WK	9,290	8	HRS	19.35	GPM
NO MOW - MED	2.0	0.5	2765	0.81	2,079	4	DAYS/WK	520	8	HRS	1.08	GPM
TURF	2.0	0.8	2580	0.75	3,352	5	DAYS/WK	670	8	HRS	1.40	GPM
										TOTAL GPM:		21.83
										TOTAL MAXIMUM GPM DEMAND		20

PLANT MATERIAL	ETO PER WEEK	PLANT FACTOR	AREA (SQ. FT)	IRRIGATION EFFICIENCY	GAL / DAY
METER					
SHRUBS - LOW	2.0	0.3	61780	0.81	3,981
NO MOW - MED	2.0	0.5	2765	0.81	297
TURF	2.0	0.8	2580	0.75	479
			TOTAL GAL / DAY:		4,757

FORMULAS:

ETO x Plant Factor x Area x 0.62 / Irrigation efficiency = Gallons Per Week

Gallons Per Week / 7 = Gallons Per Day

Right Tree, Right Place

Guide to planting safely near overhead powerlines

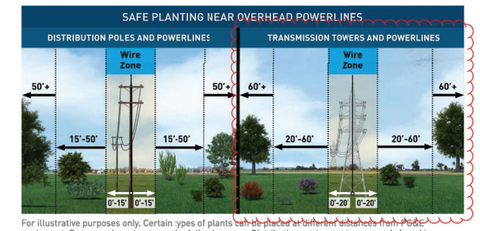
Help keep your community safe by planting the right tree in the right place. When trees grow too close to powerlines, they can cause a power outage or ignite a wildfire. That's why trees near powerlines often need to be trimmed or removed.

Plan before you plant

Below are general guidelines for where you can safely plant near overhead powerlines. All trees that have the potential to fall onto a powerline may need to be removed.

Where and what you plant depends on where you live. High Fire-Threat Districts (HFTDs) are areas with increased wildfire risk. To see if you live in an HFTD, visit ia.cpuc.ca.gov/firemap.

SAFE PLANTING NEAR OVERHEAD POWERLINES



For illustrative purposes only. Certain types of plants can be placed at different distances from PG&E equipment. For examples, please see the following page. Distribution equipment is commonly found in residential areas. Do not plant any trees or shrubs in the area where PG&E has the right to access land to maintain equipment. Visit pge.com/righttreerightplace for additional guidance.

Plans for new buildings and major landscaping projects must be reviewed by PG&E to avoid any interference with our equipment. Please submit your plans to PGEPlanReview@pge.com.

SCAN HERE

To learn more, visit pge.com/righttreerightplace or contact us at 1-877-295-4949 or wildfiresafety@pge.com.

Choose the right plant

Below are trees and plants that are safe near PG&E equipment and where to place them. Scan the QR code for more plant options and planting tips.

SCAN HERE

DISTRIBUTION POLES AND POWERLINES

Wire Zone Within 15' of wires

Plants and non-tree shrubs up to 1' tall

Mosquito Grass (Bouteloua gracilis)* — Inside HFTD

Plants and non-tree shrubs up to 10' tall

Camellia (Camellia j. 'Variety') — Outside HFTD

Between 15'-50' of wires

Trees up to 15' tall

Western Redbud (Cercis occidentalis)

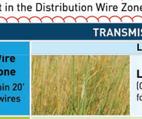
'Paul's Scarlett' Hawthorne (Crataegus l. 'Paul's Scarlett')

Trees taller than 15' must be placed at least 50' out from distribution wires. What you can plant in the Distribution Wire Zone depends on if you live inside an HFTD.

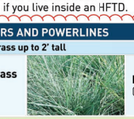
TRANSMISSION TOWERS AND POWERLINES

Wire Zone Within 20' of wires

Low-growing grass up to 2' tall



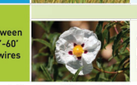
Leafy Reedgrass (Calamagrostis foliosa)



Idaho Fescue (Festuca idahoensis)

Between 20'-60' of wires

Non-tree shrubs up to 10' tall



Crimson Spot Rockrose (Cistus landanifer)

Noell Grevillea (Grevillea 'Noellii')

Trees taller than 10' must be placed at least 60' out from transmission wires.

This list includes recommended plant species for most California climate zones and is not all-inclusive. Consult your local nursery for more information. If there is a gas pipeline or underground powerline on or near your property, there may be additional safe planting guidelines.

811 Always call 811 at least two working days before digging or planting. A crew will mark any underground utilities for free.

For translation support in 240+ languages, or to request a communication in large print or Braille, call 1-800-743-5000.

*Image courtesy of Pacific Nurseries.

Some of the measures included in this document are contemplated as additional precautionary measures intended to further reduce the risk of wildfires. "PG&E" refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corporation. ©2026 Pacific Gas and Electric Company. All rights reserved. CCC-0124-7059. 08/01/2026.

MIDAS APARTMENTS

PRELIMINARY LANDSCAPE PLAN: CALCULATIONS PL2

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 9577

Proposed By:
CEI CYPRESS EQUITY INVESTMENTS
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD
WATERFORD PROPERTY COMPANY
100 BAYVIEW CIRCLE, SUITE 4500
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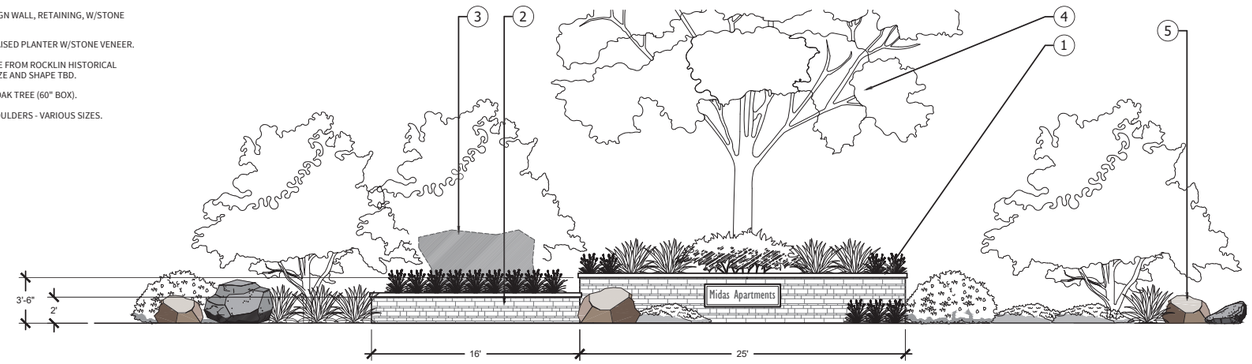
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MAY 11, 2026

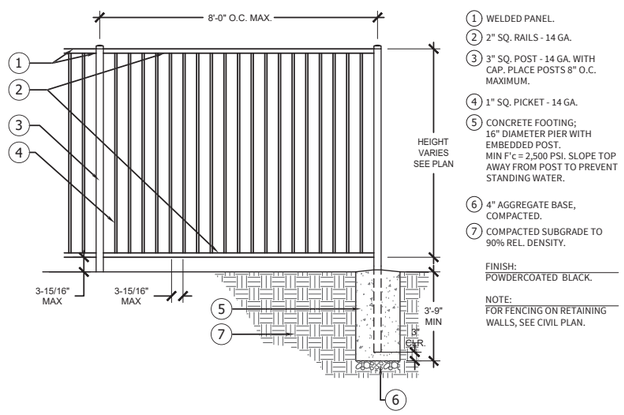
1. 42" HIGH SIGN WALL, RETAINING, W/STONE VENEER.
2. 24" HIGH RAISED PLANTER W/STONE VENEER.
3. FOCAL PIECE FROM ROCKLIN HISTORICAL SOCIETY. SIZE AND SHAPE TBD.
4. SPECIMEN OAK TREE (60" BOX).
5. GRANITE BOULDERS - VARIOUS SIZES.



A CORNER MONUMENT

3/16" = 1'-0"

R-25054-03



1. WELDED PANEL.
2. 2" SQ. RAILS - 14 GA.
3. 3" SQ. POST - 14 GA. WITH CAP. PLACE POSTS 8" O.C. MAXIMUM.
4. 1" SQ. PICKET - 14 GA.
5. CONCRETE FOOTING; 16" DIAMETER PIER WITH EMBEDDED POST. MIN F'c = 2,500 PSI. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
6. 4" AGGREGATE BASE, COMPACTED.
7. COMPACTED SUBGRADE TO 90% REL. DENSITY.

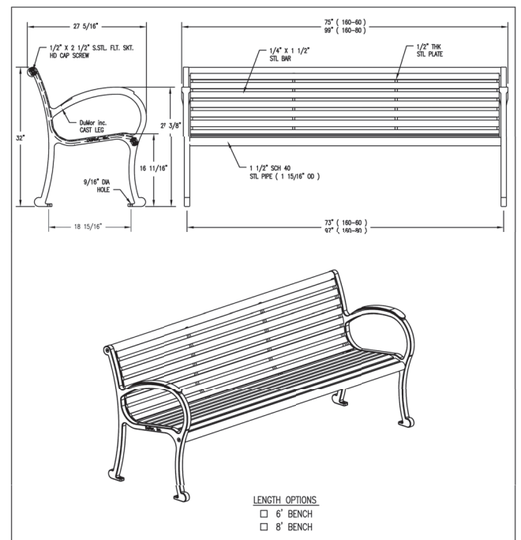
FINISH:
POWDERCOATED BLACK.

NOTE:
FOR FENCING ON RETAINING WALLS, SEE CIVIL PLAN.

B TUBULAR METAL FENCE

1/2" = 1'-0"

R-25054-29



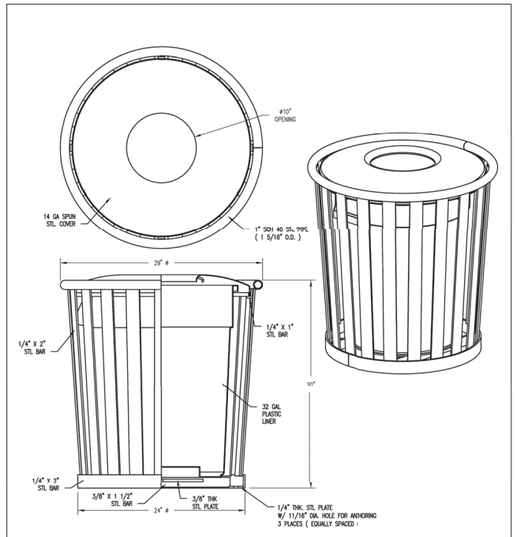
NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
2.) BENCH IS SHIPPED UNASSEMBLED.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : BENCH	
	DATE DRAWN : 7/2/03		
	DRAWN BY : JSB	REV. D	DRAWING NUMBER 160 SERIES
	DATE REV. : 3/20/07		SHEET 1 OF 2
	REV. BY : AWH		

C BENCH

N.T.S.



NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) ALL WELDS CONT. THEN GROUND SMOOTH.
4.) RECEPTACLE FULLY ASSEMBLED AT FACTORY.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : RECEPTACLE	
	DATE DRAWN : 05/16/11		
	DRAWN BY : RDH	REV. B	DRAWING NUMBER 432-32-FTO
	DATE REV. : 12/14/12		SHEET 1 OF 2
	REV. BY : JSB		

D TRASH RECEPTACLE

N.T.S.

MIDAS APARTMENTS

PRELIMINARY LANDSCAPE PLAN:DETAILS PL3

NWC PACIFIC STREET & MIDAS AVE
ROCKLIN CA 9577

Proposed By:

CEI
CYPRESS EQUITY INVESTMENTS
CYPRESS EQUITY INVESTMENTS
12121 WILSHIRE BLVD, SUITE 801
LOS ANGELES, CA 90025

WATERFORD
WATERFORD PROPERTY COMPANY
100 BAYVIEW CIRCLE, SUITE 4500
NEWPORT BEACH, CA 95660

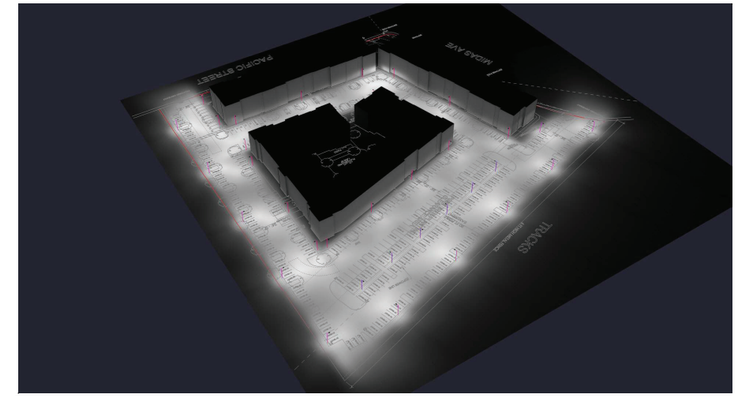
In Association With:

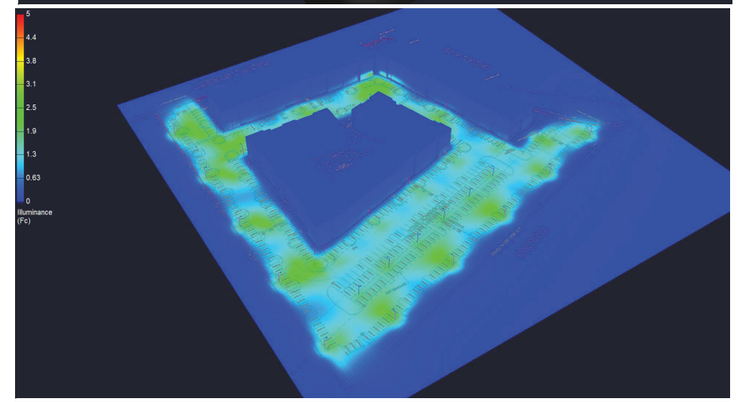
HRGA
ARCHITECT

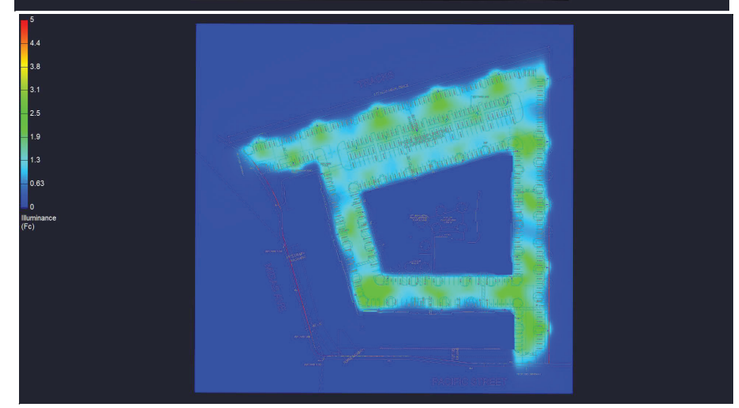
FUHRMAN LEAMY LAND GROUP
DESIGN · SERVICE · SOLUTIONS
LANDSCAPE ARCHITECT

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MAY 11, 2026







PHOTOMETRIC PLAN VIEW
Scale: 1 inch= 30 Ft.

Luminaire Schedule

Symbol	Symbol-Iso	Qty	Label	[MANUFAC]	Description	Mounting Height	LLF	LLD	LDD	BF	Luminaire Lumens	Luminaire Watts	Arrangement Watts	Arrangement Luminaire Lumens	BUG Rating	Max UGR
		11	P1A	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1A-740-U-T4W	20	0.900	1.000	1.000	1.000	7484	54	54	7484	B2-U0-G2	38.5
		21	P1B	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1A-740-U-T4W-HSS	20	0.900	1.000	1.000	1.000	5420	54	54	5420	B1-U0-G2	38.9
		6	P2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1A-740-U-5WQ	20	0.900	1.000	1.000	1.000	7831	54	54	7831	B3-U0-G2	37.6

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
100 PERIMETER_AT FLOOR	Illuminance	Fc	0.27	1.5	0.0	N.A.	N.A.
101 NORTH PARKING LOT_AT FLOOR	Illuminance	Fc	1.35	2.4	0.6	2.25	4.00
102 EAST PARKING LOT_AT FLOOR	Illuminance	Fc	1.53	2.4	0.7	2.19	3.43
103 WEST PARKING LOT_AT FLOOR	Illuminance	Fc	1.37	2.4	0.6	2.28	4.00
104 SOUTH PARKING LOT_AT FLOOR	Illuminance	Fc	1.39	2.4	0.6	2.32	4.00

.All values shown are maintained horizontal Footcandles at grade level.
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Cal Lighting
Please verify the data to assure the accuracy of the report. Cal Lighting is not responsible for light output of lamps and ballasts, or design variables

Filename: 9094 MIDAS APARTMENTS_INTERIOR_AR 03-10-2026 rev1.AGI

CAL LIGHTING

#	Date	Comments

Revisions

Application Designer: AR
Drawn by: Cameron Lindsay
Date:3/10/2026
Scale: 1IN:30FT

9094 MIDAS APARTMENTS
(EXTERIOR PHOTOMETRIC PLAN)

CAL-A2.1
Page 1 of 1

SITE PLAN 1" = 40'-0" 1

VICINITY MAP

EXHIBIT B
DR2026-0002

Recommended to the City Council for Approval by the Planning Commission on August 4, 2026

David Mohlenbrok

PARKING SUMMARY:

PROVIDED	RATIO TO UNITS
381 STALLS	381/281 = 1.36

HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916.993-4800 | www.hrgarchitects.com

CEI CYPRESS EQUITY INVESTMENTS

WATERFORD

MIDAS APTS

MIDAS & PACIFIC ST. ROCKLIN, CA 95677

PARKING EXHIBIT

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Northwest Rocklin Community Parks Master Plan

Date: August 25, 2026

Submitted By: Laurie York, Administrative Analyst
Veronica Tracy, Parks and Recreation Director

Department: Parks and Recreation

Recommendation:
Receive a Presentation of the Draft Master Plan for the Northwest Rocklin Community Parks and Provide Direction to Staff.

Background:
Kathy Lund Park, Margaret Azevedo Park, and Whitney Park, collectively referred to as the Northwest Rocklin Community Parks (NRCP) offer a variety of amenities for Rocklin residents. These three parks are some of the largest parks in the City. As upgrades are needed and requests from the community are made, staff need to balance the support of current amenities with proposed upgrades. Chief among these requests are upgrades and expansion of the softball and soccer fields at the parks. As enrollment in youth sports continues to grow, these spaces have quickly become overwhelmed with conflicting uses and cannot address the growing needs of youth sports teams. Whitney Park also features 17 acres of land which includes the new bicycle pump track but is otherwise largely undeveloped. Youth sports organizations have made requests for more ball fields, and staff identified a need to create a cohesive process that plans out the growth and development of all three parks.

On April 22, 2025, the City Council approved a contract with Melton Design Group (MDG) for the creation of a Northwest Rocklin Community Parks Master Plan (Resolution No. 2025-071). The purpose of the master planning process was to evaluate the current need for the parks, anticipate future needs, and propose updates to the parks that maximize the space and usage of the facilities. Over the last fifteen months, staff has worked with MDG to complete the proposed master plan design. The process included the following steps:

- Project Coordination
- Site Analysis and Utility Study
- Needs Assessment, Stakeholder Outreach and Program Development
- NRCP Visioning and Master Plan Inspiration
- Development, Operations and Maintenance Costs
- Final Phased Implementation Plan

Part of this process included holding a series of community and stakeholder meetings to present initial master plan concepts and gather feedback and input, as follows:

- September 15, 2025 – in person community meeting at the Rocklin Event Center
- November 19, 2025 – virtual meeting with MOU groups
- November 20, 2025 – virtual community meeting about Kathy Lund Park
- December 3, 2025 – virtual community meeting about Margaret Azevedo Park
- December 4, 2025 – virtual community meeting about Whitney Park
- April 13, 2026 – in person community meeting at the Rocklin Event Center

On August 12, 2026, MDG presented the conceptual NRCP Master Plan to the Parks and Recreation Commission. The staff report from that meeting is included as Attachment 1. No action was taken by the Commission; however, they provided comments and general support for the proposed master plan.

Based on all feedback received, MDG will present the proposed NRCP Master Plan at the August 25, 2026, City Council meeting. Following the presentation, staff recommends the City Council provide direction based on MDG's findings and recommendations.

Fiscal Impact:
There is no fiscal impact associated with the staff recommendation. Any direction received by the City Council that may include additional costs will be brought back to the City Council at future meetings for formal approval.

ATTACHMENTS:
1. Parks and Recreation Commission Staff Report

Parks and Recreation Commission Staff Report

Subject: Northwest Rocklin Community Parks Proposed Master Plan

Date: August 12, 2026

Submitted By: Veronica Tracy, Parks and Recreation Director

Department: Parks and Recreation

Recommendation:
No Action Needed, Informational Only

Background:
Kathy Lund Park, Margaret Azevedo Park, and Whitney Park, collectively referred to as the Northwest Rocklin Community Parks (NRCP) offer a variety of amenities for Rocklin residents. These three parks are some of the largest parks in the City. As upgrades are needed and requests from the community are made, staff needs to balance the support of current amenities with proposed upgrades.

In April of 2025, Melton Design Group (MDG) was awarded the contract to develop the NRCP master plan. In the 15 months since, MDG held a series of community meetings (both in person and virtually) to give the community an opportunity to view and provide input on the proposed plans.

Following these meetings, staff and MDG worked to update the master plan concepts based on feedback from the public and City staff.

MDG will present their proposed concepts of the NRCP Master Plan to the Parks and Recreation Commission. These concepts are attached (1).

Following this meeting, MDG will compile feedback received and work with City staff to prepare a master plan concept to be presented to City Council on August 25, 2026.