



ROCKLIN CITY COUNCIL REGULAR MEETING

City Council Regular Meeting

City Hall - Council Chambers

3970 Rocklin Rd.

Rocklin, CA 95677

Website: www.rocklin.ca.us

Tuesday, January 10, 2023

Notice of Teleconference Meeting Location:

Calle Acuario E. Del Pescador, #C-203

Baja Norte, CA

General Session at 6:00 p.m.

KEN BROADWAY, *Mayor*

GREG JANDA, *Vice Mayor*

DAVID BASS, *Council Member*

JILL GAYALDO, *Council Member*

BILL HALLDIN, *Council Member*

ALY ZIMMERMANN, *City Manager*

SHERI CHAPMAN, *City Attorney*

HOPE ITHURBURN, *City Clerk*

DANIEL CHOE, *City Treasurer*

MEETING PROCEDURES AND STANDARDS OF DECORUM

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 five minute time limit, unless the time is adjusted by the Mayor.

For items not listed on the agenda, any person may do so under Citizens Addressing the City Council. Speakers are limited to five minutes and the item must be under the jurisdiction of the Rocklin City Council. As a reminder, the Brown Act does not permit the Council to take action on items brought up under Citizens Addressing the City Council.

Whenever any group of persons wishes to address the Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen.

Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record. Time will be monitored on the lectern. When the time reaches zero, please be seated.

Any person who disrupts the meeting of the Council, may be barred by the Mayor from further audience before the Council during that meeting.

All remarks shall be addressed to the Council as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Council, the City Manager or the City Attorney and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the City Council, Public Financing Authority or Successor Agency less than 72 hours before this meeting is available for inspection at

City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the council meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call (916) 625-5560.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public meeting and public hearing processes, including receiving notices, agendas, and other writings in appropriate alternative formats, please contact our office at (916) 625-5560 well in advance of the public meeting or public hearing you wish to attend so that we may make every reasonable effort to accommodate you.

ELECTRONIC PRESENTATIONS

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

POSTING OF AGENDA

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

AGENDA

SPECIAL MEETING INSTRUCTIONS

The public may listen to audio or view the meeting via live stream at <https://www.rocklin.ca.us/agendas-minutes>.

The public is welcome to attend in person or participate virtually.

For those that do not plan on attending in person, but wish to make a public comment during the meeting, public comments will be accepted in email form up until 3:00 p.m. on the meeting day.

Those wishing to make a public comment in person, although not required, speakers are requested to complete a speaker card and present to the City Clerk.

Public comments should be submitted to the City Clerk at PublicComments@rocklin.ca.us.

Emailed public comments will be distributed to Council and treated as a public record.

This meeting will also be offered via Zoom Webinar and the public is welcome to make a public comment through Zoom following the steps below:

How To Make A Public Comment By Zoom

When you join the meeting, you will be muted by default. To inform the City Clerk that you would like to make a public comment, you will use the "Raise Hand" feature. Information on how to use the raise hand feature can be found on the Zoom website here:

<https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>.

Zoom Participation Via Computer Or Smartphone

You can join the meeting from your computer using a web browser or the Zoom software (if it is installed). You can also join the meeting using the Zoom app on your Apple IOS or Android device. Click the link below to join the Zoom meeting:

<https://us02web.zoom.us/j/83151231300?pwd=dGdQNnE0NFIDSGNIWFh0d2JENjllZz09>

Zoom Participation By Telephone (Audio Only Option)

1. Dial (669) 900-6833.
2. When asked for the meeting ID, enter 831 5123 1300#
3. When asked for your participant ID, press # to continue.
4. When asked for the meeting password, enter 587227#
5. You will be muted by default. To inform the City 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.

For those requiring a modification or accommodation under the Americans with Disabilities Act, please contact Hope Ithurburn, City Clerk at (916) 625-5564 or via email at Hope.Ithurburn@rocklin.ca.us.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA REVIEW

CITIZENS ADDRESSING THE CITY COUNCIL

1. REPORTS FROM CITY COUNCIL AND CITY MANAGER

2. CONSENT CALENDAR

2.A Appointments to Regional Boards and Committees for Calendar Year 2023

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Updating Appointments to the Various Joint Power Agencies, Placer County Committees, Regional Boards, and the City's Architectural Review Committee.

Staff Presentation by Mayor Ken Broadway

2.B Establishing Councilmember Appointments to Various Subcommittees, Committees, and Work Groups

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Establishing Councilmember Appointments to Various Subcommittees, Committees, and Work Groups.

Staff Presentation by Mayor Ken Broadway

2.C Ordinance Amending Chapter 3.16 of the Rocklin Municipal Code to Enact Article VIII Pertaining to the Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Certain Affordable Housing Developments and Resolution Adopting the Fee Reduction Rate

Recommendation:

1. Adopt an Ordinance of the City Council of the City of Rocklin Amending Chapter 3.16 of the Rocklin Municipal Code to Enact Article VIII Pertaining to

the Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Certain Affordable Housing Developments.

2. Adopt a Resolution of the City Council of the City of Rocklin Adopting the Fee Reduction Rate for Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Qualified Affordable Housing Developments.

Staff Presentation by Elizabeth Sorg, Management Analyst

- 2.D Quarterly Treasurer's Report

Recommendation: Receive the Treasurer's report for the Quarter Ended September 30, 2022

Staff Presentation by Daniel Choe, Deputy Director of Administrative Services

- 2.E City Engineer Class Specification & Salary Placement

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin to Approve an Additional Allocation, Assign a Salary Range for City Engineer, and Approve Updated Management Salary Schedules.

Staff Presentation by Tameka Usher, Director of Administrative Services

- 2.F Side Letter Agreement with Rocklin Police Officers' Association

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin to Adopt a Side Letter of Agreement to the Memorandum of Understanding between the City of Rocklin and the Rocklin Police Officers' Association to Modify the Available Shift Schedules for Evidence/Property Technician and Police Technical Assets Coordinator.

Staff Presentation by Elise Hardy, Management Analyst

- 2.G Upgrade and Maintenance of Audio-Visual Equipment in the City Council Chambers

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Awarding the Contract for the Upgrade and Maintenance of the Audio-Visual Equipment in the City Hall Council Chambers to AVI-SPL, LLC., and Authorizing the City Manager to Execute an Agreement with AVI-SPL, LLC.

Staff Presentation by Brian Graves, Information Technology Manager

- 2.H Granite Bluff Phase 2 Subdivision Public Improvements Notice of Completion

Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Granite Bluff Phase 2 Subdivision Improvements, Public Streets (SD2014-0003), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (KB Home Sacramento Inc., a California Corporation).

Staff Presentation by Lynn Toth, Associate Civil Engineer

- 2.I Whitney Ranch Unit 49

Recommendation: Adopt An Ordinance Of The City Council Of The City Of Rocklin Amending The Northwest Rocklin General Development Plan And Rezoning An Approximately 19.9-Acre Site From Junior High School (School)/Planned Development 5 Units To The Acre (PD-5) To Planned

Development 3.3 Units To The Acre (PD-3.3C)

(Whitney Ranch Unit 49 / PDG2021-0003 and Z2022-0002)

Staff Presentation by Dara Dungworth, Senior Planner

3. SPECIAL PRESENTATIONS

4. PUBLIC HEARINGS

5. DISCUSSION ITEMS

6. FUTURE AGENDA ITEMS

7. CLOSED SESSION

7.A Pursuant to Government Code section 54956.9(d)(1), Conference with Legal Counsel, Existing Litigation City of Rocklin v. Legacy Family Adventures and David Busch, El Dorado Superior Court Case No. PC2019039, Third District Court of Appeal Case No. C091172

Staff Presentation by City Attorney

7.B Pursuant to Government Code Section 54956.9(d)(2), Conference with Legal Counsel, Anticipated Litigation, Potential Exposure to Litigation: One Case.

Staff Presentation by City Attorney

ADJOURNMENT



City Council Regular Meeting Staff Report

Subject: Appointments to Regional Boards and Committees for Calendar Year 2023

Date: January 10, 2023

Submitted By: Ken Broadway, Mayor

Department: City Council

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Updating Appointments to the Various Joint Power Agencies, Placer County Committees, Regional Boards, and the City's Architectural Review Committee.

ATTACHMENTS:

1. [Resolution](#)

RESOLUTION No. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
UPDATING APPOINTMENTS TO THE VARIOUS JOINT POWER AGENCIES,
PLACER COUNTY COMMITTEES, REGIONAL BOARDS, AND THE
CITY'S ARCHITECTURAL REVIEW COMMITTEE

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

Section 1. The appointment of Council Members and staff to the various joint power agencies, Placer County committees, regional boards and the City's Architectural Review Committee as identified in Exhibit "A" attached hereto, is confirmed. Exhibit "A" is hereby adopted.

Section 2. Resolution 2022-3 is hereby superseded.

PASSED AND ADOPTED this 10th day of January, 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Ken Broadway, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

EXHIBIT A

SECTION 1: APPOINTMENTS TO JOINT POWER AGENCIES, PLACER COUNTY COMMITTEES, AND REGIONAL BOARDS

NAME	APPOINTEE	ALTERNATE
Highway 65 Interchange Financing JPA Board	Halldin	Janda
Mosquito Abatement District	Gayaldo	None
Placer County Air Pollution Control District Board	Janda	Bass
Placer County City Selection Committee (Mayors)	Broadway	Janda
Placer County Economic Development Board	Halldin	Gayaldo
Placer County Flood Control and Drainage District Board	Bass	Broadway
Placer County Local Agency Formation Commission	Bass	*No alternate per LAFCO
Placer County Local Community Benefit Committee	Halldin	Broadway
Placer County Solid Waste Task Force	Justin Nartker, Staff	Kurt Schmiegel, Staff
Placer County Transportation Planning Agency Board	Broadway	Janda
Sacramento Area Council of Governments Board	Gayaldo	Halldin
Pioneer Community Energy	Bass	Janda
South Placer Regional Transportation Authority Board	Broadway	Gayaldo
Western Placer Waste Management Authority Board	Halldin	Broadway

SECTION 2: APPOINTMENTS TO INTERNAL COMMITTEES

NAME	APPOINTEES	
Art Task Force (1 Councilmember)	NONE – Position/Meeting body being eliminated in 2023.	
Architectural Review Committee (2 Councilmembers and 2 Planning Commissioners/Staggered Terms)	<u>2 Year Term (Expires 1/2024)</u> Councilmember Janda Planning Commissioner Cortez	<u>2 Year Term (Expires 1/2025)</u> Councilmember Broadway Planning Commissioner Barron



City Council Regular Meeting Staff Report

Subject: Establishing Councilmember Appointments to Various Subcommittees, Committees, and Work Groups

Date: January 10, 2023

Submitted By: Ken Broadway, Mayor

Department: City Council

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Establishing Councilmember Appointments to Various Subcommittees, Committees, and Work Groups.

ATTACHMENTS:

[1. Resolution](#)

RESOLUTION No. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ESTABLISHING COUNCILMEMBER APPOINTMENTS TO VARIOUS SUBCOMMITTEES,
COMMITTEES, AND WORK GROUPS.

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

Section 1. The Mayor of the City of Rocklin, with the general support of the City Council of the City of Rocklin, does hereby appoint the individuals named in Exhibit "A" attached hereto, to the various subcommittees, committees and workgroups identified in Exhibit "A." Exhibit "A" is hereby confirmed and adopted.

Section 2. Resolution No. 2022-164 is hereby repealed.

PASSED AND ADOPTED this 10th day of January, 2023, by the following vote:

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

Ken Broadway, Mayor

ATTEST:

Hope Ithurburn, City Clerk

EXHIBIT A

SECTION 1: APPOINTMENTS TO SUBCOMMITTEES, COMMITTEES, AND WORK GROUPS

NAME	APPOINTEES
Economic Development – Business Retention & Expansion (BRE) Program Task Force	Halldin Broadway
Energy Alternative Committee	Halldin Gayaldo
Rocklin Unified School District	Gayaldo Bass
Sierra College	Halldin Broadway
South Placer Municipal Utility District (SPMUD)	Halldin Broadway
Lincoln/Roseville/Rocklin	Broadway (Mayor) Janda (Vice Mayor)
Town of Loomis/Rocklin	Gayaldo Bass
Placer County Homelessness Advisory Committee	Halldin Gayaldo



City Council Regular Meeting Staff Report

Subject: Ordinance Amending Chapter 3.16 of the Rocklin Municipal Code to Enact Article VIII Pertaining to the Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Certain Affordable Housing Developments and Resolution Adopting the Fee Reduction Rate

Date: January 10, 2023

Submitted By: Elizabeth Sorg, Management Analyst

Department: City Manager's Office

Recommendation:

1. Adopt an Ordinance of the City Council of the City of Rocklin Amending Chapter 3.16 of the Rocklin Municipal Code to Enact Article VIII Pertaining to the Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Certain Affordable Housing Developments.
2. Adopt a Resolution of the City Council of the City of Rocklin Adopting the Fee Reduction Rate for Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Qualified Affordable Housing Developments.

Background:

On May 24, 2022, the City Council adopted Resolution No. 2022-107, approving and adopting the Development Impact Fee Study prepared by NBS, dated April 18, 2022. Development impact fees are imposed on new development projects in the City in order to mitigate the impacts of new development on the City's capital facilities. The City of Rocklin charges impact fees for several types of facilities, including such facilities as transportation infrastructure, parks and recreation facilities, police stations and fire stations.

At the June 28, 2022 City Council meeting, the City Council adopted the ordinance that established the Park Improvement, Trails, Community and Recreation Facilities, and Public Facilities. These fees are effective January 1, 2023. At the June 28 meeting, staff presented the option to return with a fee waiver program for new affordable housing developments in order to incentivize the creation of more affordable housing in the city, and City Council was receptive to this program.

At the December 13, 2022 meeting, the City Council introduced, waived further reading and read by title only, an ordinance (Attachment 1) that includes a process by which applicants who are constructing affordable housing may receive a reduced rate of Park Improvement,

Trail, Community and Recreation Facilities and Public Facility impact fees that are charged upon issuance of all building permits for development in the city. The ordinance attached to this staff report has remained unchanged since it was introduced at the December 13, 2022 City Council Meeting.

The attached resolution (Attachment 2) establishes a 40% reduction of Park Improvement, Trail, Community and Recreation Facilities and Public Facility impact fees for qualified affordable housing development. The 40% discount is applied to all four fees and is calculated on an individual basis. The base fees for reduction are based on the original impact fees that were established at the June 28, 2022 City Council meeting.

Because the fee structure changed from a flat fee based on housing type to one based on square footage, the fees cannot be fully reduced to meet the previous amount. The previous fees also did not include the Trails or Community and Recreation Facility fees, which were adopted with the June 28, 2022 ordinance. For ease of administration, staff recommends a flat fee that is applied for all affordable housing developments that qualify for a reduction as defined by the attached ordinance. For comparison purposes, Attachment 3 shows the 2022 impact fee amounts (flat fees for single family or multi family units), the updated impact fees effective January 1, 2023, and the proposed impact fees for affordable housing (a 40% discount from the 2023 fees, by square footage).

Fiscal Impact:

There is no direct fiscal impact to the General Fund. However, this action may cause a reduction in the amount of fees collected on future affordable housing developed as defined.

ATTACHMENTS:

- [1. Ordinance](#)
- [2. Resolution](#)
- [3. Fee Comparison](#)

ORDINANCE NO.
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING
CHAPTER 3.16 OF THE ROCKLIN MUNICIPAL CODE TO ENACT ARTICLE VIII PERTAINING TO THE
REDUCTION OF PARK IMPROVEMENT, TRAIL, COMMUNITY AND RECREATION FACILITIES, AND
PUBLIC FACILITIES IMPACT FEES FOR CERTAIN AFFORDABLE HOUSING DEVELOPMENTS

WHEREAS, on June 28, 2022, the City Council adopted Ordinance number 1149 Amending Chapter 3.16, Articles VI and VII of the Rocklin Municipal Code Regarding Parks and Recreation and Public Facilities Development Impact Fees Applicable to New Development, which established the impact fees for Park Improvement, Trails, Community and Recreation Facilities, and Public Facilities; and

WHEREAS, development impact fees are administered to collect fees at rates established by resolution, to finance the design, construction, installation and acquisition of public infrastructure or to recover the costs of adding capacity in existing infrastructure; and

WHEREAS, the payment of development impact fees may constitute a barrier for the construction of affordable housing units; and

WHEREAS, the purpose of this Ordinance is to enact a process for the reduction of impact fees for Park Improvement, Trails, Community and Recreation Facilities and Public Facilities, for new housing developments in the City of Rocklin that contain affordable dwelling units, with the amount of the reduction in fees established and adjusted from time to time by resolution;

WHEREAS, reducing certain impact fees for housing developments with affordable dwelling units would not significantly alter the City's ability to finance the design, construction, installation and acquisition of public infrastructure or significantly impact existing finance plans, and any shortfall that may result from the fee reduction shall not be made up from revenue from fees paid by others within any of the relevant fee programs.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES ORDAIN AS FOLLOWS:

Section 1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference as if set forth in full herein.

Section 2. Purpose. The purpose of this ordinance is to update Chapter 3.16 of the Rocklin Municipal Code to enact Article VIII pertaining to the reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities impact fees for affordable housing developments as defined in this ordinance.

Section 3. Authority. This ordinance is enacted under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code section 37100.

Section 4. Enact. The Rocklin Municipal Code, Chapter 3.16, Article VIII is enacted as follows:

Article VIII – Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Affordable Housing Developments.

3.16.600 Purpose

The city council desires to encourage the construction of residential projects which will provide units with affordable rents or affordable housing costs for low income no greater than 60% AMI, very low and extremely low income households in the city of Rocklin. The city council finds that the payment of certain impact fees for residential development may create a barrier to affordable housing development and desires, by the adoption of this chapter, to ease such barrier by reducing the impact fees for affordable housing developments as set forth in this chapter. The city council finds that this reduction program is consistent with the policies and goals of the housing element of the General Plan of the city of Rocklin and necessary for the health and welfare of the city's residents.

3.16.610 Definitions

“Affordable” means rented at an affordable rent or sold at an affordable housing price.

“Affordable housing development” means a development where any number of dwellings are sold at an affordable housing price or are rented at an affordable rent calculated as affordable for households earning 60% or less of the Area Median Income (AMI) for Placer County as determined by the California Department of Housing and Community Development. This definition shall apply only to Chapter 3.16, Article VIII.

“Affordable housing purchase price” means a sales price at which low income no greater than 60% AMI, very low income and extremely low income households can qualify for the purchase of for-sale affordable units. Qualification shall be based on no more than thirty five (35) percent of income at sixty (60) percent of the area median income, fifty (50) percent of the area median

income or thirty (30) percent of area median income applicable to the City of Rocklin respectively, being applied to housing expenses, which shall include mortgage principal and interest, taxes, insurance, assessments, and homeowner fees, as applicable.

“Affordable housing unit” or “affordable unit”: means (a) rental dwelling unit to be occupied by low income at no greater than 60% AMI, very low and extremely low income households as defined in Health and Safety Code section 50079.5, and offered at an affordable rent as defined in this document for a period of at least (55) years; or (b) a dwelling unit sold at an affordable housing price as defined in this document for a period of at least thirty (30) years, and to be occupied by low income at no greater than 60% AMI, very low or extremely low income households as defined by Health and Safety Code section 50079.5

“Affordable rent” means: (1) for a unit whose occupancy is restricted to low income households, a monthly rent consisting of a maximum of one-twelfth of thirty (30) percent of sixty (60) percent of the median income applicable to the city; (2) for a unit whose occupancy is restricted to a very low income household, a monthly rent consisting of a maximum of one-twelfth of thirty (30) percent of fifty (50) percent of the median income applicable to the city; (3) for a unit whose occupancy is restricted to an extremely low income household, a monthly rent consisting of a maximum of one-twelfth of thirty (30) percent of thirty (30) percent of the median income applicable to the city. In all cases the median income applicable to city is as determined annually by the United States Department of Housing and Urban Development. Maximum rent is adjusted for household size appropriate to the unit, less a reasonable allowance for utilities, as published by the Roseville Housing Authority, or its successor agency.

“Applicant” means the owner or owners of record of the real property for which a fee reduction is sought pursuant to this Chapter.

“City” means the City of Rocklin.

“Development Impact Fees” means only the city fees imposed pursuant to the Rocklin Municipal Code Chapter 3.16, Articles VI and VII, to include the Park Improvement, Trail, Community and Recreation Facilities and Public Facilities Impact Fees.

“Development project” means any development project in the city that includes at least one dwelling unit. Projects at one location developed by the same owner or developer undertaken in phases, stages or otherwise developed in distinct sections shall be considered a single development project for purposes of this section.

“Director” refers to the Director of Community Development or their designee.

“Extremely low income households” refers to an income limit of thirty (30) percent of area median income, adjusted for family size and revised annually as published and periodically updated by the State Department of Housing and Community Development pursuant to Section

50106 of the California Health and Safety Code.

“Fee reduction agreement” refers to the agreement by and between the applicant and the city of Rocklin that is required for approval of any fee reduction under this chapter and which is in accordance with section 3.16.630 of this chapter.

“Interest” means interest equal to the annual rate of interest earned by the city on the investment of pooled funds computed from the date the impact fees as applicable, would have been due and payable in the absence of a reduction pursuant to this chapter.

“Low income households” refers to an income limit of sixty (60) percent of area median income, adjusted for family size and revised annually as published and periodically updated by the State Department of Housing and Community Development pursuant to Sections 50079.5 of the California Health and Safety Code. This definition shall apply only to Chapter 3.16, Article VIII.

“Maximum fee reduction period” means twenty-four (24) months from the date of issuance of a building permit for a unit that qualifies for a fee reduction within the qualified residential project for which a fee reduction was approved.

“Penalties” means an amount equal to one hundred dollars per unit per month computed from the date the units are required to be constructed.

“Qualified residential project” means a residential development project which has received all required discretionary development approvals and entitlements and which has been certified by the Director of Community Development in writing, as including any percentage of the units with affordable rents or affordable housing costs for low income at no greater than 60% AMI, very low and/or extremely low income households as applicable.

“Security instruments” means a promissory note secured by a deed of trust encumbering each parcel of record owned by the applicant that is included in the qualified residential project and which has been approved for a fee reduction.

“Very low income households” refers to an income limit of fifty (50) percent of area median income, adjusted for family size and revised annually as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code.

3.16.620 Development Impact Fee Reduction Program.

- A. An applicant with a qualified residential project may file an application with the Planning Department to request a reduction of certain development impact fees included in the qualified residential project. The reduction in fees shall only apply to those dwellings that

qualify as affordable unit as defined by this ordinance. Dwellings in the affordable housing development which do not qualify as affordable housing units shall not qualify for the development impact fee reduction program. The application shall be in a form approved by the Director and shall include the following:

- a. Copies of all approvals and entitlements for the development of the project;
 - b. A preliminary title report;
 - c. A copy of the tentative or final subdivision or parcel map identifying all units for which a reduction is sought as applicable;
 - d. Any other data and information which may be deemed necessary by the Director.
- B. The Director shall approve or deny applications for development impact fee reduction, subject to the following:
- a. The applicant demonstrating, to the satisfaction of the Director, that the residential development project is an affordable housing development, as defined in this chapter.
 - b. Only development impact fees imposed by the city may be approved for reduction, and include the following: Park Improvement, Trail, Community and Recreation Facilities and Public Facilities Impact Fees. All other impact fees imposed by the City, and other entities or agencies shall be paid in accordance with applicable statutes, resolutions, ordinances and regulations.
 - c. By resolution, Council shall establish a schedule of the reduction of the development impact fees.
- C. Approval of applications for development impact fee reduction shall be conditional and subject to the recordation, prior to the issuance of any building permits for the qualified residential project or within 60 days of approval, whichever is earlier, of the following documents:
1. The agreement required pursuant to section 3.16.630 of this chapter; and
 2. The affordability covenants pursuant to section 3.16.640 of this chapter.
- D. A fee reduction shall be valid for the maximum fee reduction period. If the low income at no greater than 60% AMI, very low or extremely low income units of a qualified residential project are not constructed and certificates of occupancy issued within the maximum fee reduction period, all reduced fees shall be immediately due and payable and interest and penalties shall apply pursuant to section 3.16.660 of this chapter.

3.16.630 Reduction Agreement.

The applicant shall enter into a fee reduction agreement with the city in a form satisfactory to and approved by the city attorney. Such agreement shall, at a minimum be:

1. Site and project specific;
2. Provide for the enforcement of the provisions of this chapter;
3. Bind applicant's successors in interest; and
4. Be recorded with the Placer County Office of the Recorder.

A separate agreement shall be entered into for each qualified residential project whether

or not the applicant is the same for multiple projects.

3.16.640 Affordability Covenants.

The applicant shall execute and record an affordability covenant for each property for which development impact fees were reduced, in a form satisfactory to and approved by the city attorney. Such agreement shall, at a minimum provide:

- A. Rental affordable housing units shall remain affordable for a period of no less than fifty-five (55) years from the recordation of the notice of completion for the rental units.
- B. For-sale affordable units shall remain affordable for a period of not less than thirty (30) years for the first sale of an individual property and from the date of any resale to an income-eligible buyer made at a time the affordable unit is subject to affordability restrictions under this chapter for a cumulative total of 30 years.

3.16.650 Fee Reduction Timeline.

Applicant's failure to record the fee reduction agreement and affordability covenants prior to issuance of any building permits for the project or within 60 days of approval of a fee reduction, whichever is earlier, shall result in the automatic termination of the fee reduction. Any subsequent request by applicant for a fee reduction for the same project shall require the resubmittal of an application for the project.

3.16.660 Interest and Penalties.

Failure of applicant to construct and obtain a certificate of occupancy within the maximum fee reduction period for low income at no greater than 60% AMI, very low, or extremely low income unit for which a processing fee reduction was approved shall subject applicant to interest and penalties with such interest and penalties being assessed until such unit is constructed; a certificate of occupancy is obtained; and applicable interest and penalties are paid in full.

3.16.670 Fee Increases.

Fees which qualify for a fee reduction shall not be subject to fee increases which may occur from the date of the recordation of the agreement required pursuant to section 3.16.630 of this Chapter to the end of the maximum reduction period. However, subsequent applications for the same qualified residential project shall be subject to the fee rates in effect at the time of submittal of the subsequent application.

3.16.680 Fee Reduction Application and Administrative Processing Fees.

A non-refundable fee reduction application fee is hereby established and shall be paid at the time of application for a fee reduction pursuant to this chapter. A non-refundable administrative processing fee is hereby established for payment at the time of each individual building permit

issuance for the purpose of funding the costs of administering the fee reduction program established by this chapter. The fees shall be set and amended by resolution of the city council.

3.16.690 Reduction Non-Transferrable.

The approval of a fee reduction pursuant to this chapter for a qualified residential project shall not be transferrable to another project regardless of whether the applicant is the same for both projects or whether the other project is also a qualified residential project.

Section 5. Effective Date. This ordinance shall take effect 30 days after the date of its adoption.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 7. Publication. Within 15 days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers voting for and against the ordinance, to be published in a newspaper of general circulation. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney, shall cause a summary of the ordinance with the names of the City Councilmembers voting for and against the ordinance, to be published in a newspaper of general circulation, and posted in the office of the City Clerk. Alternatively, if a fair and adequate summary is not feasible, the City Clerk, if so directed by the City Attorney, shall publish an advertisement of at least one-quarter page, describing the general nature of, and information about the ordinance, in a newspaper of general circulation, and posted in the Office of the City Clerk. Publication of the ordinance is authorized only where the requirements of Government Code section 36933 are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on [], by the following vote:

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

, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

First Reading:

Second Reading:

Effective Date:

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ADOPTING THE FEE REDUCTION RATE FOR PARK IMPROVEMENT,
TRAIL, COMMUNITY AND RECREATION FACILITIES AND PUBLIC
FACILITIES IMPACT FEES FOR QUALIFIED
AFFORDABLE HOUSING DEVELOPMENTS.

WHEREAS, on June 28, 2022, the City Council adopted an Ordinance Amending Chapter 3.16, Articles VI and VII of the Rocklin Municipal Code Regarding Parks and Recreation, and Public Facilities Development Impact Fees Applicable to New Development (Ordinance 1149) which established the impact fees for Park Improvement, Trails, Community and Recreation Facilities, and Public Facilities; and

WHEREAS, development impact fees are administered to collect fees at rates established by resolution, to finance the design, construction, installation and acquisition of public infrastructure or to recover the costs of adding capacity in existing infrastructure; and

WHEREAS, the payment of development impact fees may constitute a barrier for the construction of affordable housing units; and

WHEREAS, at the June 28, 2022 City Council Meeting, City Council directed staff to draft an ordinance that incentivizes affordable housing construction in the City by providing a method to reduce impact fees; and

WHEREAS, on December 13, 2022, City Council introduced an ordinance amending Chapter 3.16 of the Rocklin Municipal Code to enact Article VIII pertaining to the Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Certain Affordable Housing Developments, with the amount of the fee reduction to be established by resolution; and

WHEREAS, City Council directed staff to return with resolution that set the amount of reduction for affordable housing developments as defined in the ordinance.

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

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

Section 2. The City Council, using its independent judgement, has reviewed and hereby approves and adopts a 40 percent reduction in Park Improvement, Trails, Community and Recreation Facilities, and Public Facilities impact fees for affordable housing developments that qualify for development impact fee reduction pursuant to the Ordinance Amending Chapter 3.16 of the Rocklin Municipal Code to Enact Article VIII Pertaining to the Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Certain Affordable Housing Developments, introduced on December 13, 2022, and scheduled for adoption this January 10, 2023.

Section 3. This Resolution shall be effective upon the effective date of the Ordinance Amending Chapter 3.16 of the Rocklin Municipal Code to Enact Article VIII Pertaining to the Reduction of Park Improvement, Trail, Community and Recreation Facilities, and Public Facilities Impact Fees for Certain Affordable Housing Developments, introduced on December 13, 2022, and scheduled for adoption on January 10, 2023.

PASSED AND ADOPTED this 10th day of January, by the following vote:

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

Ken Broadway, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

2022 Fees

Type	Unit	Park Imp	Trails	Comm/Rec Fac	Pub Fac	Total
Residential multi-family	DU	\$569.00	\$ -	\$ -	\$2,130.00	\$2,699.00
Residential single family	DU	\$711.00	\$ -	\$ -	\$4,187.00	\$4,898.00
Retail	KSF	\$ -	\$ -	\$ -	\$1,120.00	\$1,120.00
Office	KSF	\$ -	\$ -	\$ -	\$1,490.00	\$1,490.00
Industrial	KSF	\$ -	\$ -	\$ -	\$740.00	\$740.00

Fees Effective 2023

Type	Unit	Park Imp	Trails	Comm/Rec Fac	Pub Fac	Total
Residential <600 Square Feet	DU	\$1,954.43	\$87.00	\$377.45	\$835.43	\$3,254.31
Residential 600-1,000 Square Feet	DU	\$2,399.50	\$106.82	\$463.41	\$1,025.67	\$3,995.40
Residential >1,000-1,500 Square Feet	DU	\$3,831.46	\$170.56	\$739.96	\$1,637.77	\$6,379.75
Residential >1,500-2,500 Square Feet	DU	\$5,340.83	\$237.75	\$1,031.46	\$2,282.95	\$8,892.99
Residential >2,500-3,500 Square Feet	DU	\$6,269.67	\$279.10	\$1,210.85	\$2,679.99	\$10,439.61
Residential 3,500+ Square Feet	DU	\$8,127.35	\$361.80	\$1,569.61	\$3,474.06	\$13,532.82
Residential - Age Restricted	DU	\$2,805.87	\$124.91	\$541.89	\$1,199.38	\$4,672.05

Affordable Housing 40% Discount

Type	2023 Total	Amount with 40% Discount
Residential <600 Square Feet	\$3,254.31	\$1,952.59
Residential 600-1,000 Square Feet	\$3,995.40	\$2,397.24
Residential >1,000-1,500 Square Feet	\$6,379.75	\$3,827.85
Residential >1,500-2,500 Square Feet	\$8,892.99	\$5,335.79
Residential >2,500-3,500 Square Feet	\$10,439.61	\$6,263.77
Residential 3,500+ Square Feet	\$13,532.82	\$8,119.69
Residential - Age Restricted	\$4,672.05	\$2,803.23



City Council Regular Meeting Staff Report

Subject: Quarterly Treasurer's Report

Date: January 10, 2023

Submitted By: Daniel Choe, Deputy Director of Administrative Services

Department: Administrative Services - Finance

Recommendation:

Receive the Treasurer's report for the Quarter Ended September 30, 2022

ATTACHMENTS:

[1. Treasurer's Report.pdf](#)

**CITY OF ROCKLIN
TREASURER'S REPORT OF INVESTMENTS & CASH
SEPTEMBER 30, 2022**

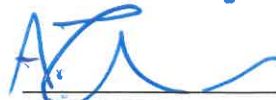
DEPOSITORY	PURCHASE DATE	MATURITY DATE	RATE %	AMOUNT	TOTAL AMOUNT	ANNUALIZED INT. RETURN	SPECIAL NOTES
INVESTMENTS							
LOCAL AGENCY INVESTMENT FUND			0.861	\$ 72,950,817	\$ 72,950,817	\$ 628,107	Type: State Pooled Investment Account Considered 1 day funds
CITIGROUP INC.	12/11/1998	02/15/2098	6.875	\$ 20,000	\$ 20,000	\$ 1,375	Type: Corporate Bond Coupon Rate: 6.875 Cost is reported Market Value: \$19,832.85* Par Value: \$20,000
PLACER COUNTY TREASURER'S INVESTMENT PORTFOLIO			0.852	\$ 8,589,977	\$ 8,589,977	\$ 73,187	Type: County Pooled Investment Account Considered 1 day funds
FIVE STAR BANK (ROCKLIN RISE) DEPOSIT			1.296	\$ 5,115,338	\$ 5,115,338	\$ 66,295	Type: Public Money Market Account Considered 1 day funds
TOTAL INVESTMENTS					\$ 86,676,132	\$ 768,964	
AVERAGE PERCENTAGE ON INVESTMENTS			0.887%		WEIGHTED AVERAGE MATURITY	0.02 years	
OPERATING ACCOUNTS							
WELLS FARGO OPERATING ACCOUNT			N/A	\$ 13,607,009	\$ 13,607,009	\$ -	Type: Checking Account Immediate Access Compensatory balance arrangement
CDBG ACCOUNT			0.400	\$ 155,650	\$ 155,650	\$ 623	Type: Checking Account Immediate Access
TOTAL OPERATING ACCOUNTS					\$ 13,762,659	\$ 623	

* Sources of pricing as reported by Wells Fargo Investments.

I hereby certify that the above amounts and locations of accounts represent the total investments of the City of Rocklin as of the date of this report and that the investments are in conformity with Legislative Policy #1 as restated in Resolution 2022-5 on January 11, 2022. I hereby certify that the City of Rocklin has sufficient funds available to meet its expenditure requirements for the next six months.

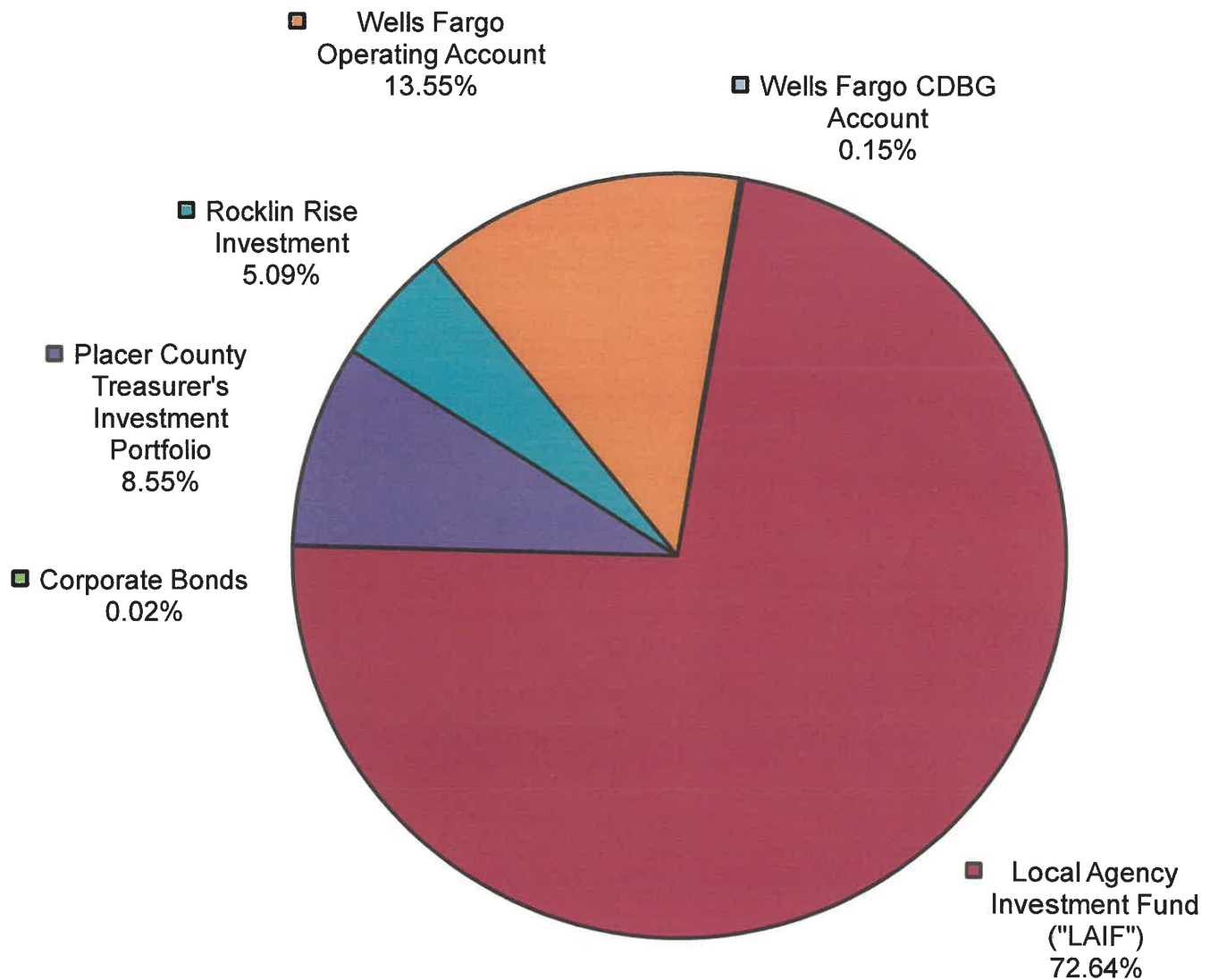

DANIEL CHOE
CITY TREASURER

12/20/2022
DATE


ALY ZIMMERMANN
CITY MANAGER

12/21/2022
DATE

CITY OF ROCKKLIN INVESTMENT REPORT for the Quarter Ended September 30, 2022





City Council Regular Meeting Staff Report

Subject: City Engineer Class Specification & Salary Placement

Date: January 10, 2023

Submitted By: Tameka Usher, Administrative Services

Elise Hardy, Administrative Services - HR

Department: Administrative Services - Human Resources

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin to Approve an Additional Allocation, Assign a Salary Range for City Engineer, and Approve Updated Management Salary Schedules.

Background:

The City has not employed a full-time City Engineer since 2020 and has been utilizing the services of a contractor to serve as City Engineer for approximately 20 hour per week. The current contract expires in June 2023. To improve operations, create efficiencies, and increase the level of service provide by the City, Human Resources (HR) staff recommends transitioning to an in-house, full-time City Engineer. The position would serve as Deputy Director/City Engineer in the Community Development Department. The City anticipates that by bringing the City Engineer role in-house that the Community Development Department will be able to provide enhanced support for all private and public development review functions, with an emphasis on transportation/traffic review. In addition to overseeing private development project review, the City Engineer will be integral in the execution of the public projects in the City's five-year Capital Improvement Plan.

Based on these organizational needs, staff recommends that the City Council approve the addition of 1.0 FTE City Engineer allocation to the Community Development Department. Staff further recommends that the salary for the classification be set to salary range 27 of the Management Salary Schedule.

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

Fiscal Impact:

The cost of the recommended change is approximately \$209,000 annually. The contract budget for engineering services is \$200,000 annually. The contract will be terminated when

the in-house position is filled, and the remaining budgeted funds will offset the cost the position for the 2022/23 Fiscal Year.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibit A - Management Salary Schedules A & B
3. City Engineer Class Specification

RESOLUTION NO. 2023-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROCKLIN APPROVING AN ADDITIONAL ALLOCATION,
ASSIGNING A SALARY RANGE FOR CITY ENGINEER, AND
APPROVING UPDATED MANAGEMENT SALARY
SCHEDULES

WHEREAS, the City of Rocklin currently utilizes the services of a contractor to serve as the city engineer and does not employ a City Engineer; and

WHEREAS, Human Resources (HR) recommends transitioning to an in-house, full-time City Engineer to improve operations, create efficiencies, and increase the level of service provide by the City; and

WHEREAS, HR determined the classification should be assigned to Management Salary Range 27 (\$123,030 - \$169,598); and

WHEREAS, the adoption of a new salary range requires an update to the Management Employees Salary Schedule; and

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

Section 1. Effective January 14, 2023, the City Council approves the addition of 1.0 FTE City Engineer to the Community Development Department

Section 2. Effective January 14, 2023, the updated Management Salary Schedules attached hereto as Exhibit "A" are adopted.

PASSED AND ADOPTED this 10th day of January 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Ken Broadway, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

CITY OF ROCKLIN
MANAGEMENT SALARY SCHEDULE A
(Annual Salary)
Effective January 14, 2023

Classification	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Associate Management Analyst	5	71,464	75,037	78,789	82,728	86,865	91,208
Payroll Administrator	6	73,250	76,913	80,759	84,797	89,036	93,488
Code Enforcement Program Manager Management Analyst Manager of Police Records and Communications	15	91,480	96,054	100,856	105,899	111,194	116,754
Accounting Supervisor Senior Network Services Administrator	16	93,767	98,455	103,378	108,547	113,974	119,673
Parks and Recreation Manager Public Services Manager	17	96,111	100,916	105,962	111,260	116,823	122,665
Manager of Building Services Senior Engineer	18	98,514	103,439	108,611	114,042	119,744	125,731
Manager of Planning Services	19	100,977	106,025	111,327	116,893	122,738	128,874
Principal Management Analyst	20	103,501	108,676	114,110	119,815	125,806	132,096
Information Technology Manager	22	108,741	114,178	119,887	125,881	132,175	138,784
Chief Building Official Director of Long-Range Planning and Housing	23	111,459	117,032	122,884	129,028	135,479	142,253
Assistant City Attorney Deputy Director of Administrative Services	26	120,029	126,031	132,332	138,949	145,896	153,191
City Engineer	27	123,030	129,182	135,641	142,423	149,544	157,021
Deputy Fire Chief	31	135,802	142,592	149,722	157,208	165,068	173,322
Director of Community Development Director of Parks and Recreation	32	139,197	146,157	153,465	161,138	169,195	177,655
Director of Public Services	34	146,244	153,556	161,234	169,296	177,761	186,649
Police Captain	35	149,900	157,395	165,265	173,528	182,205	191,315
Director of Administrative Services	36	153,648	161,330	169,397	177,866	186,760	196,098
Assistant City Manager	38	161,426	169,497	177,972	186,871	196,214	206,025
Fire Chief Police Chief	40	169,598	178,078	186,982	196,331	206,148	216,455
City Manager		Salary 252,000	Resolution No. 2022-186	Date Adopted 09/13/2022			
City Attorney		219,480	2022-52	02/22/2022			
City Clerk		110,210	2020-43	03/13/2021			

**CITY OF ROCKLIN
MANAGEMENT SALARY SCHEDULE B
(Annual Salary)
Effective January 14, 2023**

Classification	Range	Step A	Step B	Step C	Step D	Step E	Step F	Step G	Step H	Step I	Step J	Step K	Step L	Step M	Step N
Associate Management Analyst	5	71,464	73,250	75,082	76,959	78,883	80,855	82,876	84,948	87,072	89,249	91,480	93,767	96,111	98,514
Payroll Administrator	6	73,250	75,082	76,959	78,883	80,855	82,876	84,948	87,072	89,249	91,480	93,767	96,111	98,514	100,977
Code Enforcement Program Manager Management Analyst Manager of Police Records and Communications	15	91,480	93,767	96,111	98,514	100,977	103,501	106,088	108,741	111,459	114,246	117,102	120,029	123,030	126,106
Accounting Supervisor Senior Network Services Administrator	16	93,767	96,111	98,514	100,977	103,501	106,088	108,741	111,459	114,246	117,102	120,029	123,030	126,106	129,258
Parks and Recreation Manager Public Services Manager	17	96,111	98,514	100,977	103,501	106,088	108,741	111,459	114,246	117,102	120,029	123,030	126,106	129,258	132,490
Manager of Building Services Senior Engineer	18	98,514	100,977	103,501	106,088	108,741	111,459	114,246	117,102	120,029	123,030	126,106	129,258	132,490	135,802
Manager of Planning Services	19	100,977	103,501	106,088	108,741	111,459	114,246	117,102	120,029	123,030	126,106	129,258	132,490	135,802	139,197
Principal Management Analyst	20	103,501	106,088	108,741	111,459	114,246	117,102	120,029	123,030	126,106	129,258	132,490	135,802	139,197	142,677
Information Technology Manager	22	108,741	111,459	114,246	117,102	120,029	123,030	126,106	129,258	132,490	135,802	139,197	142,677	146,244	149,900
Chief Building Official Director of Long-Range Planning and Housing	23	111,459	114,246	117,102	120,029	123,030	126,106	129,258	132,490	135,802	139,197	142,677	146,244	149,900	153,648
Assistant City Attorney Deputy Director of Administrative Services	26	120,029	123,030	126,106	129,258	132,490	135,802	139,197	142,677	146,244	149,900	153,648	157,489	161,426	165,462
City Engineer	27	123,030	126,106	129,258	132,490	135,802	139,197	142,677	146,244	149,900	153,648	157,489	161,426	165,462	169,598
Deputy Fire Chief	31	135,802	139,197	142,677	146,244	149,900	153,648	157,489	161,426	165,462	169,598	173,838	178,184	182,639	187,205
Director of Community Development Director of Parks and Recreation	32	139,197	142,677	146,244	149,900	153,648	157,489	161,426	165,462	169,598	173,838	178,184	182,639	187,205	191,885
Director of Public Services	34	146,244	149,900	153,648	157,489	161,426	165,462	169,598	173,838	178,184	182,639	187,205	191,885	196,682	201,599
Police Captain	35	149,900	153,648	157,489	161,426	165,462	169,598	173,838	178,184	182,639	187,205	191,885	196,682	201,599	206,639
Director of Administrative Services	36	153,648	157,489	161,426	165,462	169,598	173,838	178,184	182,639	187,205	191,885	196,682	201,599	206,639	211,805
Assistant City Manager	38	161,426	165,462	169,598	173,838	178,184	182,639	187,205	191,885	196,682	201,599	206,639	211,805	217,100	222,528
Fire Chief Police Chief	40	169,598	173,838	178,184	182,639	187,205	191,885	196,682	201,599	206,639	211,805	217,100	222,528	228,091	233,793
		Salary	Resolution No.	Date Adopted											
City Manager		252,000	2022-186	09/13/2022											
City Attorney		219,480	2022-52	02/22/2022											
City Clerk		110,210	2020-43	03/13/2021											



CITY ENGINEER

DEFINITION

Under general direction, plans, organizes, and directs activities of the Engineering Division within the Community Development Department; coordinates projects with City departments, outside agencies, and organizations which include land development, stormwater management, traffic design, pavement management, street improvements, lighting, facilities, and construction of capital projects; reviews and approves engineering plans for subdivisions, use permits, and encroachment permits; supervises and reviews the work of assigned personnel and coordinates the division's activities; performs advanced-level professional engineering work; and performs related duties as assigned.

SUPERVISION RECIVED AND EXERCISED

Receives general direction from the Director of Community Development. Exercises direction and general supervision to assigned professional and technical staff.

CLASS CHARACTERISTICS

This is a single incumbent deputy director classification that requires professional engineer registration and has division-level responsibility for the overall administration of engineering for the City, which includes engineering construction, surveying, drafting, and contract management. This position also functions as the Deputy Director of Community Development and assists in short- and long-term program planning, development, and the administration of departmental policies, procedures, and services.

This class is distinguished from the Director of Community Development in that the latter has overall management and administrative responsibility for all functions of the department.

ESSENTIAL DUTIES

Duties may include, but are not limited to the following:

- Manages, plans, organizes, and directs City engineering activities, including land development, stormwater management, traffic design, traffic impact reporting, pavement management, street improvements, lighting, facilities, and construction of capital projects.
- Participates in the development of the work plans related to engineering functions; assigns work activities, projects, and programs; monitors work flow; reviews and evaluates work products, methods, and procedures.
- Works closely with the Director of Community Development in the development and implementation of long- and short-term strategies.
- Assists the Director of Community Development in developing and implementing goals, objectives, and policies; plans, develops, and implements City policies and procedures for the Engineering Division.

- Manages the City's capital improvement program (CIP); prioritizes needs and funding; reviews work in progress or upon completion for compliance with standards; prepares documentation and improvement plans, and recommends the appropriate corrective action.
- Prepares highly complex and technical reports; documents policies and procedures; performs research.
- Assists in the overall direction and management of the department, including managing and participating in the development and administration of the department's annual budget; directs the forecast of additional funds needed for staffing, equipment, materials, and supplies; directs the monitoring of and approves expenditures; directs and implements adjustments as necessary.
- Oversees, analyzes, processes, and provides technical assistance for land development projects regarding engineering design activities, including mapping and improvement drawings, site suitability studies, appropriate mitigation measures, and conditions of approval.
- Selects, trains, and evaluates personnel; establishes and monitors employee performance objectives; prepares and presents employee performance reviews; provides or coordinates staff training; works with employees to correct deficiencies; implements discipline and termination actions.
- Serves as technical advisor to the City Manager, City Council, and department directors on public works and engineering matters; conducts special studies and assignments; develops comprehensive recommendations for management consideration.
- Responds to public inquiries via telephone or in-person regarding permit processing and inspection activities.
- Participates in the development and implementation of the Community Development Department work plan and budget; reviews budget expenditures; recommends necessary staff, equipment, materials, and supplies needed to support the work plan.
- Selects, oversees, and evaluates adequacy of consultant engineering services; prepares requests for proposal; coordinates contract activities and provides technical advice and interpretation as required.
- Prepares and presents studies and recommendations, reports, resolutions, and ordinances before the Planning Commission and City Council.
- Coordinates engineering activities with other divisions, departments; represents the City in outside governmental agencies and organizations; confers with engineers, developers, contractors, and the general public; provides support to boards and commissions on engineering matters; participates in professional groups and committees.
- Attends, makes presentations, and facilitates internal and external meetings as needed; represents the City at meetings related to engineering issues; meets with neighborhood groups and commissions, task forces, committees, and the Planning Commission, City Council, and others as assigned.
- Performs and oversees plan checking activities of Land Development engineering staff; approves improvement plans.
- Oversees, develops, and implements current engineering program activities, including review of traffic, drainage, and other environmental studies; provides technical assistance and information regarding City development requirements.

- Oversees the City's Floodplain Management Program.
- Acts on behalf of the Director of Community Development in his/her absence, as assigned.
- Performs related duties as assigned.

QUALIFICATIONS

Knowledge of:

- Principles and practices of engineering and administration as applied to the design and construction of public services facilities, public maintenance services, streets, technical inspection service, etc.
- Administrative principles and methods, including goal setting, program and budget development, and implementation.
- Applicable federal, state, and local laws, codes, and regulations, as well as industry standards and best practices.
- Advanced principles and practices of civil engineering for public, commercial, industrial, and residential buildings.
- Methods and materials used in the design, construction, and inspection of varied civil engineering projects.
- Traffic system management concepts.
- Budget preparation.
- Methods and techniques of effective project management, contract administration, and technical report preparation and presentation.
- Recent developments and trends, current literature, and sources of information related to civil engineering operations and the construction industry.
- Principles and practices of personnel management, supervision, training, and performance evaluation.
- Methods and techniques for writing reports and correspondence, making presentations, contract negotiations, and information distribution.
- Principles and techniques for working with groups and fostering effective team interaction to ensure teamwork is conducted smoothly.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination.
- Computers and software programs (e.g., Microsoft software packages) to conduct, compile, and/or generate documentation.

Ability to:

- Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards for the Community Development Department.
- Assist in providing administrative and professional leadership and direction for the

department.

- Coordinate the work of consultants, engineering, surveying, and administrative staff, as well as other department staff and agencies concerning major construction projects and the CIP.
- Prepare, analyze, and make recommendations regarding engineering design, construction plans, mapping, and improvement drawings.
- Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to related to local government operations.
- Interpret, analyze, and understand technical drawings and specifications.
- Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner.
- Perform mathematical and engineering computations with precision.
- Evaluate complex design and consulting work.
- Direct the preparation of technical reports.
- Direct the preparation of a complicated and comprehensive budget.
- Analyze engineering and managerial problems, identify alternative solutions and consequences, and make sound recommendations.
- Perform difficult technical research, and prepare and analyze technical and administrative reports, statements, and correspondence.
- Plan, coordinate, prioritize, and perform a variety of complex projects.
- Communicate clearly and concisely, both orally and in writing.
- Represent City policies and programs with other governmental agencies and the general public as directed.
- Interpret and apply City and department policies, procedures, rules, and regulations.
- Prepare and present clear, concise, and logical written reports and oral presentations to small and large groups.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.
- Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.

Education and Experience

Possession of a bachelor's degree from an accredited four-year college or university with major coursework in civil engineering or a closely related field;

AND

Five (5) years of increasingly responsible experience as a licensed civil engineer, including at least two (2) years of supervisory or management experience over professional and technical engineer staff.

Licenses and Certifications

- Possession of, or ability to obtain and maintain, a valid California Class C Driver License and a satisfactory driving record is required. Individuals who do not meet this requirement due to a disability will be reviewed on a case-by-case basis.
- Possession of, and the ability to maintain, a valid Certificate of Registration as a Civil Engineer in the State of California.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; the ability to operate a motor vehicle to visit various City sites and attend off-site meetings; vision to read printed material and view a computer screen; hearing and speech to communicate in person, before groups, and over the telephone; strength, stamina, and mobility to traverse uneven terrain, including climbing ladders, stairs, and other temporary or construction access points; finger dexterity to operate standard office equipment and access, enter, and retrieve data using a computer keyboard or calculator; and the ability to occasionally lift, carry, push, and pull materials and objects up to 50 pounds to perform the required job functions. Reasonable accommodations will be made for individuals on a case-by-case basis.

ENVIRONMENTAL CONDITIONS

Employees primarily work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees may also work in the field and occasionally be exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibrations, mechanical and/or electrical hazards, and hazardous chemical substances and fumes. Employees may interact with upset individuals in interpreting and enforcing departmental policies and procedures.

WORKING CONDITIONS

Employees may be required to work evenings, weekends, and holidays, as well as participate in afterhours on-call assignments.

This class specification should not be construed to imply that these requirements are the exclusive standards of each position as not all duties are necessarily performed by each incumbent.

Adopted	July 2016
Revised	January 2023
FLSA	Exempt
Salary Schedule	Management Range 27



City Council Regular Meeting Staff Report

Subject: Side Letter Agreement with Rocklin Police Officers' Association

Date: January 10, 2023

Submitted By: Elise Hardy, Administrative Services, HR

Department: Administrative Services - Human Resources

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin to Adopt a Side Letter of Agreement to the Memorandum of Understanding between the City of Rocklin and the Rocklin Police Officers' Association to Modify the Available Shift Schedules for Evidence/Property Technician and Police Technical Assets Coordinator.

Background:

In November 2022, Police Department staff notified the City that Section V., Article 41.2.2 of the MOU between the City of Rocklin and the Rocklin Police Officers' Association (POA), approved by Resolution No. 2022-129, allows "other non-sworn employees" to work only a 4/10 or 12/8/8/12 shift schedule. These scheduling options are problematic for single incumbent classifications, such as Evidence/Property Technician and Police Technical Assets Coordinator, as they do not allow eight hours per day, Monday through Friday coverage.

Representatives of the City and POA have met and conferred and mutually agree to the new provisions to Section V., Article 41.2.2 as follows:

41.2.2 Other Non-Sworn Employees

Non-sworn employees in the classifications of Community Service Officer, Public Safety Dispatch Supervisor, Senior Public Safety Dispatcher, Public Safety Dispatcher I/II, may work a 4/10 shift schedule, or a 12/8/8/12 shift schedule. Each shift shall include one thirty (30) minute paid meal break, except for twelve (12) hour shifts which shall include one forty (40) minute paid meal period.

Non-sworn employees in the classifications of Evidence/Property Technician and Police Technical Assets Coordinator, may work either a 5/8 shift schedule, a 4/10 shift schedule, or a 12/8/8/12 shift schedule. Each shift shall include one thirty (30) minute paid meal break, except for twelve (12) hour shifts which shall include one forty (40) minute paid meal period.

Classifications covered under this section agree to adhere to the terms and conditions of the alternative work schedule policy adopted by the City.

The side letter is included as Attachment 2 (Resolution Exhibit A).

Fiscal Impact:

There is no direct fiscal impact to the General Fund from the staff recommendation.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution Exhibit A - Side Letter of Agreement](#)

RESOLUTION NO. 2023-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROCKLIN ADOPTING A SIDE LETTER OF AGREEMENT TO
THE MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF ROCKLIN AND THE ROCKLIN POLICE
OFFICERS' ASSOCIATION TO MODIFY THE AVAILABLE
SHIFT SCHEDULES FOR EVIDENCE/PROPERTY
TECHNICIAN AND POLICE TECHNICAL ASSETS
COORDINATOR.

WHEREAS, the City Council approved and adopted the Memorandum of Understanding (MOU) between the City of Rocklin and the Rocklin Police Officers' Association effective July 1, 2022 to June 30, 2025 by Resolution No. 2022-129; and

WHEREAS, the scheduling options available in the Section V., Article 41.2.2 of MOU are problematic for single incumbent classifications such as Evidence/Property Technician and Police Technical Assets Coordinator; and

WHEREAS, the City and Rocklin Police Officers' Association have met and conferred and tentatively agreed to amend the provisions of Article 41.2.2 of the MOU.

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

Section 1. The side letter of agreement attached hereto as "Resolution Exhibit A – Side Letter of Agreement" shall amend the Memorandum of Understanding between the City of Rocklin and the Rocklin Police Officers' Association and is hereby approved.

PASSED AND ADOPTED this 10th day of January 2023, by the following vote:

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

Ken Broadway, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

SIDE LETTER OF AGREEMENT

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

WHEREAS, the City of Rocklin (City) and the Rocklin Police Officers' Association (Union) (collectively, "the Parties") are parties to a Memorandum of Understanding (MOU) establishing the terms and conditions of employment between the City and employees in the Union for the period of July 1, 2022 to June 30, 2025; and

WHEREAS, Article 41 of the MOU describes the manner and method in which employees of the Union work hours and work schedules are administered; and

WHEREAS, Article 41.2.2 of the MOU allows "other non-sworn employees" to work only a 4/10 or 12/8/8/12 shift schedule, which is operationally problematic for single incumbent classifications such as Evidence/Property Technician and Police Technical Assets Coordinator; and

WHEREAS, the City and the Union have met and conferred and agree to amend the MOU to include a 5/8 shift to 41.2.2.

AGREEMENT

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

Section V, Article 41. Work Hours and Schedule

41.2.2 Other Non-Sworn Employees

Non-sworn employees in the classifications of Community Service Officer, Public Safety Dispatch Supervisor, Senior Public Safety Dispatcher, Public Safety Dispatcher I/II, may work a 4/10 shift schedule, or a 12/8/8/12 shift schedule. Each shift shall include one thirty (30) minute paid meal break, except for twelve (12) hour shifts which shall include one forty (40) minute paid meal period.

Non-sworn employees in the classifications of Evidence/Property Technician and Police Technical Assets Coordinator, may work either a 5/8 shift schedule, a 4/10 shift schedule, or a 12/8/8/12 shift schedule. Each shift shall include one thirty (30) minute paid meal break, except for twelve (12) hour shifts which shall include one forty (40) minute paid meal period.

Classifications covered under this section agree to adhere to the terms and conditions of the alternative work schedule policy adopted by the City.

FOR THE UNION:

FOR THE CITY:

A. Lee Hatfield

A. Lee Hatfield, Vice President
Rocklin Police Officers' Association

Aly Zimmermann, City Manager
City of Rocklin

Date: 12/13/2022

Date: _____



City Council Regular Meeting Staff Report

Subject: Upgrade and Maintenance of Audio-Visual Equipment in the City Council Chambers

Date: January 10, 2023

Submitted By: Aly Zimmermann, City Manager
Brian Graves, Information Technology Manager

Department: City Manager's Office

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Awarding the Contract for the Upgrade and Maintenance of the Audio-Visual Equipment in the City Hall Council Chambers to AVI-SPL, LLC., and Authorizing the City Manager to Execute an Agreement with AVI-SPL, LLC.

Background:

A remodel of the City Council Chambers is being planned for July 2023 to optimize the seating area for City Council members and staff and to ensure ADA compliance. The changes to the furniture layout will require audio-visual cabling and equipment changes, making it an optimal time to upgrade aging components of the system and to complete other planned upgrades and improvements for a better overall experience for both in-room and online meeting participants.

Staff researched the required technology components and determined that it would be most advantageous to the City to upgrade the existing system. Installing a completely new system would be unnecessary, as some existing components can be repurposed or reused, and the cost of a new system would be cost prohibitive.

AVI-SPL, LLC. is the company that designed, programmed, installed and provides ongoing support of the existing audio-visual system in the Council Chambers. AVI-SPL worked with City staff to identify requirements and produced a proposal in the amount of \$106,924.81 (\$107,000 rounded) to upgrade the system. The scope of work includes:

- Install and terminate new audio and data cabling from the AV closet to remodeled dais, staff table locations, and the remodeled lectern. Remove old cabling in cable pathways and associated component
- Install 22" displays on tilting desk mount stands for a low-profile appearance at City Council and staff positions. This will enable City Council and staff to more easily view

presentations without blocking the audience view of their faces. Supporting video scalers and HDMI distribution equipment will be provided and installed to deliver digital content to the displays.

- The large display installed at the back of the lectern will be removed as it is no longer needed which will enable the lectern to be remodeled to ensure ADA compliance.
- A 22" display will be installed on the remodeled lectern using an articulating desk stand that can swivel 180 degrees. This will enable presenters standing on either side of the lectern to view their presentation slides without having to use paper slides or look up at the overhead displays
- New logic-controlled microphones with LED status rings will be installed at City Council and staff locations. The microphones will tie into the AV control system to allow for automatic camera switching based on microphone mute status. The desk mount touch panel will be programmed to control the mute status and volume level of all microphones and the mayor or chairperson will also have the ability to mute microphones when needed.
- Install up to four cameras and a new video mixing system that will enable additional camera views which include front facing views of the dais, staff tables and the lectern.
- Add a new media player that will enable City staff to display splash screens such as "Meeting about to start" or "Meeting in closed session" and can also be used to play city announcements, digital signage, and other media content to both in-room and online participants while they are waiting for meeting activities to begin\resume.
- All new functionality will be controlled by staff using a new Crestron desk-mounted touch panel and an iPad connected to the AV network.
- AVI-SPL will provide the engineering, design, programming, and coordination services for the creation of a standard Graphical User Interface for audio visual presentation and conferencing systems and will provide a copy of the documentation for City staff as a reference. Training will also be provided by AVI-SPL.
- 12 months of elite maintenance services on all audio-visual systems in the room.

This will be a sole source contract as this upgrade will build on the existing system and replace some but not all components. Portions of the system are proprietary to AVI-SPL, LLC and contracting with them will allow the work/maintenance to be completed by one company ensuring consistency and a rapid response time for the entire system if there are problems or system component failures.

Fiscal Impact:

The total cost of this agreement is the amount of \$107,000. A total of \$104,000 qualifies for American Rescue Plan Act Funding under the Internal Support category. The necessary budget amendment will be made as part of the quarterly financial report, provided that said recommendations are approved. The remaining \$3,000 will come from the Technology Fee Fund (130).

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution Exhibit A](#)

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
AWARDING THE CONTRACT FOR THE UPGRADE AND MAINTENANCE OF THE AUDIO-VISUAL
EQUIPMENT IN THE CITY HALL COUNCIL CHAMBERS TO AVI-SPL,LLC., AND AUTHORIZING THE
CITY MANAGER TO EXECUTE AN AGREEMENT WITH AVI-SPL, LLC.

WHEREAS, a remodel of the City Hall Council Chambers is being planned for July 2023 to optimize the seating area for the City Council members and staff and to ensure American with Disabilities Act (ADA) compliance in the Fiscal Year (FY) 2022/23 Capital Budget and 2023-2027 Capital Investment Plan that were adopted by the City Council of the City of Rocklin on June 28, 2022; and

WHEREAS, staff researched the required technology components and determined that it would be most advantageous to the City to upgrade the existing system, as some existing components can be repurposed or reused, and the cost of a new system would be cost prohibitive; and

WHEREAS, AVI-SPL, LLC. is the company that designed, programmed, installed and provides ongoing support of the existing audio-visual system in the Council Chambers worked with City staff to identify requirements and produced a proposal in the amount of \$106,924.81 (\$107,000 rounded) to upgrade the system; and

WHEREAS, this is a sole source contract as this upgrade will build on the existing system and portions of the system are proprietary to AVI-SPL, LLC and the work/maintenance will be completed by one company ensuring consistency and a rapid response time for the entire system if there are problems or system component failures; and

WHEREAS, the total cost of this agreement is \$107,000 with \$104,000 qualifying for ARPA funding under the Internal Support Category and will require a budget appropriation; the remaining \$3,000 will be funded from the Technology Fee Fund (130).

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

Section 1. The City Council of the City of Rocklin approves the contract for the Upgrade and Maintenance of the Audio-Visual Equipment in the City Hall Council Chambers to AVI-SPL, LLC., in an amount not to exceed \$107,000, and authorizes the City Manager to execute the Agreement in substantially the form attached hereto as Exhibit "A".

PASSED AND ADOPTED this 10th day of January, 2023, by the following vote:

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

Ken Broadway, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

EXHIBIT A

CONTRACT FOR SERVICES

THIS CONTRACT is made on _____, by and between the CITY OF ROCKLIN a municipal corporation ("City"), and AVI-SPL, LLC "Contractor," who mutually agree as follows:

1. SCOPE OF SERVICES

Subject to the terms and conditions set forth in this agreement, Contractor shall provide to the City the services described in the Scope of Work, Exhibit A. Contractor shall provide the services at the time, place and in the manner specified in Exhibits A and/or B. Contractor shall not be compensated for services outside the scope of Exhibit A unless prior to the commencement of the services: (a) Contractor notifies the City and City agrees the services are outside the scope of Exhibit A; (b) Contractor estimates the additional compensation required for these additional services; and (c) City after notice, approves in writing a supplemental agreement specifying the additional services and the amount of compensation therefore. City shall have no obligation whatsoever under this agreement or any supplemental agreement, unless and until the agreement or supplemental agreement is approved by the City Manager, the City Manager's authorized designee, or by the Rocklin City Council, as required by the Rocklin Municipal Code or other local law or policy.

2. COMPENSATION

A. The City shall pay Contractor for the services rendered pursuant to this agreement at the times and in the manner set forth in the Scope of Services, Exhibit A, the Schedule for Performance, Exhibit B, and in accordance with the Schedule of Fees in Exhibit C, but in no event shall the total compensation exceed the **total sum of One Hundred and Six Thousand, Nine Hundred, and Twenty-Four Dollars and Eighty-One Cents (\$106,924.81)**. The payments specified in Exhibits A and/or B shall be the only payments to be made to Contractor for the services rendered pursuant to this Agreement unless pursuant to Section 1, above, City approves additional compensation for additional services.

B. Contractor shall furnish City with invoices for all expenses as well as for all materials authorized by this Contract. The invoices shall be submitted with the monthly billings. Reimbursable expenses shall be limited to actual expenditures of Contractor for expenses that are necessary for the proper completion of the services and shall only be payable if specifically authorized in advance by City.

C. Contractor shall submit all billings/invoices for services to City in the manner specified in Exhibit B. Contractor's fees shall be as specified in the Scope of Work, Exhibit A or the Schedule of Fees as set forth in Exhibit C. All invoices submitted by Contractor shall contain the following information:

- (1) Job/project name or description;
- (2) City's current purchase order and/or work order number (if applicable);
- (3) Contractor's invoice number;
- (4) Date of invoice issuance;
- (5) Description of services billed under invoice, including the description of tasks performed and the corresponding rate charged for the completion of that task;

- (6) Amount of invoice, itemizing all authorized reimbursable expenses; and
- (7) Total billed to date under agreement.

D. City shall make payment to Contractor net 30 days from receipt of an acceptable invoice. If Contractor's performance is not in conformity with the Scope of Work, Exhibit A, or the Schedule of Performance, Exhibit B, or the provisions set forth above, payments may be delayed or denied, unless the Contractor's failure to perform is a documented result of the City's failure to conform with the Schedule of Performance, or if the Schedule of Performance is extended pursuant to Section 4. City shall not be responsible for delays in payment to Contractor resulting from Contractor's failure to comply with the invoice format described above, or as set forth in the Schedule of Performance.

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

F. Contractor shall pay when and as due, any and all taxes incurred as a result of Contractor's compensation hereunder, including estimated taxes, and shall provide City with proof of payment upon request. Contractor hereby agrees to indemnify City for any claims, losses, costs, fees, liabilities, damages or injuries suffered by City arising out of Contractor's breach of this section.

3. FACILITIES AND EQUIPMENT

Contractor shall at its sole cost and expense, furnish all facilities and equipment that may be required for Contractor to perform services pursuant to this agreement. City shall furnish to Contractor, only the facilities and equipment listed in Exhibit A (if any) according to any terms and conditions set forth in Exhibit A.

4. TERM OF CONTRACT

A. This agreement shall become effective on the date that it is approved by both parties, set forth on the first page of the agreement and shall continue in effect one year (twelve months) from the date the agreement is signed by both parties unless sooner terminated as provided herein.

B. The services of Contractor are to commence upon execution of this Contract and shall be undertaken and completed in accordance with the Schedule of Performance attached hereto and incorporated herein by this reference as **Exhibit B**.

5. SUSPENSION/TERMINATION:

A. City shall have the right at any time to temporarily suspend Contractor's performance hereunder, in whole or in part, by giving written notice of suspension to Contractor. If City gives such notice, Contractor shall immediately suspend its activities under this agreement.

B. This Contract may be terminated by either party, provided that the other party is given not less than **thirty (30)** calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. If the agreement is terminated by the City:

- i. Contractor shall immediately cease rendering services pursuant to this agreement;
- ii. Contractor shall, not later than five days after such notice of termination, deliver to City copies of all information prepared pursuant to this agreement;
- iii. City shall pay Contractor the reasonable value of services rendered by Contractor prior to termination; provided however, City shall not in any manner be liable for lost profits that might have been made by Contractor had the agreement not been terminated or had Contractor completed the services required by this agreement. Contractor shall furnish to City such financial information as in the judgment of the City is necessary for City to determine the reasonable value of the services rendered by Contractor. The foregoing is cumulative and does not affect any right or remedy that city may have in law or equity.

C. Notwithstanding any provisions of this Contract, Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of this Contract by Contractor, and the City may withhold any payments due to Contractor until such time as the exact amount of damages, if any, due the City from Contractor is determined.

6. INDEPENDENT CONTRACTOR

Contractor enters into this Contract as an independent contractor and not as an employee or agent of the City. Contractor shall have no power or authority by this Contract to act on behalf of City in any capacity whatsoever as an agent, or to bind the City in any respect or to any obligations whatsoever. Nothing in this Contract shall be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by the Contractor are employees, agents, contractors or subcontractors of the Contractor and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Contractor by any such employees, agents, contractors or subcontractors, or any other person resulting from performance of this agreement.

7. AMENDMENTS, CHANGES OR MODIFICATIONS

Amendments, changes or modifications in the terms of this Contract may be made at any time by mutual written agreement between the parties hereto and shall be signed by the persons authorized to bind the parties hereto.

8. EXTENSIONS OF TIME

Contractor may, for good cause, request extensions of time to perform the services required hereunder. Such extensions shall be authorized in advance by the City in writing and shall be incorporated in written amendments to this Contract or the attached Work Program in the manner provided in Section 7.

9. PROPERTY OF CITY

It is mutually agreed that all materials prepared by the Contractor under this Contract shall become the property of the City, and the Contractor shall have no property right therein

whatsoever. Immediately upon termination, the City shall be entitled to, and the Contractor shall deliver to the City, all data, drawings, specifications, reports, estimates, summaries and other such materials as may have been prepared or accumulated to date by the Contractor in performing this Contract which is not Contractor's privileged information, as defined by law, or Contractor's personnel information, along with all other property belonging exclusively to the City which is in the Contractor's possession. For the avoidance of doubt, Contractor or its third party licensor shall retain ownership of any intellectual property it has created, conceived, or reduced to practice prior to or independently of this Contract

10. COMPLIANCE WITH ALL LAWS:

Contractor shall keep itself fully informed of, shall observe and comply with, and shall cause any and all persons, firms or corporations employed by it or under its control to observe and comply with, all applicable laws, ordinances, and codes of federal, State and local governments, which in any manner affect those engaged or employed on the work described by this Contract or the materials used or which in any way affect the conduct of the work, and shall commit no trespass on any public or private property in performing any of the work authorized by this Contract.

For all leases and purchases of materials, equipment, supplies or other tangible personal property used to perform the agreement and shipped from outside California, the Contractor and any subcontractors leasing or purchasing such materials, equipment, supplies or other tangible personal property shall obtain a Use Tax Direct Payment Permit or Seller's Permit from the California State Board of Equalization, in accordance with the applicable SBE criteria and requirements. This provision applies in all instances unless prohibited by the funding source for the agreement.

11. WARRANTIES AND RESPONSIBILITIES - CONTRACTOR

A. Contractor agrees and represents that it is qualified to properly provide the services set forth in **Exhibit "A"** in a manner which is consistent with the generally accepted standards of Contractor's profession.

B. Contractor is duly licensed, qualified and experienced to perform the services set forth in the Scope of Services, Exhibit A. Contractor represents and warrants that Contractor has all licenses, permits, qualifications and approvals of whatsoever nature that are legally required for Contractor to practice its profession or provide any services under this agreement. Contractor represents and warrants that Contractor shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this agreement, any licenses, permits and approvals that are legally required for Contractor to practice its profession or provide such services. If Contractor is an out of state corporation, Contractor further warrants and represents that it possesses a valid certification of qualification to transact business in the State of California issued by the California Secretary of State.

C. Contractor shall perform all services required pursuant to this agreement in the manner and according to the standards currently observed by a competent practitioner of Contractor's profession in California. Contractor shall devote such time and effort to the performance of services pursuant to this agreement as is necessary for the satisfactory and timely performance of Contractor's obligations under this agreement. Neither party shall be considered in default of this agreement to the extent that party's performance is prevented or delayed by any cause that is beyond the reasonable control of that party.

D. All products of whatsoever nature that Contractor delivers to City pursuant to this Agreement shall be prepared in a professional manner and conform to the standards of quality normally observed by a person currently practicing in Contractor's profession, and shall be provided in accordance with any scope of services or schedule of performance specified in Exhibits A or B.

E. Contractor shall assign only competent personnel to perform services pursuant to this agreement. Contractor shall designate a project manager who at all times shall represent the Contractor before the City on all matters relating to this Contract. The project manager shall continue in such capacity unless and until he or she is removed at the request of the City, is no longer employed by Contractor, or is replaced with the written approval of the City, which approval shall not be unreasonably withheld. Contractor shall notify City in writing, of any other changes in Contractor's staff assigned to perform the services required under this agreement, prior to any such performance. In the event the City desires the removal of any person assigned by Contractor to perform services pursuant to this agreement, because the City in its sole discretion, determines that such person is not performing in accordance with the standards required herein, Contractor shall remove such person immediately upon receiving notice from the City of the desire for the removal of such person.

F. Contractor agrees and represents that the work performed under this Contract shall be in accordance with applicable federal, State and local law.

G. During Contractor's performance of the services and for a period of one (1) year following completion, Contractor shall provide corrective services without charge to the City for services which fail to meet the above professional and legal standards and which are reported to Contractor in writing within sixty (60) days of discovery. Should Contractor fail or refuse to perform promptly its obligations, the City may render or undertake performance thereof and the Contractor agrees it has satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this agreement is based on such independent investigation and research. Contractor shall be liable for any expenses thereby incurred. Contractor agrees to pass through any and all applicable manufacturer warranties to the City.

12. SUBCONTRACTING

None of the services covered by this Contract shall be subcontracted without the prior written consent of the City, which will not be unreasonably withheld. Contractor shall be as fully responsible to the City for the negligent acts and omissions of its contractors and subcontractors, and of persons either directly or indirectly employed by them, as it is for the negligent acts and omissions of persons directly employed by Contractor.

13. ASSIGNABILITY

Contractor shall not assign or transfer any interest in this Contract whether by assignment or novation, without the prior written consent of the City. The City has a strong interest in the qualifications and capability of the persons and entities that will fulfill the obligations imposed on Contractor under this agreement. However, claims for money due or to become due Contractor from the City under this Contract may be assigned to a financial institution, or to a trustee in bankruptcy, without such approval. Notice of any assignment or transfer whether voluntary or involuntary shall be furnished promptly to the City.

14. INTEREST IN CONTRACT

Contractor covenants that neither it, nor any of its employees, agents, contractors, or subcontractors has any interest, nor shall they acquire any interest, direct or indirect, in the subject of the Contract, nor any other interest which would conflict in any manner or degree with the performance of its services hereunder. Contractor shall make all disclosures required by the City's conflict of interest code in accordance with the category designated by the City, unless the City Manager determines in writing that Contractor's duties are more limited in scope than is warranted by the category designated by the City code and that a narrower disclosure category should apply. Contractor also agrees to make disclosure in compliance with the City conflict of interest code if, at any time after the execution of this Contract, City determines and notifies Contractor in writing that Contractor's duties under this Contract warrant greater disclosure by Contractor than was originally contemplated. Contractor shall make disclosures in the time, place and manner set forth in the conflict of interest code and as directed by the City.

15. MATERIALS CONFIDENTIAL

To the extent permitted by law, all of the materials prepared or assembled by Contractor pursuant to performance of this Contract are confidential and Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the City, except by court order.

16. LIABILITY OF CONTRACTOR-NEGLIGENCE

Contractor shall be responsible for performing the work under this Contract in a manner which is consistent with the generally-accepted standards of the Contractor's profession and shall be liable for its own negligence and the negligent acts of its employees, agents, contractors and subcontractors. The City shall have no right of control over the manner in which the work is to be done but only as to its outcome, and shall not be charged with the responsibility of preventing risk to Contractor or its employees, agents, contractors or subcontractors.

17. INDEMNITY AND LITIGATION, COSTS

To the fullest extent permitted by law, Contractor shall hold harmless, defend at its own expense, and indemnify the City, its officers, officials, agents, employees and volunteers against any and all claims, damages, demands, liability, costs, losses and expenses, including without limitation court costs and reasonable attorneys' fees, arising from all acts or omissions of Contractor, or its officers, agents or employees in rendering services under this Agreement; excluding however, such liability, claims, losses, damages or expenses arising from the City's sole negligence, or willful acts. The provisions of this paragraph shall survive termination or suspension of this Contract. These Indemnification provisions are independent of and shall not in any way be limited by the Insurance requirements of this agreement. City approval of the Insurance required by this Agreement does not in any way relieve the Contractor from liability under this section.

18. CONTRACTOR TO PROVIDE INSURANCE

Contractor agrees to have and maintain the policies set forth below, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of

the work hereunder by the Contractor, its agents, representatives, or employees. All policies, endorsements, certificates, and/or binders shall be subject to approval by the City as to form and content. A lapse in any required insurance coverage during this Agreement shall be a breach of this Agreement.

A. MINIMUM SCOPE AND LIMIT OF INSURANCE

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

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

3. **Workers' Compensation** as required by the State of California, with Statutory Limits and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease. If Contractor has no employees, Contractor must notify City if an employee is hired, verify proof of coverage for any subcontractors, and agrees to hold City harmless and defend City from claims arising from failure to provide workers' compensation benefits.

4. **Professional Liability (Errors and Omissions):** Insurance appropriate to the Contractor's profession, with limit no less than **\$2,000,000** per occurrence or claim, **\$2,000,000** aggregate. Professional liability coverage shall extend for at least five years after completion of the Contractor's services under this Agreement.

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

B. OTHER INSURANCE PROVISIONS

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

1. **Additional Insured Status.** The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the 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).

2. **Primary Coverage.** For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, or volunteers. Any

insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3. **Notice of Cancellation.** Each insurance policy required above shall provide that coverage shall not be canceled, except with 30 days' notice to the City, with ten days' for notice of cancellation due to non-payment.

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

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

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

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

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

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

9. **Subcontractors.** Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

10. **Special Risks or Circumstances.** City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

19. GENERAL/MISCELLANEOUS PROVISIONS:

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

B. **Non-Discrimination in Employment and Equal Employment Opportunity.** Contractor shall not engage in unlawful employment discrimination. Such unlawful employment discrimination includes, but is not limited to, employment discrimination based upon a person's race, color, ancestry, national origin, religious creed, sex (including pregnancy, childbirth breastfeeding or related medical condition), sexual orientation, gender, gender identity, gender expression and age (over 40), disability (mental and physical), medical condition, marital status, citizenship, and military and veteran status.

C. **Inspection of Records.** Contractor shall maintain and make available for inspection by the City and its auditors accurate records of all of its costs, disbursements and receipts with respect to any work under this Contract. Such inspections may be made during regular office hours at any time until six (6) months after the final payments under this Contract are made to the Contractor.

D. **Entire Agreement.** This Contract constitutes the entire agreement between the parties relative to the services specified herein and supersedes whatever oral or written understanding they may have had prior to the execution of this agreement. No alteration or modification of this agreement shall be valid or effective unless and until such modification is evidenced by a writing signed by both parties to this Contract, by persons authorized to act on behalf of the parties. There are no understandings, agreements, conditions, representations, warranties or promises, with respect to this Contract, except those contained in or referred to in the writing.

E. **Severability.** If any portion of this agreement or the application thereof to any person or circumstance shall be held invalid or unenforceable, the remainder of this agreement shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

F. **Waiver.** Neither City's acceptance of, or payment for, any service performed by Contractor, nor any waiver by either party of any default, breach, or condition precedent, shall be

construed as a waiver of any provision of this agreement, nor as a waiver of any other default, breach or condition precedent or any other right hereunder.

G. **Notice.** All notices that are required to be given by one party to the other under this Contract shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses:

City: City of Rocklin
Attn: Information Technology
4081 Alvis Court
Rocklin, CA 95677

City of Rocklin
Office of the City Attorney
3970 Rocklin Road
Rocklin, CA 95677

Contractor: AVI-SPL
44911 Industrial Drive
Fremont, CA *786/

H. **Enforcement of Agreement.** This Contract shall be interpreted, governed and enforced in accordance with the laws of the State of California. Venue of any action arising out of this Contract shall be brought and maintained in Placer County California, regardless of where else venue may lie. The parties consent to jurisdiction over their persons and over the subject matter of any such litigation in such court, and consent to service of process issued by such courts.

I. **Attorney's Fees.** In any action brought by either party to enforce the terms of this Contract, each party shall bear responsibility for its attorney's fees and all costs regardless of whether one party is determined to be the prevailing party.

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

K. **Counterparts; Electronic Signatures.** This Agreement may be executed in two or more counterparts, each of which when so executed shall be deemed to be an original and all of which when taken together shall constitute one and the same instrument. The words "execution," "signed," "signature," and words of like import in this Agreement or in any other certificate, agreement or document related to this Agreement, shall include digital electronic signatures (DocuSign). The use of digital electronic signatures and electronic records (including,

without limitation, any contract or other record created, generated, sent, communicated, received, or stored by electronic means) shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law.

L. **Exhibits.** All exhibits referred to herein and attached hereto, are by this reference incorporated as if set forth fully herein.

CONTRACTOR

By: _____
Gustavo Charles, CEO

CITY OF ROCKLIN

By: _____
Aly Zimmermann, City Manager

ATTEST:

By: _____
Hope Ithurnburn, City Clerk

APPROVED AS TO FORM:

By: _____
Sheri Chapman, City Attorney

EXHIBIT A

Contractor Proposal/Scope of Work

The Scope of Work is as follows:

Staff Location Change

AVI-SPL will retain the OFE displays and audio equipment. The existing microphone cabling for the staff table will be moved to the new location and will allow for the staff microphones to travel over the Dante network to the OFE DSP to retain all audio functions. No new microphones will be provided in this option. All shielded cabling to retain AV functions will be pulled from the rack location to the new location of the staff tables.

OFE Monitor Upgrade

AVI-SPL will install 9 new OFE purchased 1080P 22" displays on to tilting desk mount stands which will provide the lowest profile appearance for the new Dais and staff table monitors. A new Crestron DM RMC 4k Scaler C will be installed and connected to the existing DM unused output on the OFE 8X8 matrix. A new 1x8 Crestron HDMI D/A will be installed to distribute identical video to all 8 of the displays. All new cabling will be provided by AVI-SPL.

AVI-SPL will also install 1 new OFE purchased 1080P 22" display on an articulating desk stand that can swivel up to 180 degrees. The articulating desk stand will be installed on the ADA side of the new OFE lectern. At this location, presenters on either side of the lectern can see the presentation without looking up at the large overhead displays. Additionally, the swivel mount will allow presenters to view the display from the dais side of the lectern, when presenting to the audience in the theater style seating area.

Microphone Upgrade

AVI-SPL will retain the OFE displays and audio equipment. The existing microphones will all be removed and replaced with logic controlled Shure MX4151pdfc mic with LED status rings. 5 microphones will receive a table mounted Shure MXA MUTE POE powered network button and 6 will receive desktop bases with additional LED status and will tie into the OFE control system to allow for camera positioning via mute status and visual real-time indication of microphone status on both the mic and the mute button. To control all of these devices, a new Engenius network switch will be installed under the dais and will connect to the existing rack mounted switch using LACP configured fiber LC-LC interlinks. The control system will have full control of the mic mute status and all mic controls will be available on the new Crestron TS1070 desk mounted touch panel. This touch panel will enable control of AV systems, microphone levels and will enable a chairman mute function to be accessed at any time by the chairperson.

4 Camera System & Media Player

AVI-SPL will install 4 new Newtek HX2 cameras with NOi output to allow for connection to a new Tricaster Mini HD- 4. The Tricaster will act as a video mixer which will combine input from

all cameras and content into a single device which can then stream combined video via an Inogeni 4K2USB3 encoder to an OFE PC which will be hosting the Zoom call.

The Tricaster is equipped with 2 mix engines, allowing for different views of both content and splash screen views for the in-room participants and the far end participants. The Tricaster will be capable of showing user generated splash screens such as "meeting concluded" or "closed session" to remote participants during calls.

To provide content and digital signage for the Zoom calls and in-room displays, a new Brightsign XT1144 player will be installed and connected to the video mixer to allow for city generated content and digital signage to be shown on desired monitors while allowing for staff to use content PC's for preparation without the public viewing the operation of the PC.

The system will additionally be equipped with the NewTek LivePanel software, which allows for control of the Tricaster via an OFE provided IPAD connected to the OFE network. The Tricaster video mixing and all meeting functions related to video content are to be controlled via city staff and will not be automatic.

Soft codec licenses provided by others

High voltage and cable pathways provided by others

Graphics for City Advertising and City specific content to be provided by others

Summary

AVI-SPL will provide engineering, design, programming, and coordination services for the creation of a standard Graphical User Interface for audio visual presentation and conferencing systems and will provide a copy of this GUI to the owner in PDF format.

EXHIBIT B

Schedule of Performance

The Scope of Work identified in Exhibit A will be completed in one year (twelve months) upon execution of this agreement by both parties.

EXHIBIT C
Schedule of Fees

The fees for the scope of work described in Exhibit A are set forth below:

Total Equipment Cost	\$52,212.58
Includes cable, connectors, hardware, switches, relays, terminal blocks, panels, etc., to ensure complete and operational system	
Installation Services	\$16,800.00
Includes installation, sub-contractor labor, and wiring	
Design, Integration, and Other Services	\$26,560.00
Includes engineering, project management, CAD, coordination and supervision, testing, checkout, owner training, etc. performed on the Owner's premises. Also includes all programming, warranties, etc., some performed at AVI-SPL	
Direct Costs	\$0.00
Includes non equipment or labor costs, such as travel expenses, per diem, lift and vehicle rentals	
General & Administrative	\$390.71
Includes G & A expenses: vehicle mileage, as applicable	
Freight-In	\$1,411.07
Includes freight-in and insurance, as applicable	
Services - Room Support and Maintenance	\$4,348.74
Includes post-installation support and maintenance options selected for installed rooms	
Services - Device Maintenance	\$1,314.00
Includes post-installation maintenance options selected for installed devices	
Subtotal	\$103,037.10
Tax	\$3,887.71
Total	\$106,924.81

* ANY and all applicable taxes will be included upon invoicing

EXHIBIT D

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

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

CONTRACTORS

By: _____
[Title]



City Council Regular Meeting Staff Report

Subject: Granite Bluff Phase 2 Subdivision Public Improvements Notice of Completion

Date: January 10, 2023

Submitted By: David Mohlenbrok, Director of Community Development

Lynn Toth, Associate Civil Engineer

Department: Community Development

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Granite Bluff Phase 2 Subdivision Improvements, Public Streets (SD2014-0003), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (KB Home Sacramento Inc., a California Corporation).

Background:

The tentative subdivision map for Granite Bluff (SD2014-0003) was approved by the City Council on August 11, 2015 per Resolution No. 2015-209. The subdivision has been developed in phases and on December 10, 2019, the City Council approved the Final Map for Granite Bluff Phase 2 Subdivision and authorized the execution of a Subdivision Improvement Agreement (Resolution No. 2019-267). Subsequent to the approval by the City Council and prior to the transmittal of the final map and associated documents to the County Recorder, the project was sold by the developer, DLC Rocklin, a California Limited Partnership, and was purchased by KB Home Sacramento Inc., a California Corporation. The final map was recorded on September 29, 2020 in Book FF of Maps, at Page 17 in the Office of the Recorder of Placer County.

The streets were offered for dedication in fee on the aforementioned final map and the agreement required the developer, KB Home Sacramento Inc, to construct certain improvements that are specified to be dedicated to the City, including the subdivision's public streets: Wildflower Lane, Gray Lodge Loop and Honker Court, as shown in Exhibit 1 of the Notice of Completion.

KB Home Sacramento Inc. has completed the improvements and will maintain a warranty bond for a period of one (1) year from the date the City accepts the improvements. The proposed resolution (Attachment 1) and subsequent recordation of the Notice of Completion

(Attachment 2) will allow the City to take ownership of the streets associated with Phase 2 of the subdivision.

This project is generally located south of Rocklin Road and east of Aguilar Road, with public street access off Aguilar Road.

The project consists of 75 numbered residential lots, one (1) lettered homeowners' association (HOA) maintained open space lot, 5 lettered HOA maintained alley lots, and 7 lettered HOA maintained landscape lots.

Fiscal Impact:

The Phase 2 public streets have been dedicated to the City and will be maintained by the City, funded through Community Facilities District No. 5.

ATTACHMENTS:

1. [Resolution - NOC](#)
2. [Resolution Exhibit A - NOC](#)

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROCKLIN ACCEPTING THE PUBLIC WORK KNOWN
AS GRANITE BLUFF PHASE 2 SUBDIVISION IMPROVEMENTS, PUBLIC STREETS
(SD2014-0003), APPROVING THE NOTICE OF COMPLETION THEREOF,
AND AUTHORIZING AND DIRECTING THE EXECUTION AND RECORDATION OF
SAID NOTICE ON BEHALF OF THE CITY
(KB Home Sacramento Inc., a California Corporation)

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

Section 1. The Notice of Completion (“Notice”) relative to that public work known as Granite Bluff Phase 2 Subdivision Improvements, public streets (SD2014-0003), attached hereto and incorporated herein as Exhibit “A”, which consists of a lane, a loop, and a court as identified in Exhibit “1” of the Notice, is hereby approved and the public work accepted.

Section 2. The City Engineer is authorized and directed to execute said Notice on behalf of the City of Rocklin.

Section 3. The City Clerk is authorized and directed to record said Notice in the Office of the Placer County Recorder when fully executed and notarized and within ten (10) days of City Council approval.

PASSED AND ADOPTED this 10th day of January 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Ken Broadway, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

Exhibit "A"
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
No Documentary Transfer Tax -\$0-
Per Rev & Tax Code § 11922

NOTICE OF COMPLETION

On August 11, 2015, the City Council of the City of Rocklin, located at 3970 Rocklin Road, Rocklin, California, approved the Granite Bluff Tentative Subdivision Map (City Council Resolution No. 2015-209) and a condition of said map was the construction of public improvements. The Final Map of the Granite Bluff Phase 2 Subdivision, which included the final layout for the public improvements was approved by Resolution No. 2019-267 of the City Council of the City of Rocklin and was recorded with the County Recorder of Placer County on the 29th day of September, 2020 in Book FF of Maps, at Page 17.

NOTICE IS HEREBY GIVEN that the public work (public streets) known as Granite Bluff Phase 2 Subdivision Improvements (SD2014-0003) is complete. The location of said public work (the streets listed as "Wildflower Lane," "Gray Lodge Loop," and "Honker Court") is indicated on the map attached hereto as Exhibit "1" and incorporated herein by this reference. The developer of said project was KB Home Sacramento Inc., a California Corporation. The surety on said project was Continental Insurance Company. The date of completion was October 11, 2022.

I, Edward R. Crouse, being first duly sworn, depose and say: I am employed by Bennett Engineering, Inc., the City 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

Hope Ithurnburn, City Clerk

Bennett Engineering, Inc. by Edward R. Crouse,
City Engineer - City of Rocklin, 3970 Rocklin Road,
Rocklin, California – Owner of the Public Work
Improvements – Granite Bluff Phase 2 Public Streets
(SD2014-0003)

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

Date: _____

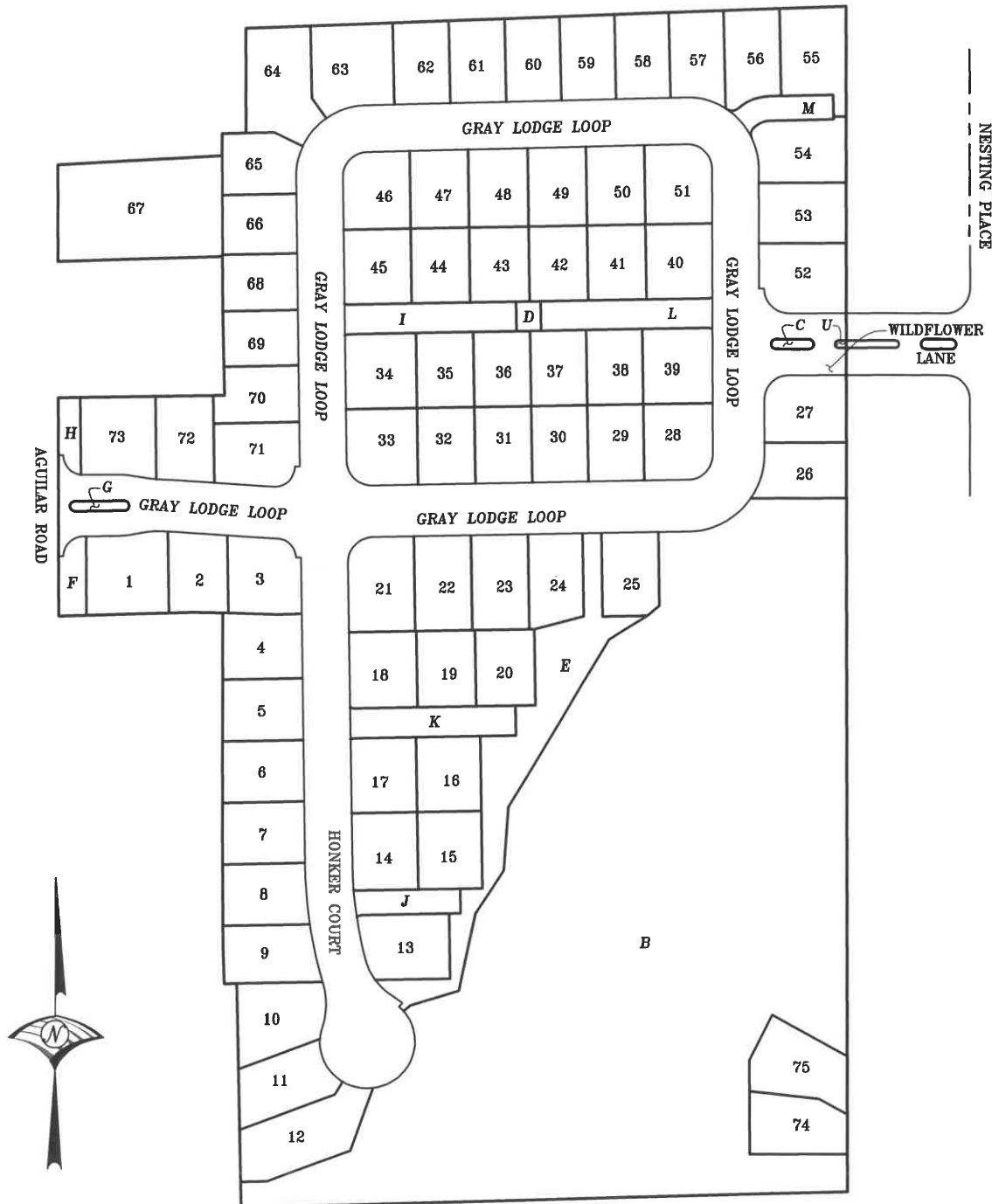
Signature: _____

Bennett Engineering, Inc. by Edward R. Crouse,
City Engineer, City of Rocklin

EXHIBIT "1"
NOTICE OF COMPLETION OF IMPROVEMENTS
CITY ACCEPTANCE OF STREET IMPROVEMENTS
GRANITE BLUFF PHASE 2 (SD2014-0003)

EXHIBIT 1'

GRANITE BLUFF PHASE 2 NOTICE OF COMPLETION



PAGE 1 OF EXHIBIT "1" OF
NOTICE OF COMPLETION
RESOLUTION NO.

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767



City Council Regular Meeting Staff Report

Subject: Whitney Ranch Unit 49

Date: January 10, 2023

Submitted By: David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner

Department: Community Development

Recommendation:

Adopt An Ordinance Of The City Council Of The City Of Rocklin Amending The Northwest Rocklin General Development Plan And Rezoning An Approximately 19.9-Acre Site From Junior High School (School)/Planned Development 5 Units To The Acre (PD-5) To Planned Development 3.3 Units To The Acre (PD-3.3C)

(Whitney Ranch Unit 49 / PDG2021-0003 and Z2022-0002)

Background:

See Attachment #1, Staff Report which is uploaded separately to maintain the integrity of document formatting.

ATTACHMENTS:

1. [Staff Report](#)
2. [Staff Report - Attachment 1 - 12/13/22 Council Staff Report](#)
3. [Ordinance](#)
4. [Ordinance - Exhibit A - General Development Plan Amendment](#)



City Council Report

Subject: Whitney Ranch Unit 49

General Development Plan Amendment, PDG2021-0003
Rezone, Z2022-0002

Date: January 10, 2023

Submitted by: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner

Department: Community Development Department

Recommendation

Move to Adopt an Ordinance of the City Council of the City of Rocklin Amending the Northwest Rocklin General Development Plan and Rezoning an Approximately 19.9-Acre Site From Junior High School (School)/Planned Development 5 Units to the Acre (PD-5) to Planned Development 3.3 Units to the Acre (PD-3.3C) (Whitney Ranch Unit 49 / PDG2021-0003 and Z2022-0002)

Summary

On December 13, 2022, the City Council considered the proposed Ordinance Amendment and Rezone as part of a review of the Whitney Ranch Unit 49 project, which also included a General Plan Amendment (GPA2021-0004) and a Tentative Subdivision Map (SD2021-0003).

After receiving one public comment and following deliberations, the City Council voted 5-0 to approve the project entitlements. The City Council also voted 5-0 to introduce, waive the full reading and read by title only, an Ordinance of the City Council of the City of Rocklin to amend the Northwest Rocklin General Development Plan and to rezone an approximately 19.9 acre site from Junior High School (School)/Planned Development 5 Units to the Acre (PD-5) to Planned Development 3.3 Units to the Acre (PD-3.3C). A second reading (title only) is necessary for the adoption and passage of the ordinance. Pursuant to the respective Conditions of Approval, the other entitlements will not be considered valid and approved unless and until the General Development Plan and Rezone have been approved.

For further information regarding project details, see the December 13, 2022 City Council Staff Report for this project (Attachment 1).

Project Site Location/Description

Whitney Ranch Unit 49 is generally located at the northeast corner of the intersection of Whitney Ranch Parkway and Songbird Way, east of Old Ranch House Road, and south of Laredo Drive, as shown on Figure 1. APN 017-174-020.

Figure 1. Project Site



Applicant/Owner

The property owner is Southern Placer School Transportation Authority. The applicant is Ubora Engineering & Planning Inc.

Recommendation

Approve the second reading (title only) of the ordinance to confirm its adoption and passage.

Attachment

Attachment 1 – December 13, 2022 City Council staff report



Attachment 1 of January 10, 2023 City Council Staff Report

City Council Report

Subject: **Whitney Ranch Unit 49**

General Plan Amendment, GPA2021-0004
General Development Plan Amendment, PDG2021-0003
Rezone, Z2022-0002
Tentative Subdivision Map, SD2021-0003

Date: December 13, 2022

Submitted by: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner

Department: Community Development Department

Recommendation

As the entitlement request includes an Ordinance amendment, a two-meeting process is required. At the first meeting the City Council shall conduct a public hearing, complete deliberation, provide staff with direction (if appropriate) as to any desired modification(s) to the draft entitlement documents and, if approving, introduce the ordinance and continue the item to the next feasible City Council meeting as indicated below:

December 13, 2022 (first reading of the ordinance and final action on all project entitlements)

MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF ROCKLIN TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 19.9 ACRES FROM PUBLIC QUASI PUBLIC TO LOW DENSITY RESIDENTIAL (Whitney Ranch Unit 49 / GPA2021-0004)

MOVE TO INTRODUCE, WAIVE THE FULL READING AND READ BY TITLE ONLY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN AND REZONING AN APPROXIMATELY 19.9-ACRE SITE FROM JUNIOR HIGH SCHOOL (SCHOOL)/PLANNED DEVELOPMENT 5 UNITS TO THE ACRE (PD-5) TO PLANNED DEVELOPMENT 3.3 UNITS TO THE ACRE (PD-3.3C) (Whitney Ranch Unit 49 / PDG2021-0003 and Z2022-0002)

MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A SMALL LOT TENTATIVE SUBDIVISION MAP (Whitney Ranch Unit 49 / SD2021-0003)

January 10, 2023 (final action on Ordinance)

The Planning Commission and Staff recommend the following:

MOVE TO ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN AND REZONING AN APPROXIMATELY 19.9-ACRE SITE FROM JUNIOR HIGH SCHOOL (SCHOOL)/PLANNED DEVELOPMENT 5 UNITS TO THE ACRE (PD-5) TO PLANNED DEVELOPMENT 3.3 UNITS TO THE ACRE (PD-3.3C) (Whitney Ranch Unit 49 / PDG2021-0003 and Z2022-0002)

Proposal/Application Request

This application is a request for approval of the following project entitlements:

- Amendment to the City of Rocklin General Plan to change the land use designation of an approximately 19.9-acre site from Public Quasi Public To Low Density Residential.
- Amendment to the Northwest Rocklin General Development Plan to update various narrative passages, tables, and figures to be consistent with the concurrent rezone of Whitney Ranch Unit 49 from Junior High School (School)/Planned Development 5 Units to the Acre (PD-5) to Planned Development 3.3 Units to the Acre (PD-3.3C).
- Small Lot Tentative Subdivision Map to create sixty (60) single family lots and three (3) landscape lots on an approximately 19.9-acre site.

Owner/Applicant

The property owner is Southern Placer School Transportation Authority. The applicant is Ubora Engineering & Planning Inc.

Project Location

Whitney Ranch Unit 49 is generally located at the northeast corner of the intersection of Whitney Ranch Parkway and Songbird Way, east of Old Ranch House Road, and south of Laredo Drive, as shown on **Figure 1**. APN 017-174-020.

Figure 1. Project Location



Background, Surrounding Land Uses, and Site Characteristics

Whitney Ranch Unit 49 is an infill site that was originally planned to be a junior high school. The Rocklin Unified School District has since determined that an additional middle school, or other campus is not needed to support the build out of Northwest Rocklin and the City. The project site was first designated as a school site with the pre-zoning adopted for the North West Rocklin Annexation Area in 2002 via City of Rocklin Ordinance 858. In 2004, the large lot map for Whitney Ranch Phase I, processed as Liberty Hill, was approved by Resolution 2004-68. Subsequently, revisions were approved as part of Whitney Ranch Phase II that included the current large lot parcels (SD-2006-06) and zoning (PDG-99-02E) approved in September, 2008 by Resolution 2008-254 and Ordinance 941, respectively. There have been a number of subsequent amendments to the Northwest Rocklin General Development Plan which did not impact this site, the most recent being Ordinance 1151 adopted in October 2022.

Unit 49 has been mostly vacant since the early approvals of the Northwest Rocklin Annexation Area. A telecommunications tower, approved and built before the area was annexed from Placer County, was formerly located in the southeastern corner of the site until it was replaced by a new facility in Whitney Ranch Community Park a few years ago. The rest of the site has

been disturbed during the construction of other portions of Whitney Ranch. The project site supports native and non-native grasses on rolling terrain that generally slopes to the west and south into the existing drainage areas that are tributary to Pleasant Grove Creek.

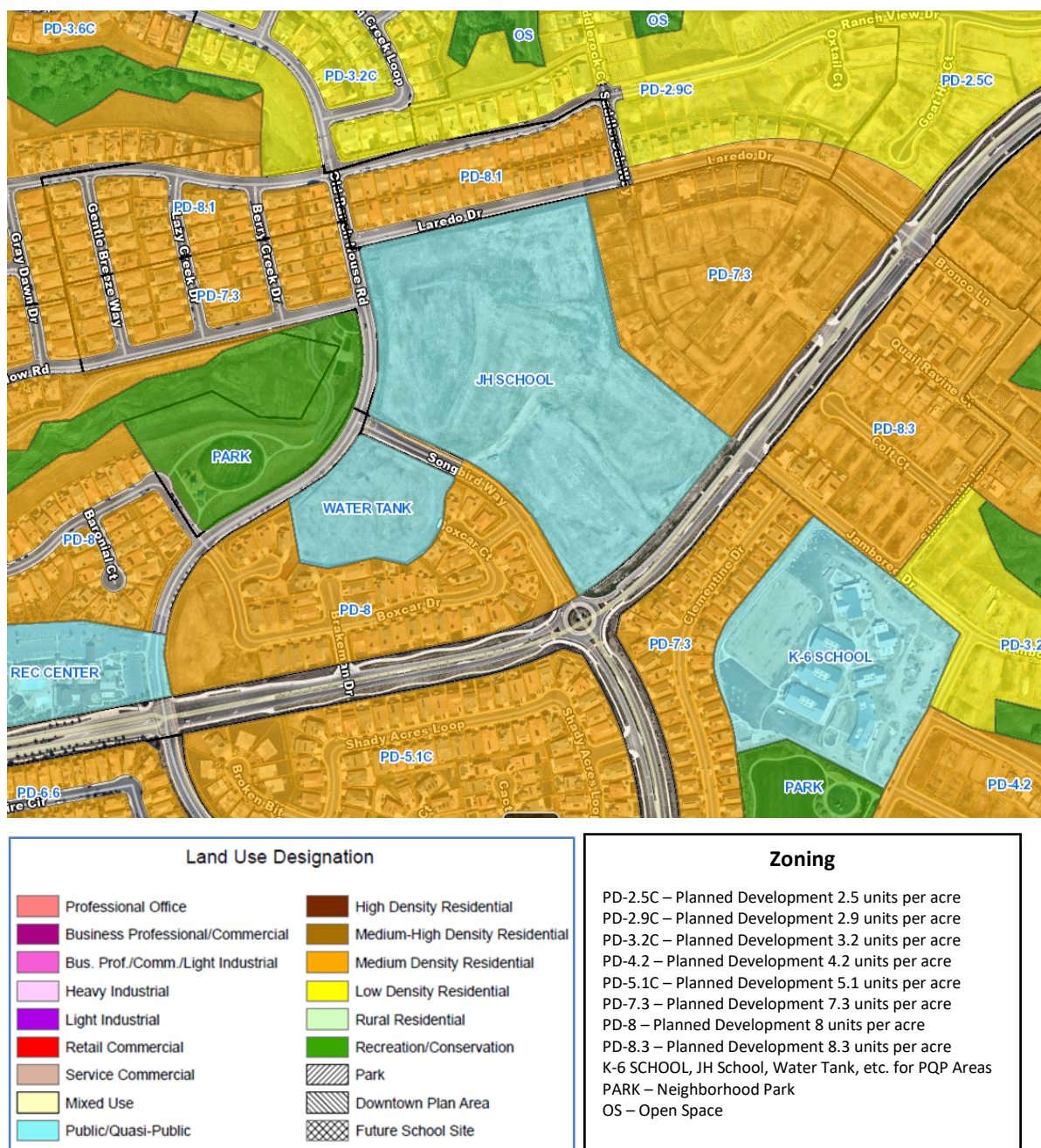
The Unit is immediately adjacent to or across streets from existing Whitney Ranch single-family neighborhoods including Units 42/44A, 44B, 46D, 46E, 50, 52A, and 61C, and to the west, the future site of the PCWA water tank and existing Pernu Park.

See **Table 1** for surrounding uses and see **Figure 2** for the current General Plan and Zoning.

Table 1. Surrounding Uses

	Current Use	Current General Plan / Zoning
Project Site	Vacant	Public Quasi Public (PQP) / Junior High School and Planned Development 5 units per acre (PD-5)
North	Single Family Residential (Unit 46E, across Laredo Drive)	Medium High Density Residential (MHDR) / Planned Development 6.1 units per acre (PD-6.1)
East	- Single Family Residential (Unit 50, under construction) - Single Family Residential (Unit 61C)	- MHDR / Planned Development 7.3 units per acre (PD-7.3) - MHDR / Planned Development 8.3 units per acre (PD-8.3)
South	- Single Family Residential (Unit 52A) - Single Family Residential (Units 42 & 44A)	- MHDR / PD-7.3 - MHDR / Planned Development 5.1 units per acre (PD-5.1C)
West	- Single Family Residential (Unit 46D) - Pernu Park - PCWA Water Tank (future site) - Single Family Residential (Unit 44B)	- MHDR / PD-7.3 - Recreation Conservation / Park - PQP / Water Tank - MHDR / Planned Development 8 units per acre (PD-8)

Figure 2. Current General Plan & Zoning



General Plan Amendment

Whitney Ranch Unit 49 is designated Public Quasi Public (PQP) in the Rocklin General Plan Land Use Map. The PQP designation allows for public facilities of a neighborhood, community or regional nature and the site was given this designation with the early planning for the Northwest Rocklin/Whitney Ranch area in anticipation of the Rocklin Unified School District building a junior high school. The proposed general plan amendment to Low Density Residential (LDR) would make the land use designation consistent with the proposed density of the project and the proposed zoning of PD-3.3C.

Surrounding single family development is designated Medium Density Residential (MDR). The proposed LDR designation is compatible with the higher density residential development of MDR surrounding the project site.

General Development Plan Amendment and Rezone

The Northwest Rocklin General Development Plan was originally approved by Ordinance No. 858 by the City Council in 2002. Since that original approval, the General Development Plan has been updated numerous times, most recently via Ordinance No. 1151 in 2022.

The proposed project would amend the General Development Plan to remove references to the designation of the Junior High School site and change the zoning to Planned Development 3.3 units per acre (PD-3.3C) consistent with the requested General Plan Amendment, and to update the appropriate Figures. Similarly, the Rezone would update the Citywide zoning map to replace reference to the Junior High School and PD-5 with PD-3.3C.

The potential for residential lots on Unit 49 was anticipated and analyzed in the Northwest Rocklin Annexation Area original entitlements. The original underlying zoning of PD-5 on Unit 49 would have allowed the creation of as many as ninety-nine (99) lots based on the 19.9 gross acres.

Note, the City has been processing several projects in the Northwest Rocklin General Development Plan area, including the Estia and Placer Creek Apartments projects. Each of these projects required updates to the Northwest Rocklin General Development Plan. Estia has been approved and Placer Creek Apartments is on the December 13 meeting agenda for its second reading. The General Development Plan revisions for these projects for Whitney Ranch Unit 49 reflect the changes approved with these other projects.

Summary of Planning Commission Hearing and Action

On September 20, 2022, the Planning Commission considered the proposed Whitney Ranch Unit 49 project. Staff presented the Project, as well as two Blue Memos that included a request by the applicant to modify two of the tentative subdivision conditions of approval, correspondence from the public, and the addition of a staff-recommended condition of approval regarding widening the sidewalk along the project's Songbird Way frontage to create a Class 1 bike lane separate from the existing Class 2 bike lane on the street. The Blue Memos with attachments as well as correspondence included with the Planning Commission staff report are provided as Attachment 1.

Correspondence received prior to the public hearing expressed concerns about traffic in the vicinity of the project site, the need for stop signs, and questioned the Rocklin Unified School District's (School District) determination that the Junior High School site was not needed to accommodate future enrollment growth. Staff noted both in a Blue Memo and verbally in response to questions during the public hearing that Public Services staff will be conducting a traffic investigation to determine if warrants, per State regulations, are met to allow the installation of any additional traffic control measures in the area of the project.

Following Staff's presentation, the Planning Commission asked questions regarding potential access to the subdivision from Whitney Ranch Parkway, Senate Bill 743 (transportation impacts measurement of Vehicle Miles Traveled for new development), and the School District's decision to not use the project site for a junior high school.

The School District representative, Craig Rouse, addressed the Commission, stating he was available to answer any questions. The Commission had questions for Mr. Rouse regarding the following:

1. District's decision not to have a third Junior High School
2. Age of current schools
3. How many elementary schools are in Rocklin
4. How often the demographic enrollment study is done
5. Growth in Rocklin

The Commission then opened the hearing for public comment. The following residents addressed the Commission:

1. Jason Clark, Rocklin – had questions regarding the age of the CEQA document, elevation differences, grading completed in 2019, and traffic concerns
2. Gary Stevens, Rocklin – expressed concern about traffic and speeding
3. Dave Williams – traffic concerns

Dave Berry, project engineer, addressed questions regarding the project access; previous grading; and noted that traffic issues are an enforcement matter.

There being no further public comment, the hearing was closed.

During deliberations, the Commissioners generally expressed support for the project.

The Commission then voted unanimously 4 to 0 (one Commissioner absent) to recommend approval of the project to the City Council including the revisions noted in the Blue Memo.

The draft minutes of the Planning Commission meeting minutes are provided as Attachment 2.

Project Updates Subsequent to the Planning Commission Hearing

Public correspondence received after the Planning Commission meeting is provided as Attachment 3. This includes several pieces of correspondence from Jason Clark, who spoke at the Planning Commission hearing. Mr. Clark came in to the City Clerk's office late in the day on Friday, September 30, 2022 and requested to file an appeal of the Planning Commission action on the Whitney Ranch Unit 49 project and requested to have the application fees for an appeal waived. Given the proximity to the appeal deadline, close of business that day, the City Attorney's office advised staff to accept the correspondence/appeal request materials to allow staff to determine the correct procedure for processing the appeal request and the fee waiver request, which was made without payment of the required fee, thereby preserving Mr. Clark's right to appeal if it was determined that such a right existed given the circumstances. Community Development Department Staff informed Mr. Clark that accepting his correspondence/appeal request materials did not guarantee him an appeal as Staff would have to look into whether he was allowed an appeal hearing without timely payment of the appeal fee.

After reviewing the Rocklin Municipal Code (RMC) staff subsequently determined that Mr. Clark would need to pay the applicable application fees to file an appeal and, as a part of the appeal, request the application fees be refunded. Staff spoke with Mr. Clark via telephone and explained the need to pay the appeal fee and provide written justification for the fee waiver request. In follow up, Staff emailed Mr. Clark requesting confirmation of his desire to file the appeal and the submission of the fee. Mr. Clark did not respond to Staff's follow-up email messages and did not submit the appeal fee. Given that, staff believes that the opportunity to file a timely appeal has passed. Nonetheless, as noted above, this application must be approved by the City Council and so moves on to the City Council automatically. The correspondence provided by Mr. Clark, noting his concerns, has been included in Attachment 3 to this staff report. The issues Mr. Clark raised are addressed herein for consideration by the City Council. In

his correspondence Mr. Clark raised the following concerns:

1. The environmental evaluation of the project impacts is flawed as it relies upon an old EIR document that assumed a Junior High School would be developed on the project site.

Response: The Whitney Ranch Environmental Impact Report (EIR) assumed that the project site could be developed as either a Junior High School or a single-family residential subdivision with a density of 5 dwelling units per acre. The proposed project has a density of 3.3 dwelling units per acre, less than that assumed in the EIR. Further, consistent with State requirements, staff prepared a 15162 analysis to review and verify that the existing EIR adequately addresses the impacts of the proposed project and no further review under the California Environmental Quality Act (CEQA) is required. That analysis it included as Attachment 4 to this staff report, no new information has been received that would potentially alter the conclusions of that analysis.

2. Increased traffic on surrounding streets, particularly Laredo Drive, from proposed residential development will be worse than that from a school because of the reduced speed limits in school zone and other special controls in place during pick up / drop off times.

Response: Special standards do exist for streets adjacent to school sites, however the bulk of complaints staff receives with regard to school traffic is typically related to the sheer volume of traffic and the resulting circulation difficulties during pick up / drop off times. Staff would expect the proposed project to generate traffic volumes similar to the surrounding single-family residential subdivisions, although potentially at slightly reduced levels on a project area basis as the project is proposed with a density of 3.3 dwelling units per acre and the surrounding developments are at 7.3 dwelling units per acre or greater. Speeding on local streets, typically frequented only by area residents, is largely an enforcement issue handled by the Police Department; staff has no reason to expect that compliance with traffic speed limits would be a more significant issue in this area than any other part of the City.

3. Project should be redesigned to remove access from Laredo Drive and Songbird Way and instead connect with Grouse Ridge Way, in the adjacent Unit 50 development, and directly with Whitney Ranch Parkway due to unacceptable traffic increases on Laredo Drive and Songbird Way.

Response: The existing stub of Grouse Ridge Way was designed with a slightly less than standard width than the adjacent streets to provide access to the two lots that face that

roadway section and not to serve as a through street. This is because, at the time the Unit 50 subdivision was developed, it was still probable that the adjacent property, Unit 49, would be developed as a school. Subsequent to construction plans for the Unit 50 subdivision being approved, the School District's plans for the site changed. Access to the project site from Whitney Ranch Parkway is possible, but not desirable, as Whitney Ranch Parkway is designed as an arterial street intended to carry a larger volume of vehicles at higher speeds than the collector streets and local streets that feed onto it. In peak hours, traffic going through the roundabout at Songbird Way / West Oaks Boulevard and Whitney Ranch Parkway may back up making exiting from a street in the project site difficult at those times if the street is too close to the roundabout. Shifting a potential connector street further east to line up with Jamboree Drive is not possible as that street is centered on the project site's easterly property line so additional right-of-way would be required from the Unit 50 subdivision (effectively losing a lot), or the new street would need to shift westerly creating an off-set intersection, which is not desirable and not consistent with City standards. Specifically, due to safety concerns, the adopted City standards require street intersections to line up or be offset by a minimum of 150 feet which would move the intersection closer to the roundabout than would be preferred. Songbird Way is designed to serve as a local collector street feeding traffic from local streets to Whitney Ranch Parkway. Laredo Drive is a local street designed to carry traffic generated in the immediate area and accommodate traffic from a larger area that would have been attracted to the area due to the formerly anticipated Junior High School on the site. As such, this street has more than adequate capacity to safely accommodate traffic from the proposed development. Additionally, based upon experience, staff would expect the bulk of traffic to and from this development to use Songbird Way to more quickly get to Whitney Ranch Parkway or West Oaks Boulevard as that is the shortest distance to / from Highway 65, shopping, schools, offices, and other generators of traffic.

4. The site should be preserved as open space.

Response: The Whitney Ranch development has already met its obligations for provision / construction of parks consistent with the standards set forth in the Rocklin General Plan and also provides significant passive open space areas. In fact, Pernu Park is located directly across Old Ranch House Road from the project site and links to the trail system in the Whitney Oaks area. The proceeding notwithstanding, the City has not programmed funds to purchase, develop, or maintain this site as a park or open space area.

In response to concerns raised about giving up the project site as a potential future school site the Rocklin Unified School District provided additional information, **Attachment 5**, about the School Board's determination to declare the project site, Unit 49, as surplus and allow it to be

sold for development as a residential subdivision. In addition, Ubora Engineering and Planning, Inc., the project engineers, provided additional information responding to Mr. Clark's concerns, **Attachment 6**.

Since the Planning Commission hearing, the Engineering Division has more thoroughly reviewed the proposed addition of a Class 1 Bike lane along Song Bird Way, which was noted in one of the Blue Memos and memorialized as a condition of approval (4.f.ii.A), to add a Class 1 bike lane on Songbird Way. Unfortunately, they concluded that neither a Class I bike lane nor an expanded sidewalk could be installed along the Songbird Way frontage. Some of the factors leading to that conclusion include: the requirements of a Class 1 bike lane to be separated from the roadway; the presence of the existing sidewalk and existing five (5) foot wide bike lane along the frontage; as well as grading and retaining wall implications.

The review also considered pedestrian access to Pernu Park and the hiking / bike trail terminus in the park, across Old Ranch House Road from the project site. It was determined the project could be required to install a 3-way stop sign with a crosswalk at the intersection of Creek Hollow Road/Old Ranch House Road and to install a crosswalk only (no stop signs) at the intersection of Songbird Way/Old Ranch House Road. As noted in the staff report, the City is currently evaluating the intersection of Baronial Lane/Old Ranch House Road for the potential application of future stop signs and crosswalks. The applicant has agreed to the proposed pedestrian improvements and accordingly, the previous Planning Commission Blue Memo recommendation to modify condition of approval (4.f.ii.A), to require a Class 1 bike lane along Songbird Way has been eliminated, and the original unedited condition, without reference to Class 1 bike lane was restored. Additionally, a new condition has been added to the draft resolution for approval of the subdivision as indicated below to address pedestrian crossings on Old Ranch House Road and a "Park Connections sheet" has been added to Exhibit A of the draft resolution to approve the subdivision to clarify the intended improvements.

Proposed Condition of Approval for City Council

Section 3.B.4.f.ii.D) "Intersection improvements along Old Ranch House Road including the installation of a 3-way stop and a crosswalk at the Creek Hollow Road/Old Ranch House Road intersection and installation of a crosswalk at the Songbird Way/Old Ranch House Road intersection, and any advanced warning signs for the crosswalks, if required per the California Manual of Uniform Traffic Control Devices based on the sight distance and geometry of the roadway, to the satisfaction of the City Engineer and Director of Public Services."

Tentative Subdivision Map

Subdivision Design - General

The proposed Tentative Subdivision Map will subdivide approximately 19.9 gross acres into sixty (60) single-family residential lots and three lettered landscape lots to be dedicated to the City. Lot sizes range from 7,593 square feet to 18,471 square feet.

The streets within this subdivision are proposed to be public and are designed to the City's 46-foot and 42-foot standard residential street sections. The 46-foot street section provides for parking, rolled curbs, gutters, and sidewalks on both sides of the street. Cul-de-sacs and some short street segments that terminate, meet the City's 42-foot standard residential street section with rolled curb, gutter, and sidewalk on one side and vertical curb on the other; parking would only be allowed on one side of these streets.

The project is obligated to construct all on-site streets and improvements and to install sewer, water, and other infrastructure as required by the City and the applicable utilities to provide service to the project.

The subdivision is designed with two points of entry. The entries are flanked by landscape lots to be dedicated to the City. Construction of this subdivision includes installation of landscaping in the existing median in Songbird Way.

Grading and Drainage / Stormwater Quality

The project's grading is designed to balance the amount of cut and fill. Internal retaining walls are used throughout the project site to retain slopes where needed.

The project site is within the Pleasant Grove Creek watershed. Drainage and detention for Whitney Ranch was master planned and has been implemented with earlier phases of development. The proposed storm drainage system has been designed and/or conditioned to meet the City of Rocklin Storm Water Quality standards and the City's National Pollutant Discharge Elimination System (NPDES) Phase II State Water Resources Control Board General permit. Effective water quality and sediment and erosion control measures are required to be implemented and maintained during construction.

Masonry Walls and Fencing

The following wall and fence types, consistent with the earlier phases of Whitney Ranch, are proposed and/or conditioned to be used at various locations throughout the project:

- Six-foot tall "Proto II" masonry wall with decorative cap and stone veneer pilasters to be spaced no greater than 80 feet on center (at project entries)

- Six-foot tall “Proto II” masonry wall with decorative cap and pilasters to be spaced no greater than 80 feet on center (along the major arterial roads)
- Future privacy fence along the eastern boundary with Unit 50 (single family development under construction)

The wall and fence designs and their locations within the project area are provided on the Preliminary Fencing Plan in Exhibit A.

Landscaping

The project frontages and entry landscape lots will consist of a combination of decorative masonry walls and landscaping including street shade trees, accent trees, shrubs, and groundcover consistent with the Whitney Ranch streetscape design standards. The median in Songbird Way will be landscaped to match that in the similar medians also flanking the roundabout at Whitney Ranch Parkway and West Oaks Boulevard.

Street Lights, Site Lighting, Street Sign Poles, Bollards

The project has been conditioned to include decorative street lights, street sign poles and brackets, and bollards that are consistent with those used in Whitney Ranch Phases I and II, as well as ensure that adequate pedestrian lighting is provided at the paseo.

Environmental Determination

When the Northwest Rocklin Annexation (Sunset Ranchos) project was approved in 2002, an Environmental Impact Report (EIR) was also approved per City Council Resolution 2002-230. Subsequently, an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. Project specific analysis was conducted and potential impacts of the Northwest Rocklin Annexation project were identified in the EIR and Addendum documents. Section 15162 of California Code of Regulations, Title 14, Division 6, Chapter 3 (California Environmental Quality Act Guidelines) contains the provisions for relying on previously adopted environmental impact reports. Pursuant to Section 15162, it has been determined that the EIR and Addendum that were adopted for the Northwest Rocklin Annexation project took into consideration the anticipated potential environmental impacts associated with the development of Whitney Ranch Unit 49 as both a Junior High School or a single-family residential subdivision therefore no additional environmental documentation is necessary. This determination has been made because according to Section 15162, when an environmental impact report has been adopted for a project, no subsequent environmental document shall be prepared unless there are substantial changes to the project or to the circumstances under which the project is undertaken, or new information of substantial importance results in the identification of a new impact or an increase in the severity of a previously identified significant impact, or new information of substantial importance which was not known or could not have been known shows any of the results further described in

Section 15612. The proposed Whitney Ranch Unit 49 project proposes 60 dwelling units while the Northwest Rocklin Annexation Area EIR anticipated and analyzed up to a maximum of ninety-nine (99) dwelling units for the project area, consistent with the underlying zoning. Thus, the Whitney Ranch Unit 49 project is within the scope of the previously approved Northwest Rocklin Annexation Area EIR and does not result in any new significant impacts nor does it result in an increase in the severity of a previously identified significant impact. The Section 15162 analysis is provided as Attachment 4.

Public Correspondence

Correspondence received at or prior to the Planning Commission meeting on September 20, 2022 is included with Attachment 1. Correspondence received after the Planning Commission hearing and prior to publication of this staff report is included in Attachment 3.

Prepared by Dara Dungworth, Senior Planner

Attachments

Attachment 1 – Planning Commission Blue Memos (including all public correspondence provided to the Planning Commission)

Attachment 2 – Draft Minutes of the Planning Commission meeting 9/20/22 Excerpt

Attachment 3 – Public Correspondence received after the Planning Commission hearing

Attachment 4 – Section 15162 CEQA Analysis

Attachment 5 – Rocklin Unified School District Letter

Attachment 6 – Uhora Engineering Letter

Attachments to the December 13, 2022 City Council Staff Report

Attachments to the December 13, 2022 City Council Staff Report, listed below, have not been included in this packet but are available for review at the following links: [Agendas and Minutes webpage](#); [Online Agenda link](#).

Attachment 1: Planning Commission Blue Memo and Attachments, September 20, 2022

Attachment 2: Draft meeting minutes, Planning Commission September 20, 2022

Attachment 3: Public Correspondence Received after the September 20, 2022 Planning Commission hearing

Attachment 4: Whitney Ranch Unit 49 CEQA 15162 Statement

Attachment 5: Rocklin Unified School District Response to Correspondence

Attachment 6: Ubona Response to Correspondence

Blue Memo (Addendum) to the December 13, 2022 City Council Staff Report

Available at the [Agendas and Minutes webpage](#); Post Agenda Items link.

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN AND REZONING AN APPROXIMATELY 19.9-ACRE SITE FROM JUNIOR HIGH SCHOOL (SCHOOL)/PLANNED DEVELOPMENT 5 UNITS TO THE ACRE (PD-5) TO PLANNED DEVELOPMENT 3.3 UNITS TO THE ACRE (PD-3.3C)

(Whitney Ranch Unit 49 / PDG2021-0003 and Z2022-0002)

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

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

A. The proposed general development plan amendment would amend the Northwest Rocklin General Development Plan to provide clarity with respect to the removal of the Junior High School designation from this site and would amend the City-wide Zoning Map to rezone an approximately 19.9-acre site within the Whitney Ranch Planning Area (Unit 49) from Junior High School (School)/PD-5 to PD-3.3C, as indicated in Exhibits 1A and 1B to this ordinance, which are attached hereto and incorporated herein by this reference.

B. The proposed general development plan amendment is compatible with the concurrently proposed Rocklin General Plan Amendment and the land uses existing and permitted on the properties in the vicinity. The general development plan amendment removes references to School use of this site in the document and changes the residential designation to PD-3.3C.

C. The general development plan amendment does not propose any modification to allowed land uses, and would not create serious health problems or create nuisances on properties in the vicinity.

D. The City Council has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

E. The proposed amendments to the Northwest Rocklin General Development Plan only affect Exhibit C of that document, with Exhibit B, Conditions of Approval for the Northwest Rocklin General Development Plan, and the North West Rocklin Financing Plan remaining in effect and unchanged by this amendment.

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

Section 3. Amendment to Code. The Northwest Rocklin General Development Plan is hereby amended to rezone a 19.9-acre portion of the Whitney Ranch/Sunset Ranchos Planning Area (Unit 49) from Junior High School (School)/PD-5 to PD-3.3C, as indicated in Exhibits “1A” and “1B” of this Ordinance, which are attached hereto and incorporated herein by this reference, and to make other project-related conforming changes to various charts, tables, figures, and text in Exhibit C of the Northwest Rocklin General Development Plan as set forth in Exhibit “1A.” Unless expressly amended by this Ordinance, all other sections of the Northwest Rocklin General Development Plan shall remain unchanged and in effect.

Section 4. Amendment to Zoning Map. The Citywide Zoning Map is hereby amended to modify the zoning designation for the 19.9-acre portion of Whitney Ranch Unit 49, as set forth in Exhibit “1B.” Unless expressly amended by this Ordinance, all other sections of the Citywide Zoning Map shall remain unchanged and in effect.

Section 5. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 6. Environmental. The proposed Whitney Ranch Unit 49 project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Northwest Rocklin Annexation Area EIR and associated Addendum, approved and certified by City Council Resolutions No. 2002-230 and 2008-252, respectively. Pursuant to Public Resources Code Section 21166 and Section 15162 of the California Code of Regulations, Title 14, Division 6, Chapter 3, no further environmental review of the Whitney Ranch Unit 49 project is required, nor should be conducted, since the project is within the scope of the Northwest Rocklin Annexation Area EIR and associated Addendum which adequately describes these activities for purposes of CEQA for the following reasons:

A. No new significant environmental effects nor any substantial increase in the severity of previously identified significant effects will occur from the Whitney Ranch Unit 49 project;

B. No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous EIR or Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

C. 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 previous EIR or Addendum were certified as complete, shows any of the following:

i) That the project will have one or more significant effects not discussed in the previous EIR;

ii) That significant effects previously examined will be substantially more severe than shown in the previous EIR;

iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

iv) That mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Section 7. Effective Date. This ordinance shall take effect thirty (30) days after the day of its adoption.

Section 8. Publication. Within 15 days of passage of this Ordinance, the City Clerk shall cause the full text of the ordinance, a summary of the Ordinance, or an advertisement of the Ordinance to be published in a newspaper of general circulation, with the names of those City Councilmembers voting for and against the Ordinance, in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on December 13, 2022, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on January 10, 2023, by the following vote:

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

Ken Broadway, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

First Reading: 12/13/2022
Second Reading: 01/20/2023
Effective Date:

EXHIBIT 1A

Whitney Ranch 49 - Northwest Rocklin General Development Plan Amendment – PDG2021-0003

Northwest Rocklin General Development Plan Amendment (Exhibit C)

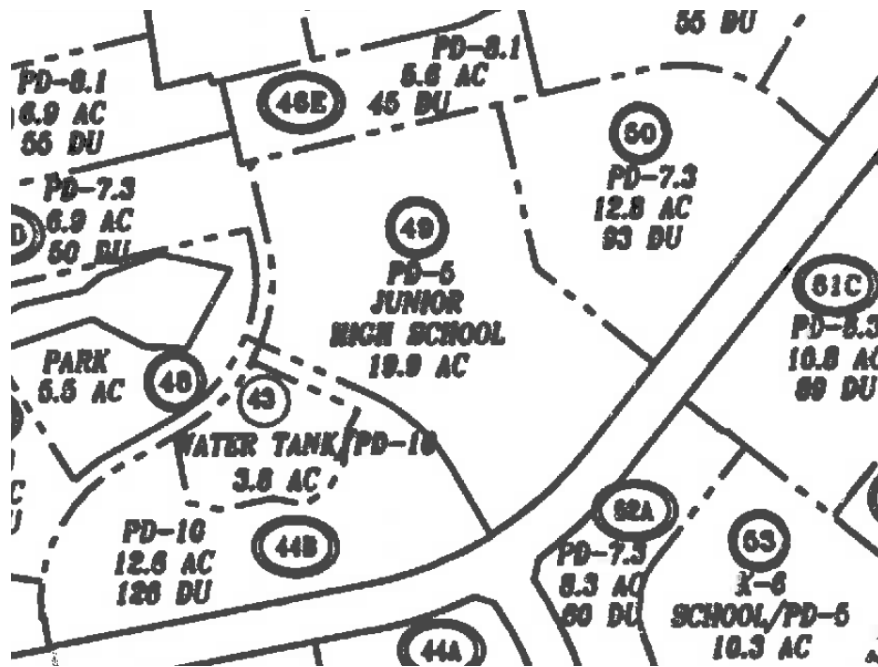
Available at the Community Development Department, Planning Division

EXHIBIT 1B

Whitney Ranch 49 - Rezone - Z2022-0002

Northwest Rocklin General Development Plan Zoning Exhibit

Existing Zoning



Proposed Zoning

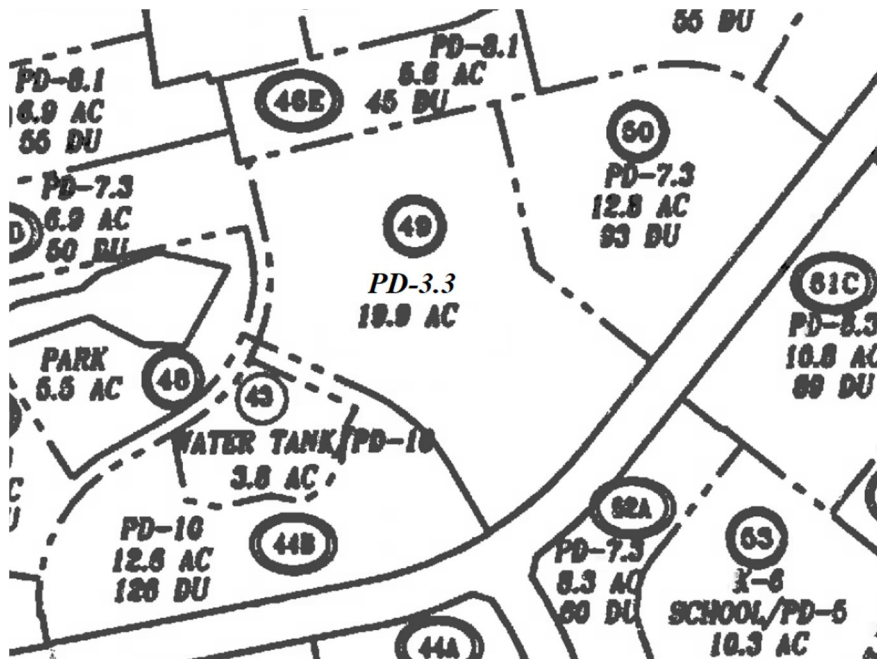


EXHIBIT 1A

NORTH WEST ROCKLIN
GENERAL DEVELOPMENT PLAN
EXHIBIT C TO PDG-99-02 ET AL
PDG2021-0003 (Whitney Ranch Unit 49)

NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN AMENDMENT

By

Community Development Department
City of Rocklin
California

Prepared for:



Sunset Ranchos Investors, LLC

Adopted and amended by Rocklin City Council Ordinance Nos. –
858, 882, 884, 892, 898, 932, 941, 991, 1000, 1014, 1041,
1055, 1060, 1089, 1121, 1151, XXXX (Placer Creek Apartments), and XXXX

January 2023

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- 11 – Major Roadway Improvements
- 12 – Service Providers

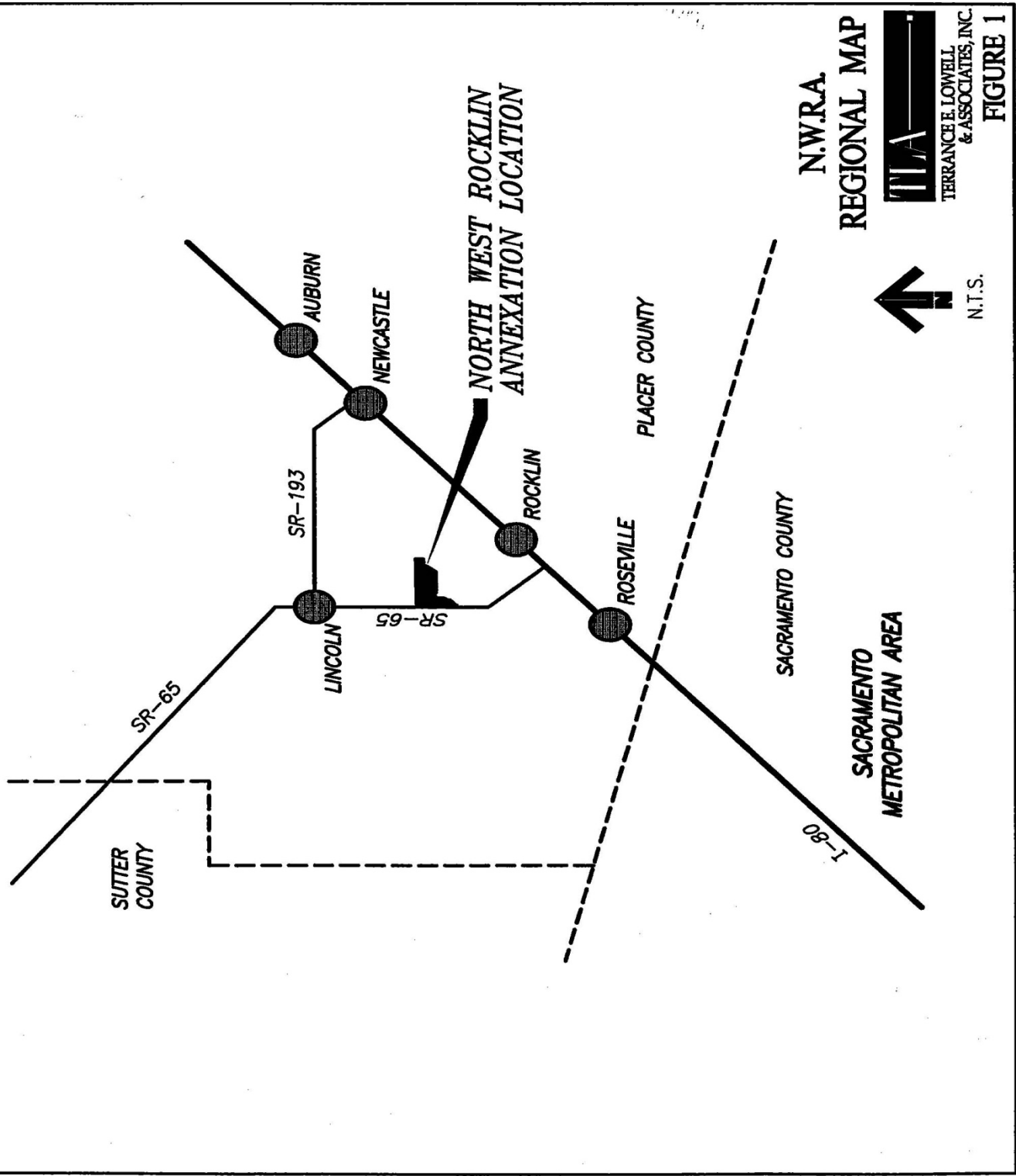
CHAPTER ONE - INTRODUCTION

1.1 Purpose of General Development Plan

A General Development Plan (GDP) is a planning document that defines, in detail, the development criteria for a project area. Chapter 17.60 of the Rocklin Municipal Code establishes the Planned Development process as a “means to provide for greater flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances.” With that intent, the North West Rocklin Area General Development Plan (“NWRA GDP”) has been crafted to allow the integrated development of the 1,871-acre project in a manner that will a) promote the development of developable areas and avoid sensitive environmental areas, b) encourage creative and innovative design by allowing flexibility in property development standards, c) encourage the preservation of open space, and d) accommodate various types of large scale, complex and phased development in the planning area. More specifically, the NWRA GDP:

1. Establishes the interrelationship among land uses in the plan area.
2. Specifies permitted and conditionally permitted uses for all parcels and the intensity of the uses.
3. Establishes development standards such as the lot sizes, building setbacks, and height limits.
4. Identifies the width and general location of roadways necessary to serve the development
5. Identifies the needs and supply sources of water, sewer, drainage, and other public service needs of the project.
6. Provides guidance for the preparation of tentative maps, with regards to design features such as street alignments and cross-sections, lot size and lot orientation

The GDP will serve as the regulatory land use document for the North West Rocklin area. All provisions of the Zoning Ordinance (Title 17 of the Rocklin Municipal Code) shall apply to this project unless otherwise specified in this GDP.

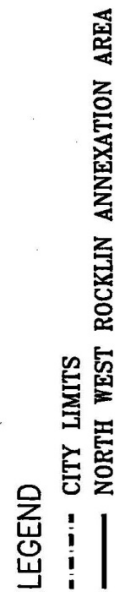


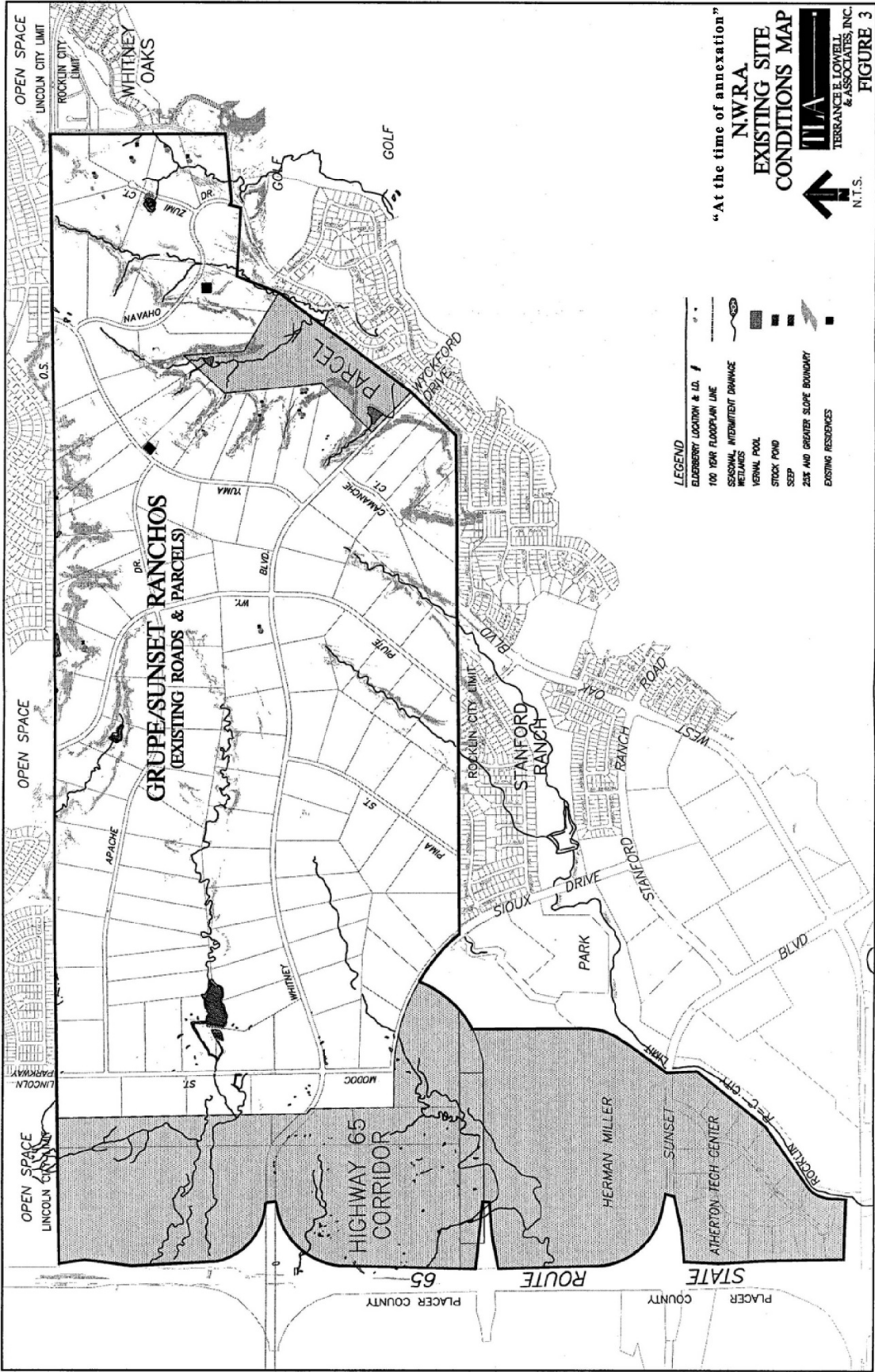
1.2 Plan Area Location and Description

The North West Rocklin Plan Area is approximately 1,871 acres located in the northwest corner of the City of Rocklin. Rocklin is located in the County of Placer, about 20 miles northeast of the City of Sacramento.

The North West Rocklin Plan Area is contiguous to SR 65 on the west and the Twelve Bridges Specific Plan area in the City of Lincoln on the north. Within the City of Rocklin, the Whitney Oaks project is to the east with Sunset West and Stanford Ranch on the south. West of the plan area is the Sunset Industrial Area in the County of Placer.

The North West Rocklin Plan Area's location within the regional setting is presented in Figure 1 and a vicinity map is presented in Figure 2. Figure 3 shows the existing site conditions at the time of the annexation, which influenced future land uses for the plan area.





The North West Rocklin Area contains three distinct planning areas: Sunset Ranchos (aka Whitney Ranch), Highway 65 Corridor, and Parcel K. Table 1 presents a summary of proposed land uses in the three planning areas and Figure 2 shows their locations.

Table 1				
Summary of Land Uses by Planning Area				
Planning Area	Acreage	Existing Use	Dev. Unit	Proposed Zoning and Use
Sunset-Ranchos aka Whitney Ranch	1,296.3	Single-family homes, Apartments, Condominiums, High School, parks	1 to 69	Planned Development (PD) • up to 3,452 SF dwelling units • up to 895 MF dwelling units • 17.3 acres (187,300 sq. ft) commercial • 2 Elementary Schools (22.4 ac.) • • 1 High School (50.0 ac.) • 57.3 ac. Public Parks/ • 5.2 ac. Private Recreation Facilities • 199.8 ac. Open Space
Highway 65 Corridor:	532.2			
• Atherton Tech	81.8 ac. 5 ac.	Light Industrial Open Space	115 116	Planned Development (PD) Light Industrial (81.8 ac.) Open Space (5 ac.)
• William Jessup University	155.8 ac.	University and vacant land	113 A 113 B 113 C 114 A 114 B 112	Light Industrial (13.9 ac.) Light Industrial/MU (17.7 ac.) WJU Campus (74.5 ac.) Commercial (10.1 ac.) 181 MF dwelling units (20.0 ac.) Open Space (19.6 ac.)
• Placer Ranch	147.3 ac.	Vacant	107 A 107 B 108A 108B 110 109/111	Commercial (32.4 ac.) 254 MF dwelling units (10.4 ac.) Bus. Prof./Commercial (47.6 ac.) 174 SF dwelling units (20.4 ac) 196 SF dwelling units (22.9 ac.) Open Space (18 ac.)
• JBC Investments	114.2 ac.	Vacant	106 104 105	Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
• Core Roadways	23.7 ac.			
Parcel K	47 ac.	Single-family residential		Developed • 109 SF dwelling units • Open Space (3.2 ac.)

CHAPTER TWO – ZONING DISTRICTS AND RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE

2.1 Relationship to the Rocklin Municipal Code

All provisions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 16 and Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

{General Note: ‘Table 2 –Parcel Ownership by Planning Area’ was deemed unnecessary and was deleted from the amendment of the Northwest Rocklin General Development Plan approved via Ordinance 941 – Whitney Ranch Phase II in 2018.}

2.2 Zoning Districts

To encourage a more creative and flexible approach to the use of land in this planning area, the General Development Plan identifies the zoning for Northwest Rocklin as a Planned Development (PD).

The Northwest Rocklin General Development Plan will utilize the following zoning categories.

PD-1.6	Residential – One-and-six tenths (1.6) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 11,000square feet.
PD-2.1 -- 3.3	Residential Cluster – Two-and-one tenths (2.1) through three-and-three tenths (3.3) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 7,000 square feet.
PD-2.9C – 3.8C	Residential Cluster – Two-and-nine tenths (2.9) through three-and-eight tenths (3.8) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 6,000 square feet. This zoning category applies to parcels with extensive slope constraints. Smaller lot sizes allows slope areas to be preserved as permanent open space.
PD-3A	Residential – Three (3) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 11,000 square feet.

PD-3B	Residential – Three (3) dwelling units to the gross acre.
Purpose:	This designation shall apply to the Parcel K area next to Stanford Ranch. It will provide for low density, single family-detached residential units, with minimum lot size of 7,500 square feet.
PD-3.5C – 5.4C	Residential Cluster – Three-and-five tenths (3.5) through five-and-four-tenths (5.4) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached and attached residential units, with minimum lot size of 4,000 square feet. This zoning category applies to parcels with extensive slope constraints. Smaller lot sizes allows slope areas to be preserved as permanent open space.
PD-4	Residential – Four (4) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family-detached residential units, with minimum lot size of 7,500 square feet. See note (1).
PD-4.2 - 5	Residential – Four-and-two tenths (4.2) through five (5) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached and attached residential units, with minimum lot size of 6,000 square feet.
PD-6.0 – 6.6	Residential – Six (6.0) through six-and-six tenths (6.6) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 3,000 square feet is required.
PD-7.3–10A	Residential – Seven-and-three tenths (7.3) through ten (10) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 2,400 square feet is required.
PD-8.7A	Residential – Eight-and-seven tenths (8.7) dwelling units to the gross acre.
Purpose:	To provide for medium high density, single family-detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 2,500 square feet is required.

PD-10 - 12	Residential – Ten (10) through Twelve (12) dwelling units to the gross acre.
Purpose:	To provide for medium high density, single-family detached or attached, multi-family residential units, apartments, townhouses, condominiums, or cluster design.
PD-18 – 20	Residential – Eighteen (18) through Twenty (20) dwelling units to the gross acre.
Purpose:	To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design.
PD-22+	Residential – Minimum Twenty-two (22) dwelling units to the gross acre.
Purpose:	To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design. This category is intended to help the City achieve its regional housing needs allocation. Thus, the minimum density is set with no maximum cap. No project will be approved if the density is below 22 dwelling units per gross acre.
PD-BP	Business Professional
Purpose:	To provide opportunities for developing and operating professional and administrative offices.
PD-COMM	Commercial
Purpose:	To provide a large concentration and mix of retail and services to meet the needs of local residents and employees of the plan area. Office uses will be limited to no more than 30% of the total building square footage.
PD-NC	Neighborhood Commercial
	To provide a mix of retail and services to meet the needs of local residents. Due to limited parcel size and proximity to single-family residential uses, uses in this district will be limited in types, intensity, and design compared to the community commercial district.
PD-BP/COMM	Business Professional/Commercial
Purpose:	To provide opportunities for developing and operating professional and administrative offices while allowing limited amount (maximum of 30% of site) retail commercial uses that are compatible with office uses.

PD-LI	Light Industrial
Purpose:	This district is intended primarily for light industrial uses such as manufacturing, assembly, research and development as well as limited office uses that are compatible with industrial uses and light Industrial land uses in a campus-like setting.
SCHOOL	School Facilities
Purpose:	To reserve land for the construction of future school facilities. These parcels will be reserved for purchase by the Rocklin Unified School District (RUSD). (1)
Recreation Facility	Private Recreation Facilities
Purpose:	To provide areas for private recreational facilities typically owned and operated by a community association or Home Owners' Association for exclusive use by property owners, tenants, and their guests.
Park	Park Facilities
Purpose:	To provide areas for passive and active recreational opportunities. These parcels will be dedicated to the City for park improvements and annexed into the City of Rocklin Parks CFD. The Community park site will provide for more intense active recreation such as athletic complexes, swimming pools and lighted ball fields. The park will attract users from throughout the City. Neighborhood parks will serve the immediate neighborhood and will have less intensive recreation uses like play equipment and turf area.
OS	Open Space
Purpose:	To preserve hillsides, streams, and other natural resources and buffer them from adjacent land uses. Storm water conveyance and detention will also utilize open space area. The open space corridors will preserve natural drainage ways, link public facilities via adjacent pedestrian trail, and create a unifying element to the plan.
Note (1):	All proposed elementary school parcels have been designated with an underlying designation of PD-5. This would give notice that residential development could occur in the event the Rocklin Unified School District chooses not to use any of the sites for future school facilities. The land use types, acreage and dwelling units for each project area are presented in Table 1. Figure 5 identifies the Development Areas referred to in this General Development Plan.

Subsequent amendments to zoning in the North West Rocklin Area are reflected on the City's Official Zoning Map. That document shall be referred to in all instances as the official zoning exhibit for this General Development Plan.

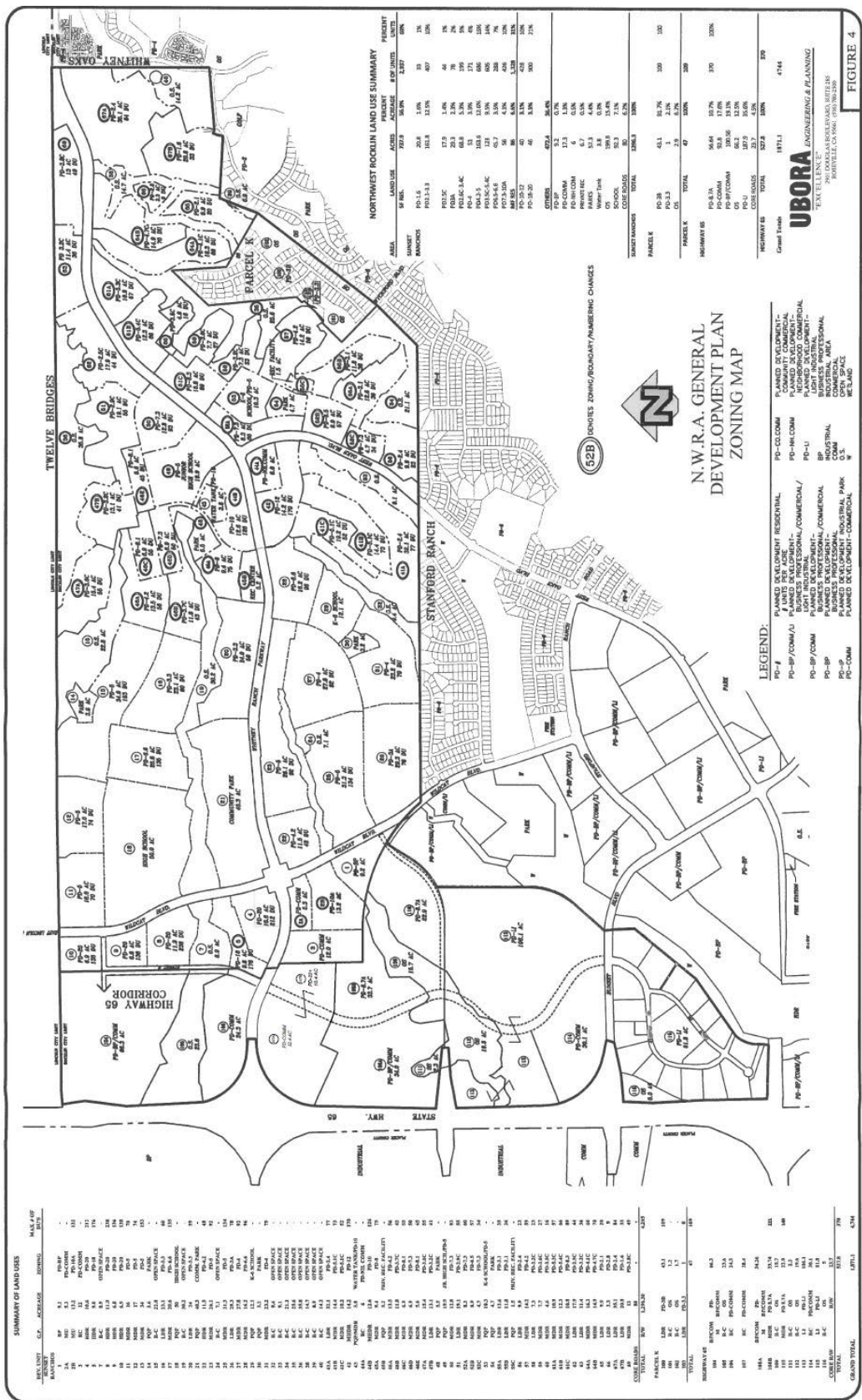
The number of dwelling units and/or square footage reflected above is the maximum allowed based on zoning and for which infrastructure is designed or planned for. Actual development yield may be less. The only exception is for those zones where the number of dwelling units is followed by a "+" notation. In those instances, the number of dwelling units allowed per acre is a minimum.

Square footage for the Highway 65 Corridor is tied to number of trips and will depend on mix of uses. See Chapter 3.

2.3 Zoning Boundaries

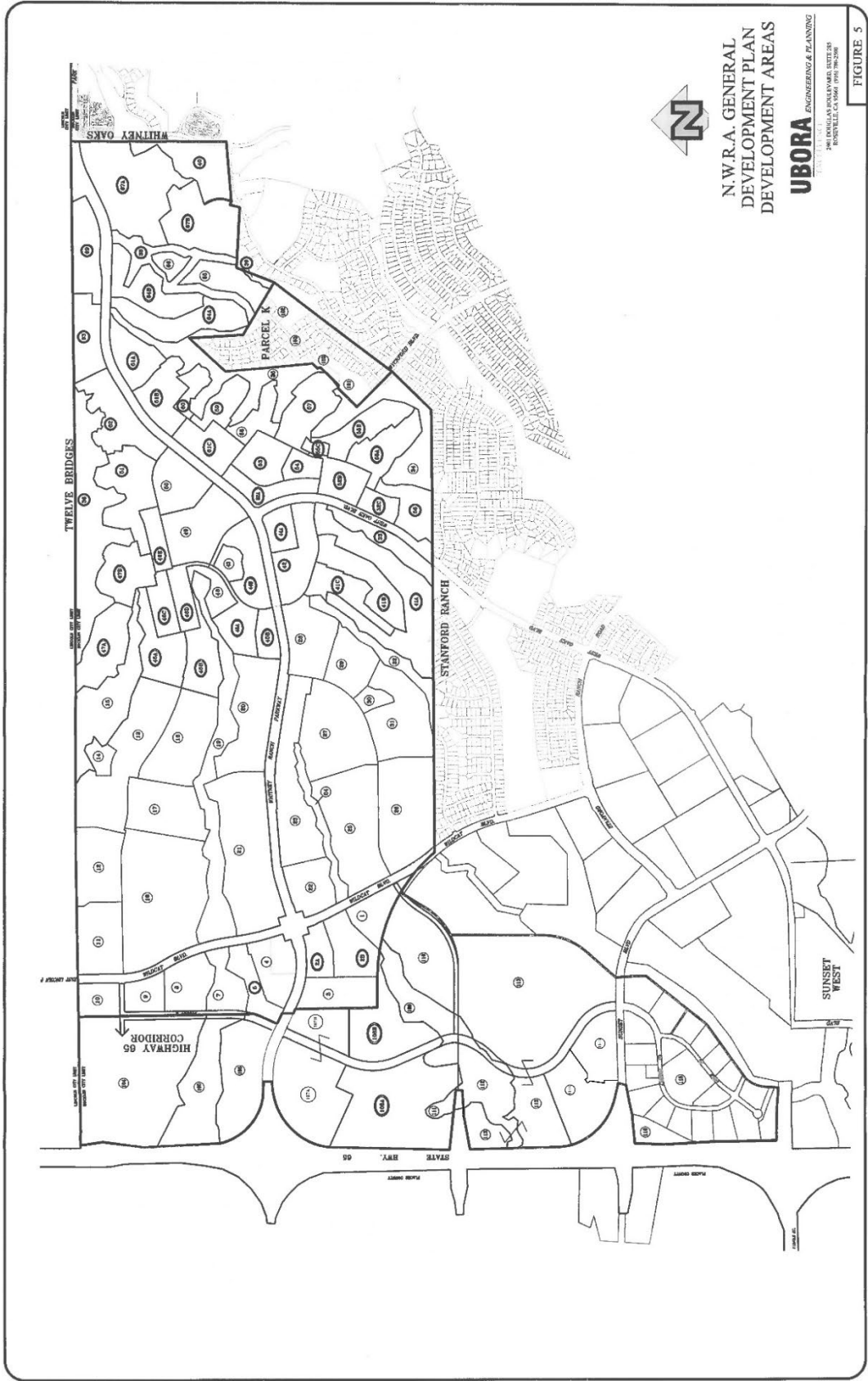
The boundaries of the zones described in this plan shall be as shown on the Citywide Zoning Map.

Figure 4 NWRA GDP Zoning Map



This map is for reference only to the General Development Plan area. See Figure 5 for updated Planning Unit numbers and see the City of Rocklin Citywide Zoning Map, as updated periodically, for current Zoning.

Figure 5 NWR GDP Development Areas



CHAPTER THREE – PERMITTED LAND USES AND DEVELOPMENT STANDARDS

3.1 Introduction

This chapter presents information regarding permitted uses and development standards associated with the zoning districts in the Northwest Rocklin Plan Area. The requirements presented in this chapter are prescriptive, which means all projects must comply with them without any discretion. In addition to these requirements, a set of Design Guidelines have been prepared which would provide guidance to property owners, architects, and developers in designing projects that are harmonious with the existing fabric of the project area and the City of Rocklin in general.

3.2 Overview of Project Area

The Sunset Ranchos planning area consists of predominantly residential development with associated parks and school sites, open space, and commercial areas to support the community's population. The site encompasses approximately 1,296.3 +/- vacant acres and is proposed for 3,452 single-family lots, 895 multi-family units, one 50-acre high school site, and two elementary school sites totaling 22.4 acres, 62.5 acres of park/recreational sites, 199.8 acres of open space, and 23.3 acres of commercial sites.

Parcel K planning area consists of 44.1 acres of residential development up to a maximum of 109 units and approximately 2.9 acres of open space.

The Highway 65 Corridor planning area includes the Atherton Tech Center, which consists of existing office, business professional and industrial uses, the William Jessup University facility, existing single family residential, and vacant undeveloped land zoned for similar land uses. Approximately 57 acres of the Highway 65 Corridor area is zoned for 370 small-lot single-family residential units. Additional acreage within the Highway 65 Corridor has been zoned to accommodate approximately 435 multi-family residential units. A 226 unit senior congregate care/residential project was also approved with a use permit. The Atherton Tech Center was approved for the construction of Light Industrial buildings and is almost built out.

3.3 Land Use Summaries

3.3.1 Sunset Ranchos

The Sunset Ranchos planning area is conceptually divided into 84 development areas for land use planning. Each development area is identified on Figure 5 in Chapter 2. Table 3 lists the development areas within Sunset Ranchos with the corresponding proposed land use, zoning category, estimated acreage, maximum allowable number of dwelling units (# of DUs) and potential square footage.

Table 3
Sunset Ranchos Land Uses By Development Areas

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
1A	Residential	6.2	PD-12	74	
1B	Open Space	2.1	Open Space		
2A	Commercial	5.3	PD-Comm	-	56.6
2B	Residential	13.2	PD-10A	132	
3	Commercial	12	PD-Comm	-	130.7
4	Residential	10.6	PD-20	212	
5	Residential	9.8	PD-18	171	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-5	70	
12	Residential	17	PD-5	74	
13	Residential	34	PD-5	153	
14	Neigh. Park	3.6	Park	-	
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	60	
17	Residential	20.6	PD- 6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	59	
21	Comm. Park	40.3	Community Park	-	
22	Residential	11.5	PD-4.2	48	
23	Residential	26.1	PD-5	92	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-5	134	
26	Residential	29.3	PD-3A	78	
27	Residential	27.8	PD-4	92	
28	Residential	16.2	PD-6.6	96	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	79	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	21.1	Open Space	-	
35	Open Space	25.6	Open Space	-	
36	Open Space	35.8	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41A	Residential	32.1	PD-2.4	77	
41B	Residential	14.4	PD-5.1C	73	
41C	Residential	10.2	PD-5.1C	52	

Table 3, Continued.

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
42	Residential	14.2	PD-5.1C	72	
43	Water Tank	3.8	Water Tank/PD-10	-	
44A	Residential	6	PD-5.1C	30	
44B	Residential	12.6	PD-8	100	
45A	Residential	9.4	PD-8	75	
45B	Rec. Center	5.2	Private Rec. Facility	-	
46A	Residential	13.5	PD-4.2	56	
46B	Residential	11.8	PD-3.7C	43	
46C	Residential	6.9	PD-8.1	55	
46D	Residential	6.9	PD-7.3	50	
46E	Residential	5.6	PD-8.1	45	
47A	Residential	15.4	PD-3.6C	55	
47B	Residential	13.1	PD-3.2C	41	
48	Neigh. Park	5.5	Park	-	
49	Residential	19.9	PD-3.3C	65	
50	Residential	12.8	PD-7.3	93	
51	Residential	19.1	PD-2.9C	55	
52A	Residential	8.3	PD-7.3	60	
52B	Residential	8.9	PD-6.5	57	
52C	Residential	4.7	PD-7.3	34	
53	School	10.3	K-6 School/PD-5	-	
54	Neigh. Park	4.7	Park	-	
55A	Residential	12.6	PD-3.1	39	
55B	Residential	11.8	PD-3.1	36	
55C	Residential	1.5	PD-5	7	
56	Residential	9.9	PD-2.4	23	
57	Residential	14.2	PD-4.2	59	
58	Residential	7.3	PD-3.2C	23	
59	Residential	7.7	PD-3.6C	27	
60	Residential	4.6	PD-6.0	27	
61A	Residential	10.9	PD-6.4	69	
61B	Residential	12.3	PD-6.4	78	
61C	Residential	10.8	PD-8.3	89	
62	Residential	17.9	PD-2.5C	44	
63	Residential	11.4	PD-3.2C	36	
64A	Residential	16.3	PD-4.1C	66	
64B	Residential	14.9	PD-4.7C	70	
65	Residential	9.9	PD-2.1	20	
66	Residential	3.3	PD-2.8	9	
67A	Residential	35.1	PD-2.4	84	
67B	Residential	20.8	PD-1.6	33	
69	Residential	13	PD-3.8C	49	
Core Roads	RW	80.9	-	-	
Total		1,296.3		4,347	187.3

3.3.2 Parcel K

The Parcel K Planning Area is divided into 4 conceptual development areas for land use planning. Each development area is identified in Figure 5 in Chapter 2. Table 4 lists the development areas with the corresponding proposed land use, zoning category, estimated acreage and potential number of dwelling units (# of DUs).

Table 4
Parcel K - Land Use by Development Areas

Dev. Area #	Use	Zoning	Acre.	# of DUs *
100	Residential	PD-3B	43.1	109
101	Open Space	OS	1.2	-
102	Open Space	OS	1.7	-
103	Residential	PD-3.3	1	0
Total			47	109

* Dwelling unit numbers are based upon them

3.3.3 Highway 65 Corridor

The Highway 65 Corridor Planning Area is divided into 18 conceptual development areas for land use planning. Each development area is identified in Figure 5. Table 5 lists the development areas within Highway 65 Corridor with the corresponding proposed land use, zoning designation and estimated acreage. Square footage is tied to the number of trips and will depend on the mix of uses that is proposed. (See section 3.4.4).

Table 5
Highway 65 Corridor Land Uses By Development Areas

Dev. Area #	Use	Zoning	Acres **
104	Office and Commercial	PD-BP/COMM	66.3
105	Open Space	OS	23.6
106	Commercial	PD-COMM	24.3
107 A	Commercial	PD-COMM	32.4
107 B	Residential	PD-22+	10.4
108A	Office and Commercial	PD-BP/COMM	47.6
108B	Residential	PD-8.7A	20.4
109	Open Space	OS	15.7
110	Residential	PD-8.7A	22.9
111	Open Space	OS	2.3
112	Open Space	OS	19.6
113 A	Light Industrial	PD-LI	13.9
113 B	Light Industrial / Mixed Use	PD-LI	17.7
113 C	University Campus	PD-LI	74.5
114 A	Commercial	PD/COMM	10.1
114 B	Residential	PD-10	20.0
*115	Light Industrial	PD-LI	81.8
116	Open Space	OS	5.0
Core R/W	***Road	R/W	23.7
Subtotal			532.2

- * This parcel (Atherton Tech) is almost built out. Total square footage for existing development is 659,700.
- ** Acreage estimates have been prepared as part of the General Development Plan. The actual acreages may change slightly through mapping of the properties.
- *** Includes 5 acres of roadways within Atherton Tech.

3.4 Permitted Land Uses

3.4.1 Residential Districts

Table 6 presents the permitted and conditionally permitted uses in residential districts.

Table 6
Permitted and Conditionally Permitted Uses in Residential Districts

Uses	1.6	2.1 – 3.3	2.5C	2.9C – 3.8C	3A	3B	3.5C – 5.4C	4	4.2 - 5	6.0 – 6.6	7.3 – 10.A	8.7A	10-12	18-22+
Accessory uses & structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartments, Townhouses, Condominiums	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Community/Residential Care	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Day Care Facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Rest Homes	-	-	-	-	-	-	-	-	-	U	U	U	U	U
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	U	U
Parks, Playgrounds	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Places of Assembly for Community Service	U	U	U	U	U	U	U	U	U	U	U	U	U	U
* Private Recreation facility	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Utility Substation	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Schools, private elementary and secondary	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Schools, public elementary and secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary residential units	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Single family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Duplex/Triplex	-	-	-	-	-	-	-	-	-	P	P	P	P	P

* Private Recreation Facilities: Defined as recreational facilities typically owned and operated by a community association or homeowner's association for exclusive use by property owners, tenants, and their guests. Such facilities may include: club houses, swimming pools, and other similar recreational uses that do not involve public address systems or exterior lighting that is uncharacteristic for a residential development.

P = Permitted Use

U = Conditionally Permitted Use

- = Not Permitted

3.4.2 Non Residential Districts

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

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

Uses	Neigh. Comm	Comm	BP	BP/ Comm	Light Indust.
					-
Arcade/Billiard Parlor	-	U	-	U	
Automotive Dealership	-	U	-	U	U
Automotive Dealership (entirely indoor without repair)	-	P	-	P	U
Automotive Repair Shop (Light)	-	U	-	U	U
Automotive Repair Shop (Heavy)	-	-	-	-	U
Banking, Insurance, Financial	P	P	P	P	P
Broadcasting Studios	-	-	-	-	U
Business Support Services such as copy shops and mailing services	P	P	P	P	P
Car Wash (Stand alone or with a Gas Station)	-	U	-	U	-
Coin operated laundry or pick-up station for laundry or dry cleaner	P	P	-	P	-
Convenience Stores	P	P	-	P	-
Convenience store with gasoline sale	-	P	-	P	-
Contractors yard	-	-	-	-	U
Day Care Facilities	U	U	U	U	U
Delicatessen	P	P	P	P	P
Drive-through Facilities	-	P	P	P	-
Dry cleaners with on-site dry cleaning	U	U	-	U	P
Death care services, including mortuary and cremation service	-	-	-	-	U
Equipment rentals, indoor	-	-	-	-	P
Equipment rentals, outdoor	-	-	-	-	U
Farm Equipment & Supply Sales	-	-	-	-	U
Gas Station	-	P	-	P	U
Hard Liquor Sales (off-premise sales)	-	P	-	P	-
Hospital	-	-	-	U	-
Hotel/Lodging	-	U	U	U	-
Indoor Sports and Recreation, Health and fitness Centers, Figure Salons	-	P	U	P	U

Table 7, Continued

Uses	Neigh. Comm	Comm	BP	BP/ Comm	Light Indust.
Light Manufacturing and processing	-	-	-	-	P/U (3)
Mail Order & Vending	-	-	-	-	P
Massage Parlors	-	U	-	U	-
Mini storage	-	-	-	-	U(7)
Mobile Pushcart Vending Facility	U	U	U	U	U
Offices	P	P	P	P	P
Outdoor Dining (more than 4 tables or 8 chairs)	U	U	U	U	U
Personal Services (beauty/barber salon, dry cleaners, dance studio without alcohol sale etc.)	P	P	-	P	-
Pet shop, grooming services	P	P	-	P	-
Places of Assembly for Community Service	-	-	P	P	U
Plant Nurseries (stand alone or accessory to a department store)	-	P	-	P	P
Printing & Publishing	-	-	-	-	P
Public Utility Facilities	U	U	U	U	P
Research and Development	-	-	-	-	P
Restaurant, with or without bar	P	P	P (6)	P	
Restaurant ancillary to & within primary use	P	P	P (6)	P	P
Retail Sales (inside an enclosed building) except that adult/sex oriented sales shall be regulated by Section 17.79.020 of the Rocklin Municipal Code	P	P	-	P	-
Retail use, showroom, and training appurtenant to a permitted or conditionally permitted use	P	P	-	P	P
Schools, college & university	-	U	U	U	U
Schools, private elementary and secondary	U	U	U	U	-
Schools, public elementary and secondary	P	P	P	P	P
Schools, specialized education & training, including trade schools	-	U	P	U	U
Sports facility or other outdoor public assembly	-	-	-	-	U
Theaters except that adult/sex oriented motion picture shall be regulated by Section 17.79.020 of the Rocklin Municipal Code	-	U	-	U	-
Uses involving public address system	-	U	U	U	U
Uses that operate between 11 p.m. and 6 a.m.	U	P	P	P	P
Vehicle rental storage (outside)	-	-	-	-	U
Veterinary Clinic	U	U	U	U	-
Warehousing and Distribution	-	-	-	-	P
Wholesale Sales	-	-	-	-	P
Woodworking and Cabinet Shops	-	-	-	-	U

P = Permitted Use U = Conditionally Permitted Use - = Not Permitted

3.4.3 Special Use Regulations for Non Residential Zones

Permitted and conditionally permitted uses are subject to the following conditions and criteria:

1. SIMILAR USE DETERMINATIONS

The Community Development Director may determine certain uses or activities that are not explicitly stated above to be permitted or conditionally permitted uses provided the use or activity has characteristics that are similar to those of the uses listed above.

2. MODIFICATIONS TO TRAFFIC CAPACITIES (TABLE 8)

Maximum square footage for each development area shall be limited by the traffic capacity shown in Table 8. Additional square footage may be allowed if it can be demonstrated through a traffic analysis that intersections and roadway segments would operate acceptably.

3. POTENTIAL NUISANCE FACTORS/USE PERMIT

Uses which in the opinion of the Community Development Director, involve the potential to create odor, dust, noise, light, vibration or other nuisance factors, will be considered with a conditional use permit.

4. OFFICE USES/PD-COMM

Office uses in the PD-Comm. district shall be limited to no more than 30% of total building square footage.

5. COMMERCIAL USES/PD-BP/COMM

Commercial uses in the PD-BP/COMM. district shall be limited to no more than 30% of the land area within each applicable Development Area identified on the General Development Plan Zoning Map. This condition specifically applies to Development Area 104, and 108A.

6. RESTAURANTS & DRIVE-THRUS/PD-BP

Restaurant buildings or drive-through speaker boxes in the PD-BP district shall be located no closer than 300 feet to a residential property line.

7. MINISTORAGES / DEVELOPMENT AREA 113

Conditional use permit applications for mini-storage facilities will only be considered within Development Area number 113.

3.4.4 Traffic Capacity

The traffic impact study for the NWRA project as updated by the Final Transportation Impact Analysis for the Northwest Rocklin Area General Development Plan (May 5, 2016 – Fehr & Peers) and updated through a project related Traffic Impact Study and Addendum (Estia at Rocklin) in August 2022, assumes total average daily trips of 98,010 trips for the Highway 65 corridor planning area - consisting of development areas 104 through 116, including the undeveloped parcels in Atherton Tech. (See Highway 65 Corridor Development Areas Map at the end of this Section). If all traffic and road improvements that are outlined the General Development Plan are constructed and modifications to specific intersections identified in the 2016 study are incorporated into and implemented through the City's Capital Improvement Program and development intensity stays within levels assumed by the traffic study, roadway intersections and segments within the project area will operate within acceptable levels of service established by the General Plan. To ensure that development intensity stays within levels assumed by the traffic study, future uses shall be required to demonstrate that the volume of traffic generated by each development does not exceed the Average Daily Traffic (ADT) shown for each development area in Table 8.

Volumes shown in Table 8 may be exceeded only if a traffic study demonstrates that all intersections and roadway segments would operate acceptably with the increase. This may occur when other areas within the annexation area develop at intensities lesser than presumed in the GDP and traffic study.

Traffic volumes for the 34.0 acres of commercial and 9.2 acres of business professional in the Sunset Ranchos planning area are included in the traffic counts for the Sunset Ranchos planning area. As long as the proposed building square footage is consistent with or below levels identified in Table 3, no additional traffic analysis would be required.

Consistent with the Traffic Impact Study, the following trip generation rates will be used for the purpose of establishing the base ADT limitation for a project within the Highway 65 Corridor Planning Area:

Business Professional (Office)	17.7 daily trips per 1,000 square feet
Commercial (Retail, Highway etc.)	35 daily trips per 1,000 square feet
Light Industrial	7.6 daily trips per 1,000 square feet
Single Family Residential	9.0 daily trips per dwelling unit
Multi-Family Residential	6.5 daily trips per dwelling unit

All uses will be subject to applicable use limitations of this GDP as well as the traffic limitations herein. For example, in the PD-BP/COMM zone district, commercial uses cannot exceed 30% of the site.

SAMPLE CALCULATION OF ALLOWED SQUARE FOOTAGE FOR A PARCEL USING TRAFFIC CAPACITY AND ZONING RESTRICTIONS.

Development Area No. 104
 Zoning Designation: PD-BP/Comm.
 Acreage: 66.3 acres

Step 1:

Total Site acreage: 66.3 acres or 2,888,028 square feet
 Total Trips allocated 20,127

Step 2

Maximum allowed commercial
 (30% of site assumed at 25% FAR): 216,602 square feet

Step 3

Trip generation for maximum allowed commercial (@ 35 trips per 1,000 sq., ft.): 7,581 trips

Step 4

Remainder of trips for parcel: 20,127 minus 7,581 = 12,546 trips

Step 5

Allowable square footage for Business Professional uses:
 12,546 trips divided by 17.7 (trip rate for BP uses) x 1,000 = 708,000 square feet

In the above example:

1. The use regulation (chapter 3.4.3) limits commercial uses in the BP/Comm Zone to 30% of the site. A 25% FAR is assumed for commercial development and 30% FAR assumed for office and light industrial. This limitation translates into a maximum of 216,602 square feet for commercial uses.
2. At 35 trips per 1,000 square feet, the maximum number of trips allocated for commercial uses is 7,581 trips.
3. That leaves a remainder of 12,546 trips for the parcel. That translates into 708,000 square feet of development.
4. Because there is no use limitation on other uses, the developer could elect to develop the entire 66.3 acres for office or other allowed use.

The "Potential Building Square Footage" shown in Table 8 has been computed using the zoning limitations of chapter 3.4.3 and the traffic capacity of chapter 3.4.4. The computation does not assume the maximum allowed commercial intensity in the PD-BP/Comm Zone or the maximum allowed business-professional office in the PD-

Comm. Zone. Instead, the potential maximum development intensity is calculated for both commercial and office uses to fit under the traffic capacity caps. It must be emphasized that this calculation is one of several possibilities for each parcel. In the PD-Comm. zone for example, it is possible for the entire site to be developed as commercial. In that case, the total building square footage would be smaller than what is shown in Table 8.

Table 8
Highway 65 Corridor Trip Allocation By Development Areas

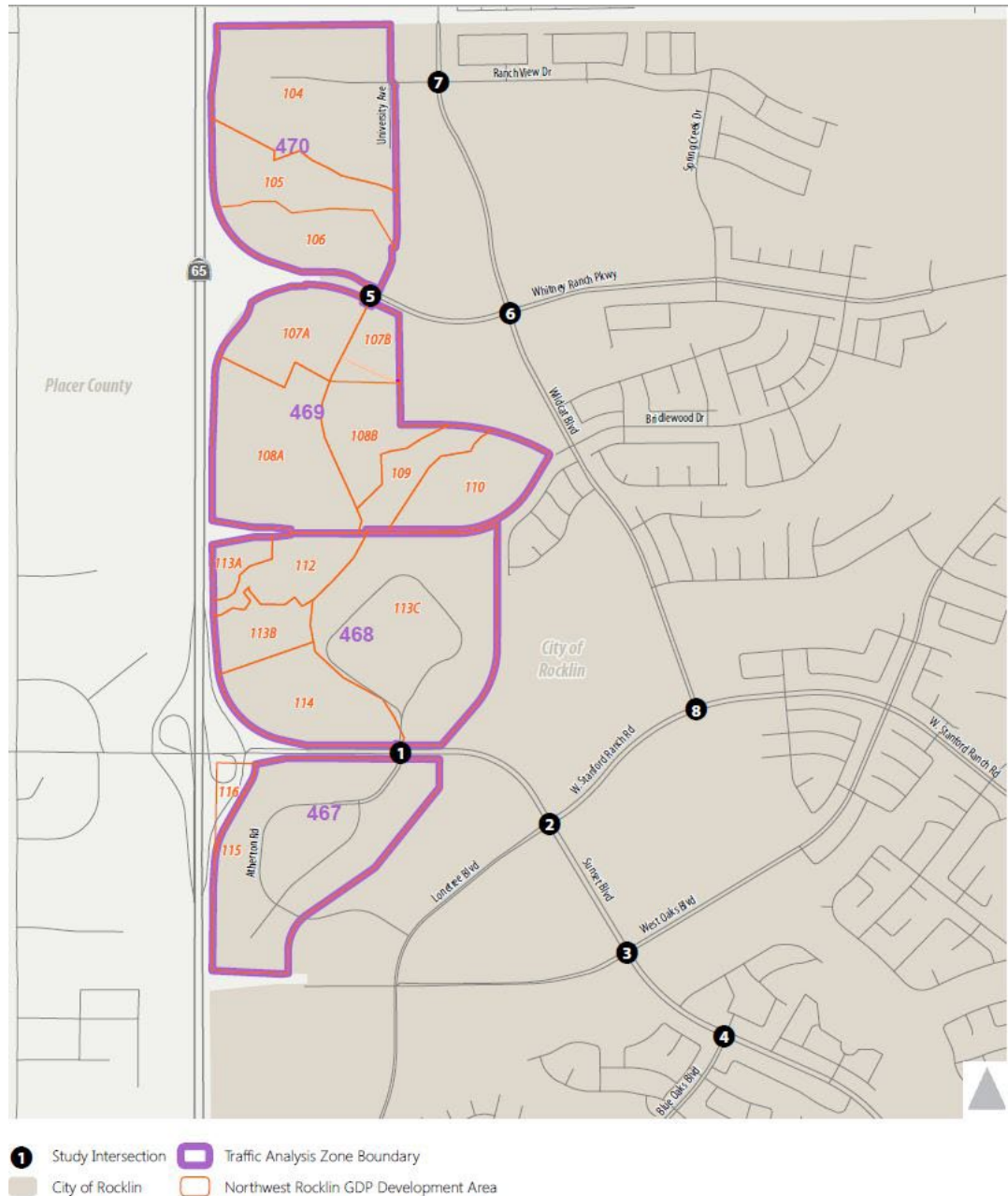
	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	20,127	708	216	0	924
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	10,398	0	297	0	297
	Subtotal	114.2		30,525	708	513	0	1,221
Placer Ranch	107 A	32.4	PD-COMM	14,511	0	414.6	0	414.6
	107 B	10.4	PD-22+ (254 MF Units)	1,651	N/A	N/A	N/A	Converted to Multi-family
	108 A	47.6	PD-BP/COMM	16,651	508	219	0	727
	108 B	20.4	PD-8.7A (174 SF Units)	1,566	N/A	N/A	N/A	Converted to Single Family
	109	15.7	OS	0	-	-	-	-
	110	22.9	PD-8.7A (196 SF Units)	1,764	N/A	N/A	N/A	Converted to Single Family
	111	2.3	OS	0	-	-	-	-
	Subtotal	151.7		36,143	508	633.6		1,141.6
William Jessup University	112	19.6	OS	0	-	-	-	-
	113 A	13.9	PD-LI (⁴ Future HDR ¹)	2,711	0	0	0	0
	113 B	17.7	¹ PD-LI	6,603	135	120	0	255
	113 C	74.5	PD-LI (WJU Campus)	² 7,425	N/A	N/A	N/A	See Footnote 2
	114 A	10.0	PD-COMM	4,515	0	129	0	129
	114 B	20.0	PD-10 (181 MF Units)	1,328	N/A	N/A	N/A	Converted to Multi-family
	Subtotal	155.7		22,852	135	249	0	384
Atherton Tech	115	81.8	PD-LI	³ 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	Subtotal	86.8		8,760	39	0	91	130
Core Roadways		23.7						
TOTAL		532.1		98,010	1,390	1,395.6	91	2,876.6

ADT: Average Daily Traffic

- 1 This site is designated as Mixed Use in the General Plan, therefore, Retail and Office development are allowed. Project specific zoning will be applied when a development project comes forward.
- 2 Includes traffic capacity for existing and planned William Jessup University (assuming an ultimate student capacity of up to 3,300 students).

- 3 Includes traffic capacity for existing occupied 659,700 square foot light industrial and office buildings. Remaining traffic capacity for new development in Atherton Tech Center (last undeveloped parcels) is 3,130 trips.
- 4 This site is on the City's (2021-2029) Housing Element Regional Housing Needs Allocation (RHNA) Available Sites List and was assumed as High Density Residential (HDR) / 30 dwelling units per acre (417 total multi-family units) in Table 3 of the City's 2016 Final Transportation Impact Analysis for the Northwest Rocklin Area General Development Plan (Trip Caps Study).

Highway 65 Corridor Development Areas Map



This map is for reference only to the General Development Plan area. See Figure 5 for updated Planning Unit numbers.

3.5 Development Standards

3.5.1 Residential Development Standards – Single- and Multi-Family Zones

Table 9 presents the development standards for single-family and multi-family residential zones.

Table 9
Residential Development Standards

Standard ^a	PD-1.6	PD-2.1, 2.4, 2.5C, 2.8, 3.1, & 3.3	PD-2.9C, 3.2C, 3.3C, 3.6C 3.7C & 3.8C	PD-3A	PD-3B	PD-3.5C, 4.1C, 4.7C, 5.1C, 5.3C, & 5.4C	PD-4	PD-4.2 & 5	PD-6.0, 6.4, 6.5 & 6.6	PD-7.3, 8, 8.1, 8.3 & 10A	PD-8.7A ^g	PD-10, 12	PD-18 & 20	PD-22+ Minimum
Max. units per gross acre	1.6	2.1-3.3	2.9 – 3.8	3	3	3.5 – 5.4	4	4.2 – 5	6 – 6.6	7.3 – 10	8.7	12	18-20	None
Min. units per gross acre	1	1	1	1	1	3.5	3.5	3.5	3.5	3.5	8.5	8.5	15.5	22
Min. lot area (sq. ft.)	11,000	7,000	6,000	11,000	7,500	4,000	7,500	6,000	3,000	2,400	2,500	2,000	2 acres	2 acres
Min. lot width														
Interior	90'	65'	55'	75'	65'	40'	65'	55'	40'	30'	30'	20'	70'	70'
Corner	100'	70'	60'	80'	70'	45'	70'	60'	45'	40'	30''	25'	80'	80'
Minimum lot depth ^b	100'	100'	100'	100'	100'	80'	100'	100'	80'	70'	60'	-	-	-
Setbacks ^c														
Front	25'	20'	20'	25'	25'	15'	20'	20'	12'	12'	8'	5'	20'	20'
Front Porch	20'	15'	15'	20'	20'	11.5'	15'	15'	11.5'	10'	5'	N/A	N/A	N/A
Front entry Garage	20'	20	20'	20'	20'	20'	20	20'	20'	20'	18'	5'	N/A	N/A
Side, interior	10'	5'	5'	10'	5'	4'	5'	5'	4'	4'	0' ^h	0'	15'	15'
Side, street ^f	15'	10'	10'	15'	10'	10'	10'	10'	10'	10'	10'	10'	15'	15'
Rear	25'	20'	20'	25'	25'	15'	20'	20'	15'	4'	4'		15'	15'
Rear Entry Garage			5'			5'		5'	4'	4'	4'			
Max. lot coverage ^e	40%	50%	50%	45%	40%	55%	50%	50%	60%	60%	70%	70%	70%	70%
Max. bldg. height ^d														
Principal bldg.	30'	30'	30'	30'	30'	30'	30'	30'	30'	35'	35'	35'	35'	50'
Accessory bldg.	14'	14'	14'	14'	14'	14'	14'	14'	14'	NA	14'	NA	14'	14'

^a Special development standard modifications may be permitted for non-traditional single family residential, senior, and affordable housing developments. See Sections 3.5.2 (11), 3.5.2 (13), and 3.5.2 (14)

^b Also see Section 3.5.2 (1)

^c Also see Sections 3.5.2(1), 3.5.2 (2), 3.5.2 (3), 3.5.2 (11), 3.5.2 (13) and 3.5.2 (14)

^d Also see Sections 3.5.3 (1)

^e Also see Sections 3.5.2 (4), 3.5.2 (11), 3.5.2 (13) and 3.5.2 (14).

^f Street side setback for Lot 10 DP13A, Lot 1 DP 13B, Lot 1 DP 25, Lot 39 DP 31, Lot 40 DP 31 and Lot 79 DP 31 shall be 30 feet. This setback may be reduced at the discretion of the Community Development Director if it is determined that traffic calming features or landscape features will adequately lessen vehicle speeds in these locations and/or diminish the prominence of the portion of the residence facing the subdivision entry.

DP = Development Parcel (Reference pertains to SD-2003-04)

^g Sections 3.5.2 (2) and 3.5.2 (3) are not applicable in this zone district

^h The minimum interior side setback shall be three (3') feet. An interior side setback of zero (0') is permissible when a minimum six (6') wide Use Benefit Easement has been established on the adjacent property to allow access for maintenance and ensure a minimum six (6') setback between.

3.5.2 Special Regulations for Single-Family Residential Zones

The following additional regulations shall apply to single-family residential:

1. PARCEL K and SUNSET RANCHOS PLANNING AREAS / ADJACENT TO STANFORD RANCH

Residences constructed on lots within the Sunset Ranchos and Parcel K Planning Areas that are located immediately adjacent to Stanford Ranch, shall also be restricted to the following standards. These standards supersede the standards contained in the chart in Section 3.5.1 where applicable.

Rear Setback (primary structures in Parcel K only)(a)	60 feet
Min. Lot Depth	125 feet

- a) Patio covers that are open on at least two sides shall be permitted to encroach within the 60 foot setback.

2. VARIED FRONT YARD SETBACKS

- a) Varied front yard setbacks are required along all residential streets. However, the minimum setback must be met in all cases. This requirement shall not apply to non-traditional single family residential subdivision designs such as alley loaded, 3-packs or green court.
- b) Usable porches that are open on at least 2 sides and do not occupy more than 50% of the front width of the house may project five (5) feet into the required front setback. To be considered “usable” and therefore, eligible for this provision, a porch must be a minimum of 5 feet deep and 10 feet long.

3. GARAGE SETBACKS

- a) Garage structures for single-family residences shall be setback a minimum 20 feet from the street even if the building setback is less than 20 feet. This excludes alleys and courtyards.
- b) The garage portion of a house may project five (5) feet into the required front setback, provided the garage door does not front the street. The garage elevation that fronts the street and projects into the front yard must have architectural details other than a blank wall plane. Architectural details could include but are not limited to a combination of pop-outs, window features, planters, etc.

4. LOT COVERAGE CALCULATION

Lot coverage calculations will not include porches open on at least 2 sides and located on the front or street side of the house.

5. LANDSCAPING

The front and side yard landscaping for each lot shall be installed prior to final inspection of the structure to the satisfaction of the Community Development Director. Said landscaping shall include at minimum one 15-gallon tree, one other tree, 5-gallon shrubs and turf to the satisfaction of the Community Development Director. All landscaping installed after the final inspection shall be at the discretion of the property owner.

6. BUILDING PAD

The building pad for each primary structure shall, at minimum, extend a minimum of three (3) feet beyond the side walls of the primary structure to the toe or top of slope and minimum of ten (10) feet beyond the rear wall of the primary structure to the toe or top of the slope to the satisfaction of the Community Development Director.

7. RETAINING WALLS IN FRONT AND STREET SIDE YARDS

Individual retaining structures located in the front yard or street side yard shall not exceed 30 inches in height. The aggregate height of multiple retaining structures in the front yard and street side yard shall not exceed 5-feet and there shall be a minimum 24-inch bench between retaining structures to the satisfaction of the Community Development Director.

8. PARCEL K OPEN SPACE

At least 20 percent of the Parcel K planning area shall be retained in open space.

9. PARCEL K ROCK FORMATIONS

The existing large rock formations located within the Parcel K planning area northwest of Kali Place shall be retained and preserved in open space. The open space designated to preserve these features shall be considered part of the total percentage of open space required for the planning area. (The open space and rock formations shall be placed within an HOA parcel or parcel dedicated to the City of Rocklin with appropriate funding mechanisms for maintenance).

10. PARCEL K VEHICULAR ACCESS

Primary vehicular access to future development within the Parcel K planning area shall be provided by at least two points of access. The access points shall consist of one street that intersects with Wyckford Boulevard and the extension of Kali Place. These facilities shall be open non-gated public streets.

11. SETBACK MODIFICATION

The Planning Commission and/or City Council may modify the development standards for nontraditional single-family housing, such as zero lot lines and cluster housing, provided the overall density is not increased.

12. GATES

Gates that restrict access to neighborhood park sites shall be prohibited or must remain open between 7 a.m. and 10 p.m.

13. SENIOR HOUSING DEVELOPMENT STANDARDS

Development standards for age-restricted senior housing (as defined by Civil Code Section 51.3 and the Federal Fair Housing Act of 1988) may be modified by up to 20%, including density increases. This modification is based on a) typical household size for this type of housing is less than 2 and b) trip generation for this type of housing is 4.6 trips per day compared to 9 trips per day for conventional single family. This density increase may not be combined with State density bonus pursuant to section 65915 of the Government Code for the provision of affordable housing.

14. AFFORDABLE HOUSING DEVELOPMENT STANDARDS

Development standards for affordable housing units pursuant to State law and/or the City of Rocklin Housing Element may be modified by up to 20%. Density increases shall be granted only in accordance with section 65915 of the Government Code.

15. TRIANGULAR VISIBILITY AREA

The “triangular visibility area” means the area at any corner formed by the intersection of two or more public streets. At the intersection of two residential streets, no accessory structure or fence is permitted within a triangle dimensioned twenty feet (20’) by twenty feet (20’), measured from the back of sidewalk. In the case of separated sidewalks, the triangle shall be measured from front of sidewalk. Landscaping and fences within the clear vision triangle shall be limited in a manner such that it does not hinder sight distance for vehicular or pedestrian traffic as determined by the Director of Public Works.

16. SALES OFFICE

- a) The Community Development Director may approve the use of a temporary sales trailer, for a limited period of time, within the project area, subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety.

- b) The Community Development Director may approve the use of one or more residences as model homes and the use of the garage of one model home as a sales office subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety. Prior to approval of a final inspection for a model home the developer shall reconvert any garage used for sales office to a garage use to the satisfaction of the Community Development Director.

3.5.3 Special Regulations for Multi-Family Residential Zones

1. BUILDING HEIGHT INCREASES

The maximum height for principal buildings in the PD-18, PD-20 and PD-22+ zones shall be as listed in Table 9. However, the maximum allowable height may be increased beyond the limits identified in Table 9 subject to justification provided and accepted as part of a Design Review approval.

2. PRIMARY ACCESS DESIGN

Private access drives shall be of circular design where possible and provide vehicular access at two or more points. Access drives which have but one point of access shall not exceed one hundred fifty feet (150') in length; however, such drives may exceed 150 feet in length if the design includes turnaround arrangements or "emergency only" access arrangements to the satisfaction of City of Rocklin.

3. SECONDARY ACCESS DESIGN

Secondary access drives for private driveways may be installed with a minimum full travel pavement of 20 feet, within which parking shall be prohibited by layout and design features which reasonably assure that no part of the access will potentially be used for on or off-street parking by normally conscientious drivers.

4. FENCING ALONG STREETS

Open type fencing, a minimum of 4 feet in height, shall be incorporated into the project when multi-family units front along a public road. The purpose of the fencing is to discourage residents from using the public road for on-street parking. The fence shall be sited parallel to the public roadway, with a minimum 5 feet setback.

5. SECURITY

Project design must incorporate security and safety considerations for occupants, including: fencing, gates, adequate lighting within public areas such as walkways, parking and play areas, location of children's play areas and parking areas visible from dwelling units.

6. LANDSCAPING

Landscaping shall be required in all multi-family residential projects and granite boulders shall be incorporated into landscaped areas.

3.5.4 Non Residential Zones

Table 10 presents the development standards for non residential zones.

Table 10 Development Standards for Non Residential Zones					
	NC	C	BP	BP/C	LI
Max. Bldg. Height	30'	30'	30'	30'	30'
Max. Bldg. Height with Use Permit	-	50' (55')*	50' (55')*	50' (55')*	50' (55')*
Max. No of Stories	2	2	2	2	2
Max. No of Stories with Use Permit	-	4	4	4	4
Max. Lot Coverage	50%	50%	50%	50%	50%
Setbacks from:					
Highway 65	-	50'	50'	50'	50'
6-lane Street	-	25	-	-	-
4 lanes or less	20'	20'	20'	20'	20'
Multi-family (PD-20)	15'	15'	15'	15'	-
Single family (PD2-6.6)	25'	-	-	-	-
Open Space/Park/School	15'	15'	15'	15'	15'
Any property line	10'	10'	10'	10'	10'

* Applies to developments along Highway 65 only.

3.5.5 Special Regulations for Non Residential Zones

1. LANDSCAPING / HIGHWAY 65

Setback area adjacent to Highway 65 shall be landscaped to provide an attractive visual buffer to the satisfaction of the Community Development Director. Parking shall not be allowed in the setback area.

2. LANDSCAPING/NON RESIDENTIAL PROJECTS

Landscaping shall be required in all non-residential projects. Granite boulders shall be incorporated into landscaped areas.

3. TRASH ENCLOSURES

Trash enclosure areas shall be fully screened by a combination of masonry walls with solid metal gates to the satisfaction of the Community Development Director.

4. OUTSIDE STORAGE

All outside storage areas shall be screened by a combination of fencing, masonry walls, and grade separation. Outside storage without adequate screening is not permitted.

3.5.6 Off Street Parking

The off street parking shall be provided in accordance with the provisions of Chapter 17.66 of the Rocklin Municipal Code.

3.6 Parks and Open Space – Sunset Ranchos / Whitney Ranch & Highway 65 Corridor

The plan designates 57.3 acres of public park, 5.2 acres of private recreation sites within the Sunset Ranchos / Whitney Ranch development area; no public or private recreational facilities were anticipated in the Highway 65 Corridor as it was designated for commercial and office development. The Northwest Rocklin Annexation area as a whole provides for 199.8 acres of open space areas.

3.6.1 Parks

The City of Rocklin General Plan and Subdivision Ordinance require dedication of park acreage in the amount of five (5) acres of parkland per thousand (1,000) population of residents of any new development. Subdivisions of 50 parcels or more are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both to satisfy the development's proportion of the adopted park acreage. The Sunset Ranchos/Whitney Ranch planning area of the General Development Plan is zoned to accommodate up to 4,347 dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to 11,302 persons since the General Development Plan was adopted and with subsequent updates over the years. Approximately 56.51 acres of parkland will be required to serve residents. The plan designates 57.3 acres of public park ~~for a total of 62.5 acres~~. The public parkland includes one community park site of 40.3 acres and four neighborhood park sites totaling 17.0 acres. If areas of the Sunset Ranchos/Whitney Ranch planning area develop with higher residential densities than allowed currently and if portions of the Northwest Rocklin Annexation area outside of the Sunset Ranchos/Whitney Ranch planning area are converted to residential land uses, additional park lands may be necessary. The Sunset Ranchos/Whitney Ranch planning area also includes a 5.2 acre private recreation facility, which is not included in required public park acreage.

The community park location provides a large contiguous site with relatively flat terrain suitable for intense recreational activity such as softball, soccer, and the construction of swimming pools and recreational buildings. Other recreational activities and facilities may include walking, viewing, outdoor theatres, tot lots/playground, picnic areas and hard courts for basketball and tennis. Restrooms and off-street parking will be provided. Lighting for security and night activities on the recreational fields will be installed at the discretion of the City. It is anticipated that competitive level lighting will be installed in the ball field areas.

Neighborhood parks are intended to be the focal points of neighborhoods, sometimes in combination with elementary schools. Two of the five neighborhood parks are adjacent to elementary school sites. The other three are “free-standing.” The neighborhood parks are planned to serve population within $\frac{1}{4}$ to $\frac{1}{2}$ mile radius, and generally will not provide for off-street parking. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-school and school-aged/playgrounds, picnic areas, hard courts for basketball, and restrooms.

Park design will be at the discretion of the Parks and Recreation Commission and the City Council. The park sites have General Plan designations of PQP and are zoned as Planned Development - Parks. See Figure 6 for locations of parks.

3.6.2 Open Space

The plan preserves open space areas, which provide numerous passive and active recreational opportunities for future residents. The following areas have been identified for preservation and designated as open space:

- ◆ Areas with steep slopes in excess of 25%.
- ◆ All lands within the post development 100-year floodplain.
- ◆ Lands within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat.
- ◆ Wetland resources associated with the area’s natural drainage ways.

Open space corridors are designed to:

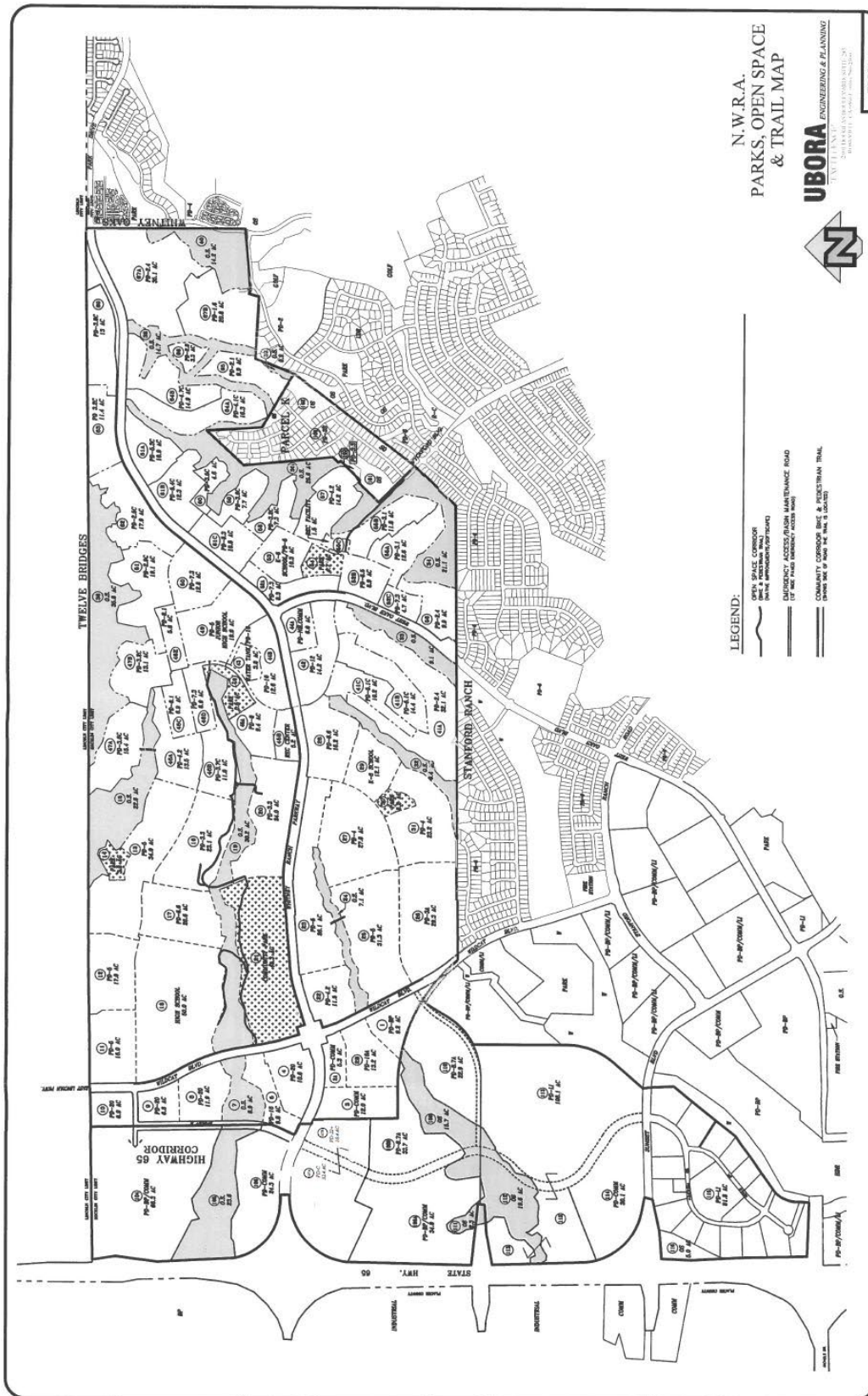
- a) Provide a buffer between land uses.
- b) Preserve special areas of riparian or other botanical habitat including those subject to the conditions of any Federal or State wetland preservation permit requirements.
- c) Provide a corridor for off-street pedestrian and bikeway circulation.
- d) Provide a visually unifying natural element.
- e) Encourage view corridors to points of orientation throughout the plan area; both for local, short range views to landmarks in the area, and long range views to the Sierra Nevada and Coast Range foothills.
- f) Provide land for on-site management of stormwater drainage.

Development will be restricted in open space areas. Open space areas may be configured as common-interest parcels under control of individual or master Homeowners Association(s) (HOAs) or dedicated to the City of Rocklin with some other mechanism for financing improvements and maintenance. Unless otherwise noted for improvements such as road crossings, utilities and pedestrian and bike trail, these areas will remain undeveloped. Open space areas are shown on Figure 6 - parks, open space and trail system map.

A Fuel Modification Plan (FMP) will be prepared concurrently with any subsequent entitlement for development of land which includes or is adjacent to an open space area to address the interface between open space areas and urban uses. The goal of the FMP is to reduce the potential for fire and contain the spread of fire. It shall include, but not be limited to:

- a) Access points as necessary into open space areas.
- b) Appropriate clearances around homes.
- c) Disposal of removed brush and trees within any firebreak area.

Figure 6 – Parks, Open Space and Trail Map



This map is for reference only to Parks, Open Space, and Trails. See Figure 5 for updated Planning Unit Numbers information and to the City of Rocklin Citywide Zoning Map for current zoning information.

3.7 Schools

The plan provides a 50-acre high school site and two elementary school sites totaling 22.4 acres. The two elementary school sites are located next to neighborhood park sites to provide joint-use opportunities. Consistent with City policy, public schools are allowed in all zoning designations in the City.

3.8 Circulation

The vehicular circulation system is designed to provide continuous access throughout the plan area, as well as connections to the existing community. The plan area's roadway system also provides important regional roadway connections to SR 65, the City of Lincoln to the north, and through adjacent projects to Sierra College Boulevard.

Non-vehicular circulation within the plan area consists of a system of sidewalks, bike lanes and pedestrian trails. These sidewalks, bike lanes and trails provide non-vehicular access between neighborhoods, to schools/parks and open space, to neighborhood commercial facilities as well as to employment centers.

3.8.1 Interchanges

Interchanges are planned at Sunset Boulevard/SR 65 and Whitney Ranch Parkway/SR 65 intersections along the western boundary of the plan area. Funding for the future interchanges has been addressed in the financing plan for the GDP.

3.8.2 Vehicular Circulation System

The street system is organized in a hierarchy with three arterial streets carrying traffic to and throughout the plan area. Whitney Ranch Parkway is an east-west connection between Highway 65 and the Whitney Oaks development. Wildcat Boulevard will connect the existing community with Twelve Bridges in Lincoln. West Oak Boulevard will be extended through the plan area to connect to Whitney Ranch Parkway. University Avenue, is a 4-lane north-south, divided arterial parallel to Highway 65 that will provide access to the Highway 65 Corridor properties. The location of University Avenue from Whitney Ranch Parkway to Sunset Boulevard through the William Jessup University site is conceptual. Ultimate alignment will be determined at subsequent project approvals and will be based on criteria such as acceptable street radius, connectivity to established signalized intersections and other environmental constraints. Collector streets will provide access into individual neighborhoods. Conceptual locations of collector streets along the arterial roads are shown on the Figure 7. Final alignments will be shown on subsequent Tentative Maps.

Wyckford Boulevard and Kali Place will provide access to Parcel K. These streets are currently stubbed to the Parcel K boundary. Under limitations defined in the North Rocklin Circulation Element, no more than 200 additional residential dwelling units shall be allowed to access

Wyckford Boulevard. Parcel K proposes development of up to 109 dwelling units consistent with the threshold established for Wyckford Boulevard.

Each elementary school site will be provided with a minimum of two street frontages to facilitate traffic circulation. A road may also be established on the east side of the high school to also facilitate circulation. Location and alignment of local streets will be shown on subsequent Tentative Maps.

A summary of major road improvements is provided in Table 11. Figure 7 shows the plan area's arterial roadways, number of lanes and location of traffic signals. Right-of-way improvements for the roadways are shown in road cross-section on Figure 8.

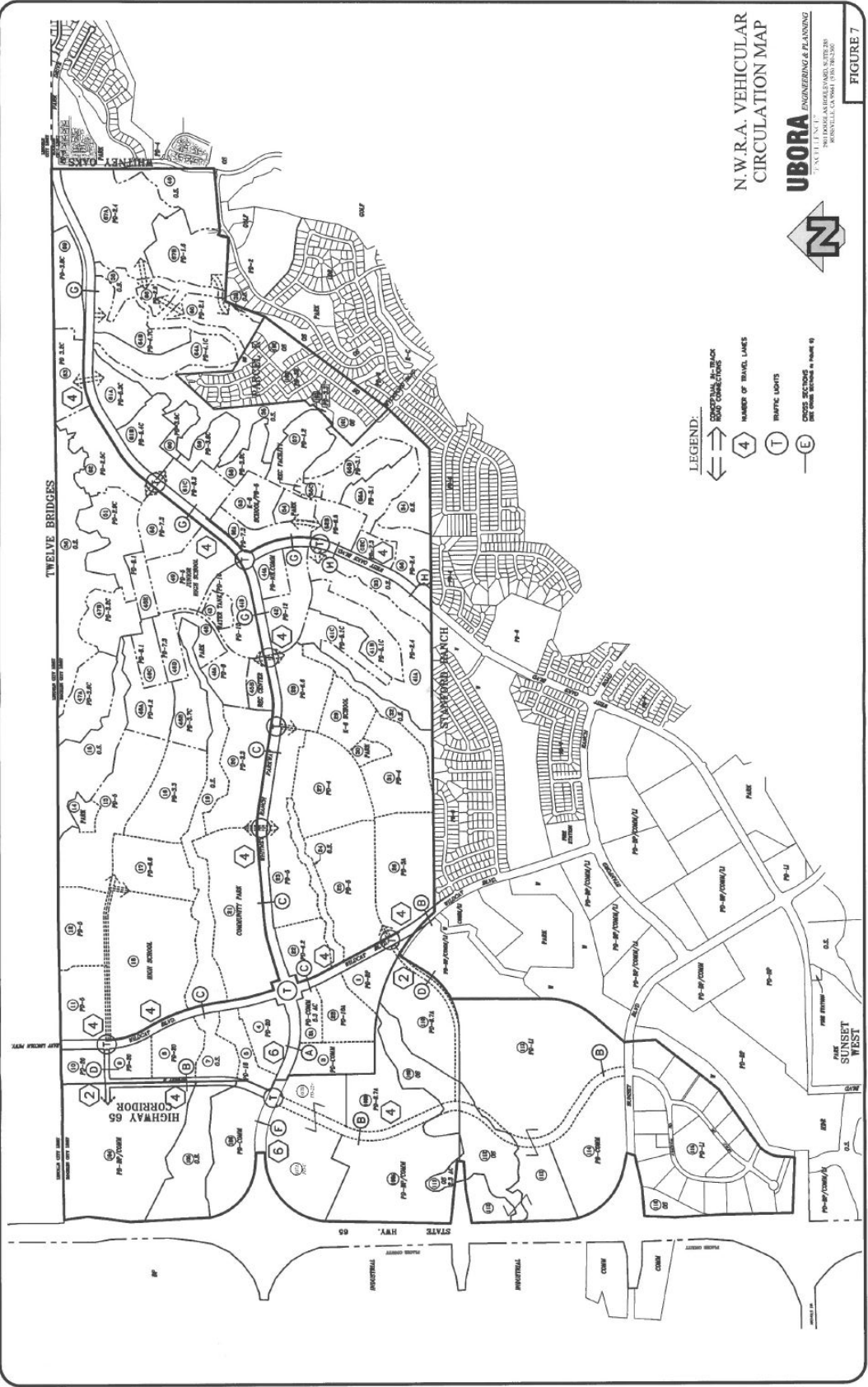
Table 11
Major Roadway Improvements

Roadway	Right-of-way	# of Lanes	Width Per Travel Lane	Landscape Median	Sidewalk Width	Frontage Landscape	Cross Section
Whitney Ranch Parkway, from Hwy 65 to University Avenue.	158'	6	12'	20'	6'	25'	F
Whitney Ranch Parkway, from – University Avenue to Wildcat Blvd.	152'	6	12'	14'	6'	25'	A
Whitney Ranch Parkway, from Wildcat Blvd. to Painted Pony Dr., and portions of Wildcat Blvd.	130'	4	12'	14'	6'	27' & 35'	C
Whitney Ranch Parkway, from Painted Pony Dr. to Park Dr., and West Oak Blvd., north of Painted Pony	140'	4	12'	14'	6'	27' & 35'	G
West Oak Blvd., south of Painted Pony	130'	4	12'	14'	6'	21' & 31'	H
University Avenue	120'	4	12'	14'	6'	15'	B
Typical Ind./Comm St	60'	2	21'	-	6'	-	D

Notes:

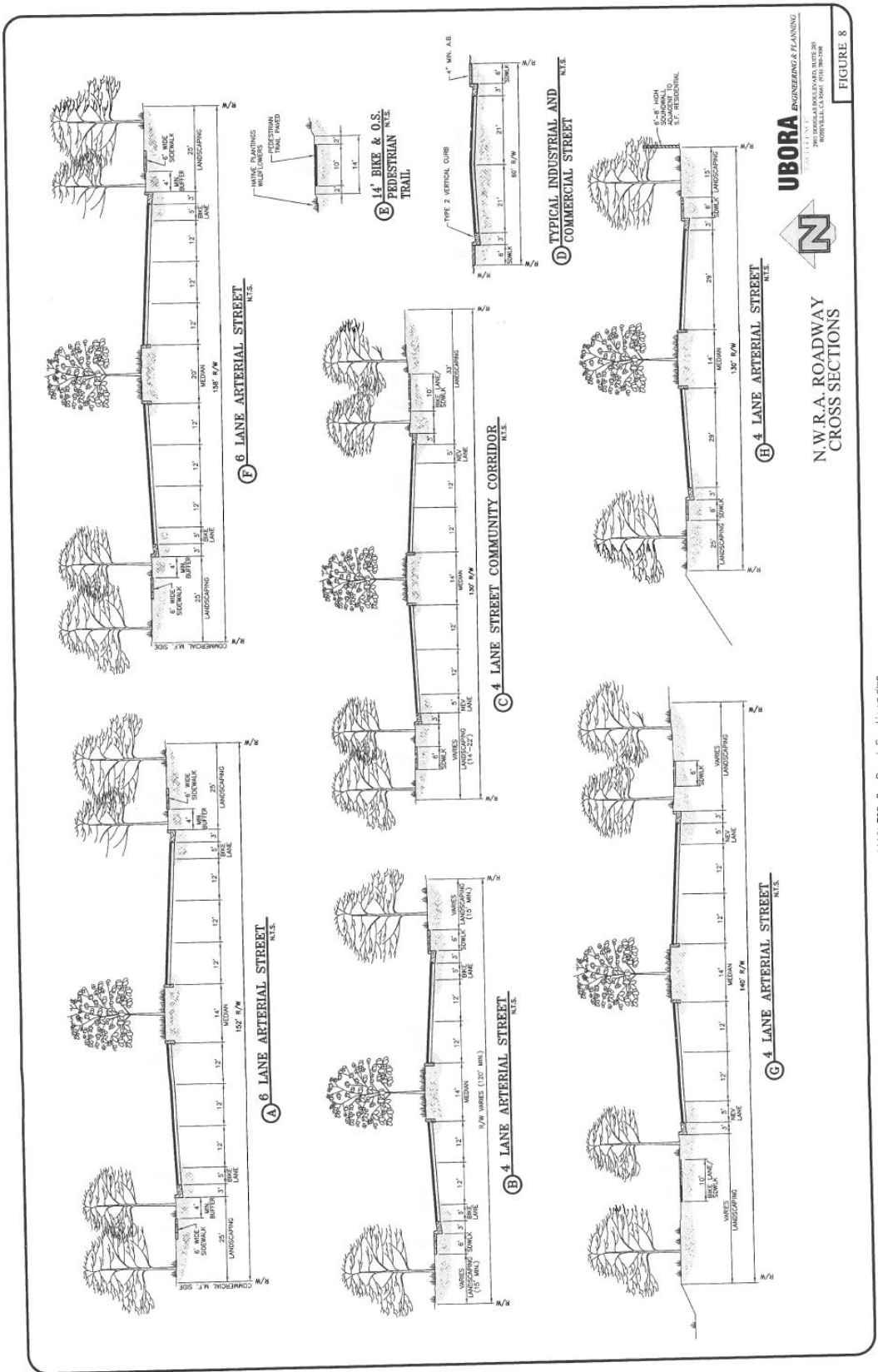
- The 6 and 4-lane arterials are intended to function as non-frontage access roads except where driveway access to commercial areas or multi-family uses is needed.
- All major intersections will have appropriate bus turnouts based on PCTA's recommendations.
- Whitney Ranch Parkway median width will be 20 ft. between the interchange and B Street to accommodate City secondary entryway sign.
- Whitney Ranch Parkway, east of Painted Pony and West Oaks, north of Painted Pony, include additional shoulders (5' minimum) which also serve as NEV lane in each direction of traffic.

Figure 7 – Vehicular Circulation Map



This map is for reference only to Vehicular Circulation. See Figure 5 for updated Planning Unit numbers and to the City of Rocklin Citywide Zoning Map for current zoning information.

Figure 8 – Roadway Cross-Sections



3.8.3 Bikeway and Pedestrian Trail System

The City's General Plan includes an on-street and off-street bicycle plan that interconnects the entire community on a bikeway trail system. Most of the major streets within the City have on-street bicycle lanes and pedestrian sidewalks.

The GDP bike and pedestrian trail system expands the city's bike/pedestrian access concept beyond the public street rights-of-way and into planned open space corridors connecting neighborhoods, schools, parks, open space, commercial, and recreational (passive and active) uses.

This comprehensive community bike and pedestrian trail system is incorporated into the project design. The trail system will enhance the neighborhood village design with an extensive network of interconnected pedestrian and bikeway trails on-street and off-street within the planned open space corridors. These amenities are designed to encourage human activities and interactions within the pedestrian/bikeway and open space corridors, resulting in a greater sense of community. The network of trails and bike lanes will be fully accessible to the general public.

The trail system design includes a transitional component and two internal components. The transitional component links the City of Rocklin standard from existing major arterial streets into the project site. These segments will extend the Wildcat Boulevard, West Oaks Boulevard, and Park Drive standard on-street bike lanes and sidewalk improvements to points of transition in the North West Rocklin area where the internal trail system begins. Street landscaping for the transitional component has been increased from the standard 15 feet from arterial roads to a total of 27 feet (including a 6'-wide sidewalk). The landscaping will be designed to provide a 6' wide landscape buffer from the roadway, a 6' wide sidewalk, and a 15' landscape strip between the sidewalk and private property.

The two internal components include the community corridor and open space corridor trails. The community corridor will be the centerpiece of the trail system. The community corridor places both the sidewalk and the bike paths within a 35-38 foot landscape corridor located on one side and a single sidewalk within a 19-27 foot landscape corridor on the opposite side of the street. The 35-38 foot wide corridor consists of a 10'-wide paved bicycle and pedestrian trail, and 25-28 foot of landscaping. These corridors provide connections between the GDP village core and the multi-family residential and commercial land use areas. In addition, the trail will connect to the Whitney Oaks trail starting at the intersection of Park Drive and Whitney Oaks Drive. To facilitate the transition between the on-street bike lanes and the community corridor, the corridor begins at signalized intersections. The community corridor trail system is approximately four (4) miles long.

The open space trail cross-section is a 10'-wide combined bike and pedestrian trail with 2-foot shoulders on each side of the trail. Open space trails will be off-street facilities located generally, within or along open space corridors. The open space trails will connect the 40-acre community park and neighborhood parks with residential areas, forming an off-street trail network. This

will provide for the easy movement of pedestrians between neighborhoods and encourage the use of this non-vehicular form of travel. Open space drainage crossings will also be provided as shown to facilitate access and connections to residential neighborhoods. Approximately 3 miles of trails are provided within or along the open space corridors.

Cross sections of the community corridor and open space trail designs are depicted in Figure 8.

3.8.4 Open Space Crossings

Non-vehicular and emergency vehicle access crossings of open space within the project area are shown in Figure 6. These crossings have been located to provide critical transportation linkage to development areas and access to public facilities such as schools, parks and detention basins. The approved Army Corps of Engineers' (ACOE) Nationwide permit allows open space crossings. Each crossing will be designed with minimal effects on wetland resources within the open space area and in accordance with conditions of the ACOE permit, as well as Streambed Alteration Agreements for each crossing.

3.9 Public Facilities and Services

The North West Rocklin Area General Development Plan will provide the entire infrastructure necessary to serve the needs of residents and users within the plan area. Services will be provided as follows:

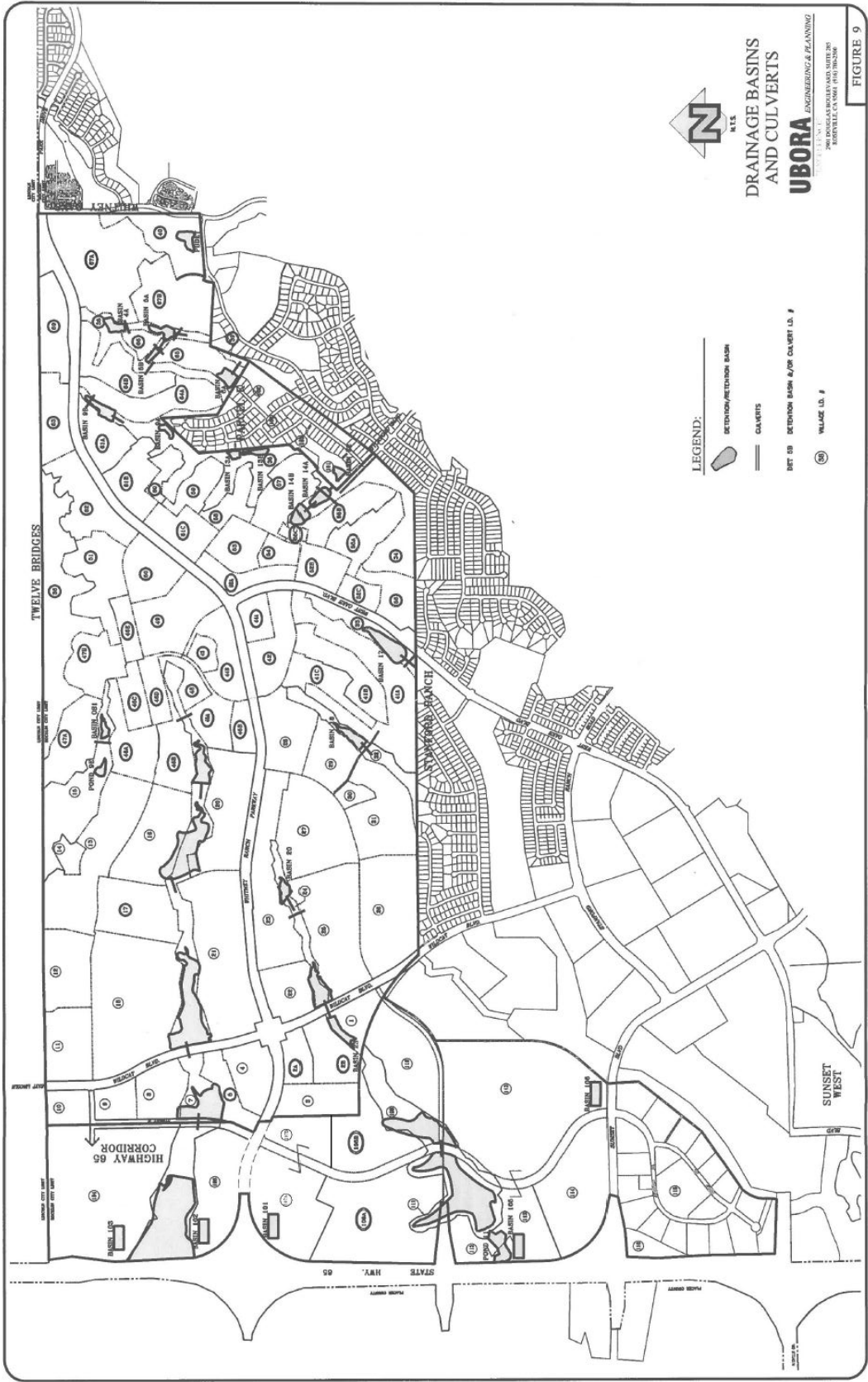
Table 12
Service Providers

Service	Provider
Water	Placer County Water Agency (PCWA)
Sewer	South Placer Municipal Utility District (SPMUD)
Drainage	City of Rocklin
Solid Waste	Recology Auburn-Placer Disposal
Schools	Rocklin Unified School District
Power & Natural Gas	P G & E
Telephone	Multiple Carriers

All facilities and services shall be constructed, dedicated, or provided in accordance with the General Plan, the Capital Improvement plan, the Rocklin Municipal Code and other required entitlements and permits.

Figure 9 – Drainage Basins and Culverts.

Figure 9 – Drainage Basins and Culverts



This map is for reference only to Drainage Basins and Culverts. See Figure 5 for updated Planning Unit numbers, the City of Rocklin Citywide Zoning Map for current zoning information, and to the Northwest Rocklin Master Drainage Plan for additional drainage information.