ROCKLIN CITY COUNCIL

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

August 22, 2023
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*
DANIEL CUCCHI, *Interim City Attorney*
DANIEL CHOE, *City Treasurer*
HALEY REID, *Acting City Clerk*

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 City Council to take action on items brought up under Citizens Addressing the City Council.

Whenever any group of persons wishes to address the City 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 City Council, may be barred by the Mayor from further audience before the City Council during that meeting.

All remarks shall be addressed to the City 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 City 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.

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.

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 may submit a comment via email until 3:00 p.m. on the meeting day.

Electronic public comments should be submitted to the City Clerk at PublicComments@rocklin.ca.us. Emailed public comments will be distributed to City Council and treated as a public record.

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

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

Click here to join the August 22, 2023 Regular City Council Meeting - via Zoom

Zoom Participation By Telephone (Audio Only Option)

1. Dial (669) 900-6833.
2. When asked for the meeting ID, enter 883 3400 8600.
3. When asked for your participant ID, press # to continue.
4. When asked for the meeting password, enter 408224.
5. 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.

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

2A. Minutes of the August 8, 2023 Regular Meeting of the City Council
Recommendation: Approve the Minutes of the August 8, 2023 Regular Meeting of the City Council.
Staff Presentation by Haley Reid, Acting City Clerk

2B. League of California Cities 2023 Annual Conference - Appointment of Voting Delegate
Recommendation: Appoint Mayor Ken Broadway as the Voting Delegate to the League of California Cities 2023 Annual Conference.
Staff Presentation by Haley Reid, Acting City Clerk

2C. Police Department Men's Locker Room Shower Refurbishment Notice of Completion
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Police Department Men's Locker Room Shower Refurbishment, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (PBM Construction, Inc.).
Staff Presentation by Matt McClure, Public Services Manager

2D. Springview Area Road Resurfacing (Cape Seal) Notice of Completion
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Springview Area Road Resurfacing (Cape Seal), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (American Pavement Systems, Inc.).
Staff Presentation by Rick Lawrence, Public Services Manager

2E. Springview Drive Pipe Replacement Project Notice of Completion
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Springview Drive Pipe Replacement Project, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Glissman Excavating, Inc.).
Staff Presentation by Rick Lawrence, Public Services Manager

2F.
Reallocation of Director of Long Range Planning and Housing to Principal Planner and Adoption of a Principal Planner Salary Range

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Reallocating One Director of Long-Range Planning and Housing to Principal Planner; and Adopting Revised Management Employees' Salary Schedule.

Staff Presentation by Tameka Usher, Director of Administrative Services

2G. Sierra Joint Community College District Transfer of Land to City of Rocklin
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Authorizing the City Manager to Enter into an Agreement with the Sierra Joint Community College District for the Transfer of Fee Title for Two Properties.
Staff Presentation by Aly Zimmermann, City Manager

2H. Resolution Opposing the Release of a Sexually Violent Predator in South Placer
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Opposing the Release of a Sexually Violent Predator into the Incorporated Areas of South Placer County.
Staff Presentation by Rustin Banks, Chief of Police

3. SPECIAL PRESENTATIONS

3A. Presentation by Assemblyman Joe Patterson

3B. Summer Civic Career Program Presentation

3C. Placer Mosquito & Vector Control District Annual Update

4. PUBLIC HEARINGS

4A. South Whitney Mixed Use Time Extension / Tentative Parcel Map, DL2015-0001; Design Review, DR2014-0016; Oak Tree Preservation Plan Permit, TRE2015-0009; and Tentative Subdivision Map, SD2017-0006
Recommendation:

A. Conduct a Public Hearing to Consider Testimony.
B. Adopt a Resolution of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Parcel Map (South Whitney Mixed Use Third Time Extension / DL2015-0001).
C. Adopt a Resolution of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Subdivision Map, Design Review and Oak Tree Preservation Plan Permit (South Whitney Mixed Use Tentative Subdivision Map Third Time Extension / SD-2017-0006, DR2014-0016, and TRE2015-0009).

Staff Presentation by Nathan Anderson, Senior Planner

5. DISCUSSION ITEMS

6. FUTURE AGENDA ITEMS

ADJOURNMENT

ROCKLIN
CALIFORNIA

City Council
Staff Report

Subject: Minutes of the August 8, 2023 Regular Meeting of the City Council

Date: August 22, 2023

Submitted By: Haley Reid, Acting City Clerk

Department: City Clerk's Office

Recommendation:
Approve the Minutes of the August 8, 2023 Regular Meeting of the City Council.

ATTACHMENTS:
1. DRAFT August 8, 2023 Regular City Council Meeting Minutes

REGULAR MEETING OF THE
ROCKLIN CITY COUNCIL

August 8, 2023
GENERAL SESSION at 6:00 p.m.

Council Chambers
3970 Rocklin Road, Rocklin, CA 95677
www.rocklin.ca.us

MEETING MINUTES
-DRAFT-

CALL TO ORDER
Mayor Broadway called the meeting to order at 6:00 p.m.

ROLL CALL
Councilmembers: David Bass, Jill Gayaldo, Bill Halldin, Greg Janda, Mayor Ken Broadway

PLEDGE OF ALLEGIANCE
Chase Gintner with Boy Scouts Troup 28 led the pledge of allegiance.

AGENDA REVIEW
None.

CITIZENS ADDRESSING THE CITY COUNCIL
Todd Olsen addressed the Council regarding the Restore Rocklin Program. Mr. Olsen wanted to thank the City and Council members for support following the impacts of COVID-19.

Joe Thompson addressed the Council regarding code enforcement citations.

2. REPORTS FROM CITY COUNCIL AND CITY MANAGER

City Council Reports

Councilmember Gayaldo reported attendance at the August 1 National Night Out event, the Sacramento Area Council of Governments (SACOG) board meeting, and a preview night for Bennett's Westside Grill. Additionally, she shared information regarding the September 23 Rocklin Police Activities League Cornhole Tournament at Johnson-Springview Park.

Councilmember Bass reported attendance at National Night Out and the Pioneer Community Energy board meeting. He encouraged the community to support the RockPAL cornhole fundraiser.

Vice Mayor Janda reported attendance at National Night Out and the preview night for Bennett's Westside Grill.

Mayor Broadway thanked staff for opening a cooling center during extreme heat periods in July. Mayor Broadway shared information regarding recent updates to the Council Chambers.

City Manager Report

City Manager Aly Zimmermann expressed her appreciation to the City employees from public services and IT who facilitated the updates to the Council Chambers.

2. CONSENT CALENDAR

2A. Resolution No. 2023-111 of the City Council of the City of Rocklin, Appointing Haley Reid, Management Analyst as Acting City Clerk.

2B. Approved the meeting minutes of the Regular Meeting of the City Council, June 27, 2023.

2C. Resolution No. 2023-112 of the City Council of the City of Rocklin Approving Appointments to the Planning Commission, Parks and Recreation Commission, and Investment Advisory Committee.

2D. Side Letters of Agreement with Rocklin Police Officers' Association

A. Resolution No. 2023-113 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.

B. Resolution No. 2023-114 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 PEPRA Employees Retirement Member Contribution Wording to Reflect the Exact Employer Cost Sharing Contribution Paid by Employees

2E. Resolution No. 2023-115 of the City Council of the City of Rocklin Approving the Revised Salary Schedules for the Public Service Employees Bargaining Unit.

2F. Resolution No. 2023-116 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Administer the City of Rocklin Injury and Illness Prevention Program and Rescinding Resolution No. 2017-244.

2G. Various Personnel Updates

A. Resolution No. 2023-117 of the City Council of the City of Rocklin Adopting a Salary Range for Communications Specialist; Reallocate One Website Technician to Communications Specialist; and Adopt Revised Confidential Employees and Temporary Employees Salary Schedule.

B. Resolution No. 2023-118 of the City Council of the City of Rocklin Adopting a Salary Range for Senior Management Analyst City Clerk; Reallocate One Management Analyst and One Accounting Supervisor to Senior Management Analysts; and Adopt Revised Management Employees Salary Schedule.

2H. Resolution No. 2023-119 of the City Council of the City of Rocklin Intending to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 78) and to

Authorize the Levy of Special Taxes Therein (Maverik Gas Station, APN 017-283-047-000).

2I. Received the Quarterly Building Report for the Quarter which ended June 30, 2023.

2J. Ordinance No. 1168 of the City Council of the City of Rocklin Amending the Northwest Rocklin General Development Plan and Rezoning an Approximately 8.6-Acre Site from Planned Development Commercial (PD-C) to Planned Development 12 Units per Acre (PD-12) (Wildcat West / PDG2023-0001 and Z2023-0001).

2K. Resolution No. 2023-120 of the City Council of the City of Rocklin Accepting the Public Work Known as Villages at Civic Center Subdivision Improvements, Public Streets and City Open Space Lots (SD-2004-08), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Riverland Homes Inc., a California Corporation).

2L. Resolution No. 2023-121 of the City Council of the City of Rocklin Authorizing the City Manager to execute a Cooperative Fire Programs Local Responsibility Area Wildland Protection Reimbursement Agreement with the California Department of Forestry and Fire Protection (CAL FIRE) within the City of Rocklin for Fiscal Year 2023/2024.

2M. Resolution No. 2023-122 of the City Council of the City of Rocklin Approving and Authorizing the Release of Property from Development Agreement, Design Guidelines and Flood Agreement (Placer Creek Apartments, LLC) – Parcel M.

2N. Resolution No. 2023-123 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 1 to the Contract for Services with Melton Design Group, Inc. for Professional Services to Create a Master Plan for the Sunset Whitney Recreation Area.

Motion to approve Consent Calendar item Nos. 2A. – 2N. by Vice Mayor Janda, seconded by Councilmember Bass. Passed by the following vote:

Ayes:	Bass, Broadway, Gayaldo, Halldin, Janda
Noes:	NONE
Absent:	NONE
Abstain:	NONE

3. OATH OF OFFICE

3A. Swearing in of Newly Appointed Board and Commission Members

Jared Thomas, Planning Commissioner, and London Diaz, Parks & Recreation Commission Youth appointment, were sworn in by Acting City Clerk Reid.

4. SPECIAL PRESENTATIONS

4A. Proclamation Recognizing August 21st as National Fentanyl Prevention and Awareness Day

Mayor Broadway presented a proclamation recognizing August 21st as National Fentanyl Prevention and Awareness Day.

5. PUBLIC HEARINGS

None.

6. DISCUSSION ITEMS

None.

7. FUTURE AGENDA ITEMS

None.

8. CLOSED SESSION

8A. Pursuant to Government Code section 54957: Public Employment, Title: City Attorney.

Closed Session ended at 7:04 p.m. with no items to report out.

ADJOURNMENT

Mayor Broadway adjourned the meeting at 7:06 p.m.

_____
Ken Broadway, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

DRAFT

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: League of California Cities 2023 Annual Conference - Appointment of Voting Delegate

Date: August 22, 2023

Submitted By: Haley Reid, Acting City Clerk

Department: City Clerk's Office

Recommendation:
Appoint Mayor Ken Broadway as the Voting Delegate to the League of California Cities 2023 Annual Conference.

ATTACHMENTS:
1. 2023 Voting Delegate Packet for League of CA Cities Annual Conference

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by August 28, 2023

DATE: Wednesday, June 21, 2023

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 20-22, 2023, Sacramento SAFE Credit Union Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Sept. 22, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Please complete the attached voting delegate form and email it to Cal Cities office no later than Monday, August 28.

New this year, we will host a pre-conference information session for voting delegates to explain their role. Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Please view Cal Cities' event and meeting policy in advance of the conference.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council.

Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the Cal Cities website.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the SAFE Credit Union Convention Center in Sacramento, will be open at the following times: Wednesday, Sept. 20, 8:00 a.m.- 6:00 p.m. and Thursday, Sept. 21, 7:30 a.m.- 4:00 p.m. On Friday, Sept. 22, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to Cal Cities office by Monday, Aug. 28. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Voting Delegate/Alternate Form
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

CITY: _____

2023 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to Cal Cities office by Monday, August 28, 2023. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the General Assembly, voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the General Assembly. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the voting delegate desk.

1. VOTING DELEGATE

Name: _____ Email: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

Email: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

Email: _____

ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ Email: _____

Mayor or City Clerk: _____ Date: _____ Phone: _____
(circle one) (signature)

Please complete and email this form to votingdelegates@calcities.org by Monday, August 28, 2023.

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure that we are representing California cities with one voice. These policies directly guide Cal Cities advocacy to promote local decision-making, and lobby against statewide policy that erodes local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how Resolutions and the General Assembly works.

Prior to the Annual Conference and Expo

General Resolutions

Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees

The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions

The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee

The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly

During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

What's new in 2023?

- Voting delegates will receive increased communications to prepare them for their role during the General Assembly.
- The General Assembly will take place earlier to allow more time for debate and discussion.
- Improvements to the General Assembly process will make it easier for voting delegates to discuss and debate resolutions.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates — one from every member city.

Seven **Policy Committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Police Department Men's Locker Room Shower Refurbishment Notice of Completion

Date: August 22, 2023

Submitted By: Justin Nartker, Director of Public Services
Matt McClure, Public Services Manager

Department: Public Services

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Police Department Men's Locker Room Shower Refurbishment, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (PBM Construction, Inc.).

Background:
On December 13, 2022, the City Council adopted Resolution No. 2022-256, the Police Department Men's Locker Room Shower Refurbishment project. This project was included in both the 2023-2027 Capital Improvement Plan (CIP) and Fiscal Year (FY) 2022/23 Operating Budget. This project consists of removing and replacing the floor and wall tile in the men's shower area located at the City of Rocklin Police Department (4090 Rocklin Road).

The City Council awarded the contract to PBM Construction, Inc. in the amount of $99,769 (rounded) with a 15% contingency ($14,965).

One change order was issued which increased the project amount by $6,811.61 for a total project amount of $106,581(rounded) and the project was completed on July 3, 2023. Staff recommends the City Council accept the public work known as the Police Department Men's Locker Room Shower Refurbishment, accept the Notice of Completion, and Authorize and Direct the Execution and Recordation of the Notice of Completion on behalf of the City.

Fiscal Impact:
There is no direct fiscal impact associated with approving the Notice of Completion. The project was funded out of the General Fund (100).

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ACCEPTING THE PUBLIC WORK KNOWN AS THE POLICE DEPARTMENT MEN'S LOCKER ROOM SHOWER REFURBISHMENT , APPROVING THE NOTICE OF COMPLETION THEREOF, AND AUTHORIZING AND DIRECTING THE EXECUTION AND RECORDATION OF SAID NOTICE ON BEHALF OF THE CITY
(PBM Construction, Inc.)

WHEREAS, on December 13, 2022, the City Council of the City of Rocklin adopted Resolution No. 2022-256 awarding the contract for the Police Department Men's Locker Room Shower Refurbishment to PBM Construction, Inc.; and

WHEREAS, this project consists of removing and replacing the floor and wall tile in the men's shower area located at the City of Rocklin Police Department, 4090 Rocklin Road, Rocklin, CA; and

WHEREAS, Rocklin Municipal Code section 3.04.050 authorized a contingency amount of fifteen percent of the contract ($14,965) was approved by the City Council of the City of Rocklin for a total authorized project cost of $114,734 (rounded); and

WHEREAS, the project was completed on July 3, 2023, at a total cost of $106,581 (rounded); and

WHEREAS, this project was funded by the General Fund (100).

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

Section 1 The attached Notice of Completion relative to the public work known as Police Department Men's Locker Room Shower Refurbishment (PBM Construction, Inc.), is hereby approved and the public work accepted.

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

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

PASSED AND ADOPTED this 22nd day of August, 2023, by the following vote:

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

_____
Ken Broadway, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

Recording Requested by and Return to:

No Fee Per Gov't Code §27383

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

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as Police Department Men's Locker Room Shower Refurbishment is complete. The location of said project is 4090 Rocklin Road, Rocklin, CA. The owner of said project is the City of Rocklin. The date of completion was July 3, 2023. The contractor on the project was PBM Construction, Inc., and the surety on said project was Western Surety Company Travelers.

I, Justin Nartker, being first duly sworn, depose and say: I am the Director of Public Services of the City of Rocklin, a general law city in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Rocklin. I have read the Notice of Completion, and know its contents and the facts stated therein are true.

City of Rocklin

ATTEST:

_____
Justin Nartker, Director of Public Services - City of Rocklin – 3970 Rocklin Road- Owner of the Public Work Improvement

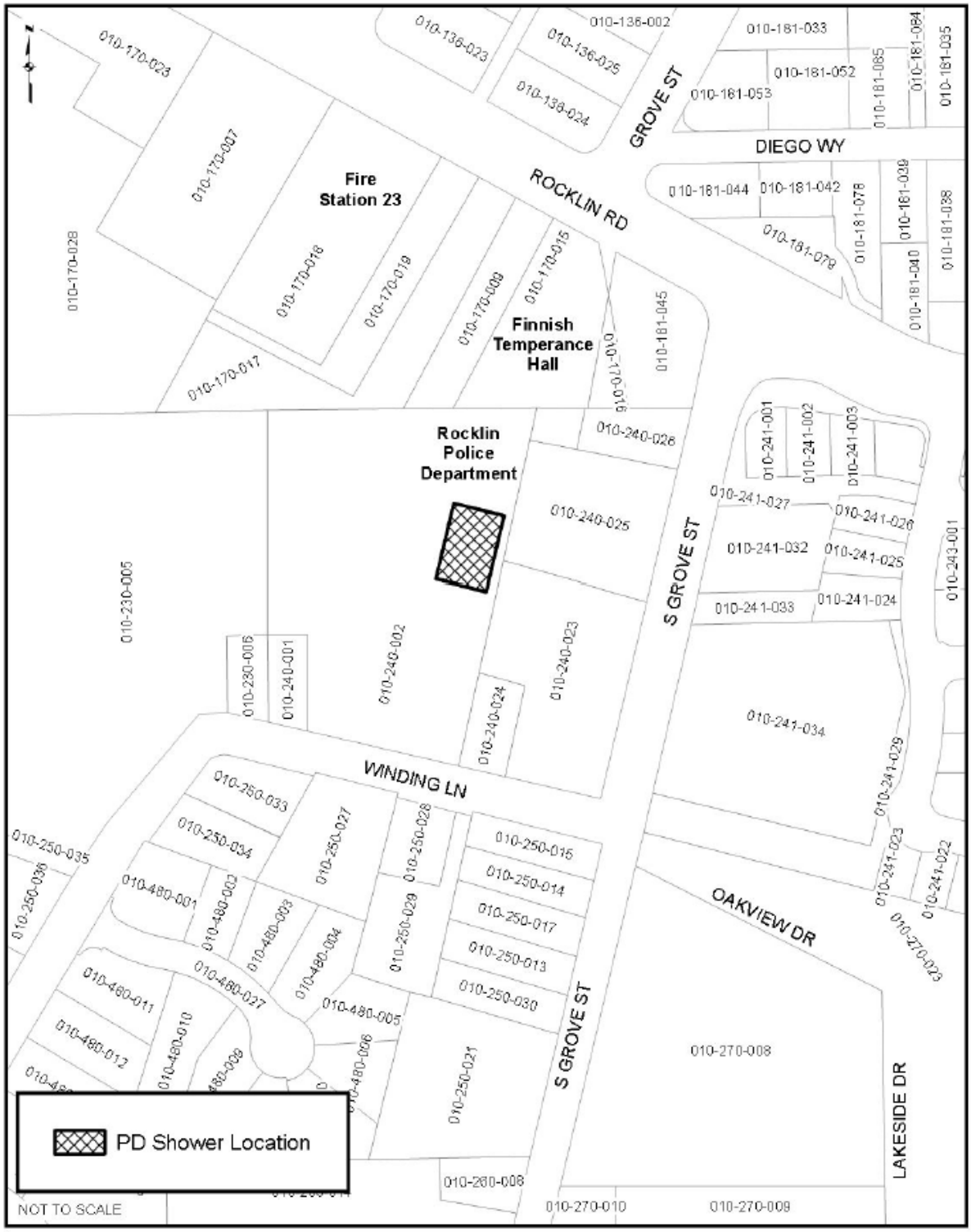
_____
Haley Reid, Acting City Clerk

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

Date:_____ Signature:_____
Justin Nartker, Director of Public Services
Rocklin, California

Attachment to
Reso. No. 2023-

Exhibit A



Attachment to
Reso. No. 2023-

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Springview Area Road Resurfacing (Cape Seal) Notice of Completion

Date: August 22, 2023

Submitted By: Justin Nartker, Director of Public Services
Rick Lawrence, Public Services Manager

Department: Public Services

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Springview Area Road Resurfacing (Cape Seal), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (American Pavement Systems, Inc.).

Background:
On December 13, 2022, the City Council adopted Resolution No. 2022-259, the Springview Area Road Resurfacing (Cape Seal) project. This project has been included in both the 2023-2027 Capital Improvement Plan (CIP) and the Fiscal Year (FY) 2022/23 Operating Budget. This project consisted of resurfacing various roadways in the Springview area with a rubberized cape seal treatment.

The City Council awarded the contract to American Pavement Systems, Inc. in the amount of $431,119 (rounded) with a 15% contingency totaling $64,668.

One change order was issued which decreased the project amount by $82,604.42 for a total project amount of $348,514 (rounded) and the project was completed on July 21, 2023. Staff recommends the City Council accept the public work known as the Springview Area Road Resurfacing (Cape Seal), accept the Notice of Completion, and Authorize and Direct the Execution and Recordation of the Notice of Completion on behalf of the City.

Fiscal Impact:
There is no direct fiscal impact associated with approving the Notice of Completion. The project was funded using the SB1 Road Maintenance and Rehabilitation Fund (SB1).

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ACCEPTING THE PUBLIC WORK KNOWN AS THE SPRINGVIEW AREA ROAD RESURFACING (CAPE SEAL), APPROVING THE NOTICE OF COMPLETION THEREOF, AND AUTHORIZING AND DIRECTING THE EXECUTION AND RECORDATION OF SAID NOTICE ON BEHALF OF THE CITY
(American Pavement Systems, Inc.)

WHEREAS, on December 13, 2022, the City Council of the City of Rocklin adopted Resolution No. 2022-259 awarding the contract for the Springview Area Road Resurfacing (Cape Seal) to American Pavement Systems, Inc.; and

WHEREAS, this project consisted of resurfacing various roadways in the Springview area with a rubberized cape seal treatment; and

WHEREAS, Rocklin Municipal Code section 3.04.050 authorized a contingency amount of fifteen percent of the contract ($64,668) which was approved by the City Council of the City of Rocklin for a total authorized project cost of $495,787 (rounded); and

WHEREAS, one change order was issued decreasing the project by $82,605 (rounded) bringing the project total to $348,514 (rounded) and the project was completed on July 21, 2023; and

WHEREAS, this project was funded by the SB1 Road Maintenance and Rehab (SB1) Fund (205).

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

Section 1 The attached Notice of Completion relative to the public work known as Springview Area Road Resurfacing (Cape Seal) (American Pavement Systems, Inc.), is hereby approved and the public work accepted.

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

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

PASSED AND ADOPTED this 22nd day of August, 2023, by the following vote:

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

_____
Ken Broadway, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

Recording Requested by and Return to:

No Fee Per Gov't Code §27383

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

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as Springview Area Road Resurfacing (Cape Seal) is complete. The location of said project is various streets off of Springview Drive. The owner of said project is the City of Rocklin. The date of completion was July 21, 2023. The contractor on the project was American Pavement Systems, Inc., and the surety on said project was Travelers Casualty and Surety Company of America.

I, Justin Nartker, being first duly sworn, depose and say: I am the Director of Public Services of the City of Rocklin, a general law city in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Rocklin. I have read the Notice of Completion, and know its contents and the facts stated therein are true.

City of Rocklin

ATTEST:

_____
Justin Nartker, Director of Public Services - City of Rocklin – 3970 Rocklin Road- Owner of the Public Work Improvement

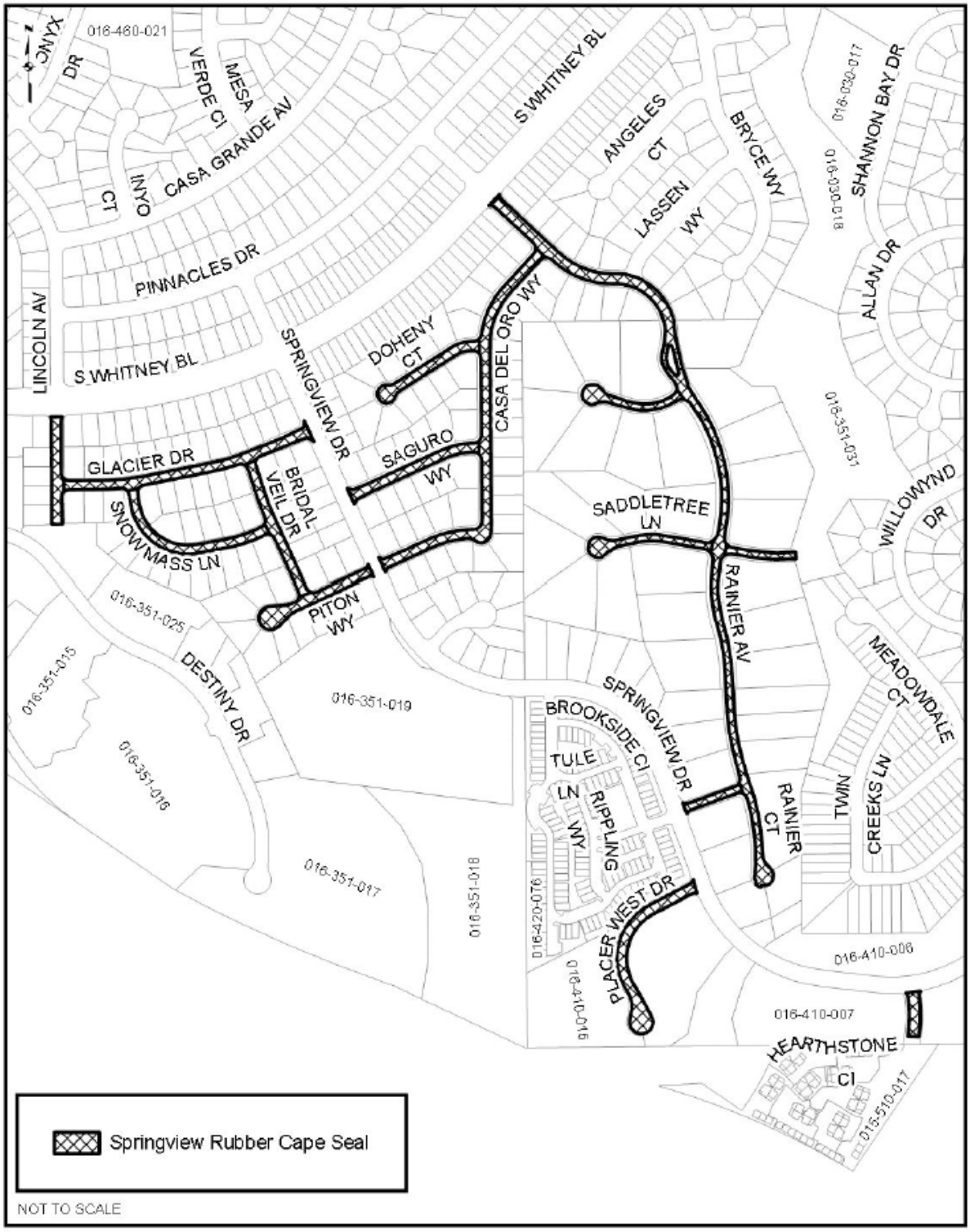
_____
Haley Reid, Acting City Clerk

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

Date:_____ Signature:_____
Justin Nartker, Director of Public Services
Rocklin, California

Attachment to
Reso. No. 2023-

Exhibit A



Attachment to
Reso. No. 2023-

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Springview Drive Pipe Replacement Project Notice of Completion

Date: August 22, 2023

Submitted By: Justin Nartker, Director of Public Services
Rick Lawrence, Public Services Manager

Department: Public Services

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Springview Drive Pipe Replacement Project, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Glissman Excavating, Inc.).

Background:
On November 8, 2022, the City Council adopted Resolution No. 2022-225, the Springview Drive Pipe Replacement Project. This project has been included in both the 2023-2027 Capital Improvement Plan (CIP) and the Fiscal Year (FY) 2022/23 Operating Budget. This project consisted of removing and replacing Corrugated Metal Pipe (CMP) to repair the drainage system on Springview Drive.

The City Council awarded the contract to Glissman Excavating, Inc. in the amount of $304,148 (rounded) with a 30% contingency totaling $91,244. On December 13, 2022, the City Council adopted Resolution No. 2022-251, increasing the project budget by the change order amount. One change order was issued which increase the project amount by $11,697.27 for a total project amount of $315,845. The project was completed on July 28, 2023. Staff recommends the City Council accept the public work known as the Springview Drive Pipe Replacement, accept the Notice of Completion, and Authorize and Direct the Execution and Recordation of the Notice of Completion on behalf of the City.

Fiscal Impact:
There is no direct fiscal impact associated with approving the Notice of Completion. The project was funded using the SB1 Road Maintenance and Rehabilitation Fund (SB1).

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ACCEPTING THE PUBLIC WORK KNOWN AS THE SPRINGVIEW DRIVE PIPE REPLACEMENT PROJECT, APPROVING THE NOTICE OF COMPLETION THEREOF, AND AUTHORIZING AND DIRECTING THE EXECUTION AND RECORDATION OF SAID NOTICE ON BEHALF OF THE CITY
(Glissman Excavating, inc.)

WHEREAS, on November 8, 2022, the City Council of the City of Rocklin adopted Resolution No. 2022-225 awarding the contract for the Springview Drive Pipe Replacement Project to Glissman Excavating, Inc.; and

WHEREAS, this project consisted of removing and replacing Corrugated Metal Pipe (CMP) to repair the drainage system on Springview Drive; and

WHEREAS, Rocklin Municipal Code section 3.04.050 authorized a contingency amount of thirty percent of the contract ($91,244) was approved by the City Council of the City of Rocklin for a total authorized project cost of $395,392: and

WHEREAS, on December 13, 2022, the City Council approved Resolution No. 2022-251 increasing the project budget by the change order amount.; and

WHEREAS, one change order was issued for $11,697 (rounded) for a project total of $315,845 (rounded) and the project was completed on July 28, 2023; and

WHEREAS, this project was funded by the SB1 Road Maintenance and Rehab (SB1) Fund (205).

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

Section 1 The attached Notice of Completion relative to the public work known as Springview Drive Pipe Replacement Project (Glissman Excavating, inc.), is hereby approved and the public work accepted.

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

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

PASSED AND ADOPTED this 22nd day of August, 2023, by the following vote:

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

Ken Broadway, Mayor

ATTEST:

Haley Reid, Acting City Clerk

Recording Requested by and Return to:

No Fee Per Gov't Code §27383

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

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as Springview Drive Pipe Replacement Project is complete. The location of said project is the Springview Drive between Placer West Drive and Twin Creeks Lane. The owner of said project is the City of Rocklin. The date of completion was July 28, 2023. The contractor on the project was Glissman Excavating, inc., and the surety on said project was Philadelphia Indemnity Insurance Company.

I, Justin Nartker, being first duly sworn, depose and say: I am the Director of Public Services of the City of Rocklin, a general law city in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Rocklin. I have read the Notice of Completion, and know its contents and the facts stated therein are true.

City of Rocklin

ATTEST:

_____
Justin Nartker, Director of Public Services - City of Rocklin – 3970 Rocklin Road- Owner of the Public Work Improvement

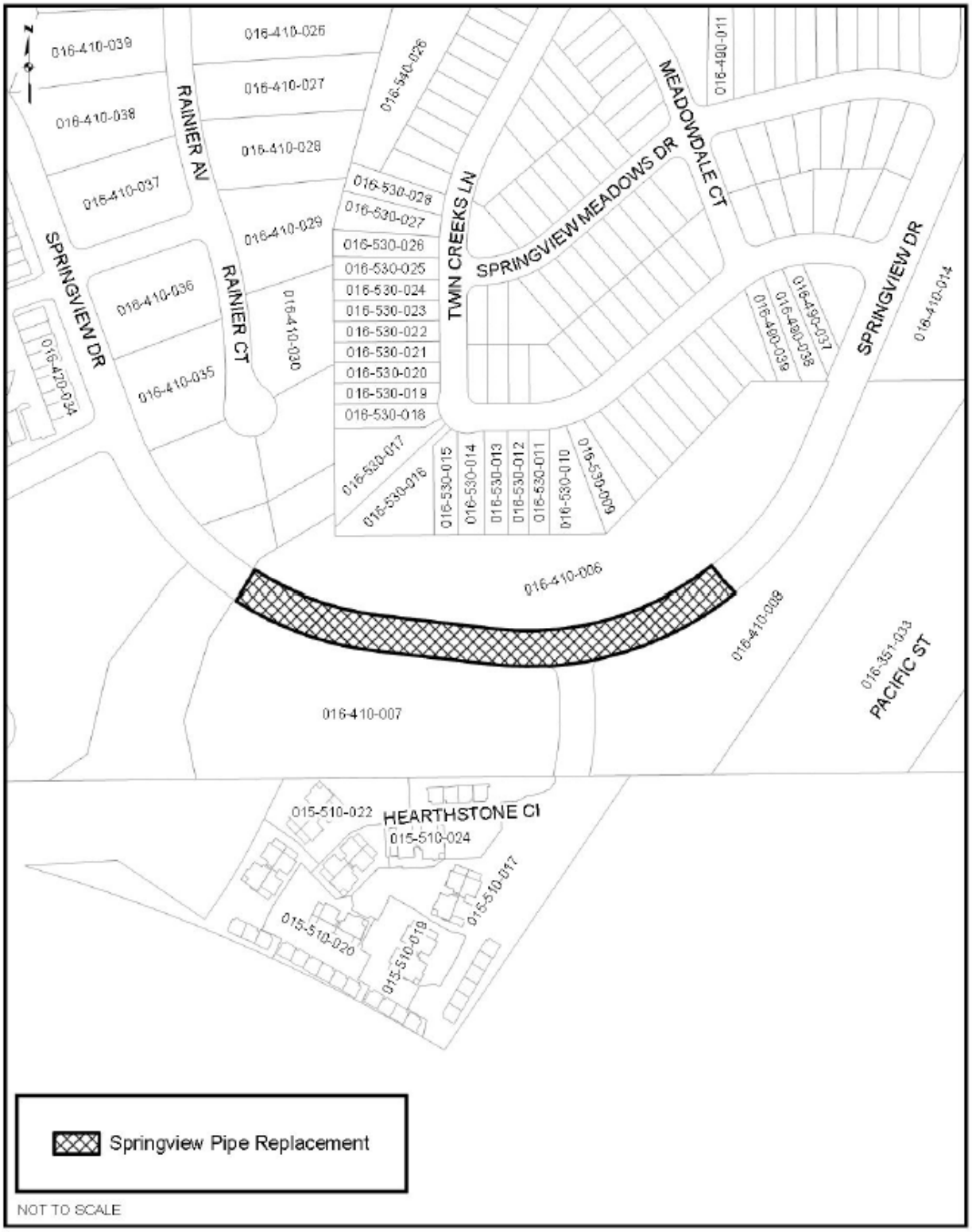
_____
Haley Reid, Acting City Clerk

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

Date:_____ Signature:_____
Justin Nartker, Director of Public Services
Rocklin, California

Attachment to
Reso. No. 2023-

Exhibit A



Attachment to
Reso. No. 2023-

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Reallocation of Director of Long Range Planning and Housing to Principal Planner and Adoption of a Principal Planner Salary Range

Date: August 22, 2023

Submitted By: Tameka Usher, Administrative Services

Department: Administrative Services - Human Resources

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Reallocating One Director of Long-Range Planning and Housing to Principal Planner; and Adopting Revised Management Employees' Salary Schedule.

Background:

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

A recent vacancy in the Community Development Department created an opportunity to reevaluate the department's organization structure. Consistent with a recent organizational study conducted by Matrix Consulting Group, staff recommends reallocating the Director of Long-Range Planning and Housing position to a Principal Planner.

In the Fiscal Year 2023/24 Operating Budget the housing components were transitioned to the City Manager's Office, leaving the remaining long-range planning duties as well as day-to-day supervision activities of the Planning Division to be performed by the proposed Principal Planner.

In accordance with the definition of Management Employee in the City of Rocklin Employee/Employer Resolution, staff recommends that the classification of Principal Planner be assigned to the Management Group.

Additionally, staff recommends making this position at-will, as defined in the City of Rocklin Personnel Rules. Staff further recommends that the salary for the classification be set to salary range 18 ($98,514 - $135,802) of the Management Salary Schedule.

In summary, staff recommends that the City Council:

1. Delete 1.0 FTE Director of Long-Range Planning and Housing allocation in the Community Development Department; and
2. Add 1.0 FTE Principal Planner allocation in the Community Development Department.

Fiscal Impact:

The fiscal impact to the General Fund from the staff recommendation is expected to be a savings of approximately $56,400.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibit A - Management Salary Schedules A and B Effective 8-26-23
3. Principal Planner Class Specification

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN REALLOCATING ONE DIRECTOR OF LONG-RANGE PLANNING AND HOUSING TO PRINCIPAL PLANNER; AND ADOPTING REVISED MANAGEMENT EMPLOYEES' SALARY SCHEDULE

WHEREAS, staffing changes in the Community Development Department created an opportunity to restructure the department's staffing model; and

WHEREAS, the City does not currently have a Principal Planner classification; and

WHEREAS, Human Resources developed the classification specification of Principal Planner and determined the classification should be an at-will position assigned to the Management Group at Salary Range 18 ($98,514 - $135,802); and

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

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

Section 1. Effective August 22, 2023, approves the reallocation of 1.0 FTE vacant Director of Long-Range Planning and Housing allocation in the Community Development Department.

Section 2. Effective August 22, 2023, abolishes the classification of Director of Long-Range Planning and Housing.

Section 3. Effective August 22, 2023, approves the addition of 1.0 FTE Principal Planner allocation in the Community Development Department.

Section 4. Effective August 26, 2023, adopts the Principal Planner salary and approves the placement of the classification into the Management Group.

Section 5. Effective August 26, 2023, adopts the updated Management Salary Schedules attached hereto as "Exhibit A".

PASSED AND ADOPTED this 22nd day of August 2023, by the following vote:

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

Ken Broadway, Mayor

ATTEST:

Haley Reid, Acting City Clerk

CITY OF ROCKLIN
MANAGEMENT SALARY SCHEDULE A
(Annual Salary)
Effective August 26, 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
Principal Information Technology Analyst	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
City Clerk Manager of Building Services Principal Planner Senior Engineer Senior Management Analyst	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	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

	Salary	Resolution No.	Date Adopted
City Manager	252,000	2022-186	09/13/2022

CITY OF ROCKLIN
MANAGEMENT SALARY SCHEDULE B
(Annual Salary)
Effective August 26, 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
Principal Information Technology Analyst	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
City Clerk Manager of Building Services Principal Planner Senior Engineer Senior Management Analyst	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	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

PRINCIPAL PLANNER

Salary Range 18 (Management Salary Schedule)

DEFINITION

Under general direction, plans, organizes, oversees, coordinates, and supervises the work of staff performing professional and technical planning work in support of programs, projects, and activities of the Planning Division, including current planning, advance/long range project planning, program planning and compliance, and other programs; serves as project manager for complex development applications and special projects; performs advanced professional office and field work involved in planning, zoning, and land use matters; and performs related duties as assigned.

SUPERVISION RECEIVED AND EXERCISED

Receives general direction from assigned management staff. Exercises general supervision over professional, technical, and administrative support staff.

CLASS CHARACTERISTICS

This is the management level classification in the professional Planner class series that provides supervision for the assigned staff of the planning division. Responsibilities include performing diverse, specialized, and complex work involving significant accountability and decision-making responsibility. The incumbent organizes and oversees day-to-day activities and operations of an assigned functional area, including long range planning and development. Incumbents work under general direction and exercise a high level of discretion, initiative, and independent judgment in performing the full range of routine to complex job duties as described herein.

The Principal Planner is an “at-will” position that serves at the pleasure of the City Manager.

This class is distinguished from the Planning Services Manager in that the latter is to provide division level oversight of the Planning division.

This class is further distinguished from the Senior Planner lead classification in that the former has greater responsibility, autonomy, and discretion in planning and performing or overseeing the most difficult and complex projects and department operations

ESSENTIAL DUTIES

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

- Directs and oversees current planning projects and advance/long-range planning projects related to transportation planning, land development regulations, new City ordinances, and legislative initiatives.

- Participates in selection of, trains, motivates, and evaluates assigned personnel; works with employees on performance issues; recommends discipline and termination procedures as needed.
- Serves as project manager for the most complex current and/or long-range planning projects, Environmental Impact Reports, General Plan Updates, and special planning studies, including in-depth application and plan review.
- Assists with managing and participating in the development and implementation of goals, objectives, policies, and priorities for assigned unit; recommends, within departmental policy, appropriate service and staffing levels; recommends and administers policies and procedures.
- Identifies opportunities for, and develops and standardizes procedures and methods to improve the efficiency and effectiveness of services, projects, and activities; assesses and monitors workload, administrative and support systems, and internal reporting relationships; identifies opportunities for improvement and makes recommendations on the same.
- Responsible for the development, maintenance, revisions and implementation of city zoning, subdivision, land use, General Plan elements, and related planning ordinances and policies, including to accommodate changes resulting from state legislation or new policies of the city.
- Keeps abreast of new legislation affecting planning matters, making the information known to planning staff, the Director and the public.
- Provides technical assistance and advice to other departments, City staff, agencies, and the public in areas of responsibility.
- Coordinates environmental review and special studies; compiles and analyzes complex and controversial development proposals.
- Serves as Zoning Administrator and/or administrative permit authority.
- Confers with and serves as a source of information to contractors, developers, property owners, real estate and development officials, and the public.
- Represents the division to the public, stakeholders, other departments and to other agencies in a professional, positive and productive manner.
- Participates in outside community and professional groups and committees, and provides technical assistance as necessary.
- Compile, analyze, and present data in the form of written, graphic, or oral reports for the use of the director, Planning Commission, City Council, or special committees on a range of difficult and complex planning matters.
- Prepares or directs the preparation of general, area, and specific plans to guide development and provide a balance between economic growth and resource management objectives.
- Performs related duties as assigned.

QUALIFICATIONS

Knowledge of:

- Principles and practices of employee supervision, including work planning, assignment review and evaluation, discipline, and the training of staff in work procedures.
- Principles and practices of leadership.

- Federal, state, and local laws and regulations including the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), State Subdivision Map Act, and State of California Planning, zoning, and development laws.
- Statistical analysis and mathematical concepts related to the planning process.
- Geographic, socioeconomic, transportation, financial, political, environmental, and other elements related to public planning projects.
- Comprehensive plans and current planning processes and the development process.
- Philosophy, trends, principles, and techniques of planning programs.
- Principles and methods of urban and regional planning, zoning, and land development.
- Technical reporting requirements associated with planning programs.
- Techniques for effectively representing the city and department in contacts with governmental agencies, governing bodies, community groups, various business, professional, educational and regulatory organizations, and with property owners, developers, contractors, and the public.
- Project management and contract administration principles and techniques.
- Principles and techniques for working with groups and fostering effective team interaction to ensure teamwork is conducted smoothly and to provide a high level of customer service.
- 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:

- Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner.
- Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
- Coordinate assigned programs and services with other city departments as well as outside agencies.
- Develop, implement, and administer large and complex budget and control expenditures.
- Interpret and explain complex planning and zoning projects and programs to the public, City Council, and other boards and commissions or special committees.
- Read and interpret maps, planning applications and design drawings.
- Evaluate the suitability of projects to specific sites and surrounding areas.
- Interpret land use maps, legal descriptions, construction and grading plans, and other technical and office data accurately.
- Effectively organize and manage large or specialized planning projects.
- Provide effective staff leadership and work direction.
- Analyze complex problems, evaluate alternatives, and make sound recommendations in support of goals.

- Effectively represent the department and the city in meetings with governmental agencies; community groups; various business, professional, and regulatory organizations; and in meetings with individuals.
- Prepare and present clear, concise, and logical written and oral reports, correspondence, policies, procedures, and other written material.
- 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.
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.

Education and Experience

Possession of a bachelor's degree from an accredited four-year college or university with major coursework in urban design, planning, public or business administration, or a closely related field; and three (3) years of experience at a level equivalent to the City's class of Senior Planner.
One (1) year of related supervisory experience is preferred.

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 an American Institute of Certified Planners (AICP) designation is desirable.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer, to inspect development sites, including traversing uneven terrain, climbing stairs, and other temporary or construction access points; to operate a motor vehicle and to visit various City and meeting sites; vision to read printed materials and a computer screen; and hearing and speech to communicate in person, before groups, and over the telephone. This is primarily a sedentary office classification with frequent field work, such as inspecting development sites. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push, and pull materials and objects weighing up to 25 pounds. Reasonable accommodations will be made for individuals on a case-by-case basis.

ENVIRONMENTAL CONDITIONS

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. 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.

All City of Rocklin employees are designated as Emergency Service Workers during a proclaimed emergency and may be required to perform certain emergency services at the direction of the department and/or City.

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	August 2023
Revised	
FLSA	Exempt
Salary Schedule	Management Salary Schedule/Range 18

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Sierra Joint Community College District Transfer of Land to City of Rocklin

Date: August 22, 2023

Submitted By: Aly Zimmermann, City Manager
Elizabeth Sorg, Management Analyst

Department: City Manager's Office

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Authorizing the City Manager to Enter into an Agreement with the Sierra Joint Community College District for the Transfer of Fee Title for Two Properties.

Background:
The City of Rocklin has been in discussions with the Sierra Joint Community College District (Sierra College) about two parcels that Sierra College wishes to provide to the City for use. The first parcel is APN 045-450-027, adjacent to Ambassador Drive and Schatz Lane, south of Rocklin Road and west of Sierra College Boulevard. This parcel is owned by the College and the City has a conservation easement on the land. A location map is included as Exhibit A to Attachment 2. Sierra College and the City desire this property to remain an open space parcel. The second parcel is part of APN 045-150-050, north of the parking lot on the corner of Sierra College Boulevard and Stadium Entrance Road. A location map is included at Exhibit C to Attachment 2. Sierra College and the City desire this property to be developed as a City of Rocklin fire station with related amenities.

The proposed agreement (Attachment 2) describes the condition of fee title transfer between Sierra College and the City. Both properties must be transferred to the City at the same time. When the City is prepared to construct the fire station, Sierra College will initiate the surplus land process. Prior to the transfer of the properties, Sierra College will obtain a Phase 1 Environmental Site Assessment with cost shared between Sierra College and City. Should hazardous materials be found on the site, Sierra College will perform the remedial work. Sierra College will also remove all non-native and invasive species and remove trash and debris from the sites. When such work, if any, is completed and the transfer has occurred, the City shall accept the Conservation Property and the Fire Station Property in their present condition.

The agreement was reviewed and approved by the Sierra Joint Community College District

Board of Trustees at the August 7, 2023 Regular Meeting of the Board. The proposed Resolution (Attachment 1) grants the City Manager the authority to enter in the agreement for the transfer of the fee title for both properties.

Fiscal Impact:

There is no direct fiscal impact in approving the agreement. However, the City will share the cost of the environmental site assessment, the costs of which are unknown but are expected to be minor.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibit A - Agreement between City and College

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT
WITH THE SIERRA COLLEGE JOINT COMMUNITY COLLEGE DISTRICT
FOR THE TRANSFER OF FEE TITLE FOR TWO PROPERTIES

WHEREAS, the City of Rocklin wishes to construct a fourth fire station in east Rocklin; and

WHEREAS, the City does not currently possess land in east Rocklin that would be suitable for the construction of a new fire station; and

WHEREAS, the Sierra Joint Community College District owns a suitable parcel for the construction of a new fire station in east Rocklin; and

WHEREAS, the Sierra Joint Community College District also owns an approximately 3.5-acre parcel of land in east Rocklin on which the City has a conservation easement; and

WHEREAS, the City and Sierra Joint Community College District seek to enter into an agreement for the transfer of fee title for both parcels; and

WHEREAS, the Sierra Joint Community College District Board of Trustees approved the agreement attached as exhibit A to this Resolution at the August 7, 2023 Regular Board Meeting.

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 authorizes the City Manager to enter into an agreement with the Sierra Joint Community College District for transfer of the two identified parcels.

Section 3. The City Council authorizes the City Manager to execute the agreement attached as exhibit A to this resolution.

Section 4. This resolution shall be in effect immediately.

PASSED AND ADOPTED this 22nd day of August, 2023, by the following

vote:

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

Ken Broadway, Mayor

ATTEST:

Haley Reid, Acting City Clerk

City-College Agreement
(Fire Station and Conservation Properties)

This Agreement (**"Agreement"**) is entered into on this ___ day of _____, 2023, by and between the City of Rocklin, a municipal corporation (**"City"**) and Sierra Joint Community College District (**"College"**). This Agreement refers to the City and the College collectively as the "Parties" and singularly as a "Party".

Recitals

A. This Agreement is intended to further the cooperative partnership between the College and the City. The College owns land that is not contiguous to the College, upon which the City holds a conservation easement, which is not usable by the College for its purposes. The City is in need of a fire station site east of Interstate 80 in the City, and the College has a 1+ acre parcel of land that could satisfy the City's need.

B. More specifically, the College owns real property located in the City totaling approximately 3.5± acres designated as Assessor's Parcel Number 045-450-027, the location of which is shown on Exhibit A attached hereto and incorporated herein by reference (**"Conservation Property"**). The Conservation Property is subject to an open space and conservation easement granted to the City by Cresleigh Homes as part of its Cresleigh Sierra project in May 1995, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference (**"Conservation Easement"**). The College desires to transfer fee title to the Conservation Property to the City, subject to the terms and conditions of this Agreement, and the City desires to accept fee title pursuant to the terms and conditions of this Agreement.

C. Again, more specifically, the City desires to build a fire station in the City on the east side of Interstate 80 and the College owns an unutilized property on its campus which is well situated to serve as a fire station site. A rough depiction of the fire station site, the actual size and configuration of which is to be agreed upon by the Parties, is attached hereto as Exhibit C (**"Fire Station Property"**). The City desires to build a fire station on the Fire Station Property. The College agrees to transfer and the City agrees to accept fee title to the Fire Station Property pursuant to the terms and conditions of this Agreement. The Conservation Property and the Fire Station Property are sometimes hereinafter referred to individually a **"Property,"** and collectively as the **"Properties."**

D. The City provides municipal and community facilities and services, including, public safety facilities and services, to City residents, businesses and institutions, one of which is the College.

E. In support of its educational mission, the Sierra College Board of Trustees has the authority to declare certain of its properties "surplus." At such time as the City is prepared to move forward with the funding and construction of the fire station on the Fire

Station Property, the College will complete all requirements in the Education and Government Codes with respect to the disposition of surplus property, to the extent applicable to the Conservation Property and Fire Station Property.

F. The relationship between the City and the College is of primary importance to the Parties, and both desire that this Agreement represent a renewed level of engagement and collaboration between the Parties.

Now, therefore, the Parties agree as follows:

Agreement

1. Term/Transfer. The term of this Agreement shall be five (5) years after the date upon which the last Party hereto executes this Agreement (**"Effective Date"**). The date upon which the City accepts fee title to the Properties is referred to herein as the **"Transfer Date."**

2. Conservation Property-Transfer of Fee Title. The College shall transfer fee title to the Conservation Property to the City consistent with the terms of this Agreement. Prior to the Transfer Date, the Conservation Property shall be annexed into the City's Community Facilities Districts One (**"CFD-1"**) and Five (**"CFD-5"**), without protest, by which College Park Parcels shall thereafter pay their respective fair shares for the annual maintenance of the Conservation Property. As used herein, the term **"College Park Parcels"** shall mean those parcels of property which are paying assessments under CFD-1 and/or CFD-5. Until such time as the transfer is made, the College will continue to maintain the property per the Conservation Easement, and CFD-1 and/or CFD-5 will assume all responsibility thereafter.

3. Fire Station Property – Transfer of Fee Title. College and City shall use commercially reasonable efforts within two (2) years after the Effective Date to agree upon the size and configuration of the Fire Station Property. The Fire Station Property shall not exceed two (2) acres in size. Once a metes and bounds description of the Fire Station Property has been agreed upon, and the other conditions provided herein have been satisfied, including the approval of the Properties as surplus land, College shall transfer and City shall accept fee title to the Fire Station Property. The College, as a public entity, is exempt from the Subdivision Map Act and shall create the grant deed to the Fire Station Property as required by law to effectuate its transfer to the City. Prior to the Transfer Date, the Fire Station Property shall be annexed without protest into CFD-1 and CFD-5.

4. Transfers of Conservation Property and Fire Station Property – Condition Precedent. This Agreement shall not obligate City to accept fee title to either the Fire Station Property or the Conservation Property. City may reject acceptance of fee title for either of the Properties for any reason and shall not be considered in breach of this Agreement if such a rejection occurs; provided, however, this Agreement involves the transfer of both the Conservation Property and the Fire Station Property to the City, and,

unless otherwise agreed in writing by the Parties, both Properties must be transferred to the City at the same time. Therefore, the rejection of one of the Properties by the City shall be a rejection of both Properties and this Agreement shall terminate. If, after the transfer of the Fire Station Property to the City, the City elects not to build a fire station thereon within five (5) years after the Transfer Date, the Fire Station Property shall be deeded (donated) back to the College at no cost (which provision shall be included in the Grant Deed for the Fire Station Property).

5. Legal Boundaries and Encroachments. Prior to the Transfer Date, City may, by survey or otherwise, verify the legal boundaries of each Property and confirm that there are no encroachments onto either Property by neighboring property owners.

6. Surplus Lands. On or before the time that the City is prepared to construct the fire station on the Fire Station Property, College shall instigate the surplus lands process for both Properties and use its best efforts to timely process the approval, which approval shall be a condition to the College transferring the Properties to the City.

7. Approval of Title. No later than ten (10) days after the Effective Date, the College shall provide to the City a Preliminary Report issued by Placer Title Company (Tracy Murphy, Roseville office) with respect to the Conservation Property. At such time as the City and the College have agreed upon a metes and bounds description for the Fire Station Property, the College shall order a proforma Preliminary Report from Placer Title Company and deliver it to the City upon receipt. The City shall determine if it desires to obtain a policy of title insurance on either property at its expense upon transfer of the Properties to the City.

8. Hazardous Materials, Non-Native Species, Trash & Debris. The College is not aware of any Hazardous Materials in or on the Conservation Property or in or on the Fire Station Property. Prior to the transfer of the Conservation Property and the Fire Station Property, College will obtain a Phase 1 Environmental Site Assessment (**"Phase 1"**) assessment for each of the Properties in its name and in the name of the City, the cost of which shall be shared by the College and the City. To the extent that there are Hazardous Materials on either Property, the College shall, prior to the transfer and if commercially feasible, perform the remedial work to obtain a no further action letter from the County of Placer or other governing agency. The College shall also remove non-native invasive species and clean up all trash and debris from the Properties prior to transfer of the Properties to the City. If the cost of the work to remedy the Hazardous Materials and/or remove the non-native species is not commercially feasible in the College's opinion, the College may terminate this Agreement. When such work, if any, is completed and the transfer has occurred, the City shall accept the Conservation Property and the Fire Station Property in their as-is, where-is, present condition. "Hazardous Materials," as used herein, shall mean any oil, flammable explosives, asbestos, urea formaldehyde, radioactive materials or waste, or other hazardous, toxic, contaminated or polluting materials, substances or wastes, including, without limitation, any "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances" under applicable federal, state and local laws, ordinances and regulations.

9. Natural Hazards Disclosure Statement. No later than ten (10) days after the Effective Date, College shall deliver to City a Natural Hazards Disclosure Statement for the Property (the **"NHDS"**). City shall approve the NHDS and return a signed copy thereof to College. City acknowledges and agrees that nothing contained in the NHDS shall release City from its obligation to fully investigate the condition of the Real Property, including, without limitation, whether the Real Property is located in any natural hazard areas and that City has the expertise to perform such investigations and will have had the opportunity to do so under the terms of this Agreement. City further acknowledges and agrees that the matters set forth in the NHDS may change on or prior to the Transfer Date and that College has no obligation to update, modify, or supplement the NHDS. The provisions of the NHDS, if any, shall in no way be deemed or construed to limit the "AS-IS, WHERE-IS" nature of this Agreement.

10. "AS IS" Purchase. City is purchasing the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS", and with all defects, and, unless otherwise expressly provided in this Agreement, neither College nor any employee or agent of College has made or will make, either expressly or impliedly, any representations, guaranties, promises, statements, assurances or warranties of any kind concerning any of the following matters (collectively referred to herein as **"Property Conditions"**): (i) the suitability or condition of the Property for any purpose or its fitness for any particular use, (ii) the profitability and/or feasibility of owning, developing, operating and/or improving the Property, (iii) the physical condition of the Property, (iv) the revenues, income, costs or expenses thereof, (v) the net or gross acreage, usable or unusable, contained therein, (vi) the zoning of the Property, (vii) the condition of title, (viii) the compliance of the Property with applicable zoning or building laws, codes or ordinances, or other laws, rules and regulations, (ix) water or utility availability or use restrictions, (x) geologic/seismic conditions, soil and terrain stability, or drainage, (xi) sewer, septic, and well systems and components, (xii) other Property Conditions, including, fire protection, noise or odor from any sources, landfills, proposed future developments, or other conditions or influences which may be significant to certain individuals, or (xiii) any other past, present or future matter relating to the Property which may affect the Properties or its current or future use, habitability, value or desirability. City is strongly encouraged to conduct its own inspection and investigation of the Property Conditions referred to above and is further encouraged to obtain, at its expense, expert advice as to such matters from professional inspectors and others. City acknowledges that, prior to taking title to the Properties, City will have had full opportunity and adequate time to inspect and investigate such Property Conditions to its own satisfaction or cause such an inspection and investigation by experts engaged by City. City represents to College that it is relying solely upon such inspection and investigation in connection with its acceptance of title to the Properties and not upon any express or implied representations, guaranties, promises, statements, assurances or warranties of College or any of College's employees or agents as to such Property Conditions, except as expressly provided in this Agreement. City also understands and agrees that, except as provided in this Agreement, City is accepting title to the Properties without any obligation on the part of College to

make any repairs, changes or alterations with respect to the Properties or any of the Property Conditions.

Upon acceptance of the Properties on the Transfer Date, City and its officers, officials, managers, representatives, agents, employees, affiliates, partners, successors and assigns, do hereby agree that they are fully and forever waiving, releasing and discharging College from any and all claims, rights, remedies and causes of action of any nature or sort, known or unknown, past, present and future, which City may have which arise out of or relate in any way to any liability or responsibility for the Property Conditions or, for any investigation, cleanup or remediation of any Hazardous Materials in, on, under or about the Property, including, without limitation, any liability or responsibility for cleanup or remediation arising out of, relating to or under any of the matters, liabilities, laws, events and/or items described in the preceding paragraph. City agrees that this release is fully effective regardless of any present lack of knowledge on the part of any party as to any possible claim or any facts or circumstances pertaining to this matter. Without limiting the foregoing provisions, this release is also intended to prevent City from cross-complaining against College in the event that, after accepting title to the Properties, Property Conditions or Hazardous Materials are discovered which were not introduced in, on, under or about the Property by College or were not known by College to exist as of the Transfer Date, and an action is brought by a governmental agency against City. City expressly waives the benefits and provisions of Section 1542 of the Civil Code of the State of California, and any similar law of any state or territory of the United States or other jurisdiction. Civil Code Section 1542 provides as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY."

Initials of City _____

11. Subsequent Disclosures. In the event that City, prior to the Transfer Date, becomes aware, from College or otherwise, of any inaccuracy or omission in the disclosures, information, or representations previously provided to City by College or its consultants or agents, which will have a material, adverse impact on City, the Properties or the intended use of the Properties, City, as its sole option and remedy, may either (i) terminate this transaction, thereby waiving any claims or actions that City may have against College as a result of such inaccuracy or omission, or (ii) proceed with the acceptance of title hereunder, thereby waiving any rights that City may have against College as a result of such inaccuracy or omission. City agrees that, under no circumstances, shall City be entitled to accept title to the Properties hereunder and then

bring any claim or action against College for rescission, damages or any other cause of action as a result of such inaccuracy or omission which was discovered prior to the Transfer Date.

12. Notices. All notices that are required to be given by one Party to the other under this Agreement shall be in writing and shall be deemed received when actually delivered personally or actually delivered in a properly addressed envelope by registered or certified USPS mail addressed to the Parties at the following addresses:

City: City Manager
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Copy to: City Attorney
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677
Email: LegalNotices@rocklin.ca.us

College: William H. Duncan IV
Superintendent/President
Sierra Joint Community College District
5100 Sierra College Boulevard
Rocklin, CA 95677

13. No Partnership, Joint Venture or Other Association. It is understood and agreed by the Parties that the terms and conditions of this Agreement do not constitute the creation of nor commitment to the formation of a partnership, joint-venture or other association of any kind.

14. Enforceability. The Parties agree that unless this Agreement is amended or canceled pursuant to the provisions of this Agreement, this Agreement shall be enforceable by either Party.

15. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Parties. No other person or entity other than the Parties shall have any right of action based upon any provision in this Agreement.

16. Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to

be invalid or unenforceable and the effect thereof is to deprive a Party hereto of an essential benefit of its bargain hereunder, then such Party so deprived shall have the option to terminate this entire Agreement from and after such determination.

17. Conflict. In case of conflict, the more specific provision of this Agreement shall control.

18. Compliance With All Laws. Prior to transfer of the Conservation Property and Fire Station Property, the College shall at its own cost and expense continue to comply with all statutes, ordinances, regulations and requirements of all governmental entities, including federal, state, county or municipal, whether now in force or hereinafter enacted, with respect to the Properties. After the Transfer Date, the City shall comply with all statutes, ordinances, regulations and requirements of all governmental entities, including federal, state, county or municipal, whether now in force or hereinafter enacted, with respect to the Properties. The College is not responsible for any or alteration or improvement to the Conservation Property or the Fire Station Property after the Transfer Date.

19. Further Actions and Instruments. Each Party shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of any Party at any time, the other Party or shall promptly execute, file or record any required instruments and writings reasonably necessary to evidence or consummate the transactions contemplated by this Agreement, and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement.

20. Covenant of Good Faith and Fair Dealing. No Party shall do anything which shall have the effect of harming or injuring the right of the other Party to receive the benefits of this Agreement. Each Party shall refrain from doing anything which would render its performance under this Agreement impossible, and each Party shall do everything which this Agreement contemplates that such Party shall do to accomplish the objectives and purposes of this Agreement. Whenever the consent or approval of any Party is required or necessary under this Agreement, such consent or approval shall not be unreasonably withheld, conditioned or delayed.

21. No Waiver. No delay or omission by a Party in exercising any right or power accruing upon and non-compliance or failure to perform by another Party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by any Party of any of the covenants or conditions to be performed by another Party shall not be construed as a waiver of any succeeding breach or non-performance of the same or other covenants and conditions hereof.

22. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Venue of any action arising out of this Agreement 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.

23. Survival. Any provision contained in this Agreement, which, by the common interpretation of the language in this Agreement, is intended to be performed after the Transfer Date, or is intended to provide an obligation or a restriction after the Transfer Date, shall survive the Transfer Date or the termination of this Agreement.

24. Time is of the Essence. Time is of the essence for each and every provision of this Agreement.

25. Entire Agreement and Amendment. This Agreement, together with the documents incorporated by reference and the exhibits, constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement. The terms and conditions of this Agreement shall not be altered or modified except by a written amendment to this Agreement signed by College and City.

26. Successors. Subject to the provisions of this Agreement, each and all of the covenants and conditions of this Agreement shall be binding on and shall inure to the benefit of the heirs, successors, executors, administrators, assigns, and personal representatives of the respective Parties.

27. Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

28. Headings. The captions of the various sections of this Agreement are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

29. Exhibits. All exhibits to which reference is made in this Agreement are incorporated by reference. Any reference to "this Agreement" includes matters incorporated by reference.

30. Attorneys' Fees. In any action brought by either Party to enforce the terms of this Agreement, 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.

31. Laws. It shall be the obligation of the City and the College to comply with all laws, statutes, rules, and regulations including, but not limited to, State of California labor laws, rules and regulations and the Parties agree that the neither Party shall be liable for any violation by the other Party (or its agents, or any entity or person affiliated with either the City or College) thereof.

32. No Damages. The Parties acknowledge that neither City nor College would enter into this Agreement if it were to be liable for damages (including, but not limited to, actual damages, economic damages, consequential damages, lost profits, loss of rents or other revenues, loss of business opportunity, loss of goodwill or loss of use) under, or relating to, this Agreement or any of the matters referred to in this Agreement, including, without limitation, any and all plans, permits, licenses or regulatory approvals, and CEQA documents. Accordingly, the City and College covenant and agree on behalf of themselves and their successors and assigns, not to sue the other Party (either in its capacity as a Party in this Agreement or in its capacity as the City or as the College) for damages (including, but not limited to, actual damages, economic damages, consequential damages, lost profits, loss of rents or other revenues, loss of business opportunity, loss of goodwill or loss of use) or monetary relief for any breach of this Agreement by the City or College, or for any dispute, controversy, or issue between the City and the College arising out of or connected with this Agreement or any of the matters referred to in this Agreement, including, without limitation, any and all plans, permits, licenses or regulatory approvals, CEQA documents, or any future amendments or enactments thereto, the Parties agreeing that declaratory relief, injunctive relief, mandate and specific performance shall be the Party's sole and exclusive judicial remedies.

In the event of that this Agreement is terminated due to the default of a Party, the defaulting Party waives its right to seek or claim any damages whatsoever (other than attorney's fees and costs awarded by a court), including, but not limited to consequential, special, punitive or similar damages.

33. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall constitute one (1) and the same instrument.

EXHIBIT A

LOCATION OF CONSERVATION PROPERTY

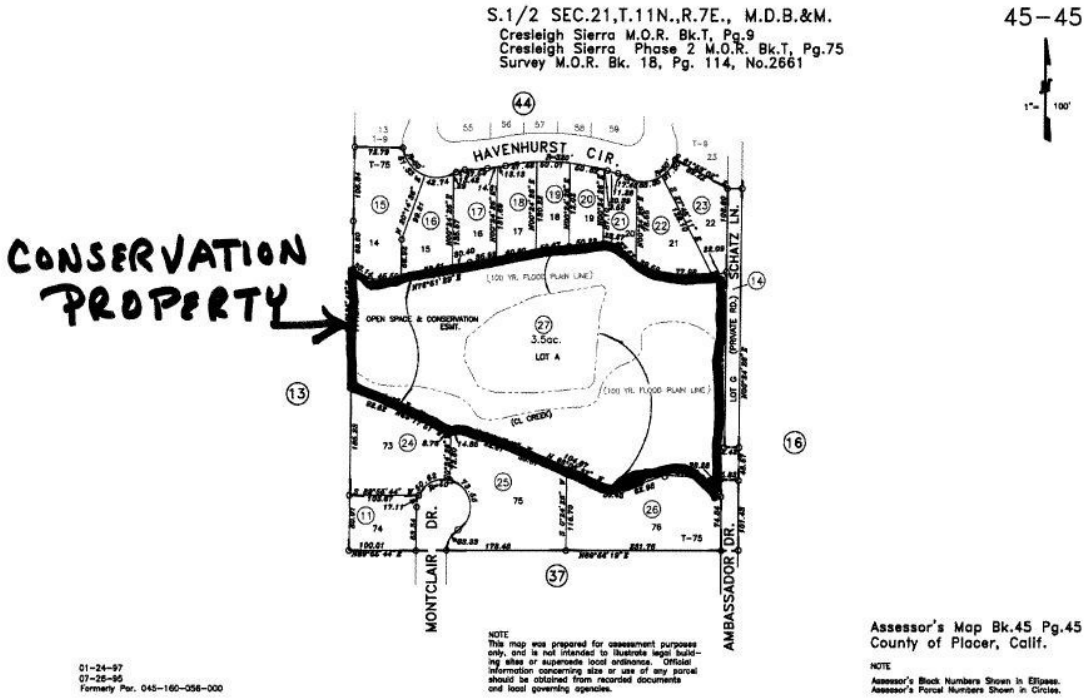
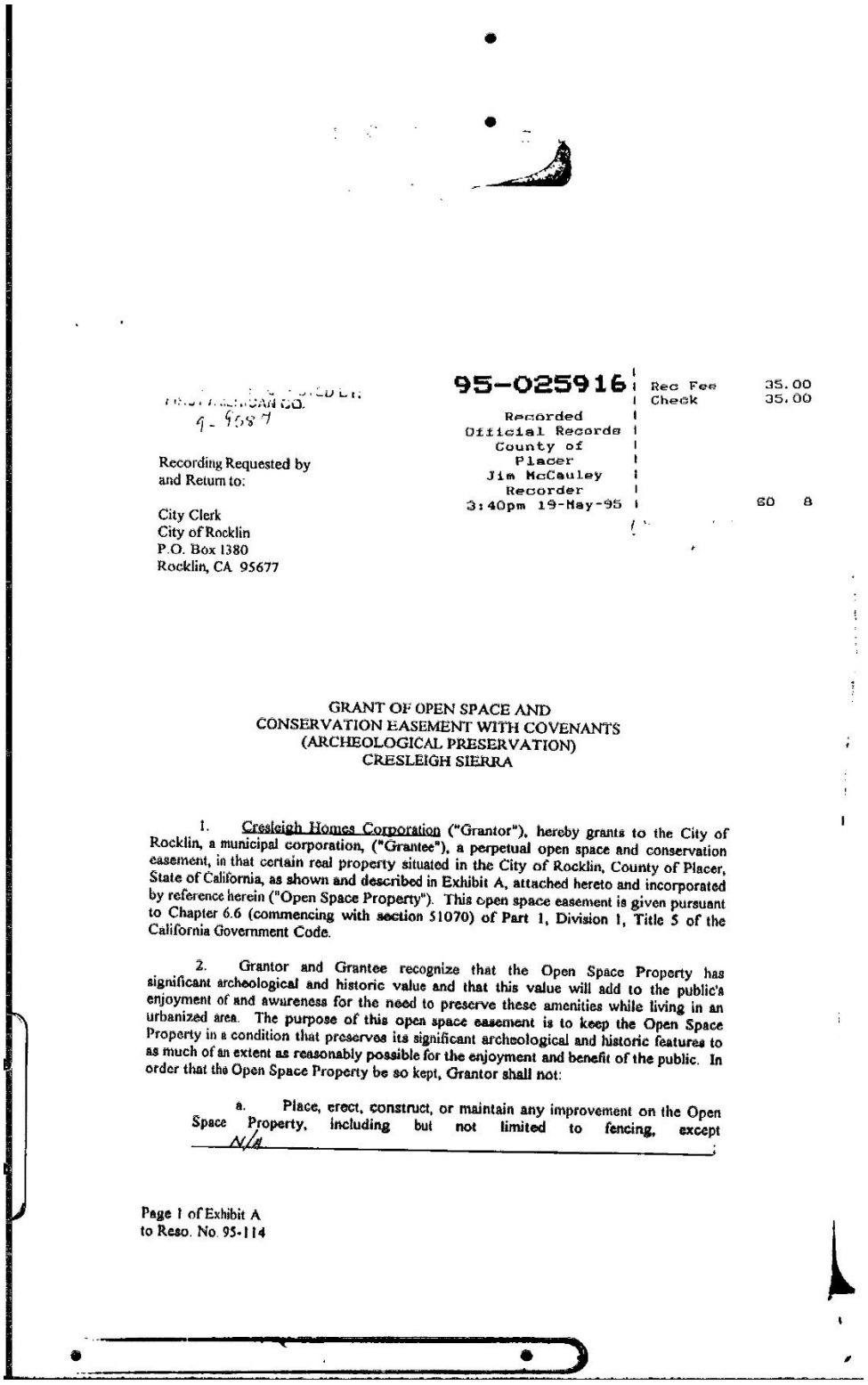


EXHIBIT B

CONSERVATION EASEMENT



RECORDED BY: FIRST AMERICAN CO.
4-9587

Recording Requested by
and Return to:

City Clerk
City of Rocklin
P.O. Box 1380
Rocklin, CA 95677

95-025916
Recorded
Official Records
County of
Placer
Jim McCauley
Recorder
3:40pm 19-May-95

Rec Fee 35.00
Check 35.00

60 8

GRANT OF OPEN SPACE AND
CONSERVATION EASEMENT WITH COVENANTS
(ARCHEOLOGICAL PRESERVATION)
CRESLEIGH SIERRA

1. Cresleigh Homes Corporation ("Grantor"), hereby grants to the City of Rocklin, a municipal corporation, ("Grantee"), a perpetual open space and conservation easement, in that certain real property situated in the City of Rocklin, County of Placer, State of California, as shown and described in Exhibit A, attached hereto and incorporated by reference herein ("Open Space Property"). This open space easement is given pursuant to Chapter 6.6 (commencing with section 51070) of Part 1, Division 1, Title 5 of the California Government Code.

2. Grantor and Grantee recognize that the Open Space Property has significant archeological and historic value and that this value will add to the public's enjoyment of and awareness for the need to preserve these amenities while living in an urbanized area. The purpose of this open space easement is to keep the Open Space Property in a condition that preserves its significant archeological and historic features to as much of an extent as reasonably possible for the enjoyment and benefit of the public. In order that the Open Space Property be so kept, Grantor shall not:

a. Place, erect, construct, or maintain any improvement on the Open Space Property, including but not limited to fencing, except N/A

Page 1 of Exhibit A
to Reso. No. 95-114

b. Cut, remove or otherwise disturb trees, shrubs, or other natural growth found on the Open Space Property, except as may be required for fire prevention, elimination of diseased growth, or similar preventative measures in a manner compatible with the purposes of this easement. Grantor shall not plant any trees, shrubs, or other vegetation upon the Open Space Property, except as provided for in paragraph 3.c. of this easement;

c. Enter upon the surface to mine, extract or otherwise remove any archaeological or natural resource found or located in the Open Space Property, or excavate, grade, remove or otherwise disturb any existing sand, soil, rock, gravel or other material found or located in the Open Space Property;

d. Use any portion of the Open Space Property as a dump site, parking lot, storage area or any other use which is inconsistent with the stated purposes, terms, conditions, restrictions and covenants of this easement, or the findings of the City Council of the City of Rocklin relative to the Open Space Property pursuant to Government Code section 51080;

e. Operate or permit the operation on the Open Space Property of any motor driven or powered vehicle, except as may be required for fire prevention, elimination of diseased growth or similar preventive measures; and

f. Permit any advertising of any kind to be located on any portion of the Open Space Property.

3. Grantor hereby reserves to itself, its successors in interest and assigns, the right to use the Open Space Property in any manner which is consistent with the purposes and terms of this easement and with existing zoning and other laws, rules and regulations of the State of California and the City of Rocklin. The rights so reserved include, but are not limited to the following:

a. The right to maintain all existing landscaping and terrain in its present condition;

b. The right to exclude members of the public from trespassing upon the Open Space Property; except N/A.

c. The right to cover the site with soil and landscaping subject to the prior approval of the Rocklin Community Development Director, who shall require Grantor to utilize grading, fill and planting methods compatible with preserving the Open Space Property.

4. Grantor hereby grants Grantee, its successors and assigns, the right, but not the obligation, to enter the Open Space Property during the term of this easement for the purposes of removing anything or prohibiting any activity which is contrary to the stated purposes, terms, conditions, restrictions or covenants contained in this easement, or which will or may destroy the unique physical characteristics of the Open Space Property.

5. Grantor hereby waives for himself, his successors in interest and assigns, all reimbursement or compensation for any improvements presently located within the Open Space Property which may be damaged or destroyed by Grantee, its agents or employees, in carrying out any of the rights granted by this easement. In addition to the rights granted elsewhere herein, such rights include the right, but not the obligation, to make inspections of the Open Space Property and to maintain the Open Space Property for fire and flood prevention, fire fighting, flood abatement and rodent and/or pest extermination.

6. The granting of this easement and its acceptance by the City of Rocklin does not authorize and is not intended to authorize the public to use any portion of the Open Space Property.

7. The sole purpose of this easement is to restrict the uses to which the Grantor may put the Open Space Property thereby preserving its topographic features.

8. This easement shall not be abandoned, and the terms hereof shall not be amended or rescinded as to any portion of the Open Space Property without the prior written consent of Grantee and full compliance with sections 51093 and 51094 of the Government Code.

9. Each of the terms and provisions contained herein is a covenant intended for the benefit of the public and constitutes an enforceable restriction pursuant to the provisions of section 8 Article XIII of the California Constitution and Chapter 6.6 (commencing with section 51070) of Part 1, Division 1, Title 5 of the Government Code, and shall be binding on the heirs, successors in interest and assigns of the Grantor, and each and all of them, and shall run with the land. Each of the stated purposes, terms, conditions, restrictions, and covenants may be specifically enforced or enjoined by proceedings in the Superior Court of the State of California.

10. In any legal proceeding between the Grantor and Grantee to enforce any of the rights or obligations of the parties herein or any of the terms contained herein the prevailing party shall be entitled to recover reasonable attorneys' fees, including those incurred on appeal, if any.

DATED: 4/25/95

GRANTOR:

Thomas Wong
Vice President
Cresleigh Homes Corporation

Page 4 of Exhibit A
to Reso. No. 95-114

STATE OF California }
COUNTY OF San Francisco }ss.
}

On 4/25/95 before me, Dewi Tjandra, Notary Public,
personally appeared THOMAS WONG, personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Dewi Tjandra

DEWI TJANDRA
Comm. # 997637
NOTARY PUBLIC CALIFORNIA
City and County of San Francisco
My Comm. Expires June 20, 1997

(This area for official notarial seal)

March 15, 1995

EXHIBIT "A"

OPEN SPACE EASEMENT
(ARCHAEOLOGICAL PRESERVATION)

AREA NO. 1

All those portions of Lots 52 and 53 as said lots are shown and so designated on the plat of "Creslaigh Sierra" filed in Book I of Maps, Page 9, Placer County Records, described as follows:

BEGINNING at a point on the Westerly line of said Lot 52 from which the Northwesterly corner of said Lot 52 bears North 00°35'48" East 12.50 feet; thence, from said point of beginning, South 89°24'12" East 12.00 feet; thence, South 00°35'48" West 25.50 feet; thence, North 89°24'12" West 20.00 feet; thence, North 00°35'48" East 25.50 feet; thence, South 89°24'12" East 8.00 feet to the point of beginning.

AREA NO. 2

All that portion of Lot 43 as said lot is shown and so designated on said aforementioned plat of "Creslaigh Sierra," described as follows:

A circle having a radius of 2.50 feet, the center of said circle being distant South 89°43'00" East 38.35 feet and North 00°17'00" East 2.64 feet from the Southwesterly corner of said Lot 43.

Page 1 of Exhibit A
to Grant of Open Space and
Conservation Easement
Reso. No. 95-114

RESOLUTION NO. 95-114

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROCKLIN ACCEPTING GRANT OF OPEN
SPACE AND CONSERVATION EASEMENT WITH COVENANTS
(ARCHEOLOGICAL PRESERVATION)
CRESLEIGH SIERRA

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

Section 1. The City Council of the City of Rocklin finds as follows:

A. Approval of the tentative subdivision map for Cresleigh Sierra (SD-91-08) was conditioned on, among other things, dedication of open space and conservation easements over portions of the real property included in the tentative map, which real property is shown and described in Exhibit A attached hereto and by this reference incorporated herein;

B. The subdivider wishes to file for record a final subdivision map for Cresleigh Sierra and wishes to satisfy the above described condition by offering to grant to the City of Rocklin an open space and conservation easement with convenants in the form attached hereto as Exhibit A;

C. Preservation of the land as open space is consistent with the Rocklin General Plan; and

D. The preservation of land as open space is in the best interest of the City of Rocklin in that

1. The land is essentially unimproved, and if retained in its natural state, it has scenic value to the public and is valuable as a watershed and wildlife preserve;

2. The land, if retained as open space, will add to the amenities of living in the neighboring urbanized areas;

3. The instrument conveying the open space conservation easement to the City of Rocklin contains appropriate convenants to ensure that the public interest will be served in these ways.

Section 2. The City Council of the City of Rocklin accepts the grant of open space and conservation easement with covenants in the form attached as Exhibit A and by this reference incorporated herein.

Section 3. The City Clerk is directed to record the easement in the office of the Placer County Recorder.

PASSED AND ADOPTED this 9th day May, 1995, by the following roll call vote:

AYES:	Councilmembers:	Dominguez, Magnuson, Huson, Yorde, Lund
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Mayor

ATTEST:

City Clerk

E:\clerk\reso\ENG033\lm
OBEARCH
070991

The foregoing instrument is a correct copy of the original document on file in this office.

Attest _____
City Clerk, City of Rocklin

Page 2 of
Reso. No. 95-114

EXHIBIT C

DEPICTION OF FIRE STATION PROPERTY



ROCKLIN FIRE STATION
CONCEPT SITE PLAN – 2.0 ACRES 07/10/23

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Resolution Opposing the Release of a Sexually Violent Predator in South Placer

Date: August 22, 2023

Submitted By: Rustin Banks, Chief of Police

Department: Police

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Opposing the Release of a Sexually Violent Predator into the Incorporated Areas of South Placer County.

Background:
On July 17, 2023, a Placer County Superior Court Judge granted a petition allowing William Robert Stephenson (Stephenson) to be released with "Transient Status." This means Stephenson would be released in Placer County to a trailer or recreational vehicle to a location in Placer County that has yet to be determined but without a designated address. Stephenson has previously been convicted of multiple sexually violent crimes and has been determined to be a sexually violent predator per California law and the Department of State Hospitals. Stephenson was released in 2014 into Roseville and three years later he violated the terms of his conditional release.

Rocklin, Roseville, and Lincoln represent approximately 67% of the population of Placer County in only 6% of the total area land of the County. The three cities are the most densely populated area of the County; minors make up approximately 25% of the total population.

The City of Rocklin is dedicated to protecting the health and safety of its residents, and Stephenson's release into an unspecified area of South Placer is inappropriate. Staff recommends that the City Council adopt a Resolution (Attachment 1) which opposes the release of Stephenson into the incorporated areas of South Placer, and authorizes staff to submit a letter to all appropriate parties for this release. The cities of Roseville and Lincoln have also presented similar resolutions to their City Councils.

ATTACHMENTS:
1. Resolution
2. Exhibit A to Resolution - Opposition Letter

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN OPPOSING THE RELEASE OF A SEXUALLY VIOLENT PREDATOR INTO THE INCORPORATED AREAS OF SOUTH PLACER COUNTY

WHEREAS, under California law, a "Sexually Violent Predator" is defined as an individual who has been convicted of a sexually violent crime against one or more persons and has been diagnosed with a mental disorder that makes the individual a danger to the health and safety of others because it is likely the individual will commit sexually violent criminal behavior without treatment in custody; and

WHEREAS, William Robert Stephenson ("Stephenson") had been convicted of violations of Penal Code § 220, Assault With Intent to Commit a Specific Sex Offense; Penal Code § 289(a), Sexual Penetration of a Victim With Foreign Object By Force; and Penal Code § 288a(c)(2), Oral Copulation By Force Or Fear, and had been committed for an indeterminate term to the custody of the Department of State Hospitals as a Sexually Violent Predator; and

WHEREAS, on or around January 20, 2022, a Judge for the Placer County Superior Court ordered the conditional release of Stephenson from the Department of State Hospitals and into the community for receipt of outpatient treatment; and

WHEREAS, on or around July 17, 2023, a Judge for the Placer County Superior Court granted a petition allowing Stephenson to be released with "Transient Status", whereby Stephenson would be released to a trailer or recreational vehicle to a location in Placer County that has yet to be determined but without a designated address; and

WHEREAS, Stephenson was previously conditionally released into the City of Roseville in 2014; and

WHEREAS, on or around May 19, 2017, while on conditional release, Stephenson was arrested and subsequently charged with violation of Penal Code § 311.11(b), Possession of Obscene Matter of a Minor, a felony; and

WHEREAS, Stephenson's violation of Penal Code § 311.11(b) and his associated internet use and browser search history violated the terms of his conditional release; and

WHEREAS, a key role of a municipality is to protect the health and safety of its residents and community members; and

WHEREAS, the cities of Roseville, Rocklin, and Lincoln represent approximately sixty-seven percent (67%) of the entire population of Placer County; and

WHEREAS, the cities of Roseville, Rocklin, and Lincoln represent only six percent (6%) of the total land area of Placer County; and

WHEREAS, approximately twenty-four percent (24%) of the population of Roseville, Rocklin, and Lincoln are under the age of 18; and

THEREFORE, BE IT RESOLVED that release of a Sexually Violent Predator in the cities of Roseville, Rocklin, or Lincoln, which represent the most dense urban populations with high percentages of underage individuals, is inappropriate; and

BE IT FURTHER RESOLVED, that release of Stephenson, a Sexually Violent Predator who has previously been conditionally released and subsequently reoffended by possessing obscene materials involving minors, into the cities of Roseville, Rocklin, or Lincoln is contrary to the public's health and safety; and

BE IT FURTHER RESOLVED, that the City Council vehemently opposes the release of Stephenson into the incorporated area of South Placer County, including anywhere within the cities of Roseville, Rocklin, and Lincoln; and

BE IT FURTHER RESOLVED, that the City Council approves the letter attached hereto as Attachment "A", and directs City staff to send the letter to Liberty Healthcare for submission to the Department of State Hospitals and the Placer County Superior Court; and

BE IT FURTHER RESOLVED, that staff may take additional actions as may be directed by the City Manager and the Chief of Police in furtherance of opposing the release of Stephenson into the cities of Roseville, Rocklin, or Lincoln.

PASSED AND ADOPTED by the Council of the City of Rocklin this 22 day of August, 2023, by the following vote:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
Ken Broadway, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

ROCKLIN
CALIFORNIA

August 22, 2023

Melissa Bagwell, Psy.D.
SVP CONREP Community Program Director
Liberty Healthcare

RE: Opposition to the Transient Release of SVP William Stephenson in the City of Rocklin

Dear Dr. Bagwell:

Please accept this letter in response to the 6609.1 Notification Letter, dated July 27, 2023, regarding the conditional release of William Robert Stephenson, a Sexually Violent Predator ("SVP"). For the reasons set forth below, the City of Rocklin ("City") strongly opposes the release of Stephenson to a location within the geographic boundaries of the City.

The City of Rocklin is densely populated and has the second highest population in Placer County. Latest population estimates show approximately 74,000 residents in Rocklin with over 26% under the age of 18. Rocklin has the highest concentration of youth in Placer County. Rocklin is also only 1.3% of the total land area of Placer County, but it has the highest density of residents of any incorporated area with an overall population per square mile of 3,614. The city has 37 parks, approximately 25 K-12 schools, and 26 daycare facilities. Given the residency restrictions of Penal Code section 3003.5 and Welfare & Institutions Code section 6608.5, placement of Stephenson in a compliant area within the City will be challenging. Placement becomes even more difficult considering that many of the less dense or currently undeveloped areas within the City are scheduled for development. Further, it is simply not appropriate and is contrary to public safety to release – even conditionally – a Sexually Violent Predator into the most densely populated area with the highest percentage of youth and children.

In approximately 2014, Stephenson was conditionally released from commitment and was placed in a residence within the neighboring City of Roseville. In March of 2017, forensic exam of Stephenson's computer revealed access to pornographic sites and over 50 pornographic images, including images of sexually explicit material involving children. Stephenson was then arrested and charged for violating Penal Code section 311.11, subsection (d), Possession of Obscene Matter of a Minor.

Stephenson has already been released in Roseville, and he promptly violated the terms of his release and committed a felony. Stephenson, himself, has demonstrated that South Placer in general is not an appropriate place for his release and that he cannot be successful in this

community, and the City of Rocklin lacks the resources to become Stephenson's private watchdog. Stephenson should be placed in an area where he has a greater chance of successful treatment and a lower chance of recidivism. Based on Stephenson's past actions and his failures in our neighboring city, his best chance of successful treatment and recovery is through placement in some other location.

Our City recognizes the difficult nature of this situation and the legal constraints imposed upon the Court for release of a Sexually Violent Predator, and that the reality of the situation is that no community will be pleased to have such an individual placed in their midst. However, the City has an obligation to its residents to inform Liberty Health, the Department of State Hospitals, and the Court as to why Stephenson's placement within the City of Rocklin is improper and at odds with public safety. The City of Rocklin and the densely populated areas of South Placer in general are simply not an appropriate location for placement of William Stephenson. For these reasons, the City strongly opposes the transient status release of Stephenson and any placement of Stephenson in our community. Furthermore, the City believes that Stephenson should be held in custody until appropriate housing is found, and Liberty Healthcare should set a reasonable timeline to identify housing outside of the South Placer region.

Sincerely,

_____

Ken Broadway
Mayor, City of Rocklin

_____

Aly Zimmermann

City Manager, City of Rocklin

_____

Rustin Banks

Chief of Police, City of Rocklin

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: South Whitney Mixed Use Time Extension / Tentative Parcel Map, DL2015-0001; Design Review, DR2014-0016; Oak Tree Preservation Plan Permit, TRE2015-0009; and Tentative Subdivision Map, SD2017-0006

Date: August 22, 2023

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

Department: Community Development

Recommendation:

A. Conduct a Public Hearing to Consider Testimony.
B. Adopt a Resolution of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Parcel Map (South Whitney Mixed Use Third Time Extension / DL2015-0001).
C. Adopt a Resolution of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Subdivision Map, Design Review and Oak Tree Preservation Plan Permit (South Whitney Mixed Use Tentative Subdivision Map Third Time Extension / SD-2017-0006, DR2014-0016, and TRE2015-0009).

Background:

The staff report for this item is included as Attachment 1 in order to maintain the integrity of the formatting.

ATTACHMENTS:

1. Staff Report
2. SR Attachment A - Extension Request
3. SR Attachment B - Resolution 2022-125 (2022 TPM Extension)
4. SR Attachment C - Resolution 2022-126 (2022 TSM, DR, TRE Extension)
5. SR Attachment D - Resolution 2016-179 (DL Original Approval)
6. SR Attachment E - Resolution 2016-180 (DR and TRE Original Approval)
7. SR Attachment F - Resolution 2017-175 (TSM Original Approval)
8. Resolution - Tentative Parcel Map
9. Resolution - Tentative Subdivision Map, Design Review and Oak Tree Preservation

City Council Report

Subject: South Whitney Mixed Use Time Extension
Tentative Parcel Map, DL2015-0001
Design Review, DR2014-0016
Oak Tree Preservation Plan Permit, TRE2015-0009
Tentative Subdivision Map, SD2017-0006

Date: August 22, 2023

Submitted by: David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

Department: Community Development

Recommendation:

Staff recommends that the City Council approve the following:

Resolution of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Parcel Map (South Whitney Mixed Use Third Time Extension / DL2015-0001)

Resolution of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Subdivision Map, Design Review and Oak Tree Preservation Plan Permit (South Whitney Mixed Use Tentative Subdivision Map Third Time Extension / SD-2017-0006, DR2014-0016, and TRE2015-0009)

Proposal/Application Request:

This application is a request for approval of a one-year extension of time for the following previously approved entitlement to allow the development of the South Whitney Mixed Use project:

- A Tentative Parcel Map (DL-2015-0001) to subdivide an approximately 2.8 gross acre site into two parcels.

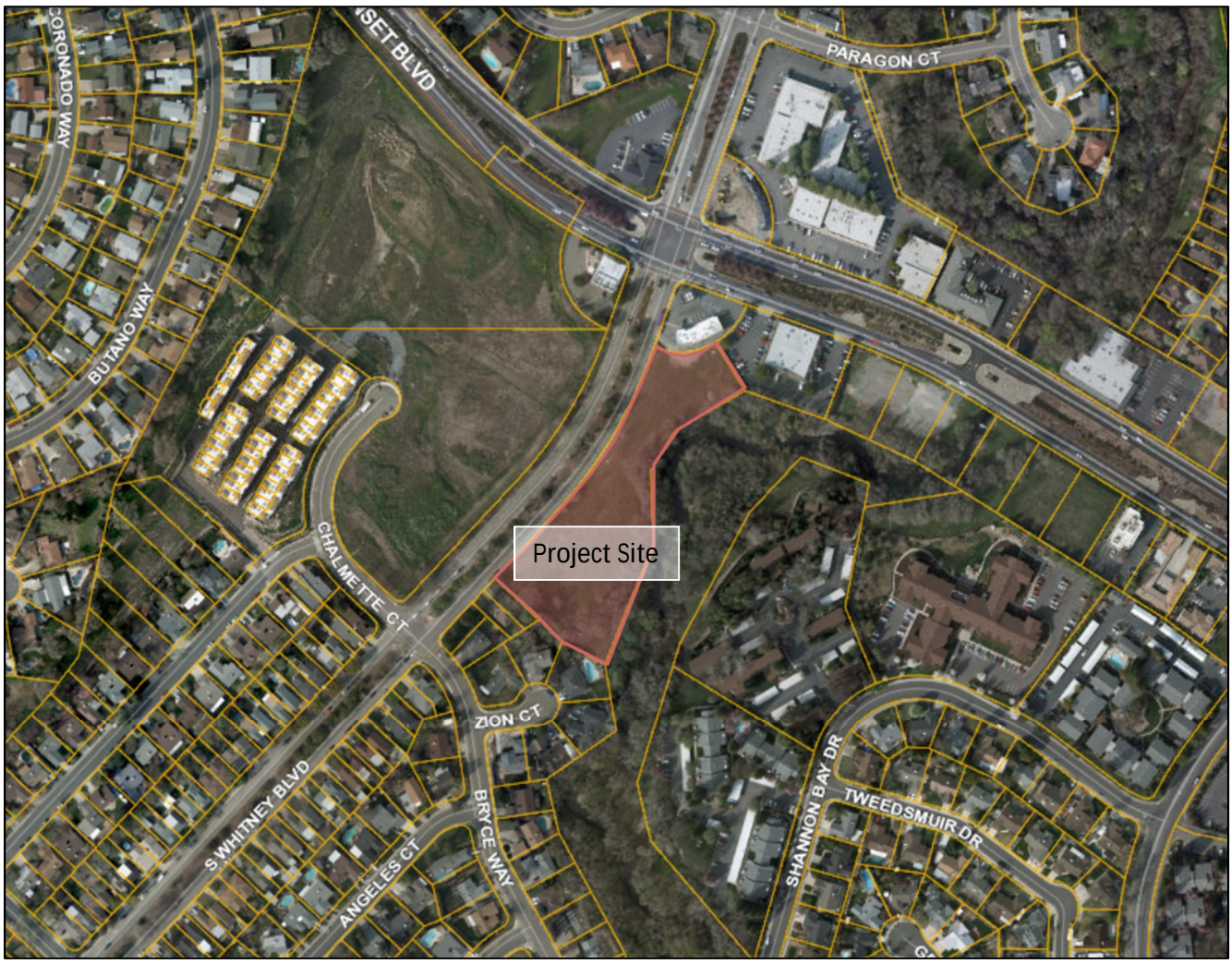
This application is also a request for approval of a one-year extension of time for the following previously approved entitlements to allow the development of the South Whitney Mixed Use project:

- A Design Review (DR-2014-0016) and Oak Tree Preservation Plan Permit (TRE-2015-0009) to approve townhomes and a commercial building with associated site improvements, and remove 22 oak trees.
- A Tentative Subdivision Map (SD-2017-0006) to subdivide approximately 2.8 gross acres into 20 townhome parcels and three common area lots.

Location:

The subject property is generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way (APN 016-240-039). See Figure 1.

Figure 1 – Location Map



Owner/Applicant:

The property owner and applicant is Whitney Sunset 14 LLC.

Previous Approvals:

Original Project

The City Council originally approved the South Whitney Mixed Use project on June 28, 2016 via Resolution Nos. 2016-177, -178, -179, and -180. These original project approvals included a General Plan Amendment (GPA2015-0001), General Development Plan Amendment (PDG2015-0005), and Rezone (Z2014-0009), which went into effect upon approval.

The project also included a Tentative Parcel Map (DL2015-0001), Design Review (DR2014-0016), and Oak Tree Preservation Plan Permit (TRE2015-0009), included as Figures 2-4, respectively. Consistent with the requirements of the Rocklin Municipal Code (RMC) in 2015, these three project entitlements were initially valid for two years, unless a building permit had been issued or an extension had been granted.

Figure 2 – Approved Tentative Parcel Map (DL2015-0001)

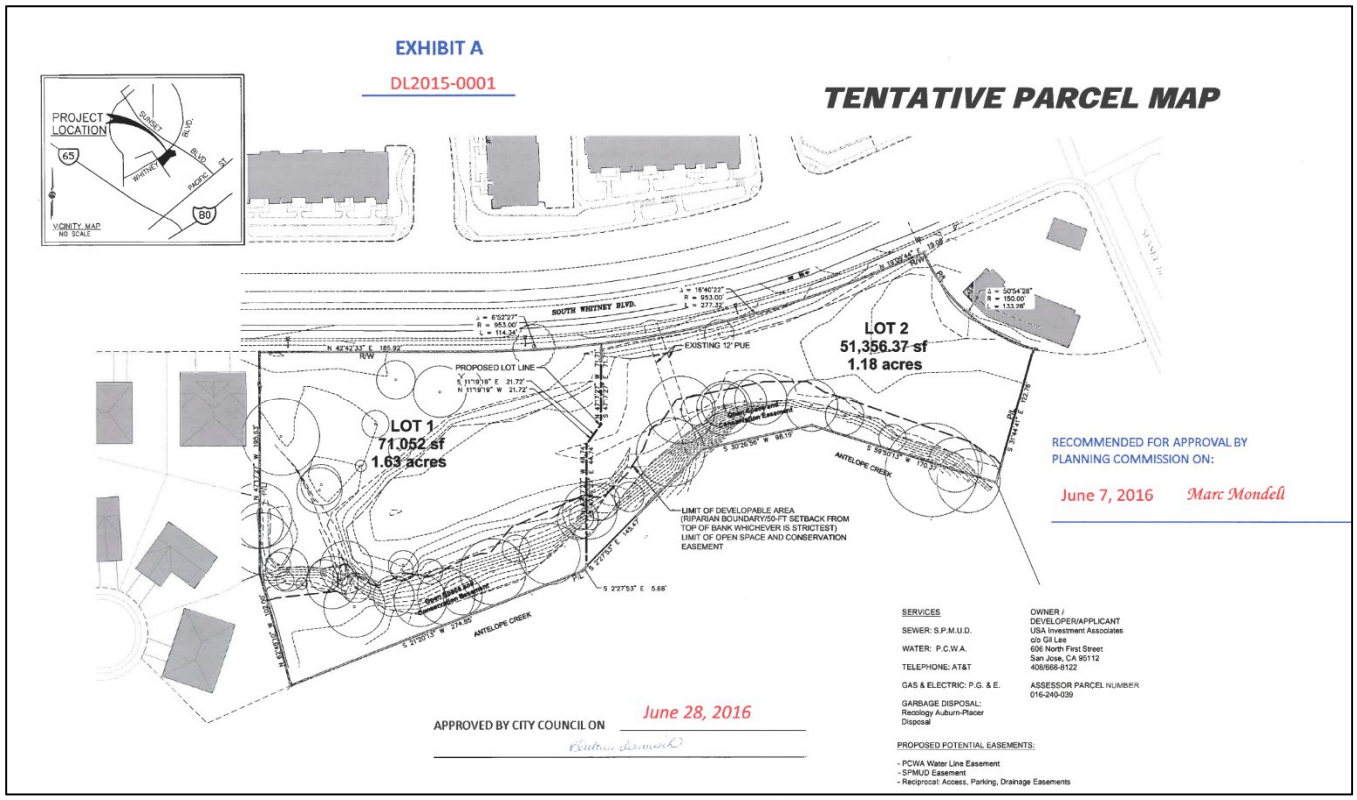


Figure 3 – Approved Design Review Site Plan (DR2017-0016)

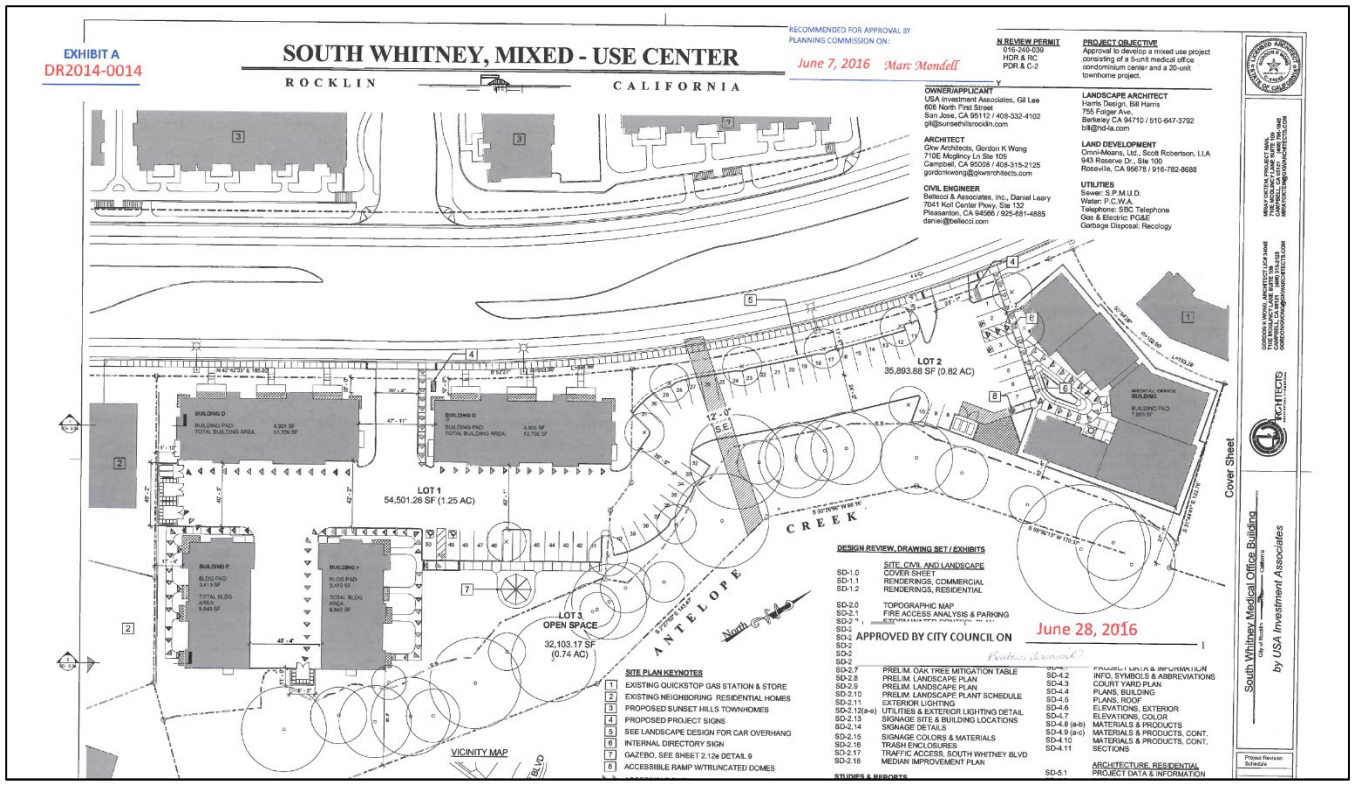
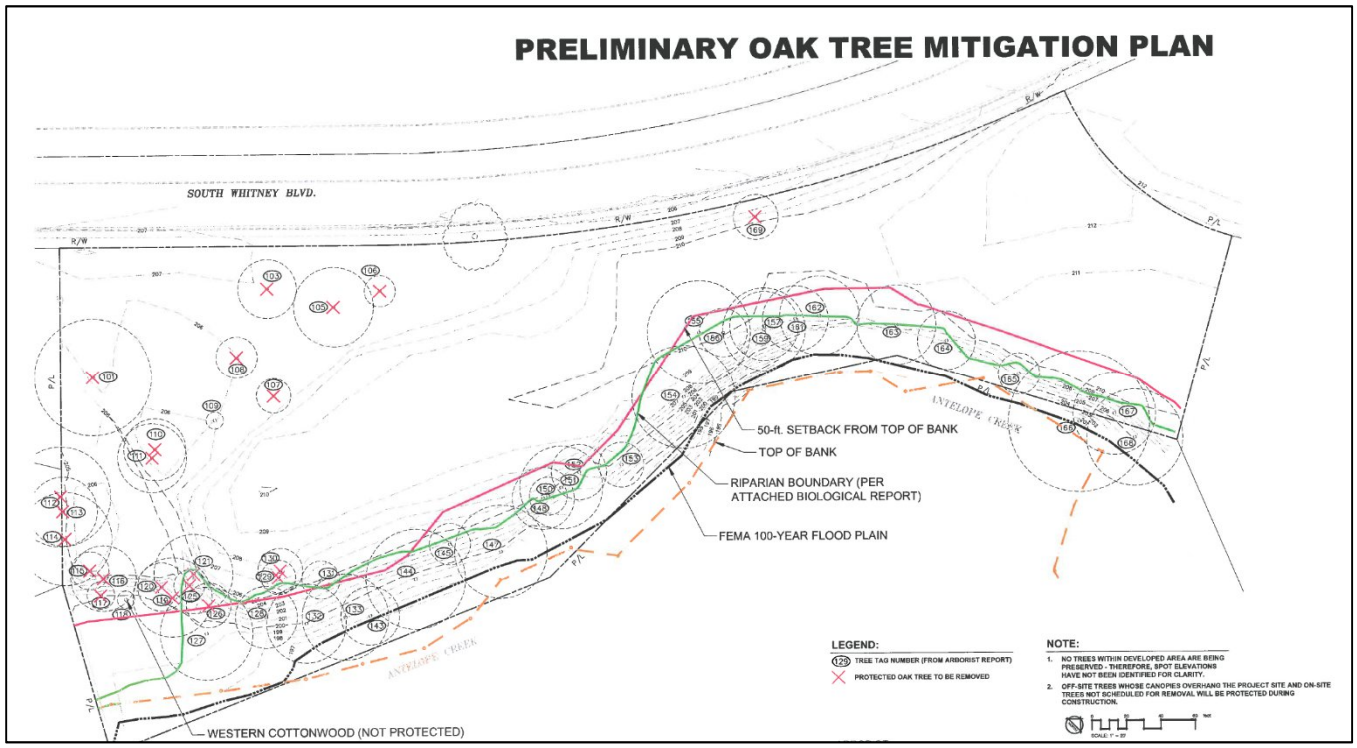


Figure 4 – Approved Oak Tree Preservation Plan Permit (TRE2015-0009)

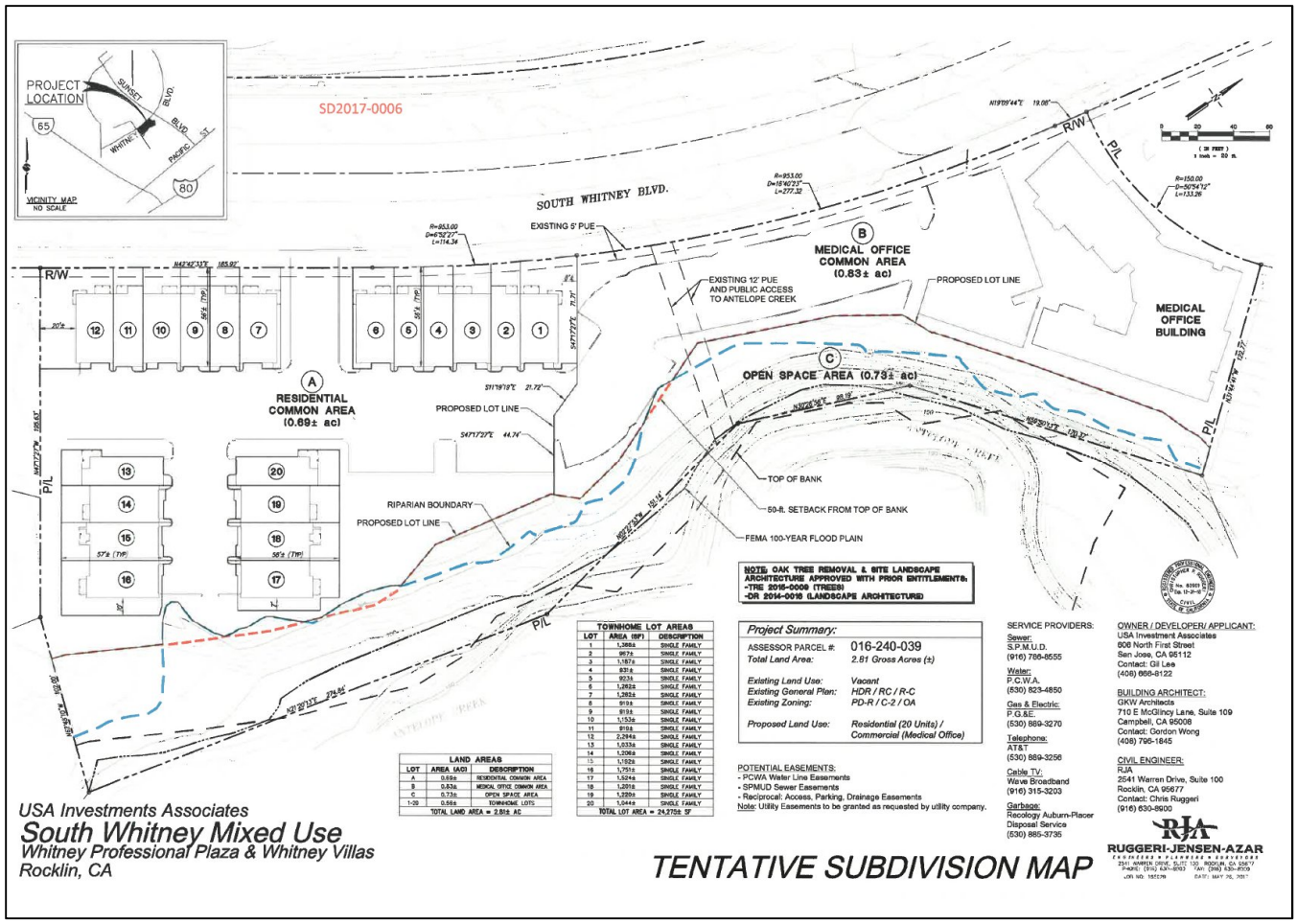


Tentative Subdivision Map

On July 25, 2017, the City Council passed City Council Resolution No. 2017-175, approving a Tentative Subdivision Map for the South Whitney Mixed Use project (SD2017-0006). The Tentative Subdivision Map (TSM) allowed for the creation of three common ownership lots and 20 townhome parcels, in conjunction with the previously-approved Tentative Parcel Map (TPM), Design Review (DR), and Oak Tree Preservation Plan Permit (TRE) entitlements described above, thereby allowing the townhomes to be sold as individual privately-owned dwelling units rather than be commonly-owned rental units (Figure 5) as originally envisioned. Pursuant to the RMC requirements in 2015, the TSM was conditioned to expire two years from the date of approval, through July 25, 2019.

Subsequently, in 2019, 2020, and 2022 the City Council approved extensions that, cumulatively, extended the Parcel Map to June 28, 2023 and the other project entitlements to July 25, 2024, consistent with the provisions of the RMC at that time.

Figure 5 – Approved Tentative Subdivision Map (SD2017-0006)



Even though the applicant had requested a two-year time extension for each of the entitlements, the TPM (approved 2016) was only eligible for one additional year under the 2022 provisions of the RMC, as it had been an approved entitlement for six years at the time. However, the TSM (approved 2017) was eligible for two additional years. The DR and TRE entitlements did not have the same limitations, and were allowed to be extended for the full two-year period, consistent with the TSM.

Municipal Code Amendment:

As previously discussed, when the extensions were processed in June 2022, Section 16.20.060 the RMC stated that an extension of time may be granted for maps up to, but not exceeding, a total of *four* years beyond the initial three years allowed for the filing of the map.

On June 27, 2023, the City Council adopted Ordinance No. 1166, which modified Section 16.20.060 of the RMC to allow for six total years of extensions, consistent with Government Code section 66452.6(e) which states that a tentative map expiration may be extended for a period not exceeding a total of *six* years beyond the initial allowed time.

Proposed Time Extension:

On June 13, 2023, the applicant submitted a request for a two-year extension for the project entitlements (Attachment A). According to Section 16.20.060 of the RMC, this application automatically extended the project for 60 days, or until the application for extension is acted upon by the City Council, whichever occurs first.

In the extension request, the applicant states that the project is getting closer to development and that improvement plans, including the offsite roadway improvements, have been submitted, or will be submitted imminently, to the City, the South Placer Municipal Utility District (SPMUD) and the Placer County Water Agency (PCWA).

The applicant was informed that the TPM, which was originally approved for two years in 2016 (through 2018) has already been granted five years of extensions (through 2023). Therefore, under the modified regulations and consistent with the Government Code, the TPM is only eligible for one additional year.

If approved, the TPM would be valid through June 28, 2024 and would not be eligible for any further extensions under the RMC.

Even though the TSM, DR, and TRE are already valid until 2024, staff recommends that these entitlements be extended for one year each through July 25, 2025, as they may take more time to complete these entitlements than the time it will take to record the TPM.

Staff Findings:

Staff finds this request to be consistent with the existing General Plan designation and requirements of the RMC as recently amended and further finds the proposed project to be compatible with existing and anticipated development of surrounding residentially and commercially designated properties.

Environmental Analysis:

In 2016, a Mitigated Negative Declaration of Environmental Impacts (MND) was previously approved by the Rocklin City Council through Resolution No. 2016-177. Project specific analysis was conducted and potential impacts of the South Whitney Mixed Use project were identified in the MND document. Because no changes are proposed as part of this request for extension to the previously approved project, pursuant to Section 15162 of California Code of Regulations, Article 11 ("CEQA Guidelines"), no additional environmental review is required.

The Mitigated Negative Declaration can be found at the following link:

South Whitney Mixed Use Approved Mitigated Negative Declaration

Prepared by Nathan Anderson, Senior Planner

WHITNEY SUNSET 14 LLC
Peter M. Saetes, Manager

RECEIVED
JUN 13 2023
BY:

June 13, 2023

Dara Dungworth, Senior Planner.
City of Rocklin

Attention: Martin Christensen Martin.Christensen@rocklin.ca.us
Planner of the Day

Entitlements Request for Extension of Time for 2 years:

1. South Whitney Mixed Use Townhomes & Medical Center DL2015-0001 expiring June 28, 2023. Design Review/Parcel Map/Tree Permit. Subdivision Map.

Status of Project Work:

1. South Whitney Mixed Use: Under RJA Engineering; the Improvement Plans including the Offsite Roadway Improvements was submitted to the City's, SPMUD and PCWA on Friday April 8, 2022.

2. South Whitney Mixed Use: Under TSD Engineering; the Final Parcel Map was submitted to the City's on April 21, 2023.

3. South Whitney Mixed Use: Under TSD Engineering; the Improvement Plans including the Offsite Roadway Improvements will be re-submitted to the City, SPMUD and PCWA on approximately August 18, 2023.

4. Sunset Hills & South Whitney Mixed Use: Under TSD Engineering; submitted a Borrow Pit Plan for the export of material to the Wildcat West Subdivision in Whitney Ranch. the Borrow Plans on February 10, 2023.

All-for your reference and use, the below links include pdf plans and cad files for South Whitney Mixed Use and South Whitney Offsite Roadway Improvements as submitted to the City of Rocklin, SPMUD and PCWA.

Anticipated Next Steps:

Sunset Hills Townhomes Improvement Plans is anticipated to be submitted to the City's, SPMUD and PCWA on or before August 18, 2023.

By mid-June, I will have obtained the Borrow Pit Plan permit to export excess soils to Wildcat West.

By mid-summer, I anticipate need to have obtained approved improvement plans for the entire development.

Please confirm receipt and let me know as soon as the hearing date is set.

Thank you



Peter M. Saetes, Manager
Whitney Sunset 14 Llc
(916) 628-7778
peter@saetesinvestments.com

RESOLUTION NO. 2022-125

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A ONE YEAR TIME EXTENSION OF A TENTATIVE PARCEL MAP

(South Whitney Mixed Use Third Time Extension / DL2015-0001)

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

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

A. On June 28, 2016, the City Council of the City of Rocklin passed City Council Resolution No. 2016-179, thereby approving the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001) and allowing the applicant to subdivide an approximately 2.8-acre site into two parcels generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way.

B. On June 28, 2016, the City Council of the City of Rocklin passed City Council Resolution No. 2016-177, approving the Mitigated Negative Declaration of Environmental Impacts prepared for the project subject to this resolution

C. On August 14, 2018, the City Council passed Resolution 2018-217, approving the first time extension request for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001) granting a two-year extension that extended the approval to June 28, 2020.

D. On August 11, 2020, the City Council passed Resolution 2020-155, approving approved the second time extension request for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001) granting a two-year extension that extended the approval to June 28, 2022.

E. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

F. The approved project, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

G. The approved project, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

H. The site is physically suitable for the proposed type and density of development.

I. The design of the approved project and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

J. The design of the approved project and type of improvements will not cause serious public health problems.

K. The design of the approved project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

L. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The one-year extension of time for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001), as originally approved by City Council Resolution 2016-179, is hereby approved, subject to the original terms and conditions in that approval, any subsequent amendments thereto, and the conditions described below.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolution 2016-179 by one year to June 28, 2023, unless, prior to that date, a final map has been recorded or a building permit issued.

2. The originally approved resolutions and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on June 14, 2022, by the following vote:

AYES:	Councilmembers:	Broadway, Gayaldo, Halldin, Janda, Patterson
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Bill Halldin, Mayor

ATTEST:

Hope Ithurburn, City Clerk

RESOLUTION NO. 2022-126

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO-YEAR TIME EXTENSION OF A TENTATIVE SUBDIVISION MAP, DESIGN REVIEW, AND OAK TREE PRESERVATION PLAN PERMIT

(South Whitney Mixed Use Tentative Subdivision Map Third Time Extension / SD2017-0006, DR2014-0016, TRE2015-0009)

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

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

A. On July 25, 2017, the City Council of the City of Rocklin passed City Council Resolution No. 2017-175, thereby approving the South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006) for a period of two years and allowing for the subdivision of approximately 2.8 gross acres into 20 townhome parcels and three common area lots, generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way, in conjunction with previously approved project entitlements on the site.

B. On June 28, 2016, the City Council of the City of Rocklin passed City Council Resolution No. 2016-177, approving the Mitigated Negative Declaration of Environmental Impacts prepared for the project subject to this resolution.

C. On July 23, 2019, the City Council passed Resolution 2019-193, approving the first time extension request for the Tentative Subdivision Map (SD2017-0006) granting a one-year extension that extended the approval to July 25, 2020.

D. On August 11, 2020, the City Council passed Resolution 2020-156, approving the second time extension request for the Tentative Subdivision Map (SD2017-0006) granting a two-year extension that extended the approval to July 25, 2022.

E. The project applicant has applied to extend the Tentative Subdivision Map beyond the expiration date for two additional years, through July 25, 2024.

F. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

G. The approved project, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

H. The approved project, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

I. The site is physically suitable for the approved type and density of development.

J. The approved design of this project is compatible with surrounding development, natural features and constraints.

K. The design of the approved project and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

L. The design of the approved project and type of improvements will not cause serious public health problems.

M. The design of the approved project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

N. The design of the approved project provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The City Council of the City of Rocklin further finds and determines that:

A. On June 28, 2016, the City Council of the City of Rocklin passed Resolution 2016-180, thereby approving the South Whitney Mixed Use Design Review (DR2014-0016) and Oak Tree Preservation Plan Permit (TRE2015-0009) and allowing for four multi-family townhome buildings, an office building, associated site design, parking and landscaping, and allowing the removal of up to twenty-two oak trees on an approximately 2.81 acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way.

B. On June 28, 2016, the City Council of the City of Rocklin passed Resolution No. 2016-177, approving the Mitigated Negative Declaration of environmental impacts prepared for this project subject to this resolution.

C. On August 14, 2018, the City Council passed Resolution 2018-217, approving the first time extension request for the Design Review (DR2014-0016), Oak Tree Preservation Plan Permit (TRE2015-0009), and the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001), granting a two-year extension that extended the approval to June 28, 2020.

D. On August 11, 2020, the City Council passed Resolution 2020-155, approving the second time extension request for the Design Review (DR2014-0016), Oak Tree Preservation Plan Permit (TRE2015-0009), and Tentative Parcel Map (DL2015-001), granting a two-year extension that extended the approval to June 28, 2022.

E. The design of the site is compatible with surrounding development, natural features and constraints.

F. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

G. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

H. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

I. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

J. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning regulations, standards, and restrictions applicable to the property.

Section 3. The two-year extensions of time for the Design Review (DR2014-0016), Oak Tree Preservation Plan Permit (TRE2015-0009), and South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006) as originally approved by City Council Resolutions 2016-180 and 2017-175, are hereby approved, subject to the original terms and conditions in the previous approvals, any subsequent amendments thereto, and the below conditions.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolutions 2016-180 and 2017-175 to July 25, 2024, unless, prior to that date, a final map has been recorded or a further time extension has been granted.

2. The originally approved resolutions and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on June 14, 2022, by the following vote:

AYES:	Councilmembers:	Broadway, Gayaldo, Halldin, Janda, Patterson
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Bill Halldin, Mayor

ATTEST:

Hope Ithurburn, City Clerk

RESOLUTION NO. 2016-179

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP

(South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001)

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

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

A. Tentative Parcel Map (DL2015-0001) allows the subdivision of an approximately 2.8-acre parcel into two lots of approximately 1.63 acres and 1.18 acres generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (016-240-039)

B. A Mitigated Negative Declaration has been approved for this project via City Council Resolution No. 2016-177.

C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The South Whitney Mixed Use Townhomes and Medical Center / (DL2015-0001) tentative parcel map as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Finance Districts

Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Riparian Area and Creek Protection

a. An open space and conservation easement shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

The area shown on the tentative parcel map exhibit that represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except that required through the concurrent design review (DR2014-0016); provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

b. The open space area shall be marked in the field with a post and cable fence as conditioned and shown on Exhibit A of the concurrent design review (DR2014-0016) or other suitable and permanent markers, to the satisfaction of the City Engineer and Environmental Services Manager. (PLANNING, ENGINEERING, ENVIRONMENTAL SERVICES)

3. Reciprocal Easements

A reciprocal access and parking easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)

4. Validity

a. This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)

b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2015-0001), Rezone (Z2014-0009), General Development Plan (PDG2015-0005), and the Design Review/Oak Tree Preservation Plan Permit (DR2014-0016/TRE2015-0009) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 28th day of June, 2016, by the following vote:

AYES:	Councilmembers:	Magnuson, Ruslin, Butler, Janda
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Yuill
ABSTAIN:	Councilmembers:	None

Gregory A. Janda, Mayor

ATTEST:

Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES__ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\CC 6-28-16\05 South Whitney Mixed Use CC Reso (DL2015-0001) - final.doc

EXHIBIT A

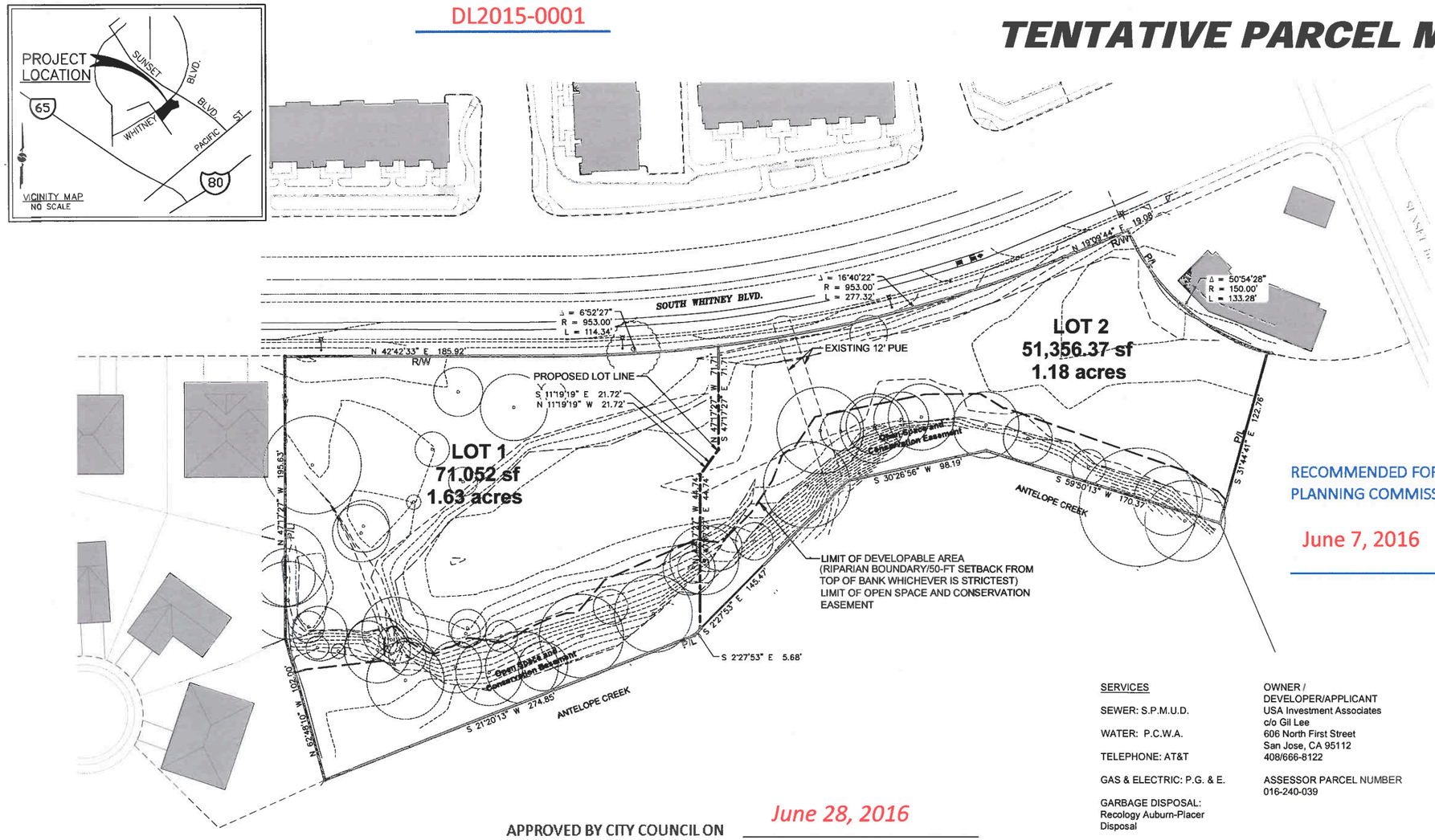
South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001

Available at the Economic and Community Development Department, Planning Division

EXHIBIT A

DL2015-0001

TENTATIVE PARCEL MAP



RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON:

June 7, 2016 *Marc Mondell*

APPROVED BY CITY COUNCIL ON *June 28, 2016*

Barbara Leimisch

SERVICES	OWNER / DEVELOPER/APPLICANT
SEWER: S.P.M.U.D.	USA Investment Associates c/o Gil Lee
WATER: P.C.W.A.	606 North First Street San Jose, CA 95112
TELEPHONE: AT&T	408/666-8122
GAS & ELECTRIC: P.G. & E.	ASSESSOR PARCEL NUMBER 016-240-039
GARBAGE DISPOSAL: Recology Auburn-Placer Disposal	

PROPOSED POTENTIAL EASEMENTS:

- PCWA Water Line Easement
- SPMUD Easement
- Reciprocal: Access, Parking, Drainage Easements

USA Investments Associates

South Whitney Mixed Use

Rocklin, CA

REGISTERED PROFESSIONAL ENGINEER LARRY MICHAEL WING No. C29836 Exp. 03-31-15 CIVIL STATE OF CALIFORNIA

omni • means ENGINEERS PLANNERS

SACRAMENTO
943 Reserve Dr. #100
Roseville, CA 95678
(916) 782-9686

With offices in:
WALNUT CREEK
REDDING
VISALIA

1626TPM001.dwg 12-1-14

RESOLUTION NO. 2016-180

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW FOR MULTI-FAMILY HOMES AND A RETAIL OFFICE BUILDING

(South Whitney Mixed Use Townhomes and Medical Center / DR2014-0016 and TRE2015-0009)

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

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

A. Design Review (DR2014-0016) and Oak Tree Removal Permit (TRE2015-0009) approves site design, landscaping and architectural designs, colors and materials of a multi-family townhouse and retail office building project and allows for removal and protection of Oak Trees to facilitate development on an approximately 2.8-acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (APN 016-240-039)

B. A Mitigated Negative Declaration has been approved for this project via Resolution No. 2016-177.

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

H. The design of the site and buildings or structures is consistent with the goals, policies, land use designations in the proposed General Plan Amendment (GPA2015-0001) and with the zoning, regulations, standards, and restrictions proposed through the Rezone (Z2014-0009) and General Development Plan (PDG2015-0005) being processed concurrently.

Section 2. The Design Review for the South Whitney Mixed Use Townhomes and Medical Center (DR2014-0016 and TRE2015-0009) as depicted in Exhibits A, B, C, and D attached hereto and by this reference incorporated herein, are hereby approved by the City Council subject to the conditions listed below. The approved Exhibits A, B, C, and D shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A, B, C, and D shall be controlling and shall modify Exhibits A, B, C, and D. All other plans, specifications, details, and information contained within Exhibits A, B, C, and D shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Utilities

a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA, ENGINEERING)

b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from AT&T and Pacific Gas & Electric (AT&T, PG&E, ENGINEERING)

d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)

e. Finance Districts – If not already completed with the recordation of the parcel map, prior to issuance of the first Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Officer (FINANCE, ENGINEERING, PUBLIC SERVICES)

2. Schools

The following condition shall be satisfied to mitigate the impact of the proposed development on school facilities: (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.

b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Fire Service

a. Prior to issuance of a Building Permit a Fire Hazard Mitigation Plan shall be prepared for the property, which shall include a Fuel Modification Plan. The Fire Hazard Mitigation Plan shall be reviewed and approved by the Rocklin Fire Chief. Implementation of the Fire Hazard Mitigation Plan shall be the responsibility of the property owner(s). (FIRE, PLANNING)

b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:
(ENGINEERING, PLANNING)

a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

1) Stormwater Management

a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)

b. Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of

Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)

i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).

ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.

d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.

e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.

f. The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.

2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

b. All on site standard improvements, including but not limited to:

i. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters,

sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

ii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.

iii. To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.

c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, exits, and fire access lanes.

d. The following on-site special improvements:

i. Along the project's westerly property line, adjacent to the existing duplex and single family residences, a 6-foot tall masonry sound wall shall be constructed from the open space boundary to the 10 foot setback line from South Whitney Boulevard. Said wall shall be decorative masonry (split face on both sides, with decorative cap, and decorative stone pilasters with cap). The stone veneer on the pilasters shall match the ledge stone approved for Sunset Hills Townhomes' masonry walls, or be an approved equivalent. Pilasters shall be located at wall ends, corners, and at changes of height, if any. Pilasters shall be at approximately 36 inches square and shall be fully covered with the decorative rock veneer, to the satisfaction of the Economic and Community Development Director.

ii. Open space boundary fencing:

- Where there is a retaining wall along the open space boundary, a 4-foot tall decorative metal wrought-iron style fence, of medium gauge or better steel or aluminum, powder coated black or dark green, shall be constructed on top of the retaining wall.
- Where there is no retaining wall, a post and cable fence shall be installed along the length of the open space boundary. Said fencing shall be constructed of a single

steel cable strung between steel posts approximately 3'-6" high spaced approximately 6 feet on center and set in concrete. A gate shall be located at the public utility easement as indicated on Exhibit A and to the satisfaction of the Public Services Director.

iii. Permanent landscape barriers:

- Permanent landscape barriers shall be installed along the boundary between the developable area of the sites and the open space and conservation easement areas where there is post and cable fencing to provide a clear visual edge for maintenance purposes and a physical barrier to retard the spread of plants between the groomed landscaping and the adjacent open space vegetation.
- A permanent landscape barrier shall be installed along the project boundary from the end of the masonry sound wall to the back of sidewalk adjacent to the existing duplex to provide a clear visual edge for maintenance purposes and to contain the landscaping within the project site.
- Permanent landscape barriers should consist of a concrete mow strip, concrete curbing, or other durable method / material to the satisfaction of the Economic and Community Development Director.

iv. Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas disturbed by grading of the project site but not developed.

v. Enhanced paving at both driveways consistent with that of Sunset Hills Townhomes, to the satisfaction of the Director of Public Services and Director of Economic and Community Development.

e. The following off-site improvements:

If not already completed, the median modifications required to construct the southbound left turn lane into the project within South Whitney Boulevard previously approved with the Sunset Hills Townhomes project (Council Resolution 2015-143, SD-2013-03).

f. Improvement plans shall include landscape plans for new landscaping and modifications to existing landscaping in the public right-of-way (back of sidewalk and the median) along / in South Whitney Boulevard.

i. The right-of-way landscape plans shall conform with the requirements of Condition 7, below, to the satisfaction of the Director of Public Services.

ii. Landscaping at the back of walk shall conform with Exhibit A, to the satisfaction of the Director of Public Services.

iii. If not already installed with the median modifications required to construct the southbound left turn lane into the project, landscaping within the modified median shall be as approved with the Sunset Hills Townhomes project (Council Resolution 2015-143, SD-2013-03)

g. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

h. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans): (ENGINEERING)

i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.

iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

iv. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.

v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.

vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.

vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.

viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

x. All construction equipment shall be maintained in clean condition.

xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).

xii. All exposed surfaces shall be revegetated as quickly as feasible.

xiii. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

xiv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

xv. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.

xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).

xvii. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

xviii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

xix. Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.

i. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs,

logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

ii. In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). {MM V.-1}

j. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).

ii. If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be

provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

iii. If construction activities are scheduled to occur during the non-breeding season (September- January), a survey is not required and no further studies are necessary. {MM IV.-1}

k. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

ii. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to

be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

6. On-site and Off-site Oak Tree Protection, Removal, and Mitigation

a. Prior to the issuance of improvement plans or a grading permit, the applicant/developer shall clearly indicate on the construction documents that on-site and off-site oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance. {MM IV.-2} (ENGINEERING, PLANNING)

b. The applicant/developer shall mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information, to be shown on the improvement plans:

- The total number of surveyed oak trees;

- The total number of oak trees to be removed;
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and;
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories. Multi-trunk trees are calculated using the largest trunk's diameter at breast height;
- The total number of replacement trees, if any, planted towards satisfying required mitigation. {MM IV.-2}
  (ENGINEERING, PLANNING)

c. The applicant/developer shall retain a certified arborist to review the design of the project improvements (e.g. retaining walls, parking lot area, etc.) and recommend measures to protect on- and off-site trees that are designated to remain, both during construction and afterwards. These measures shall be incorporated into the project's grading and / or improvement plans, for review and approval of the City Engineer and Economic and Community Development Director. The protection measures shall include appropriate fencing around those trees to remain. The protection measures shall be approved prior to the issuance of improvement plans or a grading permit for all or any portion of the project. (ENGINEERING, PLANNING)

d. The applicant/developer shall retain a certified arborist to prepare and implement an inspection plan providing for the periodic inspection of the site during grading and construction, and verification to the City Engineer that the approved protection measures are properly implemented. (ENGINEERING, PLANNING)

e. If mitigation for oak tree removal includes the planting of replacement oak trees, replacement trees shall be located within the open space area where there is sufficient room for new trees to grow. Any replacement oak trees shall be shown on the improvement plans. Temporary irrigation shall be provided for five years to establish the trees. Replacement trees are subject to replacement if they fail within five years of planting. All replacement oak trees shall be species from the Native Oak Tree list found in the City of Rocklin Oak Tree Preservation Guidelines. (ENGINERING, PLANNING, BUILDING)

f. If this project moves forward ahead of the Sunset Hill Townhomes project, the applicant/developer shall be responsible for satisfying the mitigation requirements for the removal of oak trees associated with the median improvements in South Whitney Boulevard in compliance with

Council Resolution 2015-143 approving the Tentative Subdivision Map (SD-2013-03).

7. Landscaping

a. Final landscape plans shall be provided by the developer and approved by the Director of Economic and Community Development. The landscape plans shall comply with the following requirements: (PLANNING)

i. The landscaping plan shall be prepared by a landscape architect and shall include:

1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials:

i. Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock. Plant varieties shall be provided in the largest nursery container locally available regardless of which category and of what size they are shown in the Plant Schedule.

ii. Plant quantities shall be adjusted at the determination of the Economic and Community Development Director to achieve compliance with Exhibit A and the Design Review Guidelines.

2) A section diagram of proposed tree staking.

3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.

4) Provision for the shading of parking spaces by shade trees planted at a minimum of one for every five parking spaces. In the vicinity of the commercial building, shade trees shall be provided to the extent feasible. Trees in front of parking spaces may be counted as parking shade if the proposed tree would provide an adequate canopy to shade the parking lot. Additional parking lot shade trees are not required where they would conflict with existing oak trees identified to be retained in the open space and whose canopies overhang the developed area of the project.

5) Along the northerly side of the office building, adjacent to the existing commercial property, and the easterly side adjacent to the open space, a mix of shrubs and groundcovers shall be added to screen and soften the building façade and fill in the areas between the property boundaries, the open space, and the access sidewalk, to the satisfaction of the Economic and Community Development Director.

6) Along the southerly side of the townhomes, adjacent to the existing single family residential, fast-growing, evergreen trees such as Deodar Cedars, or approved equal, shall be included to screen the townhomes, to the satisfaction of the Economic and Community Development Director.

ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the water Conservation and Landscaping Act. Government Code §65591, et seq.

b. The parking lot lighting plan shall be designed to accommodate the required shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)

c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

8. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along South Whitney Boulevard. The agreement shall stipulate that the City of Rocklin shall maintain the irrigation system and the property owner shall maintain all plant materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING / PUBLIC SERVICES)

9. Signage

a. All signs shall conform to the Sign Ordinance of the City of Rocklin, Design Review Guidelines, and the sign design(s) and location(s) as shown on Exhibit A. (PLANNING)

b. Project signage shall be substantially similar to Exhibit A, to the satisfaction of the Economic and Community Development Director. (PLANNING)

c. If the project signs are to be illuminated, ground mounted lighting shall comply with the following, to the satisfaction of the Economic and Community Development Director: (PLANNING)

i. The light source shall be designed and oriented so that it shines only on the sign itself and not into the sky or elsewhere, and

ii. The light source itself shall be screened, with a permanent physical barrier, such that it is not visible from the adjacent streets or driveways.

d. Signs comprised of Individual internally illuminated channel letters may be allowed on the commercial building in compliance with the Sign Ordinance and the Design Review Guidelines and subject to approval by the Economic and Community Development Director. (PLANNING)

10. Residential Architecture

a. The architecture, colors, and materials of the townhouses shall be as shown in Exhibit B, to the satisfaction of the Economic and Community Development Director. (PLANNING, BUIDLING)

b. Metal roof materials shall be incorporated into the townhouse roofing types to provide additional variation, to the satisfaction of the Economic and Community Development Director. (PLANNING, BUIDLING)

11. Commercial Architecture

The architecture, colors, and materials of the commercial building shall be as generally shown in Exhibit C. Prior to building Permit issuance, the applicant shall work with staff to provide for richer, deeper colors on the building and to add a public art element to the project, to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)

12. Recreation Amenities

Prior to building permit issuance, the design for the community gazebo associated with the townhomes shall be approved by the Economic and Community Development Director. (PLANING, BUIDING)

13. Screening of Mechanical Equipment

a. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been located as far as possible from the public right-of-way. (PLANNING)

b. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public vantage points, to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building; the material(s) shall be durable and low-maintenance, not wood. (PLANNING)

14. Air Quality

a. Electrical receptacles shall be installed in the front and back exterior walls of the buildings to promote the use of electrical landscaping equipment. (BULDING, PLANNING)

b. If outdoor grills or fireplaces are incorporated into the common areas, they shall be installed to operate with natural gas. (BULDING, PLANNING)

c. Low nitrous oxide (NO_x) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

d. Prior to the issuance of building permits, the application shall demonstrate that woodburning appliances such as fireplaces, pellet stoves, and woodstoves will not be installed (the use of propane or natural gas fueled fireplaces is permitted if demonstrated to be in compliance with applicable regulations). (III.-1) (BUILDING)

15. Noise

a. All "self-powered" construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)

b. Equipment "warm-up" areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)

c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in their opinion, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

d. Air conditioning or mechanical ventilation shall be provided for all residences constructed within this development to allow occupants to keep doors and windows closed for acoustical isolation. All mechanical equipment shall be ground mounted. (PLANNING, BUILDING)

16. Security

a. Prior to building permit issuance the applicant shall prepare a security plan for review by the Rocklin Police Department and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact (e.g. the president of the homeowners association, the property manager, etc.). (POLICE, BUILDING)

b. Prior to building / unit occupancy the property owner, or each tenant, shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the complex, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

17. Maintenance

a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

18. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Economic and Community Development Director. (PLANNING)

19. Parks

a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per multi-family unit is currently $1,799. (BUILDING)

b. Community Park Fees shall be paid as required by City Council Resolution #99-82. The amount of the fee per dwelling unit is currently $569 / dwelling unit. (BUILDING)

20. Riparian Area and Creek Protection

a. An open space and conservation easement shall be recorded over that portion of the parcel described as follows for purposes of riparian area and creek protection:

The area shown on the tentative parcel map Exhibit A that represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except open space fencing described below; provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

b. The open space area shall be marked in the field with a post and cable fence as shown on Exhibit A or other suitable and permanent markers, to the satisfaction of the City Engineer and Environmental Services Manager. (PLANNING, ENGINEERING, ENVIRONMENTAL SERVICES)

21. Phasing

If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Economic and Community Development Director and the City Engineer. The Economic and Community Development Director and the City Engineer may condition the phasing to ensure each phase shall function independently. Landscaping along the entire street frontage(s) may be required for design continuity and consistency of plant growth. (ENGINEERING, BUILDING, PLANNING)

22. Monitoring

Prior to approval of the improvement plans or any grading on the property, the developer/owner shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (ENGINEERING)

23. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

24. Validity

a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2015-0001), Rezone (Z2014-0009), General Development Plan (PDG2015-0005), and the Tentative Parcel Map (DL2015-0001) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 28th day of June, 2016, by the following vote:

AYES:	Councilmembers:	Magnuson, Ruslin, Butler, Janda
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Yuill
ABSTAIN:	Councilmembers:	None

Gregory A. Janda, Mayor

ATTEST:

Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES__ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\CC 6-28-16\06 South Whitney Mixed Use CC Reso (DR2014-0014) - final.doc

EXHIBIT A

South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009

Available at the Economic and Community Development Department, Planning Division

EXHIBIT A
DR2014-0014

SOUTH WHITNEY, MIXED - USE CENTER

ROCKLIN — CALIFORNIA

RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON:
June 7, 2016 Marc Mondell

N REVIEW PERMIT
016-240-039
HDR & RC
PDR & C-2

PROJECT OBJECTIVE
Approval to develop a mixed use project consisting of a 5-unit medical office condominium center and a 20-unit townhome project.

OWNER/APPLICANT
USA Investment Associates, Gil Lee
606 North First Street
San Jose, CA 95112 / 408-332-4102
gil@sunsethillsrocklin.com

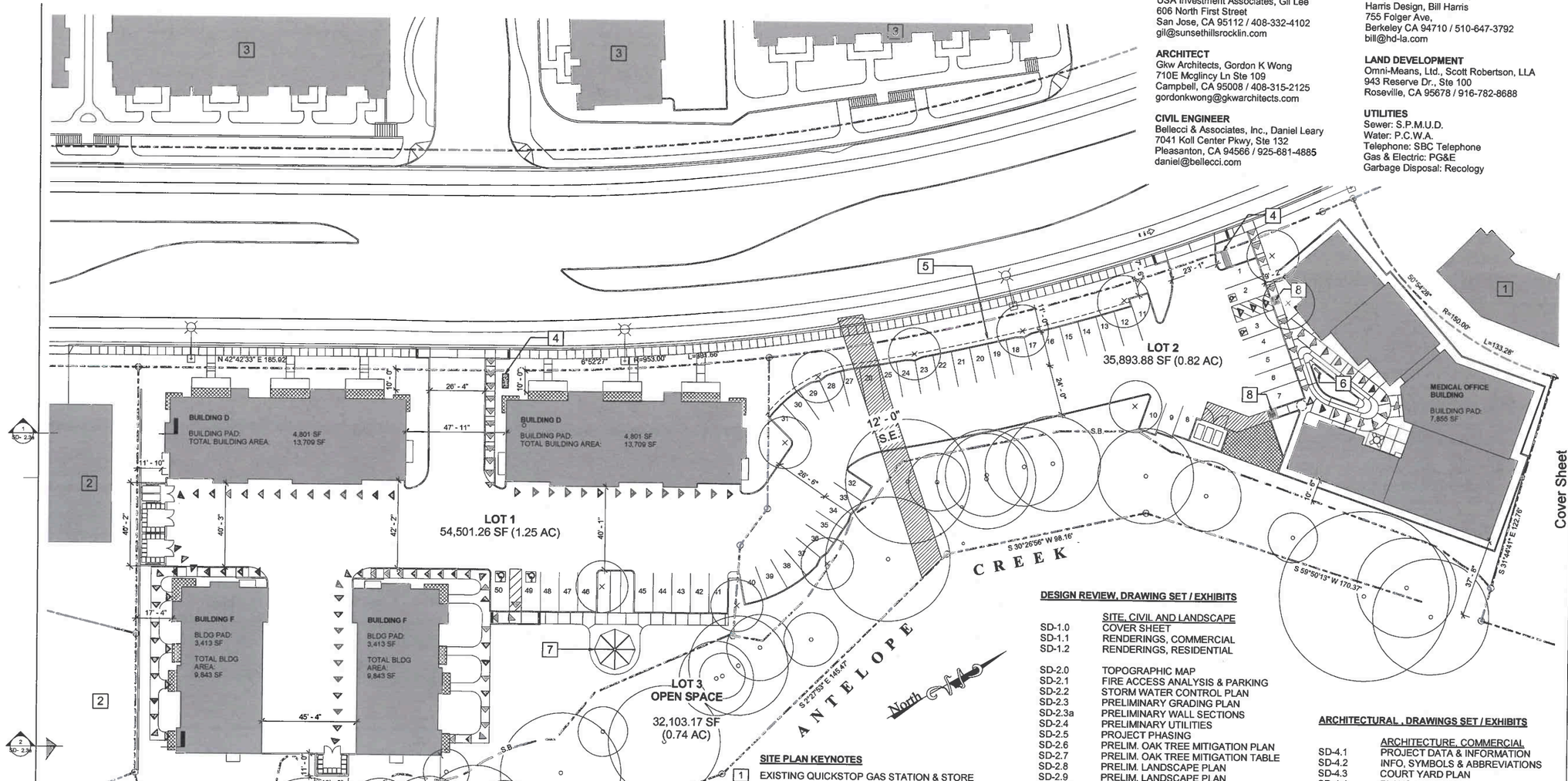
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Roseville, CA 95678 / 916-782-8688

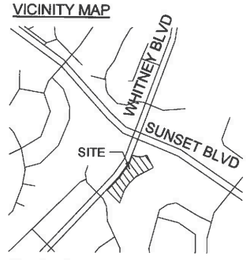
UTILITIES
Sewer: S.P.M.U.D.
Water: P.C.W.A.
Telephone: SBC Telephone
Gas & Electric: PG&E
Garbage Disposal: Recology



APPROVED BY CITY COUNCIL ON June 28, 2016
Barbara Leonard

① Architectural Site Plan
1" = 20'-0"
0' 10' 20' 40' 80'

VICINITY MAP



SITE PLAN KEYNOTES

1. EXISTING QUICKSTOP GAS STATION & STORE
2. EXISTING NEIGHBORING RESIDENTIAL HOMES
3. PROPOSED SUNSET HILLS TOWNHOMES
4. PROPOSED PROJECT SIGNS
5. SEE LANDSCAPE DESIGN FOR CAR OVERHANG
6. INTERNAL DIRECTORY SIGN
7. GAZEBO, SEE SHEET 2.12e DETAIL 9
8. ACCESSIBLE RAMP W/TRUNCATED DOMES

ACCESSIBLE PATH

OAK TREE TO BE PRESERVED

PROPOSED SHADE TREE

LAND USE SUMMARY	GENERAL PLAN		ZONING	
	EXISTING	PROPOSED	EXISTING	PROPOSED
RESIDENTIAL	RC	HDR	C-2	PD-R
COMMERCIAL	RC	RC	C-2	C-2

DESIGN REVIEW, DRAWING SET / EXHIBITS

SITE, CIVIL AND LANDSCAPE
SD-1.0 COVER SHEET
SD-1.1 RENDERINGS, COMMERCIAL
SD-1.2 RENDERINGS, RESIDENTIAL

SD-2.0 TOPOGRAPHIC MAP
SD-2.1 FIRE ACCESS ANALYSIS & PARKING
SD-2.2 STORM WATER CONTROL PLAN
SD-2.3 PRELIMINARY GRADING PLAN
SD-2.3a PRELIMINARY WALL SECTIONS
SD-2.4 PRELIMINARY UTILITIES
SD-2.5 PROJECT PHASING
SD-2.6 PRELIM. OAK TREE MITIGATION PLAN
SD-2.7 PRELIM. OAK TREE MITIGATION TABLE
SD-2.8 PRELIM. LANDSCAPE PLAN
SD-2.9 PRELIM. LANDSCAPE PLAN
SD-2.10 PRELIM. LANDSCAPE PLANT SCHEDULE
SD-2.11 EXTERIOR LIGHTING
SD-2.12(a-e) UTILITIES & EXTERIOR LIGHTING DETAIL
SD-2.13 SIGNAGE SITE & BUILDING LOCATIONS
SD-2.14 SIGNAGE DETAILS
SD-2.15 SIGNAGE COLORS & MATERIALS
SD-2.16 TRASH ENCLOSURES
SD-2.17 TRAFFIC ACCESS, SOUTH WHITNEY BLVD
SD-2.18 MEDIAN IMPROVEMENT PLAN

STUDIES & REPORTS

SR-1.0 PRELIMINARY REPORT
SR-1.1 SLOPE EASEMENT AGREEMENT
SR-1.2 50 FT SETBACK LOCATION AGREEMENT
SR-1.3 AIR QUALITY IMPACT ANALYSIS
SR-1.4 RIPARIAN AREA REPORT
SR-1.5 CONSULTING ARBORIST REPORT
SR-1.6 NOISE IMPACT STUDY
SR-1.7 OAK TREE INVENTORY REPORT
SR-1.8 AIR POLLUTION CONTROL
SR-1.9 WATER QUALITY CONTROL
SR-1.10 TRAFFIC IMPACT ANALYSIS
SR-1.11 CULTURAL RESOURCE ASSESSEMENT
SR-1.12 GEOTECHNICAL ENGINEERING STUDY

ARCHITECTURAL , DRAWINGS SET / EXHIBITS

ARCHITECTURE, COMMERCIAL
SD-4.1 PROJECT DATA & INFORMATION
SD-4.2 INFO, SYMBOLS & ABBREVIATIONS
SD-4.3 COURT YARD PLAN
SD-4.4 PLANS, BUILDING
SD-4.5 PLANS, ROOF
SD-4.6 ELEVATIONS, EXTERIOR
SD-4.7 ELEVATIONS, COLOR
SD-4.8 (a-b) MATERIALS & PRODUCTS
SD-4.9 (a-c) MATERIALS & PRODUCTS, CONT.
SD-4.10 MATERIALS & PRODUCTS, CONT.
SD-4.11 SECTIONS

ARCHITECTURE, RESIDENTIAL
SD-5.1 PROJECT DATA & INFORMATION
SD-5.2 INFO, SYMBOLS & ABBREVIATIONS
SD-5D.3 FLOOR & ROOF PLAN - BUILDING D
SD-5F.3 FLOOR & ROOF PLAN - BUILDING F
SD-5D.4 ELEVATIONS, EXTERIOR - BUILDING D
SD-5F.4 ELEVATIONS, EXTERIOR - BUILDING F
SD-5D.5 ELEVATIONS, COLOR - BUILDING D
SD-5F.5 ELEVATIONS, COLOR - BUILDING F
SD-5D.6 SECTIONS - BUILDING D
SD-5F.6 SECTIONS - BUILDING F
SD-5.7 (a-h) MATERIALS & PRODUCTS
SD-5.8 ROOF DIAGRAM & SCHEDULE
SD- 5D.9 UNIT PLANS & SECTIONS - 2.1
SD- 5F.9 UNIT PLANS & SECTIONS - 4.1
SD- 5D.10 UNIT PLANS & SECTIONS - 3.1
SD- 5F.10 UNIT PLANS & SECTIONS - 4.2

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

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GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

Cover Sheet

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Cover Sheet
Not for Construction
SD- 1.0
SCALE 1" = 20'-0"
5/12/2016 9:44:58 AM



SOUTH WHITNEY, MIXED-USE CENTER AERIAL VIEW, RENDERED



MEDICAL OFFICE BUILDING FACADE, RENDERED



MEDICAL OFFICE BUILDING FACADE, RENDERED



MEDICAL OFFICE BUILDING SIGNAGE, RENDERED

LICENSED ARCHITECT
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STATE OF CALIFORNIA

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

Renderings, Commercial

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Renderings, Commercial

Not for Construction

SD- 1.1

SCALE

5/12/2016 9:45:04 AM



FRONT FACADE RENDERING, BUILDING F



FRONT FACADE RENDERING, BUILDING D



TOWNHOMES AERIAL VIEW, RENDERED



TOWNHOMES SIGNAGE, RENDERED

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Renderings, Residential

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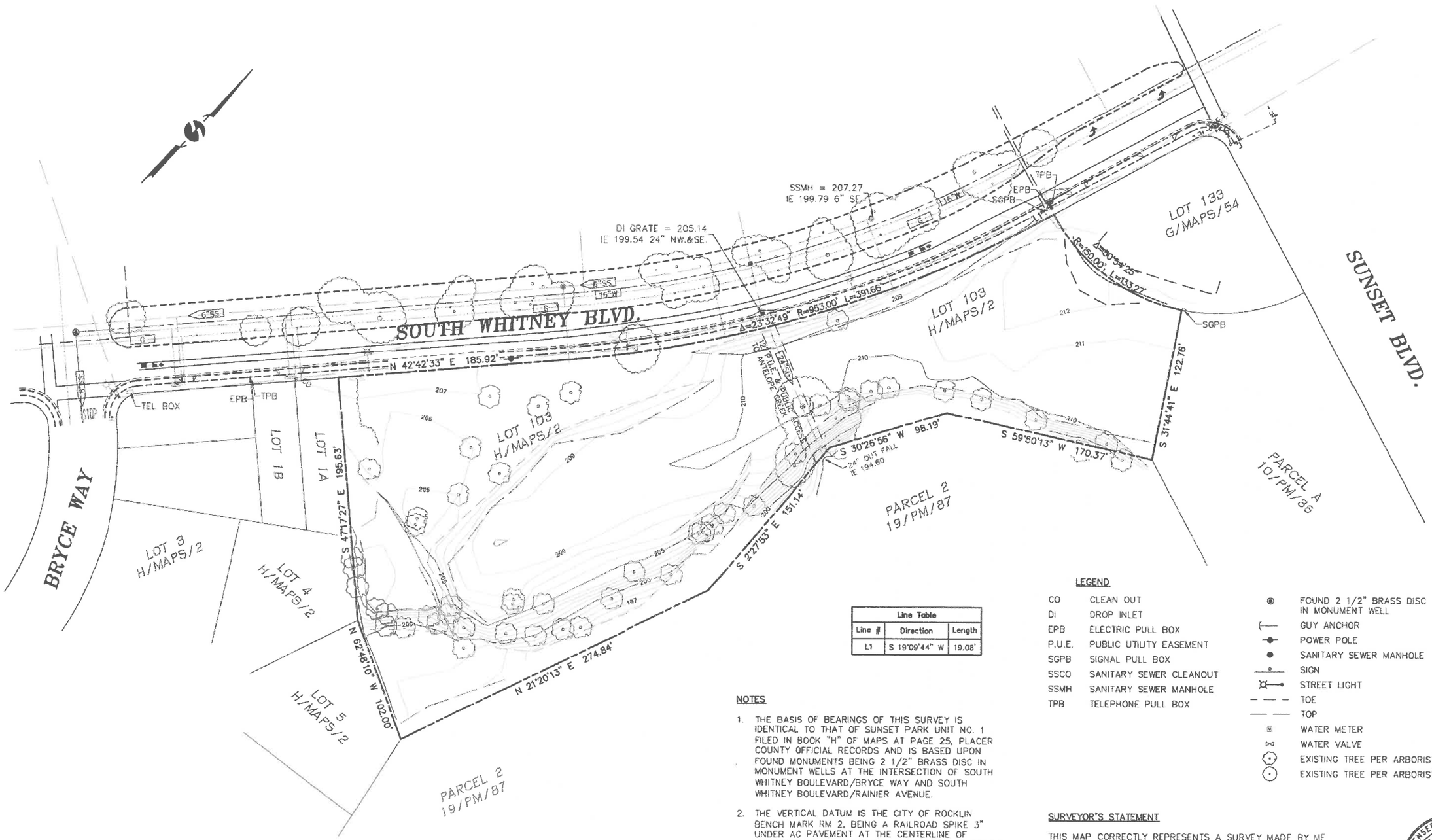
Renderings, Residential

Not for Construction

SD- 1.2

SCALE

5/12/2016 9:45:10 AM



Line Table		
Line #	Direction	Length
L1	S 19°09'44" W	19.08'

LEGEND

CO	CLEAN OUT	◉	FOUND 2 1/2" BRASS DISC IN MONUMENT WELL
DI	DROP INLET	⟵	GUY ANCHOR
EPB	ELECTRIC PULL BOX	⟵●⟶	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT	●	SANITARY SEWER MANHOLE
SGPB	SIGNAL PULL BOX	○—	SIGN
SSCO	SANITARY SEWER CLEANOUT	⟵●⟶	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE	- - -	TOE
TPB	TELEPHONE PULL BOX	——	TOP
		▣	WATER METER
		⋈	WATER VALVE
		⊙	EXISTING TREE PER ARBORIST
		⊙	EXISTING TREE PER ARBORIST

NOTES

1. THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THAT OF SUNSET PARK UNIT NO. 1 FILED IN BOOK "H" OF MAPS AT PAGE 25, PLACER COUNTY OFFICIAL RECORDS AND IS BASED UPON FOUND MONUMENTS BEING 2 1/2" BRASS DISC IN MONUMENT WELLS AT THE INTERSECTION OF SOUTH WHITNEY BOULEVARD/BRYCE WAY AND SOUTH WHITNEY BOULEVARD/RAINIER AVENUE.
2. THE VERTICAL DATUM IS THE CITY OF ROCKLIN BENCH MARK RM 2, BEING A RAILROAD SPIKE 3" UNDER AC PAVEMENT AT THE CENTERLINE OF SUNSET BOULEVARD AND THE WEST EDGE OF SOUTH WHITNEY BOULEVARD PROLONGATION ELEV=213.71'.
3. THIS BOUNDARY WAS COMPILED FROM RECORD INFORMATION AND IS NOT BASED ON A FIELD SURVEY.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION.

BRIAN R. HOWARD, PLS 7250

LICENSED LAND SURVEYOR BRIAN R. HOWARD No. 7250 STATE OF CALIFORNIA

REVISIONS

NO.	DESCRIPTION	DATE	BY

40 0 40
1 inch = 40 ft.

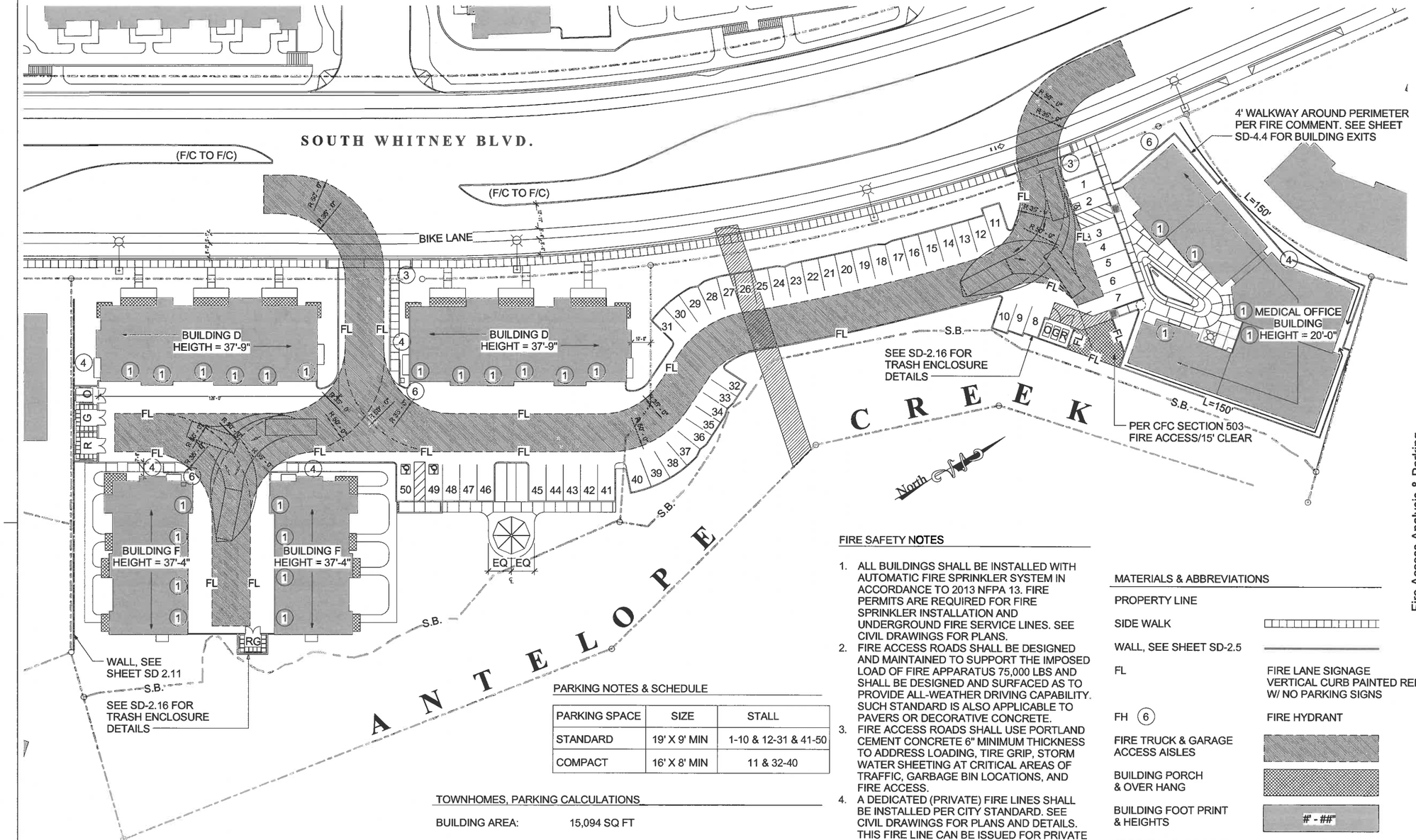
JOB NO. 25-7337-02

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Redding, CA 96002
(530) 242-1700
www.omnimeans.com
also in ROSEVILLE VISALIA WALNUT CREEK SAN LUIS OBISPO & NAPA

TOPOGRAPHIC MAP
SOUTH WHITNEY
LOT 103, H MAPS 2, PLACER COUNTY, CA

SCALE	SCALE 1"=40'
DESIGNED	
DRAWN	JFB
CHECKED	BRH
FILE NAME	1626EX017
DATE	3-3-15

SD - 2.0



MEDICAL OFFICE BUILDING, PARKING CALCULATIONS

BUILDING AREA: 7,891 SQ FT

UNITS: 5

REQUIRED PARKING: 5/1000 SQ FT GROSS BUILDING
7,891 / 1000= 7.891 X 5 = 39.45
40 PARKING SPACES

MEDICAL OFFICES	STANDARD	COMPACT	ACCESSIBLE	TOTAL
PARKING SUMMARY	30	10	2	**40**

PARKING NOTES & SCHEDULE

PARKING SPACE	SIZE	STALL
STANDARD	19' X 9' MIN	1-10 & 12-31 & 41-50
COMPACT	16' X 8' MIN	11 & 32-40

TOWNHOMES, PARKING CALCULATIONS

BUILDING AREA: 15,094 SQ FT

UNITS: 20

REQUIRED PARKING: 2 RESIDENT PARKING PER RESIDENTIAL UNIT
20 X 2= 40 PARKING SPACES
.5 VISITOR PARKING PER RESIDENTIAL UNIT
20 X .5= 10 PARKING SPACES
40 + 10 = 50 PARKING SPACES

NOTE: IT WILL BE REGULATED BY HOA THAT THE GARAGES ARE USED FOR PARKING AND NOT STORAGE.

TOWNHOMES	STANDARD	ACCESSIBLE	TOTAL
PARKING SUMMARY	9 (GUEST) & 40 (COVERED)	1	**50**

FIRE SAFETY NOTES

1. ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE TO 2013 NFPA 13. FIRE PERMITS ARE REQUIRED FOR FIRE SPRINKLER INSTALLATION AND UNDERGROUND FIRE SERVICE LINES. SEE CIVIL DRAWINGS FOR PLANS.
2. FIRE ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS 75,000 LBS AND SHALL BE DESIGNED AND SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITY. SUCH STANDARD IS ALSO APPLICABLE TO PAVERS OR DECORATIVE CONCRETE.
3. FIRE ACCESS ROADS SHALL USE PORTLAND CEMENT CONCRETE 6" MINIMUM THICKNESS TO ADDRESS LOADING, TIRE GRIP, STORM WATER SHEETING AT CRITICAL AREAS OF TRAFFIC, GARBAGE BIN LOCATIONS, AND FIRE ACCESS.
4. A DEDICATED (PRIVATE) FIRE LINES SHALL BE INSTALLED PER CITY STANDARD. SEE CIVIL DRAWINGS FOR PLANS AND DETAILS. THIS FIRE LINE CAN BE ISSUED FOR PRIVATE FIRE HYDRANTS AND TO SUPPLY THE BUILDING SPRINKLER SYSTEMS.
5. ADDRESSING OF THE BUILDINGS SHALL BE IN COMPLIANCE WITH THE ROCKLIN FIRE DEPARTMENT 2014 REQUIREMENTS.
6. FIRE HYDRANTS SHALL BE A DOUBLE STEAMER WITH ONE (1) 2-1/2" OUTLET AND TWO (2) 4 1/2" OUTLETS, CAPABLE OF FLOWING 1,500 GALLONS PER MINUTE OR IF OTHERWISE NOTED PER CITY OF ROCKLIN STANDARDS. HYDRANTS SHALL HAVE BLUE REFLECTIVE MARKERS AT THEIR LOCATION. IF HYDRANTS ARE SUBJECT TO VEHICLE IMPACTS, CRASH POSTS SHALL BE INSTALLED AROUND THE FIRE HYDRANT, SEE CIVIL DRAWINGS DETAILS.

MATERIALS & ABBREVIATIONS

PROPERTY LINE	
SIDE WALK	
WALL, SEE SHEET SD-2.5	
FL	FIRE LANE SIGNAGE VERTICAL CURB PAINTED RED W/ NO PARKING SIGNS
FH (6)	FIRE HYDRANT
FIRE TRUCK & GARAGE ACCESS AISLES	
BUILDING PORCH & OVER HANG	
BUILDING FOOT PRINT & HEIGHTS	#' - ##"
ADDRESS MINIMUM 4" ILLUMINATED SIGN	(1)
PROJECT SIGNAGE	(2)
STOP SIGN	(3)
FIRE RISER	(4) SEE UTILITY PLAN FOR FIRE UNDERGROUND LAYER
S.B.	SETBACK LINE / LIMIT OF DEVELOPABLE AREA

1 Medical Center, Fire Access Analysis
1" = 20'-0"

0' 10' 20' 40' 80'

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

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GK ARCHITECTS

Fire Access Analysis & Parking

South Whitney Medical Office Building
City of Rocklin — California

by USA Investment Associates

Project Revision Schedule

Fire Access Analysis & Parking

Not for Construction

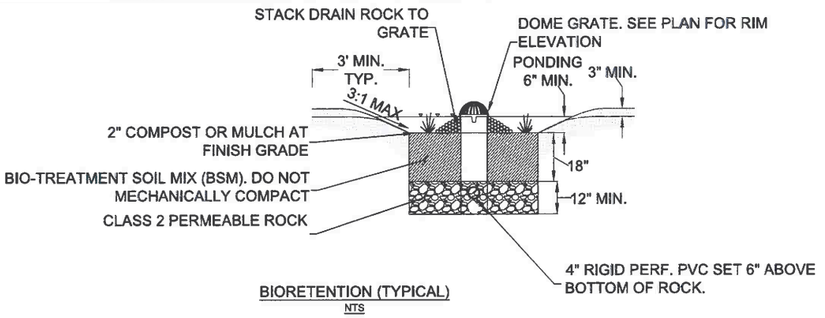
SD- 2.1

SCALE 1" = 20'-0"

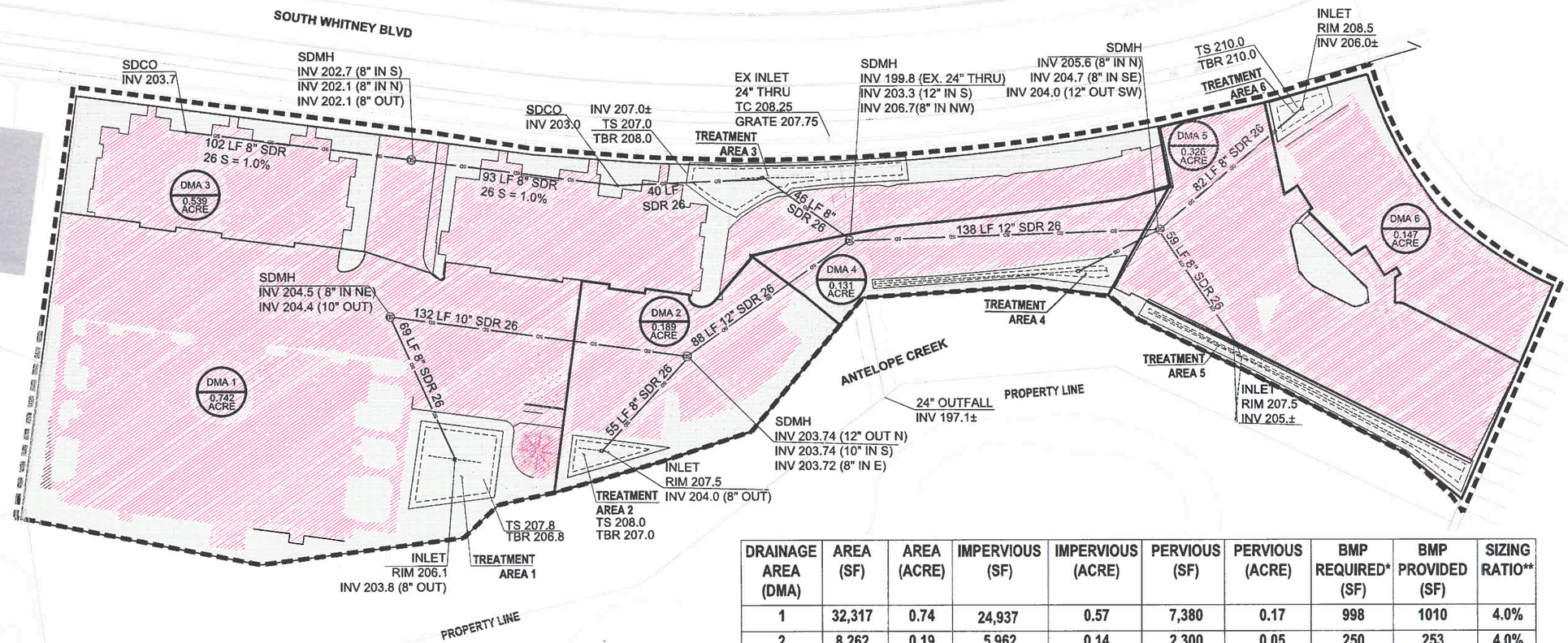
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NOTES:

1. SOIL USED IN LANDSCAPE BASED TREATMENT MEASURES SHALL MEET THE SOIL SPECIFICATIONS INCLUDED IN THE MOST RECENT VERSION OF THE CITY'S LID MANUAL.
2. EXISTING SITE IS 100% PERVIOUS AND PROPOSED SITE IS 32% PERVIOUS



BIORETENTION (TYPICAL)
NTS



20 10 0 20 40 60
SCALE IN FEET

LEGEND:

DMA DRAINAGE MANAGEMENT AREA DRAINING TO BIO-RETENTION AREA

IMP INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA

DRAINAGE AREA (DMA)	AREA (SF)	AREA (ACRE)	IMPERVIOUS (SF)	IMPERVIOUS (ACRE)	PERVIOUS (SF)	PERVIOUS (ACRE)	BMP REQUIRED* (SF)	BMP PROVIDED (SF)	SIZING RATIO**
1	32,317	0.74	24,937	0.57	7,380	0.17	998	1010	4.0%
2	8,262	0.19	5,962	0.14	2,300	0.05	250	253	4.0%
3	23,470	0.54	16,865	0.39	6,605	0.15	675	855	5.0%
4	5,694	0.13	4,003	0.09	1,691	0.04	160	270	6.8%
5	14,205	0.32	11,378	0.26	2,827	0.07	454	457	4.0%
6	6,405	0.15	5,262	0.12	1,143	0.03	176	186	4.2%
TOTAL	90,359	2.08	68,407	1.57	21,952	0.51	2667	2793	4.1%

* MIN. SIZING RATIO NEEDED IS 4% FOR PLANNING PURPOSES

** MIN. SIZING RATIO NEEDED IS 3%, WITH FLOW AND VOLUME BASED APPROACH

REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY — 48394 — CIVIL — STATE OF CALIFORNIA

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South Whitney Medical Center
City of Rocklin — California
by USA Investment Associates

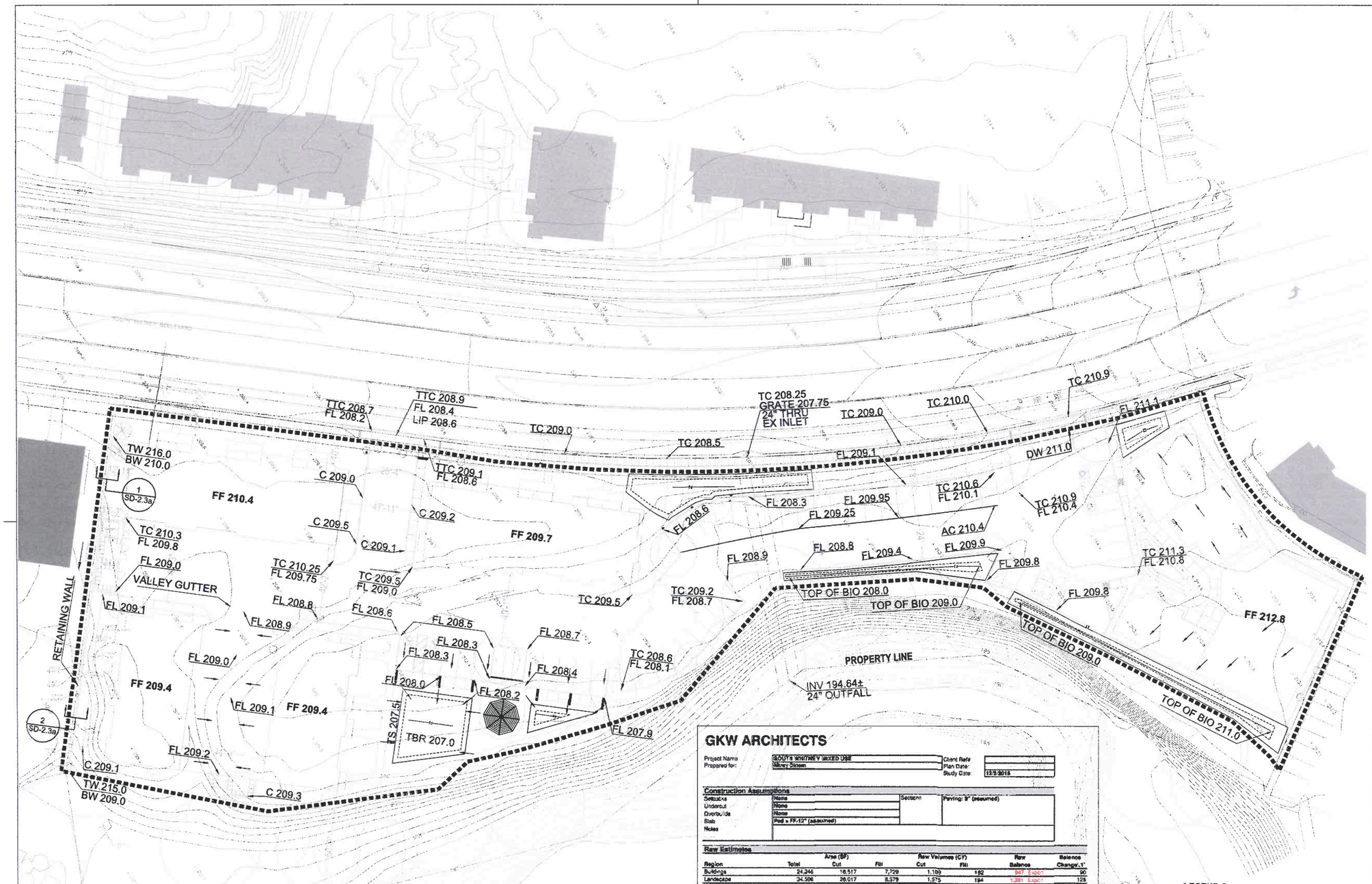
Project Schedule Revision

STORM DRAIN PLAN

Not for Construction

SD- 2.2

MARCH 2016



GKW ARCHITECTS

Project Name: SOUTH WHITNEY MIXED USE
Prepared for: Henry Osteen
Client Ref#:
Plan Date:
Study Date: 12/3/2015

Construction Assumptions

Setbacks	None	Section:	Paving: 3" (assumed)
Undercut	None		
Overbuild	None		
Slab	Pad = FF-12" (assumed)		
Notes			

Raw Estimates

Region	Total	Area (SF) Cut	Fill	Raw Volumes (CY) Cut	Fill	Raw Balance	Balance Change*.1'
Buildings	24,246	16,517	7,729	1,189	182	847 Export	90
Landscape	34,596	28,017	8,579	1,675	194	1,381 Export	128
Paving	33,935	26,857	4,878	2,851	91	2,580 Export	126
Raw Total	92,777	71,391	21,186	6,356	447	5,808 Export	

Adjusted Estimates

						Volume (CY)	Type
Raw Balance					(from above)	5,808	Export
Stripping	Depth(ft)	0.00	Area (sf)	92,777			
Demolition	Depth(ft)	0.00	Area (sf)	92,777			
Subsidence	Depth(ft)	0.00	Area (sf)	92,777			
Swell	0%	Cut					
Shrinkage	0%	Fill					
Over-ex	Depth(ft)	0.00	Area (sf)	92,777			
Spoils	None						
Other adjustments	None						
					Net Balance	5,808	Export

EARTHWORK CALCULATIONS BY GKW

LEGEND & ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BACK OF WALK
C	CONCRETE
EX	EXISTING
FL	FLOW LINE
FF	FINISH FLOOR
GB	GRADE BREAK
TC	TOP OF CURB

1

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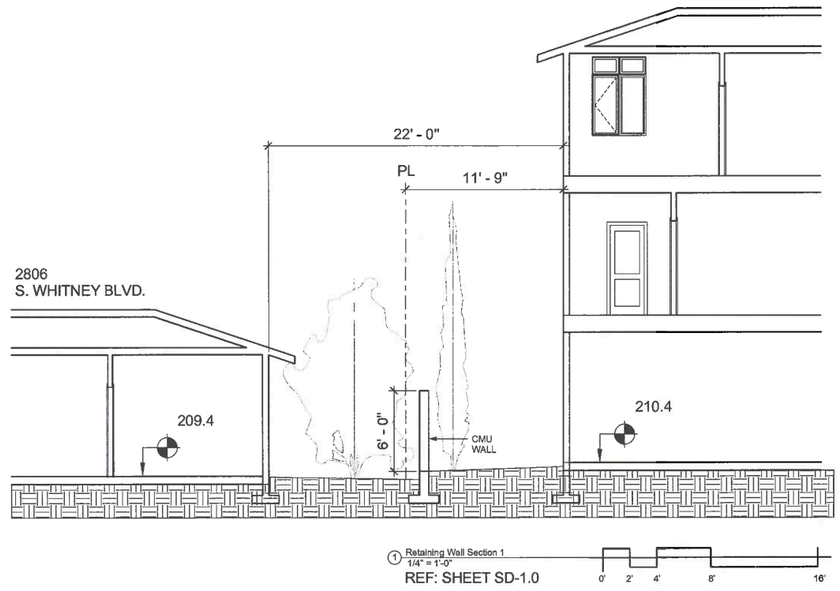
Project Schedule Revision

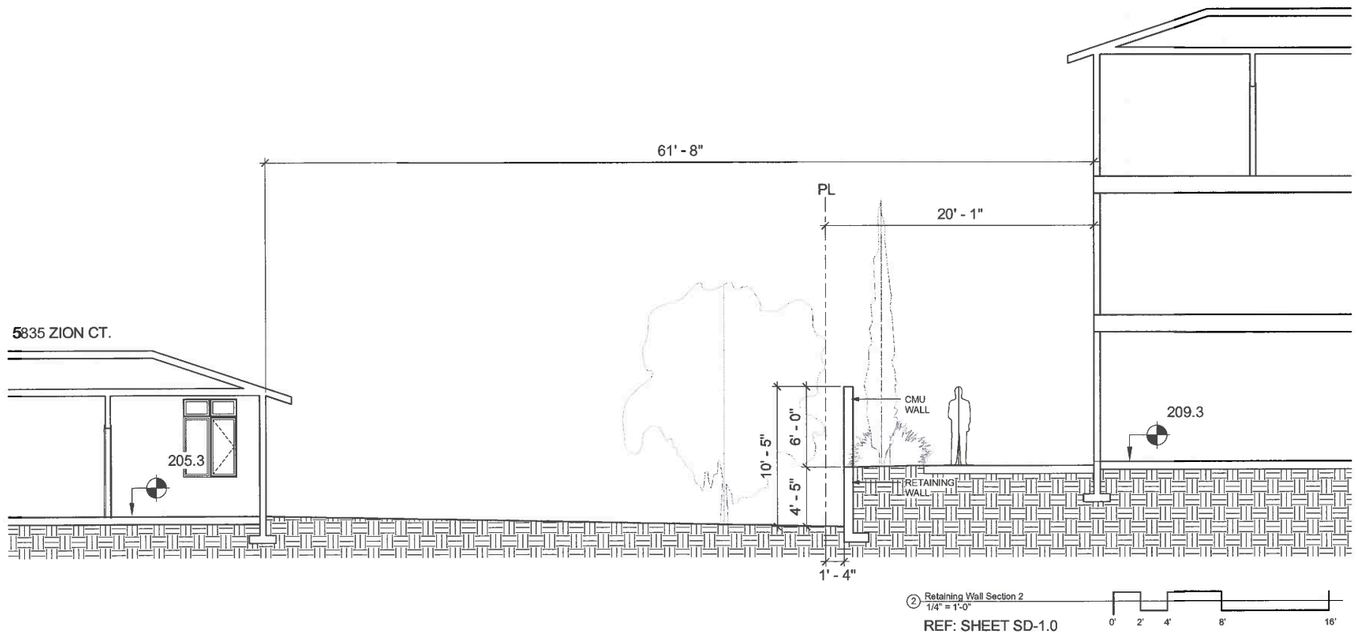
Preliminary Grading Plan
Not for Construction
SD- 2.3

MARCH 2016



TAN COLORED SPLIT-FACE CMU (BOTH SIDES) WITH DECORATIVE CAP & DECORATIVE - CLAD PILASTERS WITH CAP SPACED AT A MINIMUM OF 40'-0" ON CONCRETE RETAINING WALL





Preliminary Wall Sections

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2017
C-34045
STATE OF CALIFORNIA

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South Whitney Medical Office Building
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Project Revision Schedule

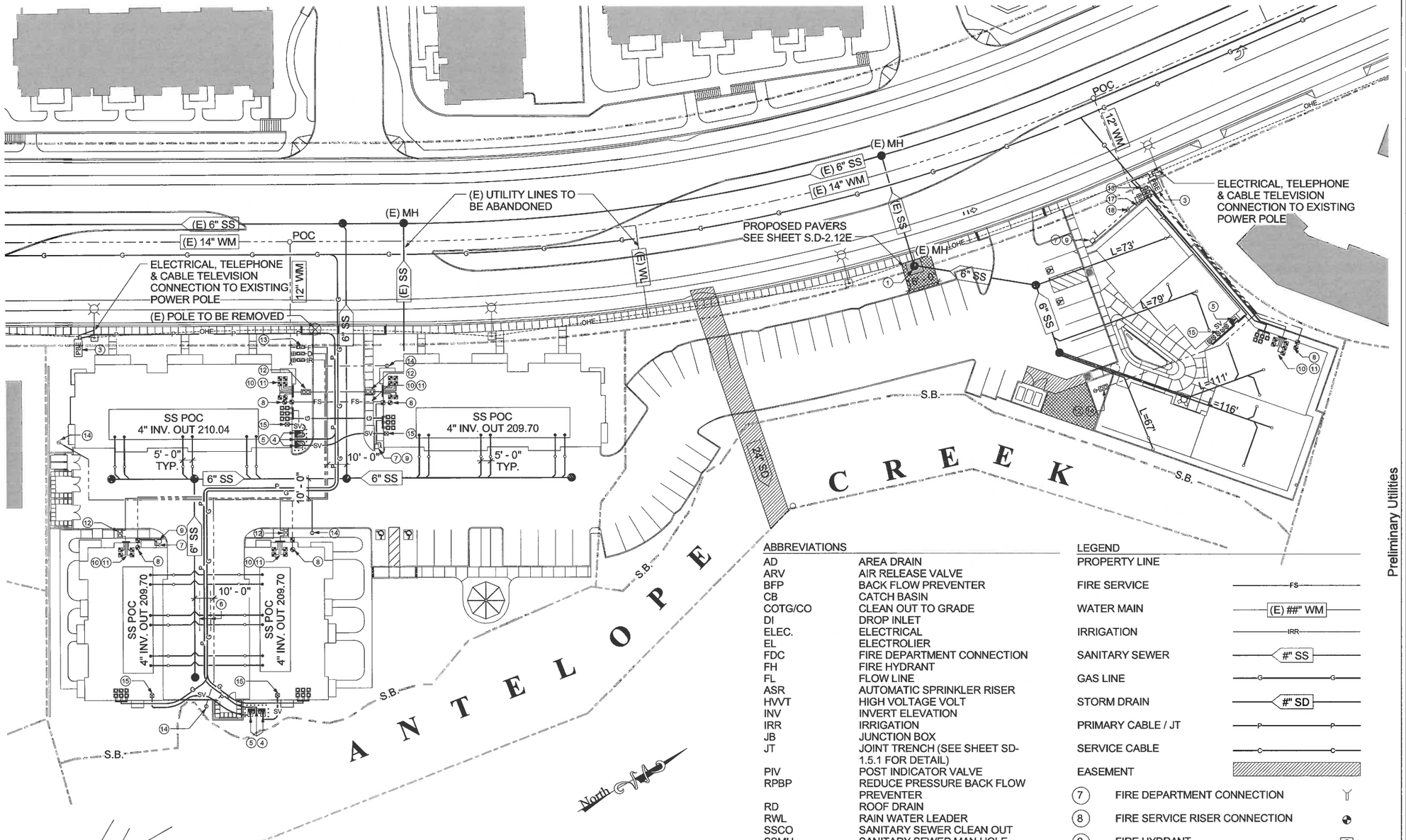
Preliminary Wall Sections

Not for Construction

SD- 2.3a

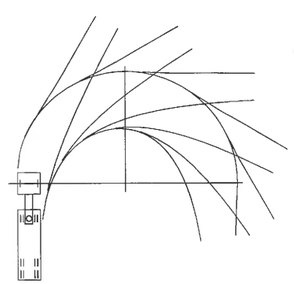
SCALE 1/4" = 1'-0"

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1 Medical Center, Site Utility Plan
1" = 20'-0"

0' 10' 20' 40' 80'



PER SPMUD REQUIREMENTS:
2007 STERLING LT9513 MAINTENANCE
VEHICLE TURNING RADIUS

ROCKLIN WATER SYSTEM / FIRE FLOW TEST

HYDRANT NUMBER	HYDRANT ADDRESS	PRESSURE — PSI			ORIFICE (INCH)	DISCHARGE — GPM	
		STATIC	RESIDUAL	PILOT		OBSERVED	20 PSI CALC
TEST NO. ###, S. WHITNEY BLVD @ SUNSET BLVD							

ABBREVIATIONS

AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
COTG/CO	CLEAN OUT TO GRADE
DI	DROP INLET
ELEC.	ELECTRICAL
EL	ELECTROLIER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
ASR	AUTOMATIC SPRINKLER RISER
HVVT	HIGH VOLTAGE VOLT
INV	INVERT ELEVATION
IRR	IRRIGATION
JB	JUNCTION BOX
JT	JOINT TRENCH (SEE SHEET SD-1.5.1 FOR DETAIL)
PIV	POST INDICATOR VALVE
RPBP	REDUCE PRESSURE BACK FLOW PREVENTER
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
SDMH	STORM DRAIN MAN HOLE
STM	STORM
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

1. MAN HOLE, SEE SHEET 2.12e
2. CLEAN OUT
3. PULL BOX ELECTRICAL — PBE
4. 3 WAY JUNCTION & PAD
5. BUILDING SERVICE & PAD
6. 18" PG&E JOINT TRENCH, SEE SHEET 2.12c, DETAIL 7 — JT

LEGEND

PROPERTY LINE
FIRE SERVICE — FS
WATER MAIN — (E) ##" WM
IRRIGATION — IRR
SANITARY SEWER — #" SS
GAS LINE — G
STORM DRAIN — #" SD
PRIMARY CABLE / JT — P
SERVICE CABLE — C
EASEMENT

7. FIRE DEPARTMENT CONNECTION
8. FIRE SERVICE RISER CONNECTION
9. FIRE HYDRANT
10. WATER SERVICE MANIFOLD
11. WATER SUBMETER
12. WATER VALVE
13. DCV & BACK FLOW PREVENTER
14. REDUCE PRESSURE & IRRIGATION SERVICE
15. ELECTRICAL SERVICE
16. WATER METER
17. BLOW-OUT VALVE
18. POV & OS&Y

Preliminary Utilities

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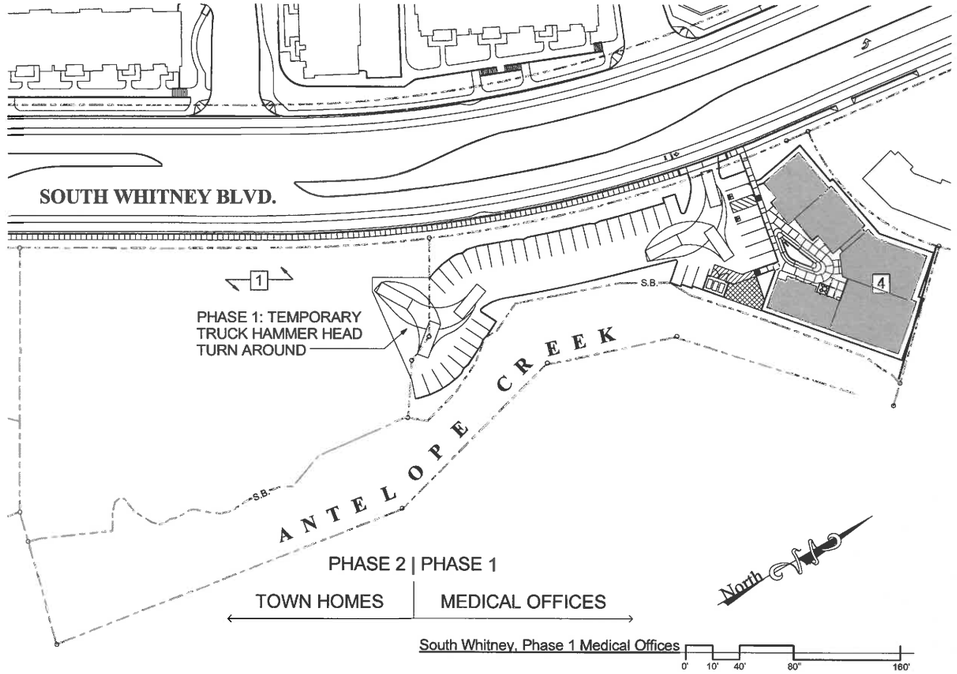
Preliminary Utilities

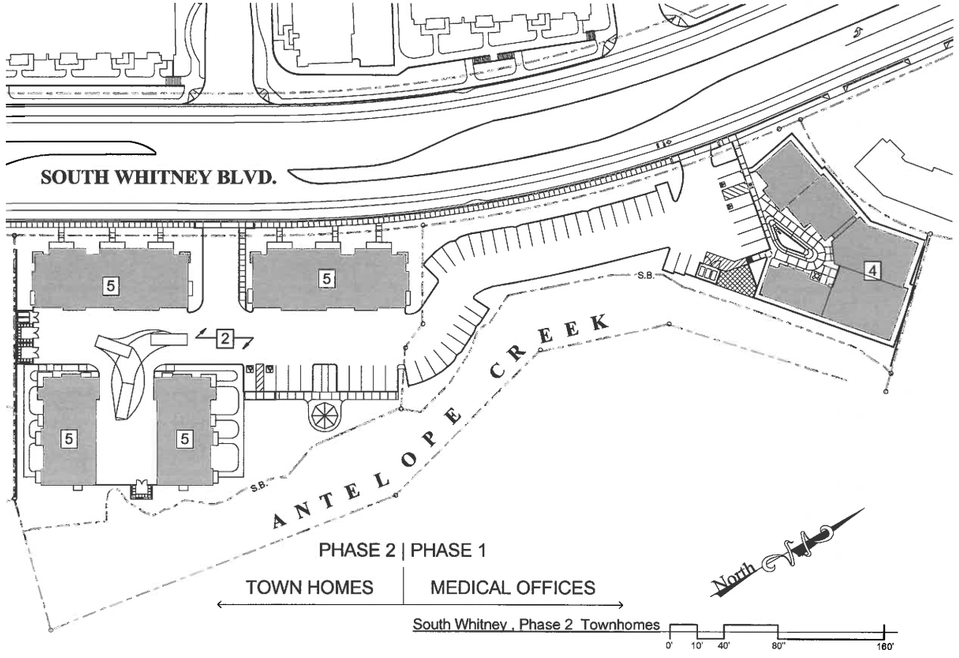
Not for Construction

SD- 2.4

SCALE 1" = 20'-0"

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KEY NOTES

1. PHASE 1, PARTIAL FIRE APPARATUS WITH HAMMER HEAD TURN AROUND FOR SOUTH WHITNEY MEDICAL CENTER
2. PHASE 2, COMPLETE FIRE APPARATUS FOR SOUTH WHITNEY MEDICAL OFFICES AND TOWNHOMES
3. PROPOSED SITE ELEMENTS - LIGHT GREY
   SURROUNDING SITE ELEMENTS - DARK GREY
4. MEDICAL OFFICE BUILDING PAD
5. TOWNHOMES BUILDING PAD

Project Phasing

STATE OF CALIFORNIA — GORDON K WONG — LIC. C-34045 — LICENSED ARCHITECT

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MIRAYOKTEM@GKWARCHITECTS.COM

GK WONG ARCHITECTS — RESIDENTIAL | COMMERCIAL

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Project Phasing

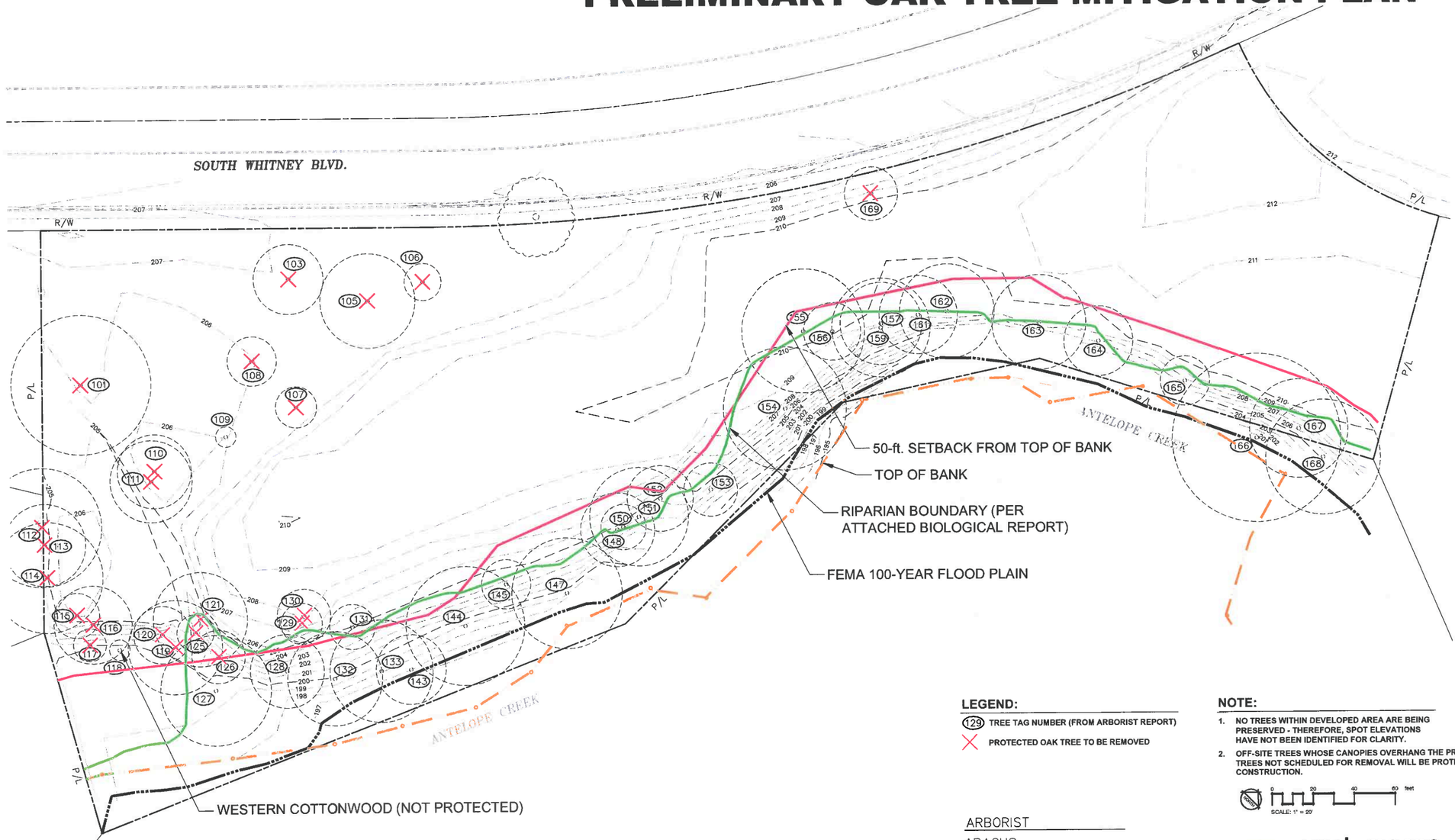
Not for Construction

SD- 2.5

SCALE 1" = 40'-0"

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PRELIMINARY OAK TREE MITIGATION PLAN



LEGEND:

(129) TREE TAG NUMBER (FROM ARBORIST REPORT)

PROTECTED OAK TREE TO BE REMOVED

NOTE:

1. NO TREES WITHIN DEVELOPED AREA ARE BEING PRESERVED - THEREFORE, SPOT ELEVATIONS HAVE NOT BEEN IDENTIFIED FOR CLARITY.
2. OFF-SITE TREES WHOSE CANOPIES OVERHANG THE PROJECT SITE AND ON-SITE TREES NOT SCHEDULED FOR REMOVAL WILL BE PROTECTED DURING CONSTRUCTION.

SCALE: 1" = 20'

ARBORIST

ABACUS
Arborist: Nicole Harrison
P.O. BOX 4248
Auburn, CA 95604
530-305-0165

USA Investments Associates

South Whitney Mixed Use

Rocklin, CA

omni • means
ENGINEERS PLANNERS
SACRAMENTO
943 Reserve Dr. #100
Roseville, CA 95678
(916) 782-8688
With offices in:
WALNUT CREEK
REDDING
VISALIA

1626UPO001.dwg 8-20-15 SD - 2.6

PRELIMINARY OAK TREE MITIGATION TABLE

	Tree#	Common Name	Botanical Name	Rating	Stems	DBH	Inches / Code	TDBR	Canopy r (ft)	Notes	Action (if left in place)
1	101	Valley Oak	*Quercus lobata*	4	2	31 @ 2', 10	31	31	34	Good	Remove deadwood
2	103	Valley Oak	*Quercus lobata*	3	2	12 @ 2', 8 @ 2'	12	12	17	Co-dominant leader at 1' with included bark, north stem has co-dominant leader at 5' with included bark, full canopy	Remove deadwood, reinspect in 3 years
3	105	Valley Oak	*Quercus lobata*	4	1	13	13	13	23	Co-dominant leader at 7'	Remove deadwood, reinspect in 3 years
4	106	Valley Oak	*Quercus lobata*	4	2	6, 6	6	6	9	Co-dominant leader at base	Remove crossing limb
5	107	Valley Oak	*Quercus lobata*	3	2	7, 6	7	7	10	Co-dominant leader at 1' with included bark, narrow angle attachment at 7' in north stem - will require future cable	Re-inspect in 3 years
6	108	Valley Oak	*Quercus lobata*	3	4	4, 4, 6, 6	6	6	12	Splits into 4 stems at 6" with narrow angle attachment	Remove crossing limb, remove deadwood, re-inspect in 3 years
7	110	Valley Oak	*Quercus lobata*	3	2	8, 9	9	9	18	Co-dominant leader at 1' and 4' in south stem with included bark, narrow angle attachments mid canopy, unbalanced canopy to north north west	Remove deadwood
8	111	Valley Oak	*Quercus lobata*	3	1	15	15	15	20	Co-dominant leader at 8' with included bark	Add 1 cable, remove deadwood
9	112	Valley Oak	*Quercus lobata*	3	1	18	18	18	29	Co-dominant leader at 8', epicormic growth, over-weight limb to northeast	Remove deadwood, prune to balance
10	113	Valley Oak	*Quercus lobata*	3	1	19	19	19	20	Lost co-dominant leader at 4', wound is closed, sparse canopy	Re-inspect in 3 years
11	114	Valley Oak	*Quercus lobata*	3	2	14, 12	14	14	27	Epicormic growth, unbalanced canopy to south and southeast	Remove deadwood, prune to balance
12	115	Valley Oak	*Quercus lobata*	3	1	8	8	8	11		
13	116	Valley Oak	*Quercus lobata*	4	2	4, 8	8	8	19		Remove debris on uphill side
14	117	Valley Oak	*Quercus lobata*	4	1	6	6	6	8		Remove debris on uphill side
15	119	Valley Oak	*Quercus lobata*	3	1	17	17	17	23	Dominant, epicormic growth, co-dominant leader at 7' with included bark	Remove deadwood, add 1 cable
16	120	Valley Oak	*Quercus lobata*	4	1	7	7	7	14	Slight lean	Remove debris at base
17	121	Valley Oak	*Quercus lobata*	3	2	9, 10	10	10	23	Suppressed, unbalanced canop to north west, epicormic growth, co-dominant leader at 1'	Remove deadwood, prune to balance, re-inspect in 3 years
18	125	Valley Oak	*Quercus lobata*	3	2	6, 2	6	6	9	Poor taper, epicormic growth	Reinspect in 3 years
19	126	Valley Oak	*Quercus lobata*	3	1	6	6	6	13	Good	Remove deadwood, prune to balance
20	129	Valley Oak	*Quercus lobata*	3	1	12 @ 2'	12	12	10	Poor taper, narrow angle attachment and included bark at 2'	Remove smaller limb at 2', reinspect in 3 years
21	130	Valley Oak	*Quercus lobata*	4	1	12	12	12	13	Good	Remove deadwood
22	169	Valley Oak	*Quercus lobata*	3	4	2, 7, 6, 3	7	7	13	Good	Remove deadwood, remove 2 smaller stems
23	127	Valley Oak	*Quercus lobata*	3	2	19 @ 5', 16 @ 5'	19		27	Dominant, co-dominant leader at base with included bark base to 5', sparse canopy, epicormic growth	Remove deadwood
24	128	Valley Oak	*Quercus lobata*	3	1	14	14		18	Limb tip dieback, epicormic growth, mid canopy narrow angle attachements	Remove deadwood, reinspect in 3 years
25	131	Valley Oak	*Quercus lobata*	4	1	6	6		11	Closing wound at 6" to north	Reinspect in 3 years
26	132	Valley Oak	*Quercus lobata*	3	1	17	17		23	Codominant leader with narrow angle at 8' and 12', epicormic growth	Remove deadwood, reinspect in 3 years
27	133	Valley Oak	*Quercus lobata*	4	1	19	19		25	Good	Remove deadwood
28	143	Valley Oak	*Quercus lobata*	3	1	8	8		17	Suppressed, unbalanced canopy to east	Prune to balance
29	144	Valley Oak	*Quercus lobata*	3	1	23 @ 2'	23		29	Narrow angles throughout canopy, crossing limbs	Remove crossing limbs, remove deadwood
30	145	Valley Oak	*Quercus lobata*	3	1	7	7		12	Good	Remove deadwood
31	147	Valley Oak	*Quercus lobata*	3	1	14	14		27	Sparse canopy, epicormic growth	
32	148	Valley Oak	*Quercus lobata*	3	1	10	10		18	Unbalanced canopy to southwest	Prune to balance
33	150	Valley Oak	*Quercus lobata*	3	1	9	9		11	Poor taper	
34	151	Valley Oak	*Quercus lobata*	3	2	5, 12	12		24	Included bark base to 2', epicormic growth, sparse canopy	Prune to balance
35	152	Valley Oak	*Quercus lobata*	3	1	8	8		16	Suppressed, unbalanced canopy to north northwest	Remove deadwood
36	153	Valley Oak	*Quercus lobata*	4	1	8	8		13	Unbalanced canopy to northwest	
37	154	Valley Oak	*Quercus lobata*	3	1	14	14		30	Suppressed, unbalanced canopy to northwest	Remove deadwood
38	155	Valley Oak	*Quercus lobata*	4	1	28	28		30	Trash at base, dominant	Remove deadwood, remove trash, reinspect every year
39	156	Blue Oak	*Quercus douglasii*	3	1	7	7		14	Codominant leader at 6'	Remove smaller stem at 6'
40	157	Valley Oak	*Quercus lobata*	3	1	8	8		20	Poor taper	Remove deadwood
41	159	Interior Live Oak	*Quercus wislizenii*	4	2	11, 10	11		24		Clean crotch, remove deadwood
42	161	Valley Oak	*Quercus lobata*	3	1	13	13		19	Epicormic growth, narrow angle attachments	Reinspect in 3 years
43	162	Valley Oak	*Quercus lobata*	3	2	12, 14	14		23	Narrow angles	Remove deadwood
44	163	Valley Oak	*Quercus lobata*	3	1	16	16		23	Codominant leader at 15' with included bark	Remove deadwood, reinspect in 3 years
45	164	Valley Oak	*Quercus lobata*	3	1	10	10		17	Sparse canopy, epicormic growth	Remove deadwood, reinspect in 3 years
46	165	Valley Oak	*Quercus lobata*	3	1	6	6		12	Slight lean	
47	167	Valley Oak	*Quercus lobata*	3	1	14	14		24	Codominant leader at 15' with included bark, sparse canopy	Reinspect in 3 years
48	168	Valley Oak	*Quercus lobata*	3	2	6, 19	19		28	Good	
							583	249			
	109	Valley Oak	*Quercus lobata*		1	5	5			Not Protected due to size	
	118	Western Cottonwood	*Populus fremontii*	1	1	13	13			Top failure - mostly deadwood, Not Protected - not oak	
	166	Valley Oak	*Quercus lobata*	2	2	23, 36	36		41	Large deadwood in center	If to remain: no public access OR remove deadwood, add two cables, re-inspect every year
	Not Tagged	Valley Oak	*Quercus lobata*		1	18	18		32	Inaccessible, off-site to west, unbalanced canopy to north, large old pruning cuts	NOT INSPECTED ADEQUATELY

Total Inches of Protected Oak Trees On-Site = 583 in

Total Inches Oak Trees to be Removed - Mitigated = 249 in

Total Number of Oak Trees to be Removed = 22

*Per the Oak Tree Preservation Ordinance, trees ranked 0, 1, or 2 may be removed without mitigation required. See Arborist report for more information.

Represents Protected Oak Trees To Be Removed As a Result of Development

Represents Trees That Do Not Require Mitigation Due to Rating, size of Trunk, or Not Protected by Species Type

USA Investments Associates

South Whitney Mixed Use

Rocklin, CA

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ABACUS
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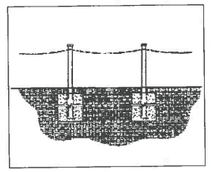




Sound Wall



AC Unit Screen:
Wood lattice frame components painted to match building wall



Post & Cable Fence:
30-inch height, 4x4-inch steel post, 20 feet on-center, w/2x6 Trex header all along fenceline



Ornamental Fence

PLANT MATERIAL KEY

Symbol	Botanic Name	Common Name	Water-Use
Landscape Areas			
	Bioswale Plant Materials	To be Determined per LID Requirements	
	Shrub & Groundcover Area	Selected from Complete Plant Schedule	Low - High
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	Low
Median Planting Areas			
	Nassella tenuissima	Mexican Feather Grass	Low
	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	Low
	Phormium tenax 'Atropurpureum'	Bronze Flax	Low
	Calandrinia spectabilis	Rock Purslane	Low

*See Sheet SD 2.10 For Complete Plant Schedule

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South Whitney Medical Center
City of Rocklin — California
by USA Investment Associates

Project Schedule Revision

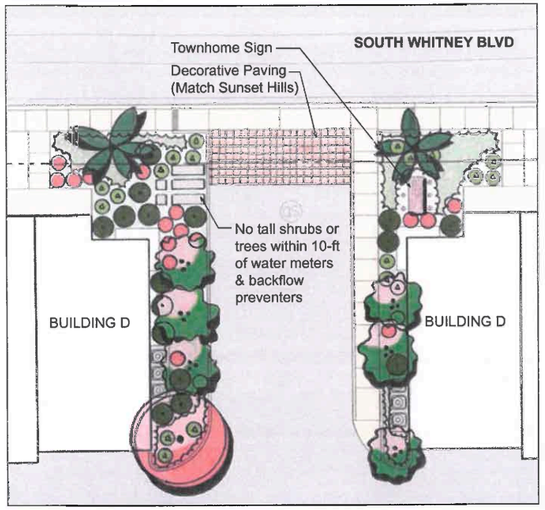
Preliminary Landscape Plan

Not for Construction

SHEET SD 2.8

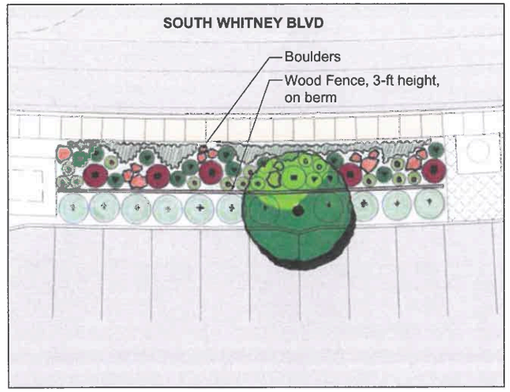
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5/13/16



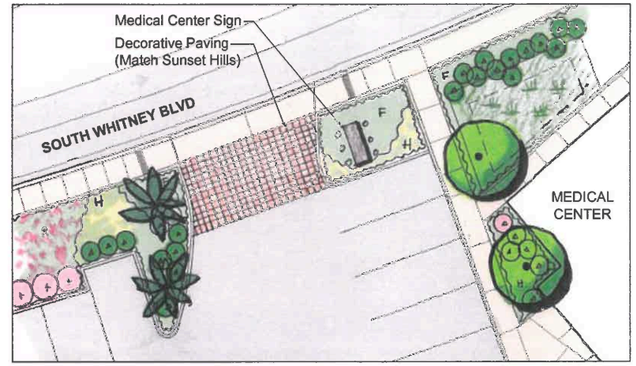
SOUTH ENTRANCE - BLOW-UP PLAN

0 5 10 20 30
SCALE: 1"=10'-0"
NORTH



ENHANCED PLANTING AREA - BLOW-UP PLAN

0 5 10 20 30
SCALE: 1"=10'-0"
NORTH



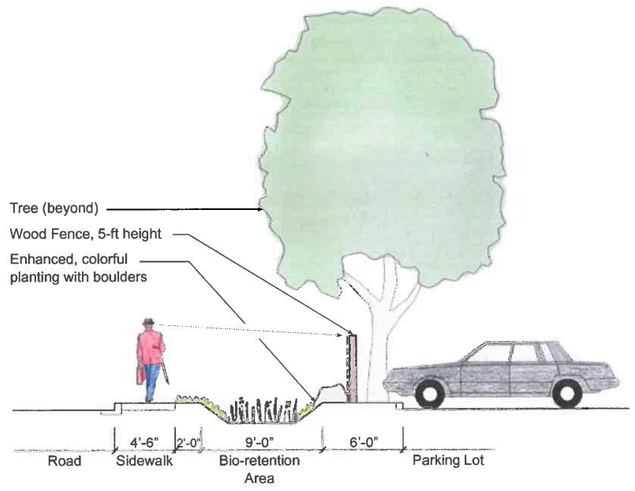
NORTH ENTRANCE - BLOW-UP PLAN

0 5 10 20 30
SCALE: 1"=10'-0"
NORTH

PLANT SCHEDULE

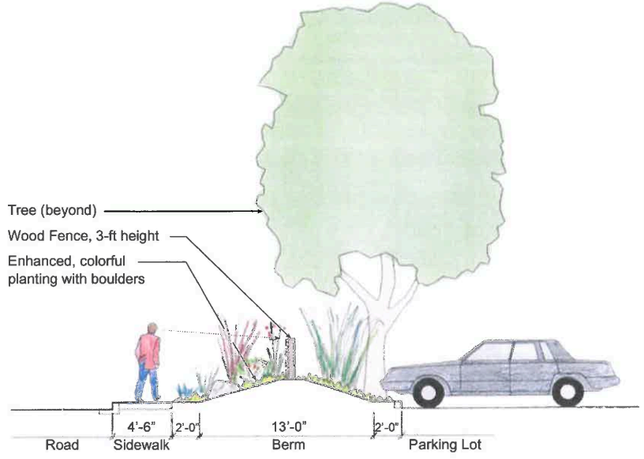
Symbol	Botanic Name	Common Name	Cont Size & Height	Water-Use
Trees				
	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	15 Gal; 7'-8'	Medium
	Cercis occidentalis	Western Redbud Multi-trunk	15 Gal; 4'-6'	Medium
	Quercus ilex	Holly Oak	15 Gal; 7'-8'	Low
	Syagrus romanzoffiana	Queen Palm	15'-0" Bare trunk ht	Medium
Shrubs				
	Anigozanthos flavidus 'Big Red'	Red Kangaroo Paw	5 Gal	Low
	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 Gal	Low
	Dietes bicolor	Fortnight Lily	5 Gal	Low
	Muhlenbergia rigens	Deer Grass	5 Gal	Low
	Phormium tenax 'Chocolate'	New Zealand Flax	5 Gal	Low
	Salvia greggii 'Lipstick'	Autumn Sage	5 Gal	Low
	Yucca recurvifolia	Soft Leaf Yucca	5 Gal	Low
Groundcover				
	Festuca glauca 'Elijah Blue'	Blue Fescue	1 @ 18" O.C.	Low

NOTE: SEE SHEET SD 2.10 FOR COMPLETE PLANT LIST



SECTION A: Wood Fence At Bio-retention Area

0 2 4 8 16
SCALE: 1/4"=1'-0"



SECTION B: Wood Fence At Planting Area

0 2 4 8 16
SCALE: 1/4"=1'-0"

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South Whitney Medical Center
City of Rocklin — California
by USA Investment Associates

Project Schedule Revision

Preliminary Landscape Plan

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SHEET SD 2.9

SCALE: VARIES

5/13/16

PLANT SCHEDULE

Quantity	Symbol	Botanic Name	Common Name	Cont Size & Height	Water-Use	Spacing
Trees						
5		Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	15 Gal; 7'-8'	Medium	
4		Calocedrus decurrens	Incense Cedar	15 Gal; 3'-4'	Medium	
7		Cercis occidentalis	Western Redbud Multi-trunk	15 Gal; 4'-6'	Medium	
8		Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	15 Gal; 7'-8'	Low	
2		Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 Gal; 7'-8'	Low	
4		Prunus cerasifera 'Newport'	Newport Flowering Plum	15 Gal; 7'-8'	Medium	
7		Pyrus calleryana 'Capital'	Columnar Flowering Pear	15 Gal; 7'-8'	Medium	
17		Quercus ilex	Holly Oak	15 Gal; 7'-8'	Low	
3		Quercus lobata	Valley Oak	15 Gal; 7'-8'	Medium	
4		Syagrus romanzoffiana	Queen Palm	15'-0" Bare trunk ht	Medium	
Shrubs						
		Agapanthus praecox orientalis	Lily of the Nile	5 Gal	Medium	2'-0"
		Anigozanthos flavidus 'Big Red'	Red Kangaroo Paw	5 Gal	Low	3'-0"
		Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	Low	5'-0"
		Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	5 Gal	Low	5'-0"
		Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	5 Gal	Low	5'-0"
		Calandrinia spectabilis	Rock Purselane	1 Gal	Low	2'-6"
		Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 Gal	Low	3'-0"
		Ceanothus x 'Joyce Coulter'	Ceanothus Joyce Coulter	5 Gal	Low	5'-0"
		Cistus x skanbergii	Coral Rockrose	5 Gal	Low	2'-6"
		Dietes bicolor	Fortnight Lily	5 Gal	Low	3'-0"
		Festuca glauca 'Elijah Blue'	Blue Fescue	1 Gal	Low	1'-6"
		Grevillea lanigera 'Coastal Gem'	Coastal Gem Grevillea	1 Gal	Low	6'-0"
		Hemerocallis hybrid	Daylily ("Evergreen" Variety)	2 Gal	Medium	2'-0"
		Hemerocallis hybrid 'Bitsy'	Bitsy Daylily ("Evergreen" Variety)	1 Gal	Medium	1'-6"
		Juniperus squamata 'Blue Carpet'	Blue Carpet Juniper	5 Gal	Low	5'-0"
		Muhlenbergia rigens	Deer Grass	5 Gal	Low	4'-0"
		Nandina domestica 'Compacta'	Compact Heavenly Bamboo	5 Gal	Low	3'-0"
		Nandina domestica 'Moon Bay'	Moon Bay Nandina	5 Gal	Low	3'-0"
		Nassella tenuissima	Mexican Feather Grass	5 Gal	Low	2'-0"
		Nerium oleander 'Petite Salmon'	Dwarf Oleander Petite Salmon	5 Gal	Low	3'-0"
		Phormium tenax 'Atropurpureum'	Bronze Flax	5 Gal	Low	4'-0"
		Phormium tenax 'Atropurpureum Compactum'	New Zealand Flax	5 Gal	Low	2'-0"
		Phormium tenax 'Chocolate'	New Zealand Flax	5 Gal	Low	4'-0"
		Phormium tenax 'Yellow Wave'	New Zealand Flax	5 Gal	Low	4'-0"
		Prunus caroliniana 'Compacta'	Carolina Cherry	5 Gal	Low	5'-0"
		Rhamnus californica 'San Bruno Mound'	California Coffeeberry	5 Gal	Low	5'-0"
		Rhaphiolepis indica 'Ballerina'	Indian Hawthorn	5 Gal	Low	3'-0"
		Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	5 Gal	Low	4'-0"
		Rhaphiolepis indica 'Indian Princess'	Indian Princess Indian Hawthorn	5 Gal	Low	4'-0"
		Rosa x 'Flower Carpet Coral'	Flower Carpet Coral Rose	2 Gal	Low	4'-0"
		Rosmarinus officinalis 'Irene'	Irene Rosemary	1 Gal	Low	5'-0"
		Rosmarinus officinalis 'Lockwood de Forest'	Dwarf Rosemary	1 Gal	Low	5'-0"
		Salvia greggii 'Lipstick'	Autumn Sage	5 Gal	Low	3'-0"
		Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	1 Gal	Medium	2'-0"
		Yucca recurvifolia	Soft Leaf Yucca	5 Gal	Low	10'-0"

NOTE: All planting areas shall be completely filled with shrubs at indicated on-center spacing. Exact quantity of shrubs to be determined on construction drawings.

PRELIMINARY LANDSCAPE PLAN OVERVIEW

Total Project Area: 2.81 Acres

Total Developed Site Area: 2.1 Acres (+/-)

Landscape Area:
26,214 Sf (+/-), 28% of the developed project area
Or
57,142 Sf, includes open space to be preserved,
47% Of total project area

Parking Area Shade:
Parking spaces shall be shaded by a tree located every fifth space.

Bio-Retention Areas:
The civil design proposes bio-retention for stormwater treatment. Final design layout to be determined and subject to approval by the environmental services manager and director of economic and community development. Plant materials will be appropriate to bio-retention needs and may consist of a special bio-swale sod grass, individual plant materials, or both. To be determined once final drainage design is complete.

Irrigation Design:
The irrigation design will consist mainly of water efficient drip and in-line drip irrigation controlled by electronic valves and a "smart" irrigation controller. Additional low volume rotary sprinkler irrigation may be used on landscape areas where overhead irrigation of groundcover areas are appropriate. Regardless of the type of irrigation proposed the project irrigation design will meet the requirements of the state of california water conservation in the landscape act.

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South Whitney Medical Center
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Project Schedule Revision

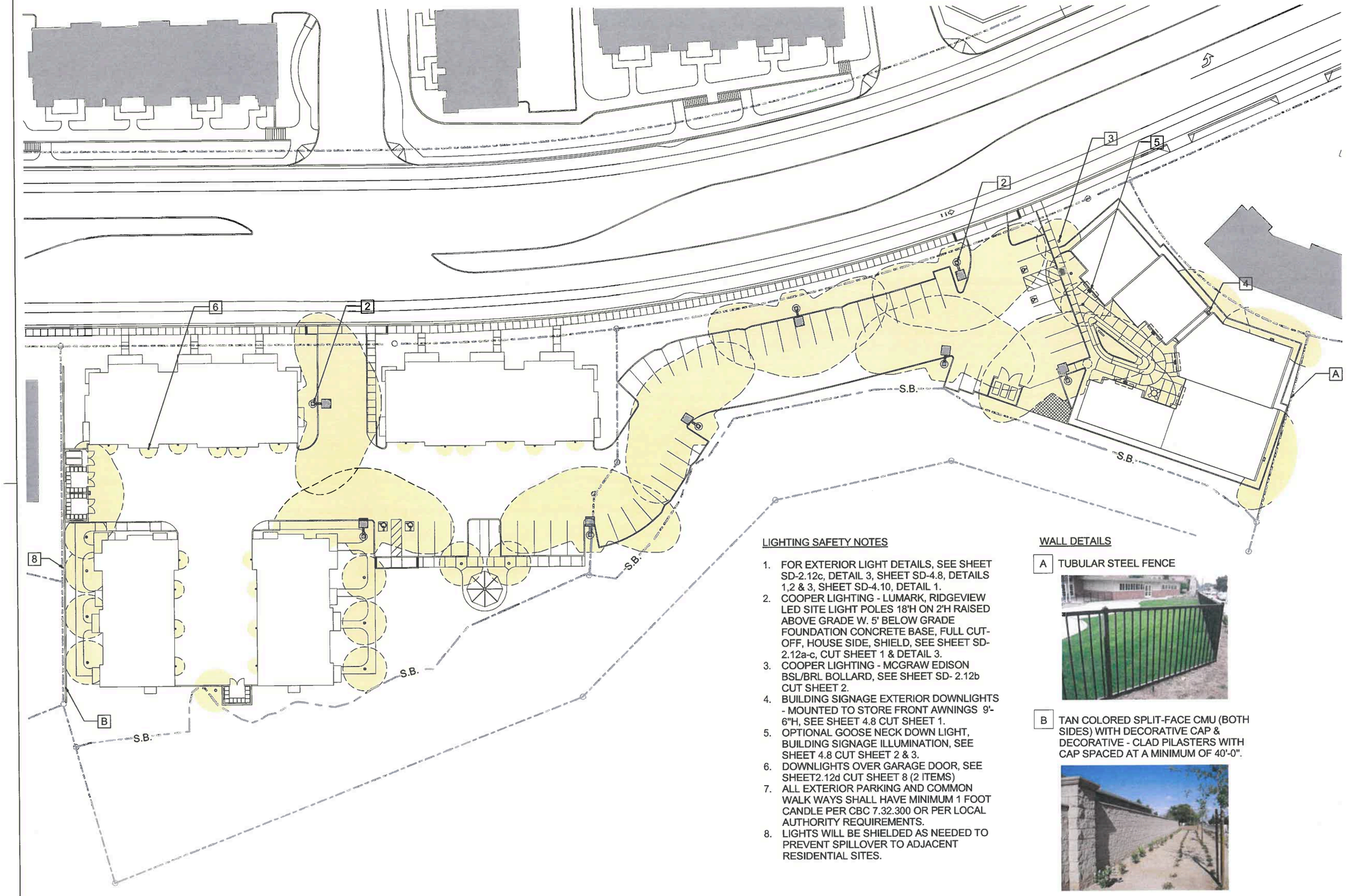
Preliminary Landscape Plan

Not for Construction

SHEET SD 2.10

SCALE: N/A

5/13/16



LIGHTING SAFETY NOTES

1. FOR EXTERIOR LIGHT DETAILS, SEE SHEET SD-2.12c, DETAIL 3, SHEET SD-4.8, DETAILS 1,2 & 3, SHEET SD-4.10, DETAIL 1.
2. COOPER LIGHTING - LUMARK, RIDGEVIEW LED SITE LIGHT POLES 18'H ON 2'H RAISED ABOVE GRADE W. 5' BELOW GRADE FOUNDATION CONCRETE BASE, FULL CUT-OFF, HOUSE SIDE, SHIELD, SEE SHEET SD-2.12a-c, CUT SHEET 1 & DETAIL 3.
3. COOPER LIGHTING - MCGRAW EDISON BSL/BRL BOLLARD, SEE SHEET SD- 2.12b CUT SHEET 2.
4. BUILDING SIGNAGE EXTERIOR DOWNLIGHTS - MOUNTED TO STORE FRONT AWNINGS 9'-6"H, SEE SHEET 4.8 CUT SHEET 1.
5. OPTIONAL GOOSE NECK DOWN LIGHT, BUILDING SIGNAGE ILLUMINATION, SEE SHEET 4.8 CUT SHEET 2 & 3.
6. DOWNLIGHTS OVER GARAGE DOOR, SEE SHEET2.12d CUT SHEET 8 (2 ITEMS)
7. ALL EXTERIOR PARKING AND COMMON WALK WAYS SHALL HAVE MINIMUM 1 FOOT CANDLE PER CBC 7.32.300 OR PER LOCAL AUTHORITY REQUIREMENTS.
8. LIGHTS WILL BE SHIELDED AS NEEDED TO PREVENT SPILLOVER TO ADJACENT RESIDENTIAL SITES.

WALL DETAILS

A TUBULAR STEEL FENCE

B TAN COLORED SPLIT-FACE CMU (BOTH SIDES) WITH DECORATIVE CAP & DECORATIVE - CLAD PILASTERS WITH CAP SPACED AT A MINIMUM OF 40'-0".

North

1 Medical Center, Site Lighting Plan
1" = 20'-0"

0' 10' 20' 40' 80'

Exterior Lighting & Wall Types

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South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Exterior Lighting & Wall Types

Not for Construction

SD- 2.11

SCALE 1" = 20'-0"

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K803 - SOLITAIRE LED PENDANT

KING LED TECHNOLOGY

PROJECT: _____

PREPARED BY: _____

DATE: _____

Product Specification

LED ENGINE
Light engine shall include an array of Cree X Series high power LED's (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LED's and circuit boards shall then be mounted to a high performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that either IESNA Type II, III, IV or V IESNA distribution patterns are achieved.

LENS
The K803 Solitaire Pendant is available with no lens or sag or shallow glass lens or a rippled acrylic deep dish lens. The glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 3". The deep dish globe shall be moulded of rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.090". The lens is secured by means of a cast A319 aluminum holding ring that is sealed to provide an IP66 Ingress rating. Additionally, a continuous circular gasket rated for 270 degree F must hold the lens into place within the cast ring assembly, and assist in sealing the fixture.

CAST HOUSING
The luminaire shall consist of a heavy Grade A319 cast aluminum housing that acts as the enclosure for the engine and of adequate thickness to give structural rigidity. The engine must be affixed to the inside of the housing with stainless steel screws.

PLUMBIZER
The K803 Solitaire comes with multiple mounting options including the KPL10, KPL11, KPL20, KPL21, KPL31 and KPL41. Please contact factory for more details and specs on these parts.

DRIVER
The LED universal dimmable driver will be class 2 and capable 120 - 277V or 277 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion and feature ambient temperature range of -35 ºC up to 65ºC. Each LED system comes with a standard surge protection designed to withstand up to 20KA/10Kv of transient line surge as per IEEE C62.41.2 C High. The driver assembly will be mounted on a heavy duty fabricated galvanized steel mounting bracket to allow complete tool-less maintenance. Included will be a multi-wattage selector switch which will allow the output power of the driver to be field selectable.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are made available.

CHROMATICITY
High output LED's come standard at 3000K & 4000K (+/- 250K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000hrs.

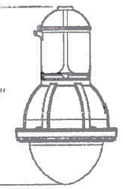
WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150ºC. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150ºC, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report will be made available.

FINISH
Housing is finished with a 15 step Kingcoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, federal green and rain forest. RAL and custom color matches are available. Please see the King Color selector for complete list of colors.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless-steel alloy. All internal fasteners are stainless-steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
K803 LED Solitaire comes with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
DLC
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distribution
120 - 277v & 480v
-35ºC Minimum Temperature
65ºC Maximum Ambient
Operating Temperature
20KA/10Kv Surge Protection

EPA:

Flat Lens:	.86 sq. ft.
Sag Lens:	.88 sq. ft.
Shallow Lens:	1.02 sq. ft.
Deep Dish Lens:	1.34 sq. ft.

FIXTURE WEIGHT:

Flat Lens:	50 lbs
Sag Lens:	58 lbs
Shallow Lens:	60 lbs
Deep Dish Lens:	56 lbs

V003
10-21-2015

Power & Lumens

SOLITAIRE LED PENDANT - *K803*

P4 LED Engine

Test Voltage: 120V
Nominal Color Temperature: 4000K[1]
8060 Engine Series: 60 Emitters (180W Max)
8084 Engine Series: 84 Emitters (280W Max)
LED Engine + Driver Rated Life = 100,000hrs[2]

To learn more about the P4 Optic, please see the P4 Optic Information Sheet

	Fixture Catalogue Code	Photometric Test Report Number	Distribution	Nominal Watts	mA @ Emitter	Driver Output Current	Engine Series	BUG Rating	Delivered Lumens[3]	Efficacy (LM/W)[3]	HID Equivalent[4]
Flat Lens	K803-P4FL-III-60(SSL)-8060-120.277	800NP4FL306040	Type III	60	300mA	3000mA	8060	2-0-2	7269	120.7	70 - 100
	K803-P4FL-V-60(SSL)-8060-120.277	800NP4FL506040	Type V	60	300mA	3000mA	8060	2-0-1	7452	122.4	70 - 100
	K803-P4FL-III-75(SSL)-8060-120.277	800NP4FL307540	Type III	75	400mA	4000mA	8060	2-0-2	8731	117.5	100 - 150
	K803-P4FL-V-75(SSL)-8060-120.277	800NP4FL507540	Type V	75	400mA	4000mA	8060	3-0-1	8922	118.8	100 - 150
	K803-P4FL-III-100(SSL)-8060-120.277	800NP4FL310040	Type III	100	480mA	4800mA	8060	2-0-2	10646	111.4	150 - 175
	K803-P4FL-V-100(SSL)-8060-120.277	800NP4FL510040	Type V	100	480mA	4800mA	8060	3-0-1	11792	113.5	150 - 175
	K803-P4FL-III-120(SSL)-8060-120.277	800NP4FL312040	Type III	120	600mA	6000mA	8060	2-0-2	13064	115.3	150 - 200
	K803-P4FL-V-120(SSL)-8060-120.277	800NP4FL512040	Type V	120	600mA	6000mA	8060	3-0-1	14416	118	150 - 200
	K803-P4FL-III-150(SSL)-8084-120.277	800NP4FL315040	Type III	150	500mA	7500mA	8084	3-0-3	16407	109.7	200 - 250
	K803-P4FL-V-150(SSL)-8084-120.277	800NP4FL515040	Type V	150	500mA	7500mA	8084	4-0-1	16859	112.2	200 - 250
Sag Lens	K803-P4SA-III-60(SSL)-8060-120.277	800NP4SA306040	Type III	60	300mA	3000mA	8060	1-2-1	6739	111.6	70 - 100
	K803-P4SA-V-60(SSL)-8060-120.277	800NP4SA506040	Type V	60	300mA	3000mA	8060	2-1-1	6732	112.4	70 - 100
	K803-P4SA-III-75(SSL)-8060-120.277	800NP4SA307540	Type III	75	400mA	4000mA	8060	2-2-2	8024	107.6	100 - 150
	K803-P4SA-V-75(SSL)-8060-120.277	800NP4SA507540	Type V	75	400mA	4000mA	8060	3-2-1	8088	108.7	100 - 150
	K803-P4SA-III-100(SSL)-8060-120.277	800NP4SA310040	Type III	100	480mA	4800mA	8060	3-2-2	10645	102.2	150 - 175
	K803-P4SA-V-100(SSL)-8060-120.277	800NP4SA510040	Type V	100	480mA	4800mA	8060	3-2-1	10695	103.6	150 - 175
	K803-P4SA-III-120(SSL)-8060-120.277	800NP4SA312040	Type III	120	600mA	6000mA	8060	2-2-2	12607	105.6	150 - 200
	K803-P4SA-V-120(SSL)-8060-120.277	800NP4SA512040	Type V	120	600mA	6000mA	8060	3-2-1	12879	107.7	150 - 200
	K803-P4SA-III-150(SSL)-8084-120.277	800NP4SA315040	Type III	150	500mA	7500mA	8084	3-2-3	14815	100.6	200 - 250
	K803-P4SA-V-150(SSL)-8084-120.277	800NP4SA515040	Type V	150	500mA	7500mA	8084	3-2-1	15144	102.6	200 - 250
Shallow Lens	K803-P4SH-III-60(SSL)-8060-120.277	800NP4SH306040	Type III	60	300mA	3000mA	8060	1-0-1	6626	111.5	70 - 100
	K803-P4SH-V-60(SSL)-8060-120.277	800NP4SH506040	Type V	60	300mA	3000mA	8060	2-3-1	6919	116.7	70 - 100
	K803-P4SH-III-75(SSL)-8060-120.277	800NP4SH307540	Type III	75	400mA	4000mA	8060	2-0-2	7999	107.9	100 - 150
	K803-P4SH-V-75(SSL)-8060-120.277	800NP4SH507540	Type V	75	400mA	4000mA	8060	3-3-1	8329	113.2	100 - 150
	K803-P4SH-III-100(SSL)-8060-120.277	800NP4SH310040	Type III	100	480mA	4800mA	8060	2-3-2	10914	105.3	150 - 175
	K803-P4SH-V-100(SSL)-8060-120.277	800NP4SH510040	Type V	100	480mA	4800mA	8060	3-3-2	11054	107.3	150 - 175
	K803-P4SH-III-120(SSL)-8060-120.277	800NP4SH312040	Type III	120	600mA	6000mA	8060	3-3-3	13260	110.1	150 - 200
	K803-P4SH-V-120(SSL)-8060-120.277	800NP4SH512040	Type V	120	600mA	6000mA	8060	3-3-2	13216	110.8	150 - 200
	K803-P4SH-III-150(SSL)-8084-120.277	800NP4SH315040	Type III	150	500mA	7500mA	8084	3-3-3	15507	104.7	200 - 250
	K803-P4SH-V-150(SSL)-8084-120.277	800NP4SH515040	Type V	150	500mA	7500mA	8084	3-3-2	15621	105.9	200 - 250
Deep Dish Lens	K803-P4RAD-III-60(SSL)-8060-120.277	800NP4RD306040	Type III	60	300mA	3000mA	8060	2-3-2	7016	117.5	70 - 100
	K803-P4RAD-V-60(SSL)-8060-120.277	800NP4RD506040	Type V	60	300mA	3000mA	8060	2-3-1	7269	120.5	70 - 100
	K803-P4RAD-III-75(SSL)-8060-120.277	800NP4RD307540	Type III	75	400mA	4000mA	8060	2-3-2	8442	114.1	100 - 150
	K803-P4RAD-V-75(SSL)-8060-120.277	800NP4RD507540	Type V	75	400mA	4000mA	8060	3-3-1	8714	116.8	100 - 150
	K803-P4RAD-III-100(SSL)-8060-120.277	800NP4RD310040	Type III	100	480mA	4800mA	8060	3-3-3	11276	108.5	150 - 175
	K803-P4RAD-V-100(SSL)-8060-120.277	800NP4RD510040	Type V	100	480mA	4800mA	8060	3-3-2	11644	111	150 - 175
	K803-P4RAD-III-120(SSL)-8060-120.277	800NP4RD312040	Type III	120	600mA	6000mA	8060	3-3-3	13711	114.2	150 - 200
	K803-P4RAD-V-120(SSL)-8060-120.277	800NP4RD512040	Type V	120	600mA	6000mA	8060	3-3-2	13864	115.3	150 - 200
	K803-P4RAD-III-150(SSL)-8084-120.277	800NP4RD315040	Type III	150	500mA	7500mA	8084	3-3-3	15979	108.2	200 - 250
	K803-P4RAD-V-150(SSL)-8084-120.277	800NP4RD515040	Type V	150	500mA	7500mA	8084	3-3-2	16235	109.7	200 - 250

[1] Color temperature is nominal, please see test report for specific chromaticity information.
[2] Contact factory for TM21 information.
[3] Due to the continuous advancements in LED technology, luminaire delivered lumen and efficacy is subject to change without notice at the discretion of King Luminaire.
[4] Equivalence should always be confirmed by performing a photometric layout, due to the variability of performance requirements and application criteria.

1. KING LED - K803 SOLITAIRE LED PENDANT
   REF: SHEET SD-2.11, KEYNOTE 2

LICENSED ARCHITECT GORDON K WONG RENEWAL 08/31/2017 RC-34845 STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
7106 MCGLINCY LANE SUITE 109
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GORDONKWONG@GKWARCHITECTS.COM

GK ARCHITECTS RESIDENTIAL/COMMERCIAL

Utilities & Exterior Lighting Details

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Utilities & Exterior Lighting Details

Not for Construction

SD- 2.12a

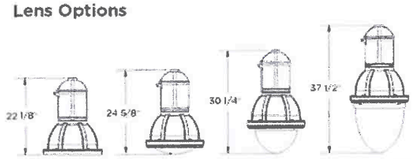
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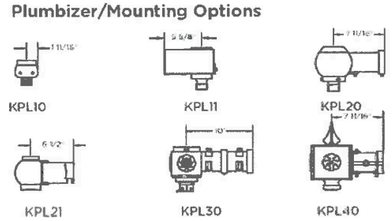
SOLITAIRE LED PENDANT - *K803*

Fixture Options

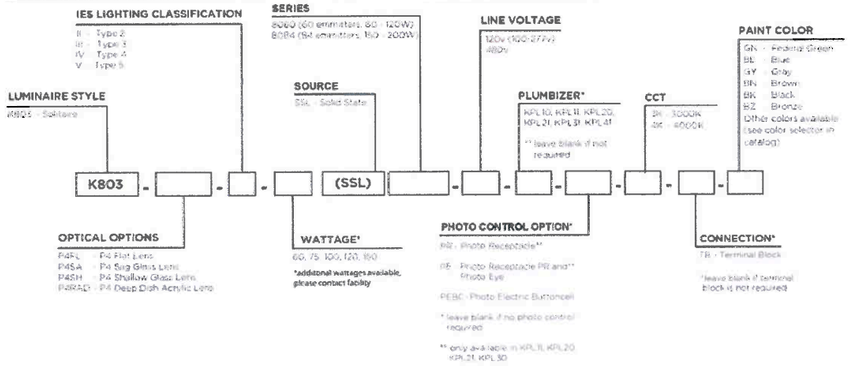
Lens Options



Plumbizer/Mounting Options



How to Order



KING LED TECHNOLOGY

A Member of The StressCrete Group of Companies
www.stresscretegroup.com

KING LUMINAIRE 1153 State Route 46N Jefferson, OH 44047 Phone: 1.800.268.7809 www.kingluminaire.com

1. KING LED - K803 SOLITAIRE LED PENDANT
   REF: SHEET SD-2.11, KEYNOTE 2

McGRAW-EDISON®

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The McGraw-Edison BSL / BRL Bollard Series, available in heights from 24" to 42", has crisp, clean lines which blend with any architectural setting. Constructed of seamless, heavy-duty aluminum and finished with a tough polyester powder coat finish, the McGraw-Edison Louvered Bollard Series is gasketed to seal out external contaminants. U.L. 1598 listed and CSA certified for wet locations.

Bollards are designed for walkways, entranceways, drives and other small-area lighting applications where low mounting heights are desirable.

SPECIFICATION FEATURES

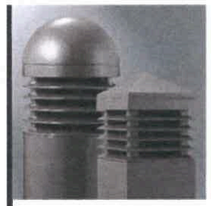
Construction
TOP: Rugged, minimum 5/32" thick cast aluminum top cap secured via a concealed stainless steel allen screw with twist removal mechanism for lamp access. Flow through ventilation assure cool to the touch top. LOUVERS: Cast Aluminum Louver blades provide sharp cutoff delivering no direct light above 90°. Louvers are secured to the shaft via tamper stainless steel rods and fasteners. LOWER HOUSING: Nominal 1/8" thick aluminum extruded housing. Bollard housing is secured to the base with flathead, counter-sunk screws for smooth, uncluttered appearance. BASE: Rugged cast aluminum. Completely concealed.

Electrical
HID High Power Factor ballast for -20°F starting. CFL Electronic ballast for 0°F starting. Product is factory mounted to the base. Quick disconnects provided between lamp and electrical assembly. Metal Halide and High Pressure Sodium lamp sources up to 100W and up to 42W Compact Fluorescent sources.

Optical
LAMP ENCLOSURE: One piece tempered glass with internal flutes for even disbursement of illumination. Decorative colored glass optional. Globe is fully gasketed via EPDM material. Socket is porcelain, medium-base for HID lamp sources and polycarbonate/PBT GX24q-3/q-4 base for compact fluorescent lamps.

Mounting
Base mounts onto foundation with three (3) 1/2" x 12 1/2" anchor bolts on a 5" Dia. bolt circle (a centrally located 2 7/8" x 3 1/2" wire entrance opening provided).

Finish
Premium fade and abrasion resistant, TGIC Polyester Powder Coat Finish. Standard colors are Black, Grey, Bronze, White, Dark Platinum and Graphite Metallic. Other finish colors available including all RAL matches.

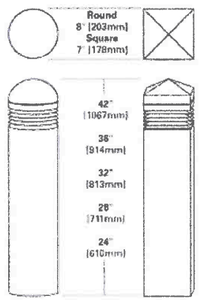


BSL/BRL
BOLLARD

26 - 100W
Pulse Start Metal Halide
High Pressure Sodium
Compact Fluorescent
Incandescent

PATHWAY LUMINAIRE

DIMENSIONS



WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MP)	50, 70, 100W
High Pressure Sodium (HPS)	35, 50, 70, 100W
Compact Fluorescent (CF)	(1) 26, (1) 32, (1) 42W
Incandescent (IN)	100W

DARK SKY COMPLIANT CO Cutoff
NOTE: In select finishes only.

Energy Data
Reactor Ballast Input Watts
35W HPS NPF (46 Watts)

High Reactance Ballast Input Watts
50W HPS HPF (62 Watts)
50W MP HPF (69 Watts)
70W HPS HPF (86 Watts)
70W MP HPF (94 Watts)
100W HPS HPF (115 Watts)
100W MP HPF (129 Watts)
150W HPS HPF (170 Watts)
150W MP HPF (185 Watts)

SHIPPING DATA
Approximate Net Weight:
26 lbs. (12 kgs.)

ADH082549.pc
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COOPER Lighting
www.cooperlighting.com

2. BOLLARD - MCGRAW EDISON BSL/BRL
   REF: SHEET SD-2.11, KEYNOTE 3

GORDON K WONG
LICENSED ARCHITECT
LIC # 34045
STATE OF CALIFORNIA

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710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-2135
GORDONKWONG@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Utilities & Exterior Lighting Details, cont.

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

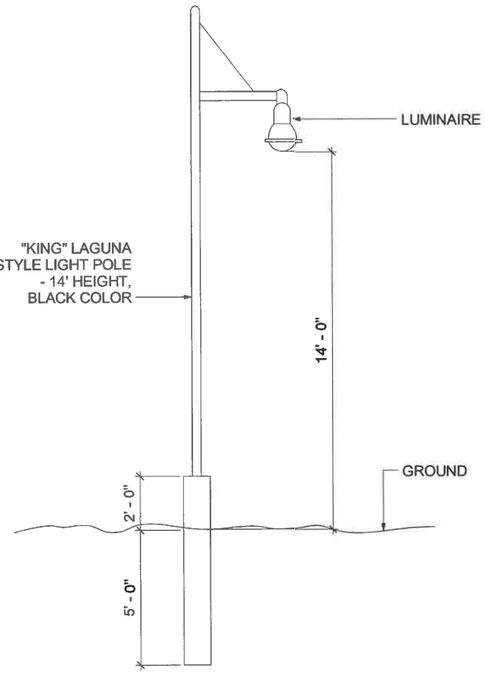
Project Revision Schedule

Utilities & Exterior Lighting Details, cont.
Not for Construction

SD- 2.12b

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1 Street Light Detail
1/2" = 1'-0"
REF: SHEET SD-2.11, KEYNOTE 2

RAB WP1FCF42
42w CFL
Full Cut Off
Lighting Wall Packs



RAB WP1FCF42
Quantity: 1
$131.67
Photocell: None
ADD TO CART
Read Reviews
Write a Review

click to enlarge

Available in Bronze(RAB WP1FCF42) or White(RAB WP1FCF42W).

Housing:	die cast aluminum 1/2" NPS tapped top, both sides and back for conduit or photocontrol.
Mounting:	knockouts for easy wall box mounting
Watts	42 watts
Ballast:	Elec HPF QT
Lamp	42w CFL GX24q-4 (lamp supplied)
UL:	suitable for wet locations.HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from the ballast

6. EXTERIOR DOWN LIGHTS
REF: SHEET SD-2.11, KEYNOTE 4

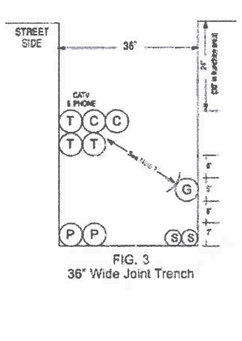


FIG. 3
36" Wide Joint Trench

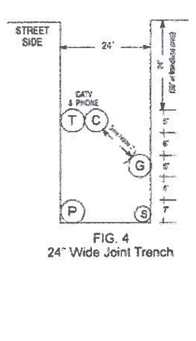


FIG. 4
24" Wide Joint Trench

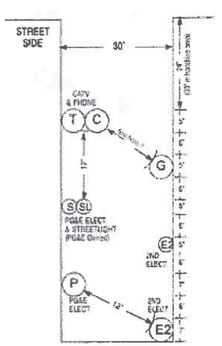


FIG. 5
Joint Trench With Second Electric Utility

Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

A. Refer to Sheet 3 for General Notes.
B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.
C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench").
D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

7. JOINT TRENCH DETAIL
REF: SHEET SD-2.4, KEYNOTE 6

Utilities & Exterior Lighting Details, cont.

GORDON K WONG, ARCHITECT LIC# 34045
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MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Utilities & Exterior Lighting Details, cont.
Not for Construction
SD- 2.12c
SCALE 1/2" = 1'-0"
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CR4™
4" LED Downlight

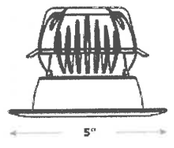
Product Description

The CR4™ LED downlight delivers 575 lumens of exceptional 90+ CRI light while achieving over 60 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology. The CR4 is available in a warm color temperature and easily installs into most standard four-inch recessed IC or non-IC housings, making the CR4 perfect for use in both residential and light commercial, new construction or retrofit, applications.

Performance Summary

- **Utilizes Cree TrueWhite® Technology**
- **Delivered Light Output**: 575 lumens
- **Input Power**: 9.5 watts
- **CRI**: 90
- **CCT**: 2700K, 3000K, 3500K, 4000K
- **Limited Warranty***: 5 years
- **Lifetime**: Designed to last 50,000 hours
- **Dimming**: Dimmable to 5%*





Ordering Information

Example: CR4-575L-27K-12-E26

CR4		575L		12		
Series	Size	Source Lumen Output	CCT	Voltage	Base Type	Options
CR4	4 4 inch	575L 575 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K	12 120 Volts	E26 Edison Base GU24 GU24 Base (Title 24 Compliant)	D Specular Reflector

* See www.cree.com/lighting/products/warranty for warranty terms
* Reference www.cree.com/lighting for recommended dimmers

QUICKSHIP

For full list of Cree Quick Ship products visit **www.cree.com/lighting/quickship**

CREE TRUEWHITE TECHNOLOGY · ENERGY STAR · cULus

Rev. Date V2 09/25/2014

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

CREE

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

8. EXTERIOR RECESSED LIGHTS, GARAGE, RESIDENTIAL
   REF: SHEET SD-2.4, KEYNOTE 6

CR4™

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy - a true no compromise solution.

CONSTRUCTION & MATERIALS

- Durable upper housing protects LEDs, driver and power supply. Adjustable flip clips resist heat while providing retention for flush ceiling fit
- Thermal management system uses the lower reflector to conduct heat away from LEDs and transfer it to the plenum space for optimal performance. LED junction temperatures stay below specified maximum even when installed in attic insulation
- Suitable for insulated and non-insulated ceilings
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane

OPTICAL SYSTEM

- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation and color fringing. This ensures smooth light patterns are projected with no hot spots and minimal striations
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness
- Diffusing lens shields direct view of LEDs

ELECTRICAL SYSTEM

- Integral, high-efficiency driver and power supply
- **Power Factor:** > 0.9
- **Input Voltage:** 120V, 60Hz
- **Dimming:** Dimmable to 5% with most incandescent dimmers*

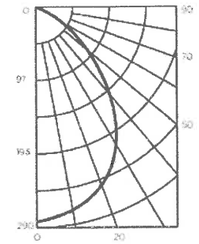
REGULATORY & VOLUNTARY QUALIFICATIONS

- ENERGY STAR® qualified
- cULus Listed
- Exceeds California Title-24 high efficacy luminaire requirements
- Suitable for wet locations

* Reference www.cree.com/lighting for recommended dimmers

Photometry

CR4-575 BASED UPON CREE TEST REPORT #: 2,066



Intensity (Candlepower) Summary

Angle	Mean CP
0°	276
5°	274
15°	260
25°	237
35°	210
45°	168
55°	108
65°	35
75°	1
85°	0
90°	0

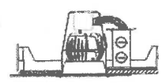
Zonal Lumen Summary

Zone	Lumens	% Fix
0-30	208.4	36.40%
0-40	330.2	57.40%
0-60	506.9	88.28%
0-90	575	100%

Reference www.cree.com/lighting for detailed photometric data

Installation

- Designed to easily install in standard 4" downlight housings.*
- Quick install system utilizes a unique retention feature. Simply attach socket to CR4. Move light to ready position and slide into housing.



NOTE: Reference www.cree.com/lighting for detailed installation instructions.

*Reference www.cree.com/lighting for a list of compatible housings.

Application Reference

Open Space

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' x 4'	575	9.5	61	0.52	36
6' x 6'				0.25	18
8' x 8'				0.14	10
10' x 10'				0.09	6

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane
LLF: 1.0 Initial. Open Space: 50' x 40' x 10'

Corridor

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' on Center	575	9.5	61	0.33	15
6' on Center				0.23	10
8' on Center				0.17	8
10' on Center				0.13	6

10' Ceiling, 80/50/20 Reflectances, Light levels on the ground.
LLF: 1.0 Initial. Corridor: 6' Wide x 100' Long

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

CREE

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

LICENSED ARCHITECT GORDON K WONG RENEWAL 08/31/2015 C-34045 STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 796-1845
MIRAYOKTEM@GKWARCHITECTS.COM

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GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

Utilities & Exterior Lighting Details, cont.

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

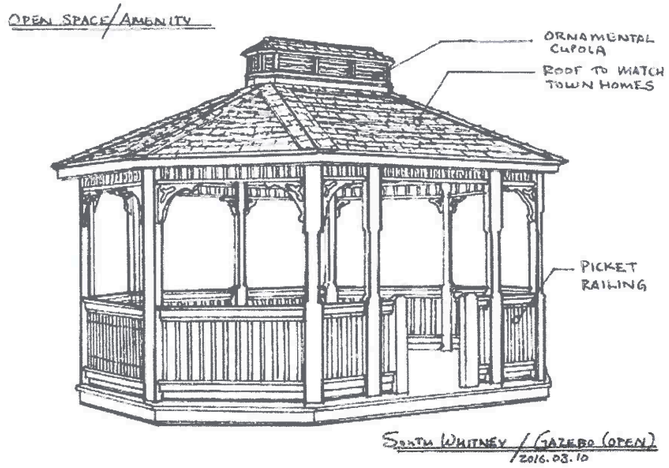
Project Revision Schedule

Utilities & Exterior Lighting Details, cont.
Not for Construction

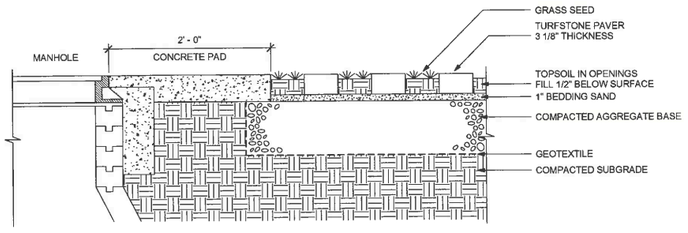
SD- 2.12d

SCALE

5/12/2016 9:45:30 AM



9. GAZEBO
REF: SHEET SD-1.0, KEYNOTE 7



⑩ Manhole Detail
1 1/2" = 1'-0"

REF: SHEET SD-2.4, KEYNOTE 1 @ MANHOLE



Turfstone Permeable Pavers

Nowadays, concern for the Earth's resources is at an all time high. In response, Belgard has created the environmentally responsible Turfstone pavers. This high-tech design allows rainwater to be filtered back into the soil naturally and gradually, resulting in the control and stabilization of soil erosion.

The eco-friendly design of Turfstone allows greenery to grow right through it, creating a highly unique hardscape design that works with the natural beauty of the land.

Belgard Pavements can be used for driveways, access roads, stream beds and lakeshore stabilization.

The availability of shapes and packaging configuration may vary by region. Check with your Authorized Belgard Dealer for availability. Dimensions are nominal installed.

Belgard units are made from a "no-slump" concrete mix. Made under extreme pressure and high frequen¬cy vibrations. Belgard Pavers meet the ASTM standard C-936 to an average compressive strength of 8000 PSI, a water absorption maximum of 5 percent and will meet or exceed ASTM C-936 and freeze-thaw testing per section 8 of ASTM C-67.

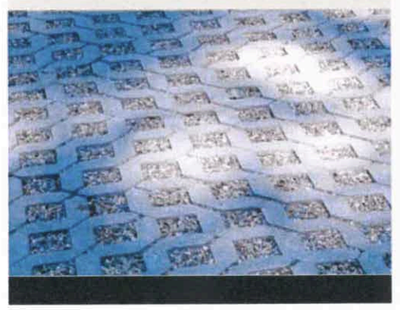
Benefits PICP

- Reduces pollution from rain water run off
- Reduces runoff from common rainstorms by as much as 100%
- 50 year life-cycle for surface
- Compatible with underground storm water storage systems
- Outperforms similar systems in harsh climate or freeze thaw cycles
- Replaces detention/retention ponds

TURFSTONE



2.67 sq. ft. per unit
133 sq. ft. per pallet
Specs: 24" x 16" x 3 1/8"
Weight: 58 lbs.
Void Opening XX%
Apertures: 3 1/8" x 3 1/8"



ICPI MEMBER

375 Northridge Rd. Ste 250, Atlanta, GA 30350 1-877-BELGARD 235-4273 www.belgard.biz

11. MANHOLE ACCESS AREA TURFSTONE
REF: SHEET SD-2.4, KEYNOTE 1

GORDON K WONG
LICENSED ARCHITECT
C-34045
STATE OF CALIFORNIA

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GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

Utilities & Exterior Lighting Details, cont.

South Whitney Medical Office Building
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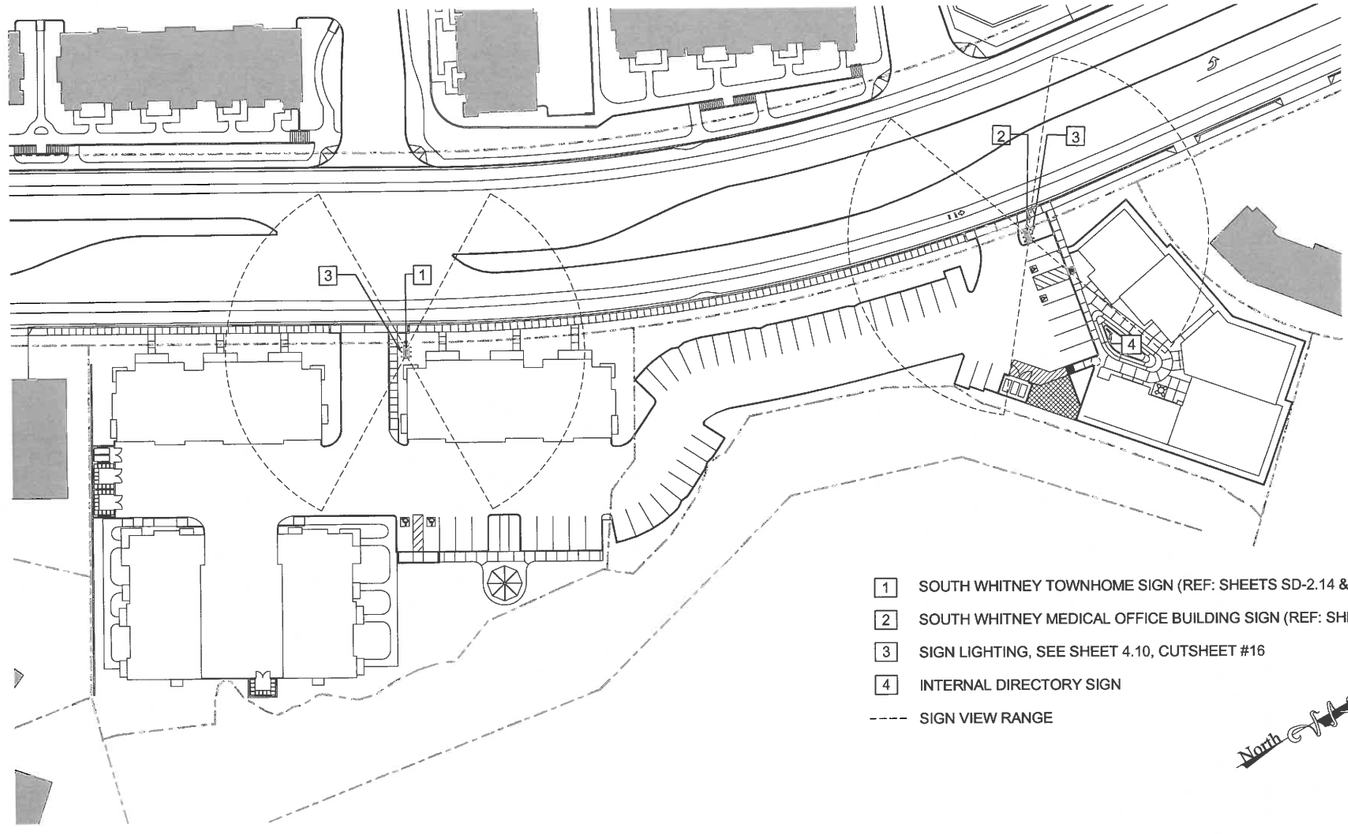
Project Revision Schedule

Utilities & Exterior Lighting Details, cont.
Not for Construction

SD- 2.12e

SCALE 1 1/2" = 1'-0"

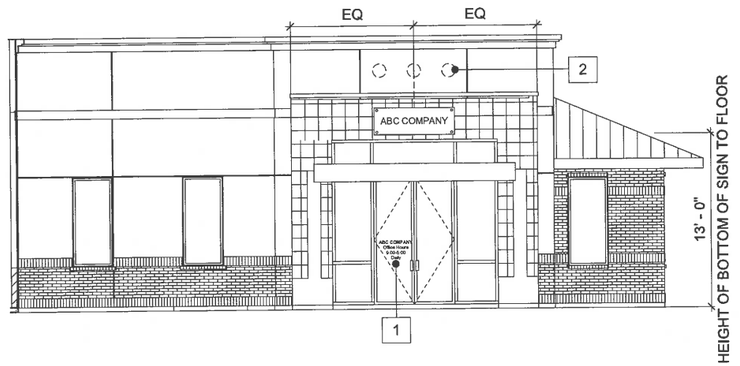
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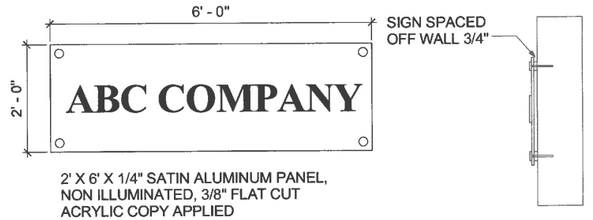
① Signage Plan map
1" = 30'-0"

1 2 1/2" TITLE TEXT HEIGHT, 64" ABOVE FLOOR & 1 1/2" SUBTEXT HEIGHT

2 (OPTION) EXTERIOR GOOSE NECK DOWNLIGHTS, LOW ENERGY, WARM SEE SHEET 4.8, CUTSHEET #2



② Building Front, Signs
1/4" = 1'-0"



2' X 6' X 1/4" SATIN ALUMINUM PANEL, NON ILLUMINATED, 3/8" FLAT CUT ACRYLIC COPY APPLIED

③ Detail of Building Front, Signs
1" = 1'-0"

Signage Site & Building Locations

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-7425
GORDONWONG@GKWARCHITECTS.COM

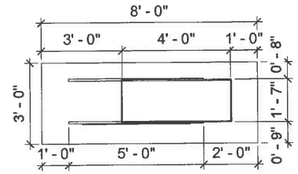
MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-1845
MIRAYOKTEM@GKWARCHITECTS.COM

South Whitney Medical Office Building
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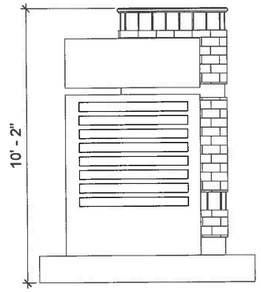
Project Revision Schedule

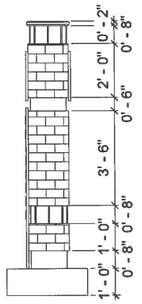
Signage Site & Building Locations
Not for Construction
SD- 2.13

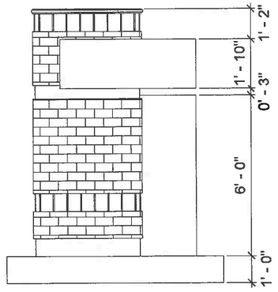
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Plans





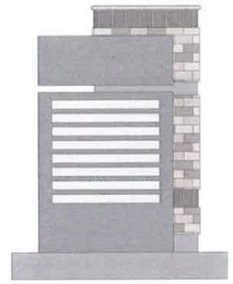


Elevations

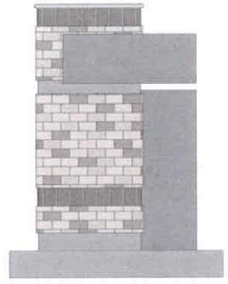
① Medical Office Building, Freestanding Sign
1/2" = 1'-0"



Plans



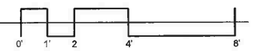


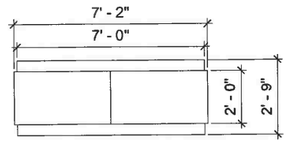


Elevations

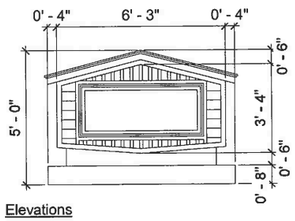
FOR MATERIALS, SEE SHEET 2.11
"SIGNAGE COLORS & MATERIALS"

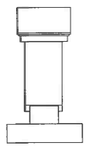
Medical Center, Colored Elevation

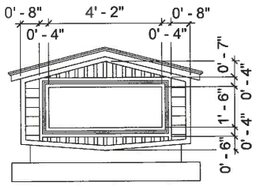




Plans





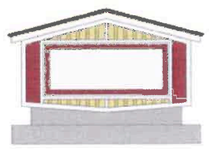


Elevations

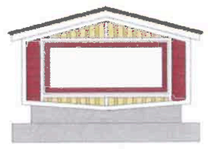
② Townhomes, Freestanding Sign
1/2" = 1'-0"



Plans



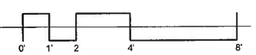




Elevations

FOR MATERIALS, SEE SHEET 2.11
"SIGNAGE COLORS & MATERIALS"

Townhomes, Colored Elevation



Signage Details

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
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MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
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GORDONKWONG@GKWARCHITECTS.COM

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

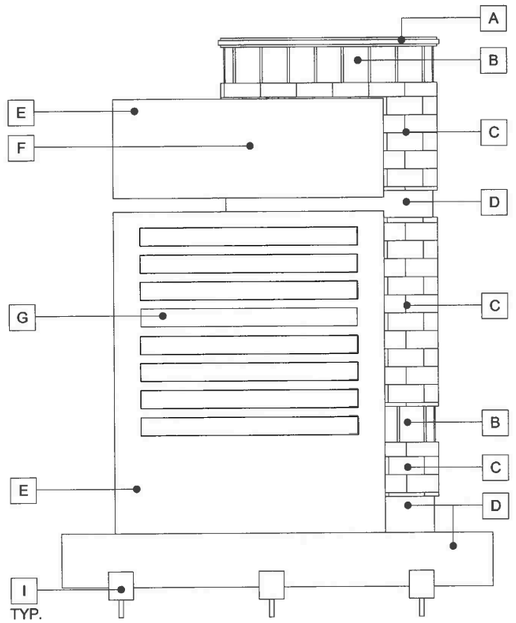
Signage Details

Not for Construction

SD- 2.14

SCALE 1/2" = 1'-0"

5/12/2016 9:45:37 AM



① Medical Center Sign, Materials & Colors
1" = 1'-0"

SIGN, MATERIALS

A. CAP

B. VENEER BRICK, SOLDIER COURSE
BELDEN FACE BRICK: 671 SMOOTH

C. VENEER BRICK, RUNNING BOND
BELDEN FACE BRICK: DAPPLE GRAY

D. CONCRETE

E. BRUSHED ALUMINUM STEEL

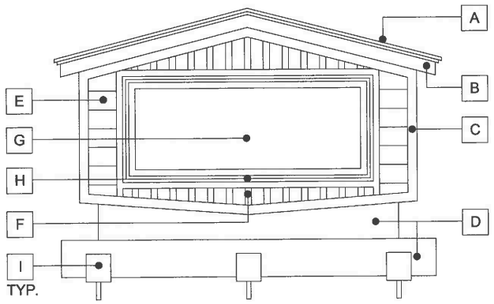
F. 7.5" HIGH BUILDING NAME

G. 4" HIGH WHITE PAINTED METAL W/ 2.5" HIGH TENANTS NAME

H. SIGNAGE ILLUMINATION (SEE SHEET SD-4.10 FOR SPECS)



SOUTH WHITNEY MEDICAL CENTER SIGN, RENDERED



② Townhomes Sign, Materials & Color
1" = 1'-0"

SIGN, MATERIALS

A. PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK

B. FASCIA BOARD, ARCTIC WHITE

C. HARDIE TRIM BOARD, ARCTIC WHITE

D. CONCRETE

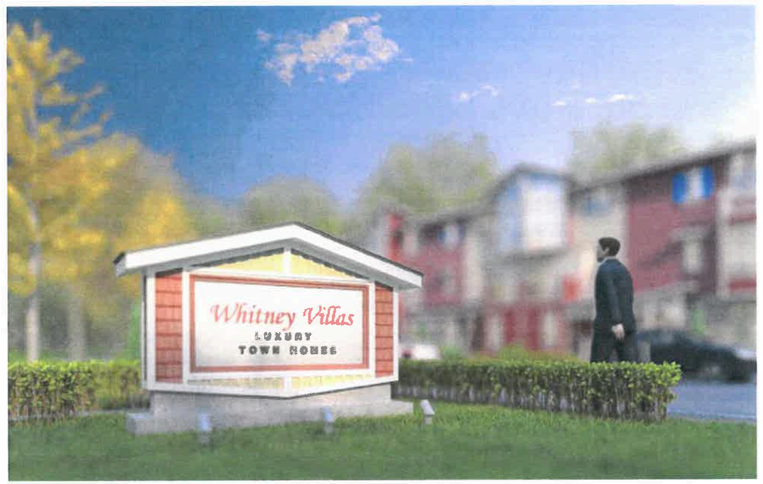
E. HARDIE PLANK LAP SIDING, RED

F. 1/2" x 1" PAINTED WOOD DETAIL, HARRIS CREAM

G. PAINTED METAL PLATE, 6" TEXT PROJECT NAME

H. WOOD PAINTED TRIM, WHITE & RED

I. SIGNAGE ILLUMINATION (SEE SHEET SD-4.10 FOR SPECS)



SOUTH WHITNEY TOWNHOMES SIGN, RENDERED

Signage Colors & Materials

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

GORDON K WONG, ARCHITECT LIC# 34045
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MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 996-1645
MIRAYOKTEM@GKWARCHITECTS.COM

Project Revision Schedule

Signage Colors & Materials

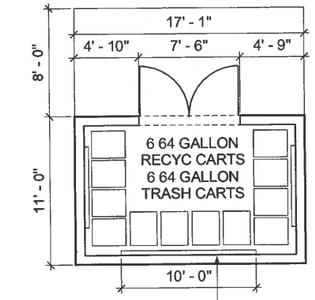
Not for Construction

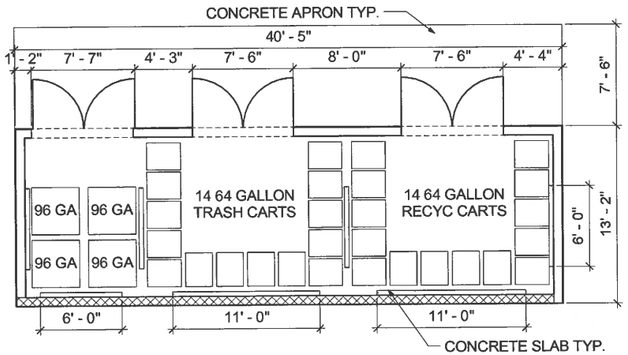
SD- 2.15

SCALE 1" = 1'-0"

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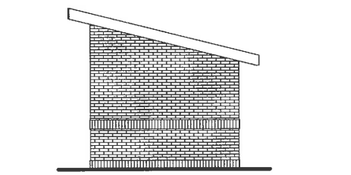
RESIDENTIAL TRASH ENCLOSURE





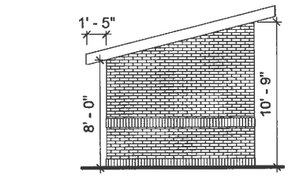


① Residential Small & Large Trash Enclosures, Plan
1/4" = 1'-0"

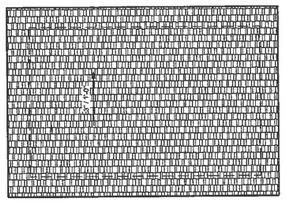


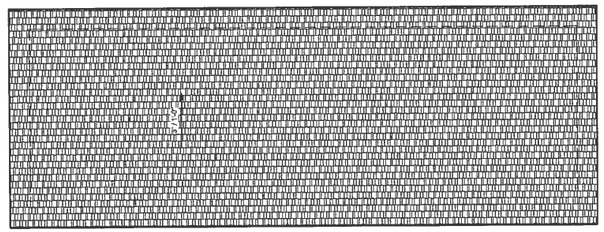


⑤ Residential, Left
1/4" = 1'-0"

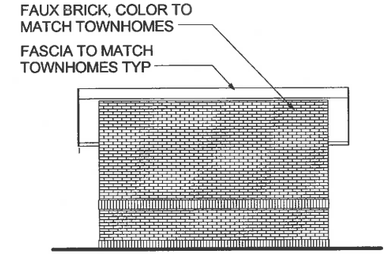


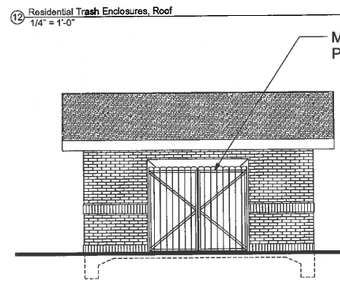
④ Residential, Right
1/4" = 1'-0"

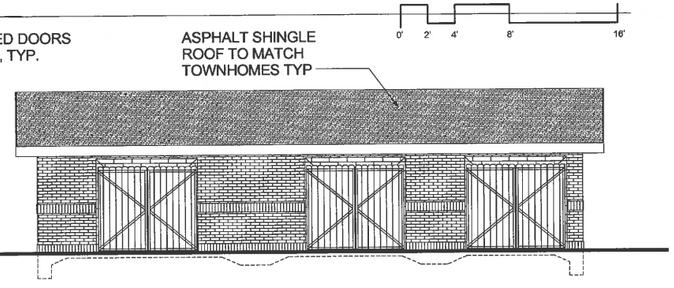


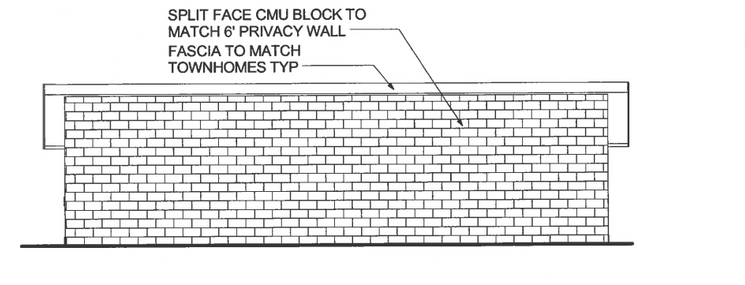


⑫ Residential Trash Enclosures, Roof
1/4" = 1'-0"









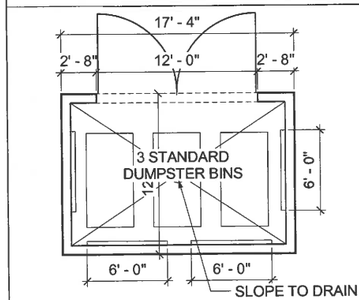


⑩ Residential, Front
1/4" = 1'-0"

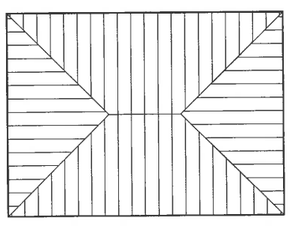


⑪ Residential, Rear
1/4" = 1'-0"

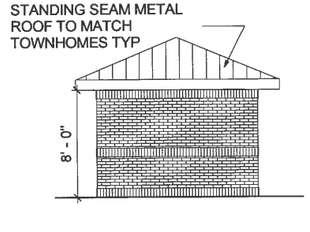
COMMERCIAL TRASH ENCLOSURE



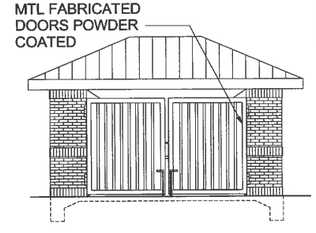
⑨ Commercial Trash Enclosures, Plan
1/4" = 1'-0"



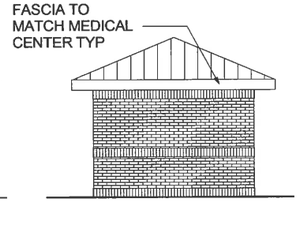
② Commercial Trash Enclosures, Roof
1/4" = 1'-0"



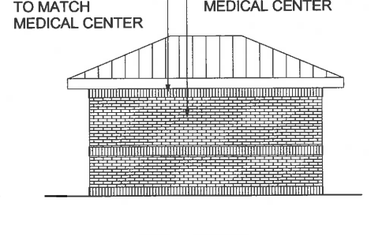
⑦ Commercial, Left
1/4" = 1'-0"

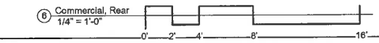


③ Commercial, Front
1/4" = 1'-0"



⑧ Commercial, Right
1/4" = 1'-0"





⑥ Commercial, Rear
1/4" = 1'-0"

Trash Enclosures

LICENSED ARCHITECT
GORDON K WONG
C-34045
RENEWAL 08/31/2017
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 996-1845
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
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ARCHITECTS
RESIDENTIAL/COMMERCIAL

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

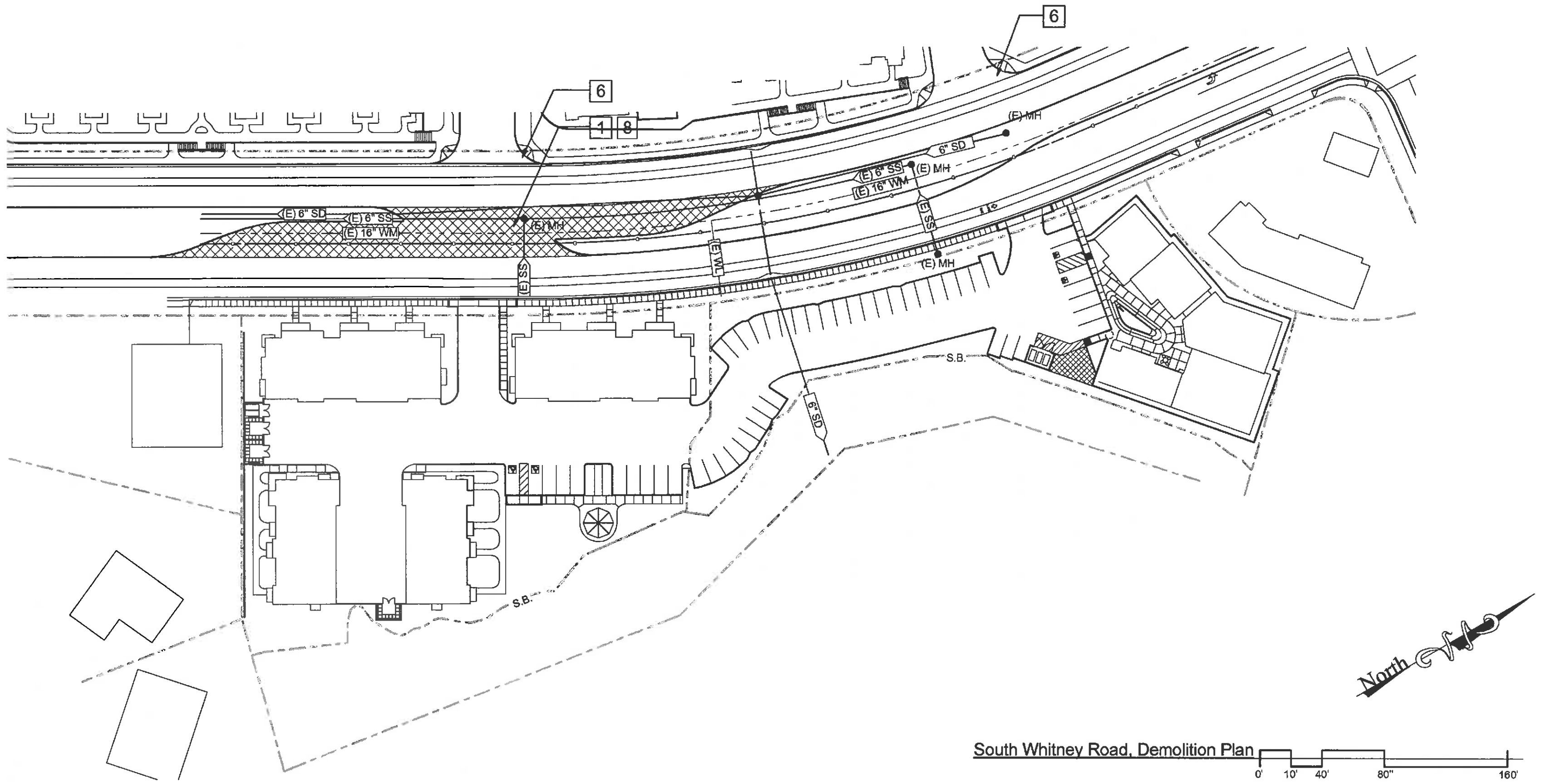
Trash Enclosures

Not for Construction

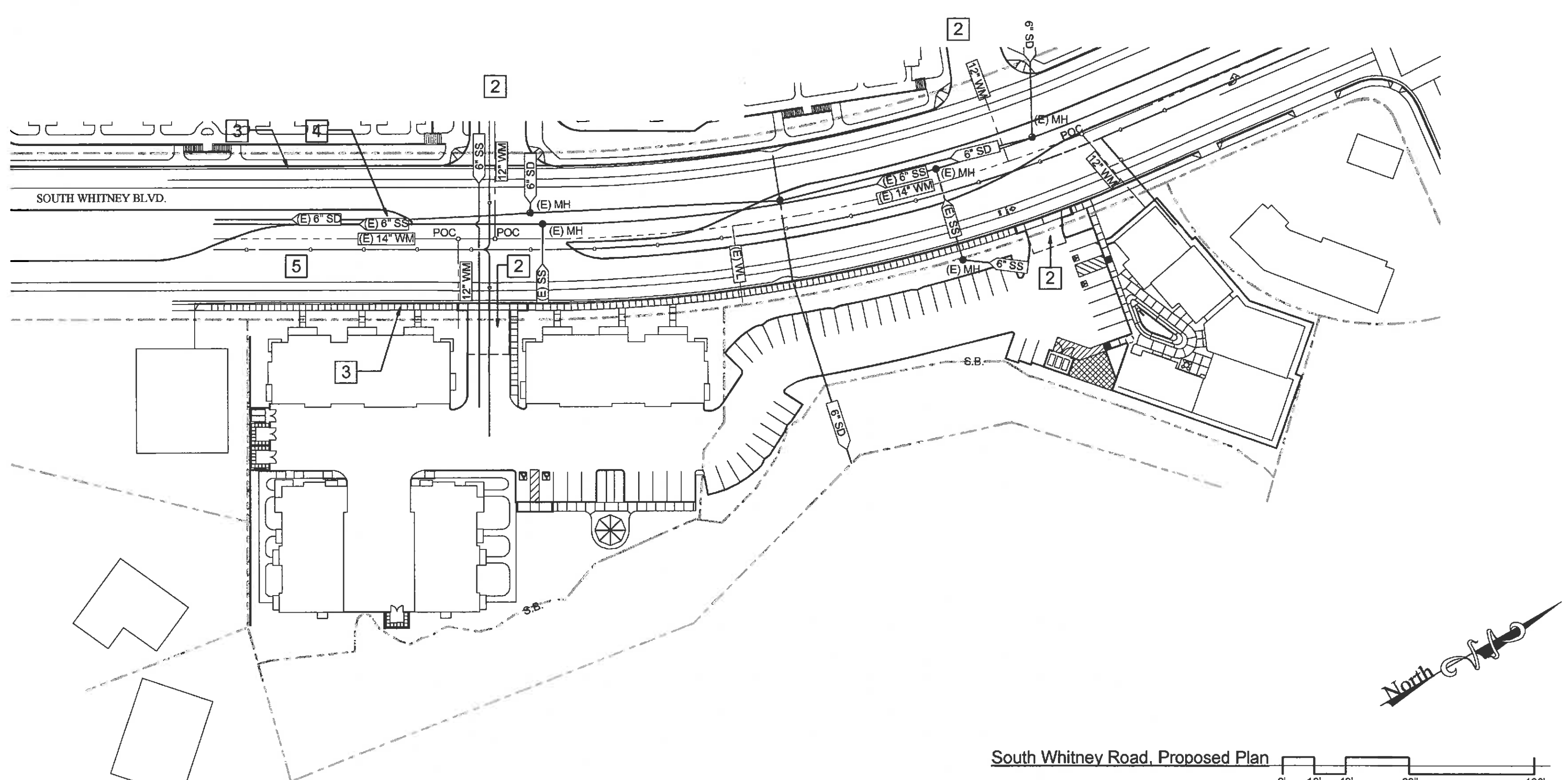
SD- 2.16

SCALE 1/4" = 1'-0"

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South Whitney Road, Demolition Plan



South Whitney Road, Proposed Plan

KEY NOTES

1 AREA OF AC REMOVAL FOR FUTURE DEVELOPMENT

2 PROPOSED STREET OPENINGS

3 PROPOSED CURB AND GUTTER / SIDEWALK 4' @ BACK OF CURB ALONG SOUTH WHITNEY BOULEVARD

4 PROPOSED REMODELED 8" HIGH CURB

5 PROPOSED LEFT TURN POCKET

6 PROPOSED FUTURE CURB CUTS

7 EXISTING UTILITIES - LIGHT GREY
PROPOSED UTILITIES - DARK GREY

8 12" FULL DEPTH AC (SEE GEOTECH REPORT, TABLE 5.8.1)

ABBREVIATIONS

SS	SANITARY SEWER
WM	WATER MAIN
G	GAS
POC	POINT OF CONNECTION

Traffic Access, South Whitney Blvd

LICENSED ARCHITECT · GORDON K WONG · RENEWAL 05/31/2017 · C-34045 · STATE OF CALIFORNIA

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Traffic Access, South Whitney Blvd
Not for Construction

SD- 2.17

SCALE 1" = 40'-0"

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EXHIBIT B

South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009

Available at the Economic and Community Development Department, Planning Division

PROJECT DATA & SUMMARY

SOUTH WHITNEY TOWNHOMES

PER ROCKLIN MUNICODE 17.40.005 (R-3 WITH A USE PERMIT)
ALLOWABLE BUILDING HEIGHT & AREA: (R-3 PER CHAPTER 17.40)

	ALLOWABLE	ACTUAL
HEIGHT:	40'-0"	37'-9"
STORIES:	3	3
UNITS:	20 TOWNHOMES	
BUILDING AREA:	2X BUILDING D:	13,709 SQ FT
	2X BUILDING F:	9,843 SQ FT
TOTAL BUILDING AREA:	47,380 SQ FT, SEE SHEET SD-5.2 INFO, SYMBOLS & ABBREVIATIONS	
SITE AREA:	1.25 GROSS ACRES +/-	
NET DENSITY:	16.0 DU/ACRE	

PROJECT AREA

GROSS AREA:	2.81 AC
NET AREA (NO ENVIR. ISSUES):	2.09 AC
EXISTING ZONING:	C-2
PROPOSED ZONING:	PD-R
EXISTING GENERAL PLAN DESIGNATION:	RC
PROPOSED GENERAL PLAN DESIGNATION:	HDR

PARKING ANALYSIS & PROJECT VIEW

SOUTH WHITNEY TOWNHOMES

BUILDING FOOT PRINT: 15,094 SQ FT

UNITS: 20

REQUIRED PARKING: 2 RESIDENT PARKING PER RESIDENTIAL UNIT
20 X 2= 40 PARKING SPACES
.5 VISITOR PARKING PER RESIDENTIAL UNIT
20 X .5= 10 PARKING SPACES
40 + 10 =
50 PARKING SPACES

TOWNHOMES	STANDARD	ACCESSIBLE	TOTAL
PARKING SCHEDULE	9 (GUEST) & 40(COVERED)	1	50

TOWNHOMES, BUILDING PLEX D & F, 20 UNITS

1. BUILDING PLEX D, 6 UNITS
2. GAZEBO
3. BUILDING PLEX F, 4 UNITS
4. ANTELOPE CREEK



PROPOSED RE-ZONING

PROPOSED ZONING: PD-R

PERMITTED USES
A. APARTMENTS, TOWNHOUSES, CONDOMINIUMS (FOR RESIDENTIAL USE, INCLUDING CLUSTER DEVELOPMENTS)
B. ACCESSORY BUILDINGS SUBJECT TO REGULATIONS IN CITY CODE CHAPTER 17.08.
C. ACCESSORY USES AS REGULATED BY CITY CODE CHAPTER 17.08.
D. DUPLEXES, TRIPLEXES, SUBJECT TO REGULATIONS IN CITY CODE CHAPTER 17.38.

CONDITIONAL USES
A. REST HOMES
B. COMMUNITY CARE FACILITY, DAY CARE CENTER OR RESIDENTIAL FACILITY.

HEIGHT REGULATIONS
A. THE MAXIMUM HEIGHT FOR PRINCIPAL BUILDINGS AND STRUCTURES SHALL BE FORTY FEET , WITH THE FOLLOWING EXCEPTION: WITH A USE PERMIT, THE MAXIMUM ALLOWABLE HEIGHT MAY BE INCREASED UP TO FIFTY FEET.
B. THE MAXIMUM HEIGHT FOR ACCESSORY BUILDINGS OR STRUCTURES SHALL BE TWENTY FEET.

LOT AREA
NOT APPLICABLE

LOT COVERAGE
THE MAXIMUM LOT COVERAGE BY ALL STRUCTURES AND BUILDINGS SHALL NOT EXCEED SIXTY PERCENT OF THE LOT AREA.

LOT WIDTH
NOT APPLICABLE

SETBACKS
NO LIVABLE BUILDING SHALL HEREAFTER BE ERECTED OR ENLARGED IN THIS ZONE UNLESS THE FOLLOWING SETBACKS ARE PROVIDED AND MAINTAINED:
A. FRONT: THERE SHALL BE A FRONT SETBACK OF NOT LESS THAN TEN FEET.
B. REAR: THERE SHALL BE A REAR SETBACK OF NOT LESS THAN FIFTEEN FEET.
C. INTERIOR SIDE: THERE SHALL BE AN INTERIOR SIDE SETBACK OF NOT LESS THAN TEN FEET.
D. STREET SIDE: THERE SHALL BE A STREET SIDE SETBACK OF NOT LESS THAN TWELVE FEET SIX INCHES.

OFF-STREET PARKING
A. OFF-STREET PARKING SHALL BE PROVIDED SUBJECT TO THE REGULATIONS IN CITY CODE CHAPTER 17.66.

LAND USE SUMMARY:	
TOTAL SITE AREA:	1.25 GROSS AREA (+/-)
EXISTING GENERAL PLAN:	RC
EXISTING ZONING:	C-2
PROPOSED ZONING:	PD-R (PLANNED DEVELOPMENT)
MAXIMUM COVERAGE:	60%
PROPOSED PD-R:	1.25 GROSS AREA (+/-)
PROPOSED # OF UNITS:	20 UNITS
TOTAL LOT COVERAGE:	0.38 ACRES
PROPOSED DENSITY:	16.0 UNITS PER ACRE

PROJECT SUMMARY

BUILDING	TYPE	UNITS
D	6 PLEX	2.1, 3.1, 3.2
F	4 PLEX	2.2, 3.3, 4.1, 4.2

ALL UNITS - 2 CAR GARAGE

BUILDING D

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
2.1	3	3	3	3.5
3.1	3	2	3	3.0
3.2	3	1	3	3.5
TOTAL BUILDING SQUARE FOOTAGE				13,709 SF

BUILDING F

UNITS	FLOORS	COUNT	BEDROOMS	BATHS
2.2	3	1	3	3.0
3.3	3	1	3	3.5
4.1	3	1	3	3.5
4.2	3	1	4	3.5
TOTAL BUILDING SQUARE FOOTAGE				9,843 SF

EXHIBIT B

DR2014-0014

RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON:

June 7, 2016 *Marc Mondell*

APPROVED BY CITY COUNCIL ON June 28, 2016

Rustan Lazarus

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA
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ARCHITEGIS

Project Data & Information

South Whitney Town+Homes
City of Rocklin — California

by USA Investment Associates

Project Schedule Revision
01 10.05.2013

Project Data & Information

Not for Construction

SD - 5.1

SCALE

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ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DECK
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL PANEL
EP	EXTERIOR
EXT	
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
FURR	FURRING

G	
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY
FBD	FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MH	MANHOLE
MSC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL

N	
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NP	NO PARKING
NR	NON-RATED
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER/ DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALL
P	
PENN	PENETRATION
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POC	POINT OF CONNECTION
PP	PERMEABLE PAVERS
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTR	PRESSURE TREATED
PTRWDQ	PRESSURE TREATED WOOD
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
REG	REGISTER
RO	ROUGH OPENING

S	
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQAURE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
	SOUND TRANSMISSION
STC	COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SY	SQUARE YARD
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TRD	TREAD
TW	TOP OF WALL
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

SYMBOLS

- CERAMIC FLOOR TILES
- CARPET
- CONCRETE PAD
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- X# OR # — KEY NOTE
- Name / Elevation — DATUM REFERENCE
- DETAIL REFERENCE
- APPROXIMATE LINE OF WORK
- 101a — DOOR TYPE
- 1 — REVISION
- BUILDING SECTION
- # — WALL TYPE
- INTERIOR ELEVATION
- A00 — WINDOW TYPE
- REMOVE
- 1.00 — ROOM TAG

GENERAL NOTES

- THE PROJECT SHALL FOLLOW CONDITIONS FOR DECORATIVE PILASTERS/COLUMNS FOR THE WROUGHT IRON PERIMETER FENCE AND THE MASONRY/ SOUND WALLS, CONSISTENT WITH THE CITY'S DESIGN REVIEW GUIDELINES.
- THE PROJECT SHALL ERECT TUBULAR STEEL FENCES AROUND THE DETENTION BASIN.
- THE PROJECT SHALL HAVE ADDITIONAL ENHANCEMENTS WITHIN THE LANDSCAPING ALONG THE PUBLIC RIGHTS-OF-WAYS, INCLUDING BOULDERS AND/OR OTHER FEATURES/ AMENITIES, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR. OWNER SHALL CONSIDER SOLUTIONS WHICH WORK FOR BOTH SUNSET HILLS AND SOUTH WHITNEY MIXED-USE FOR DEVELOPMENT CONSISTENCY.
- THE PROJECT SHALL PROVIDE NON-WOOD AC SCREENS WITH A GATED ACCESS FOR MAINTENANCE OF THE UNITS.
- MINIMUM PLANT NUMBERS FOR VARIOUS TREE SPECIES AND THE GROUND COVER SPACING, AT A MINIMUM, SHALL BE PROVIDED PRIOR TO BUILDING PLAN APPROVALS. APPROVAL SHALL BE TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR, INCLUDING SPECIFIED MINIMUM SPACING FOR GROUNDCOVER AND SHRUBS.
- THE PROJECT SHALL INCLUDE DECORATIVE PAVING/PAVERS AT THE ENTRANCES. PAVERS SHALL MATCH ACROSS THE STREET PROJECT SUNSET HILLS, ROCKLIN TREATMENT.
- PRIOR TO CONSTRUCTION, OWNER SHALL HOLD NEIGHBORHOOD MEETINGS AND MEET INDIVIDUALLY WITH THE PLANNING COMMISSIONERS.

APPLICABLE CODES & REGULATIONS

- 2013 CALIFORNIA BUILDING CODES PART 1,6, 10 & 11A/B
- 2013 CALIFORNIA BUILDING CODES PART 2, 2.5, 3-5, 8-9, 12
- 2013 CALIFORNIA RESIDENTIAL CODE PART 2.5
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING CODES
- 2011 CITY OF ROCKLIN DESIGN REVIEW GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES& REGULATIONS
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SITE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.

LICENSED ARCHITECT GORDON K WONG STATE OF CALIFORNIA C-34045

ARCHITECTS RESIDENTIAL | COMMERCIAL

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(408) 315-2125 LIC# 34045, GKW Architects.com

Info, Symbols, Abbreviations & General Notes

South Whitney Town+Homes
City of Rocklin — California

by USA Investment Associates

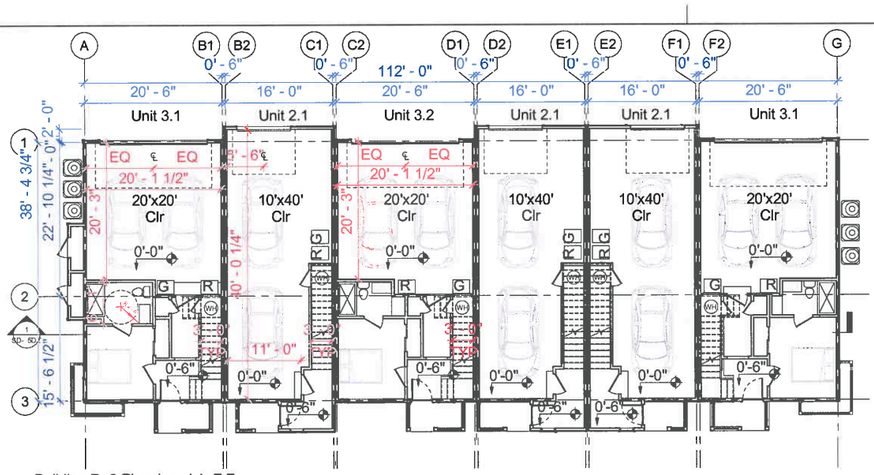
Project Schedule Revision
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Info, Symbols, Abbreviations & General Notes
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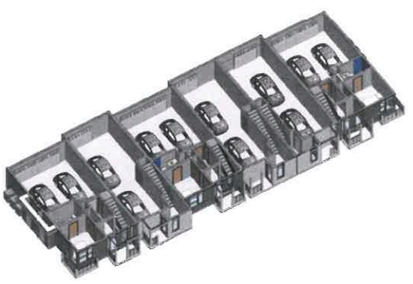
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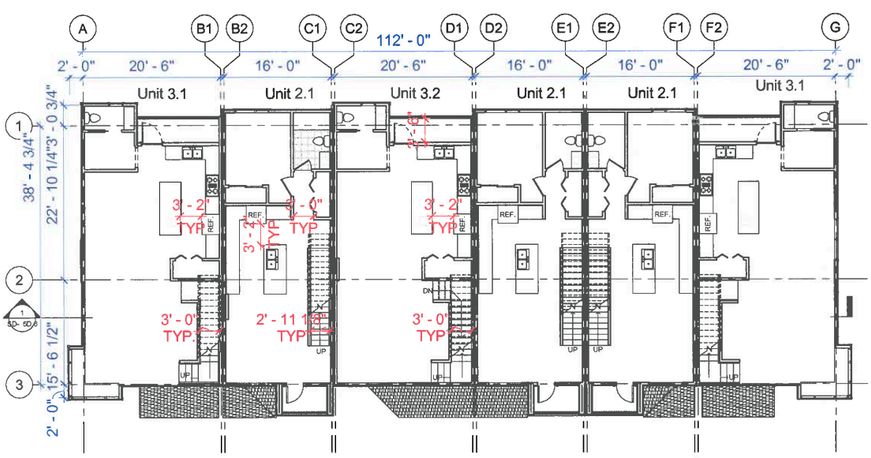
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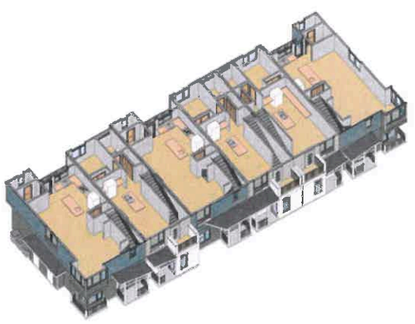
1 Building D, 6 Plex, Level 1, F.F.
1/8" = 1'-0"



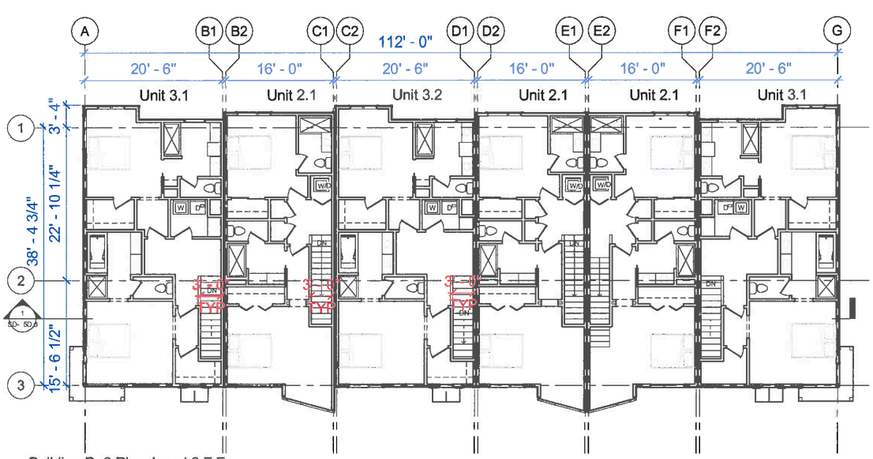
5 Building D, 6 Plex, Axon 1st Floor



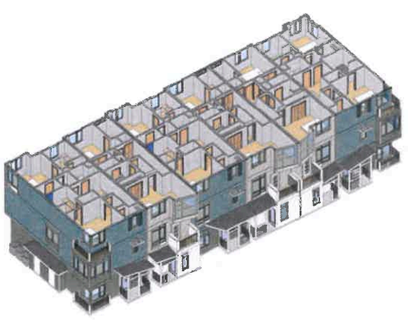
2 Building D, 6 Plex, Level 2, F.F.
1/8" = 1'-0"



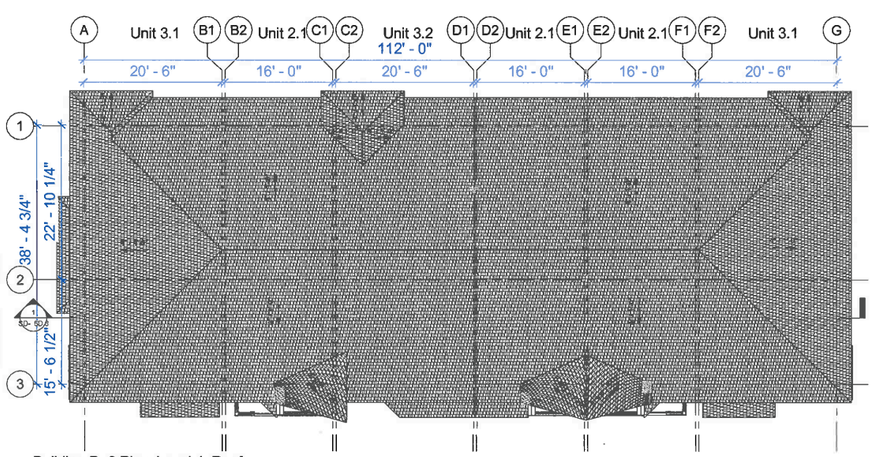
6 Building D, 6 Plex, Axon 2nd Floor



3 Building D, 6 Plex, Level 3 F.F.
1/8" = 1'-0"



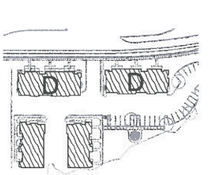
7 Building D, 6 Plex, Axon 3rd Floor



4 Building D, 6 Plex, Level 4, Roof
1/8" = 1'-0"



8 Building D, 6 Plex, Axon Roof



Building D, 6 Plex, Level 1,2,3 & Roof Plans

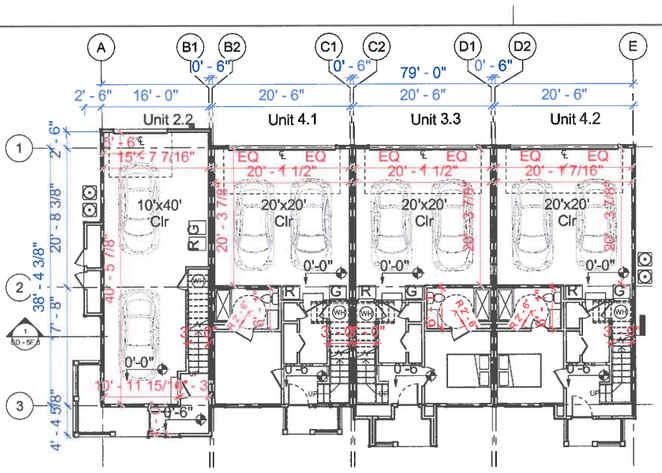
BUILDING FOOT PRINT = 4,890 SF

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SD- 5D.3
Building D, 6 Plex, Level 1,2,3 & Roof Plans
Not for Construction
Project Schedule Revision
01 10.05.2013

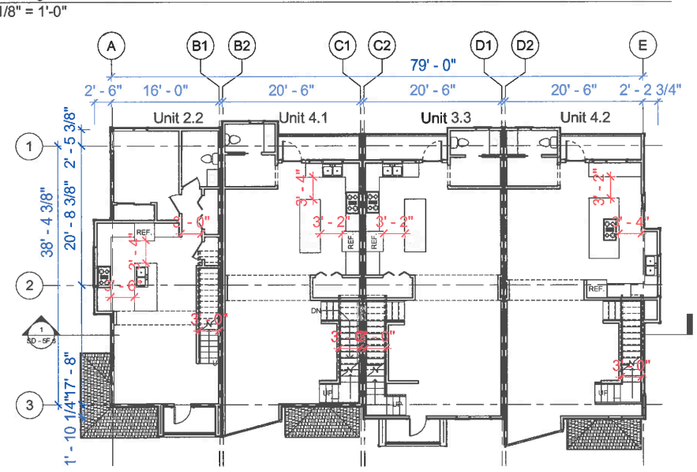
South Whitney Town+Homes
City of Rocklin — California
by USA Investment Associates

ARCHITECTS RESIDENTIAL / COMMERCIAL
Gordon K Wong AIA, LEED GA
710E McGlincy Lane Suite 109, Campbell CA 95008
(408) 315-2125 LIC# 34045, GKW Architects.com

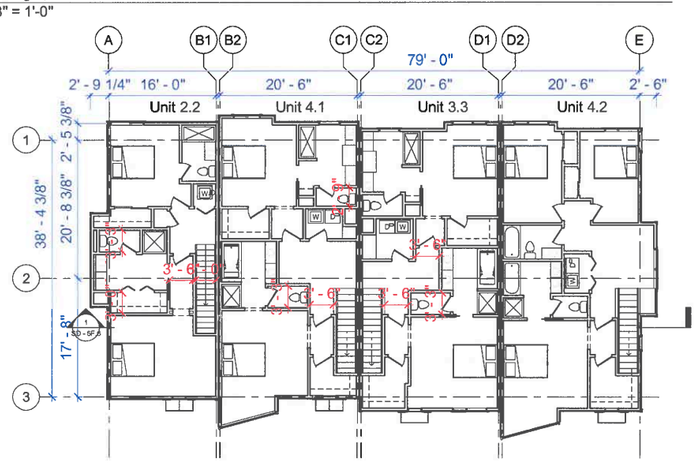
LICENSED ARCHITECT STATE OF CALIFORNIA GORDON K WONG



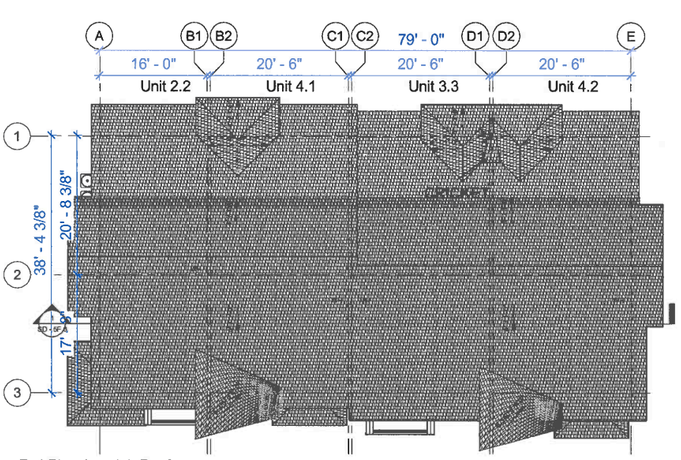
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1/8" = 1'-0"



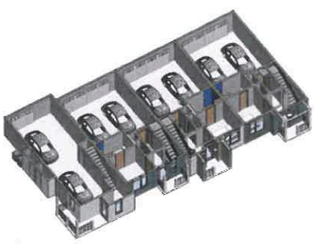
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1/8" = 1'-0"



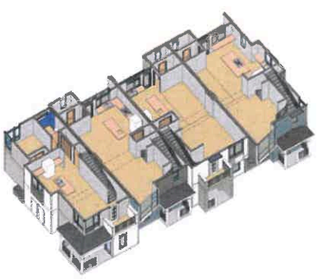
3 Building F, 4 Plex, Level 3 F.F.
1/8" = 1'-0"



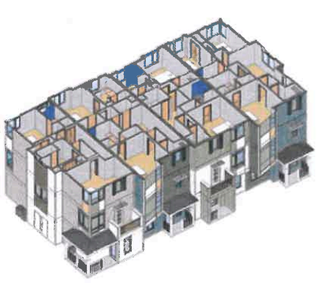
4 Building F, 4 Plex, Level 4, Roof
1/8" = 1'-0"



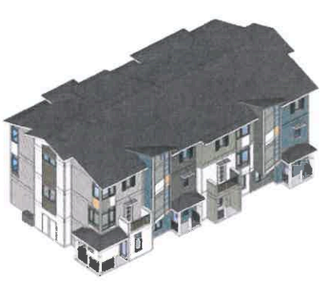
5 Building F, 4 Plex, Axon 1st Floor



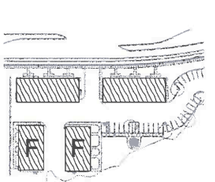
6 Building F, 4 Plex, Axon 2nd Floor



7 Building F, 4 Plex, Axon 3rd Floor



8 Building F, 4 Plex, Axon Roof





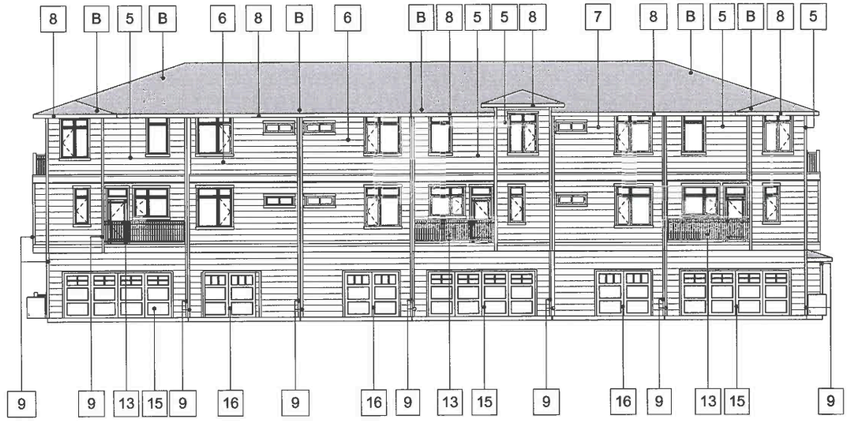
Building F, 4 Plex, Level 1,2,3 & Roof Plans

BUILDING FOOT PRINT = 3450 SF

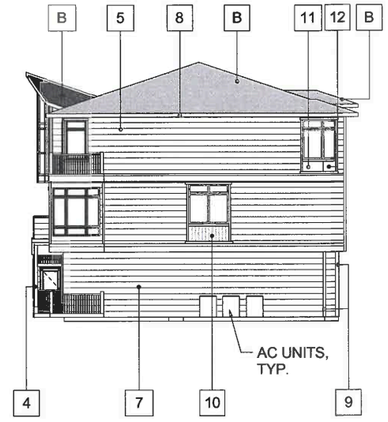
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SCALE: As Indicated
SD - 5F.3
Building F, 4 Plex Level 1,2,3 & Roof Plans
Not for Construction
Project Schedule
Revision
01 - 10.05.2013

South Whitney Town+Homes
City of Rocklin — California
by USA Investment Associates

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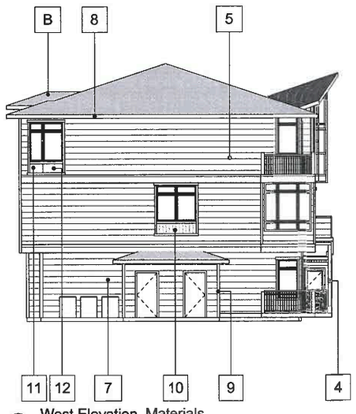
1 North Elevation, Materials
1/8" = 1'-0"



2 East Elevation, Materials
1/8" = 1'-0"



3 South Elevation, Materials
1/8" = 1'-0"



4 West Elevation, Materials
1/8" = 1'-0"

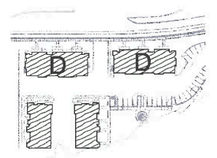


Roof Schedule: Single or Standing Seam, See sheet SD 5.1

- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 4/4 RUSTIC, 3/4" X 9.25"
- 9 HARDIE TRIM BOARDS, 4/4 SMOOTH, 3/4" X 3.5"
- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"





LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

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Building D, 6 Plex, Elevations & Materials

South Whitney Town+Homes
City of Rocklin — California
by USA Investment Associates

Project Schedule Revision
01 10.05.2013

Building D, 6 Plex, Elevations & Materials
Not for Construction

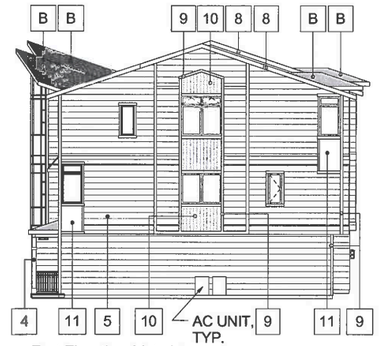
SD- 5D.4

SCALE As Indicated

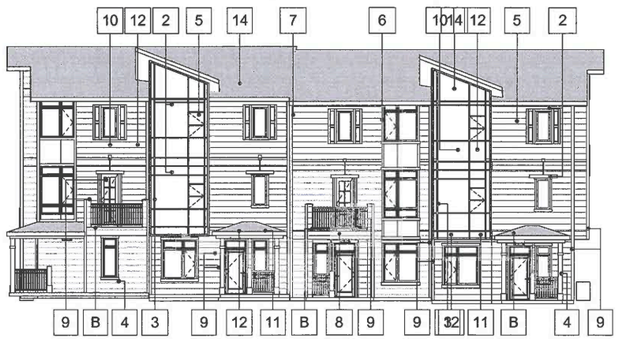
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1 North Elevation, Materials
1/8" = 1'-0"



2 East Elevation, Materials
1/8" = 1'-0"



3 South Elevation, Materials
1/8" = 1'-0"



4 West Elevation, Materials
1/8" = 1'-0"

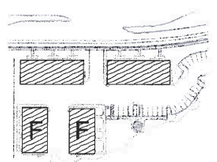


Roof Schedule: Single or Standing Seam, See sheet SD-5.1

- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 4/4 RUSTIC, 3/4" X 9.25"
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- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"





Building F, Elevations & Materials

LICENSED ARCHITECT GORDON K WONG RENEWAL DATE 08/31 C-34045 STATE OF CALIFORNIA

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City of Rocklin — California
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Project Schedule Revision
01 10.05.2013

Building F, Elevations & Materials
Not for Construction

SD - 5F.4

SCALE As indicated

5/12/2016 10:50:43 AM



ROOF TYPE: 1 EXTERIOR TYPE: 8 | ROOF TYPE: 1 EXTERIOR TYPE: 2 | ROOF TYPE: 1 EXTERIOR TYPE: 2 | ROOF TYPE: 1 EXTERIOR TYPE: 8 | ROOF TYPE: 1 EXTERIOR TYPE: 2 | ROOF TYPE: 1 EXTERIOR TYPE: 8

1 North Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1 EXTERIOR TYPE: 8

4 West Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1 EXTERIOR TYPE: 8 | ROOF TYPE: 1 EXTERIOR TYPE: 2 | ROOF TYPE: 1 EXTERIOR TYPE: 2 | ROOF TYPE: 1 EXTERIOR TYPE: 8 | ROOF TYPE: 1 EXTERIOR TYPE: 2 | ROOF TYPE: 1 EXTERIOR TYPE: 8

3 South Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1 EXTERIOR TYPE: 8

2 East Elevations, Colors
1/8" = 1'-0"

Roof Color Schedule

1 COLOR: CHARCOAL BLACK

ROOF MATERIAL TYPE:
PRESIDENTIAL TL SHINGLE,
TRIPLE LAMINATE



2 COLOR: COUNTRY GREY

ROOF MATERIAL TYPE:
PRESIDENTIAL TL SHINGLE,
TRIPLE LAMINATE



3 COLOR: FLINT GREY

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM

SOLAR REFLECTION INDEX: 43



4 COLOR: MEDIUM BRONZE

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM

SOLAR REFLECTION INDEX: 31



Exterior Color Schedule: James Hardie Panels, Color Plus



1 NAVAJO BEIGE
NAVAJO BEIGE | BOOTHBAY BLUE
ARCTIC WHITE

2 ARCTIC WHITE
ARCTIC WHITE | HEATHERED MOSS
NAVAJO BEIGE

3 COBBLE STONE
COBBLE STONE | ARCTIC WHITE
NAVAJO BEIGE

4 TIMBER BARK
TIMBER BARK | KHAKUI BROWN
ARCTIC WHITE

5 SAND STONE BEIGE
SANDSTONE BEIGE | COUNTRY LAND RED
KHAKUI BROWN

6 HEATHERED MOSS
HEATHERED MOSS | MOUNTAIN SAGE
KHAKUI BROWN

7 MOUNTAIN SAGE
MOUNTAIN SAGE | COBBLE STONE
NAVAJO BEIGE

8 BOOTHBAY BOOTH
BOOTHBAY BOOTH | MOUNTAIN SAGE
COBBLE STONE

9 COUNTRY LANE RED
COUNTRY LAND RED | SANDSTONE BEIGE
MONTEREY TAUPE

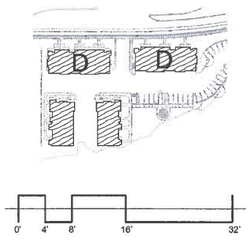
10 EVENING BLUE
EVENING BLUE | MONTEREY TAUPE
COBBLE STONE

PAINTED PANEL SCHEDULE

WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILS)

WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)

WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



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Building D, 6 Plex, Elevations & Colors

South Whitney Town+Homes
City of Rocklin — California

by USA Investment Associates

Project Schedule Revision
01 10.05.2013

Building D, 6 Plex, Elevations & Colors
Not for Construction

SD- 5D.5

SCALE As indicated

11/17/2015 2:29:55 PM



ROOF TYPE: 1 | ROOF TYPE: 1 | ROOF TYPE: 1 | ROOF TYPE: 1

EXTERIOR TYPE: 8 | EXTERIOR TYPE: 2 | EXTERIOR TYPE: 8 | EXTERIOR TYPE: 3

1 North Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1

EXTERIOR TYPE: 3

4 West Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1 | ROOF TYPE: 1 | ROOF TYPE: 1 | ROOF TYPE: 1

EXTERIOR TYPE: 3 | EXTERIOR TYPE: 1 | EXTERIOR TYPE: 2 | EXTERIOR TYPE: 8

3 South Elevation, Colors
1/8" = 1'-0"



ROOF TYPE: 1

EXTERIOR TYPE: 8

2 East Elevations, Colors
1/8" = 1'-0"

Roof Color Schedule

1 COLOR: CHARCOAL BLACK

ROOF MATERIAL TYPE:
PRESIDENTIAL TL SHINGLE,
TRIPLE LAMINATE



2 COLOR: COUNTRY GREY

ROOF MATERIAL TYPE:
PRESIDENTIAL TL SHINGLE,
TRIPLE LAMINATE



3 COLOR: FLINT GREY

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM

SOLAR REFLECTION INDEX: 43



4 COLOR: MEDIUM BRONZE

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM

SOLAR REFLECTION INDEX: 31



Exterior Color Schedule: James Hardie Panels, Color Plus



1 NAVAJO BEIGE
NAVAJO BEIGE | BOOTHBAY BLUE | ARCTIC WHITE

2 ARCTIC WHITE
ARCTIC WHITE | HEATHERED MOSS | NAVAJO BEIGE

3 COBBLE STONE
COBBLE STONE | ARCTIC WHITE | NAVAJO BEIGE

4 TIMBER BARK
TIMBER BARK | KHAKUI BROWN | ARCTIC WHITE

5 SAND STONE BEIGE
SANDSTONE BEIGE | COUNTRY LAND RED | KHAKUI BROWN

6 HEATHERED MOSS
HEATHERED MOSS | MOUNTAIN SAGE | KHAKUI BROWN

7 MOUNTAIN SAGE
MOUNTAIN SAGE | COBBLE STONE | NAVAJO BEIGE

8 BOOTHBAY BOOTH
BOOTHBAY BOOTH | MOUNTAIN SAGE | COBBLE STONE

9 COUNTRY LANE RED
COUNTRY LAND RED | SANDSTONE BEIGE | MONTEREY TAUPE

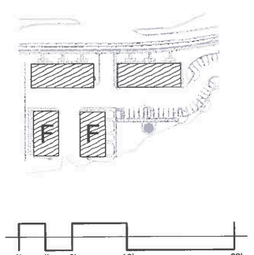
10 EVENING BLUE
EVENING BLUE | MONTEREY TAUPE | COBBLE STONE

PAINTED PANEL SCHEDULE

WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILS)

WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)

WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



Building F, Elevations & Colors

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

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City of Rocklin — California
by, USA Investment Associates

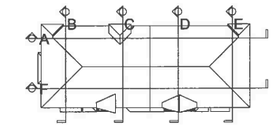
Project Schedule Revision
01 10.05.2013

Building F, Elevations & Colors
Not for Construction

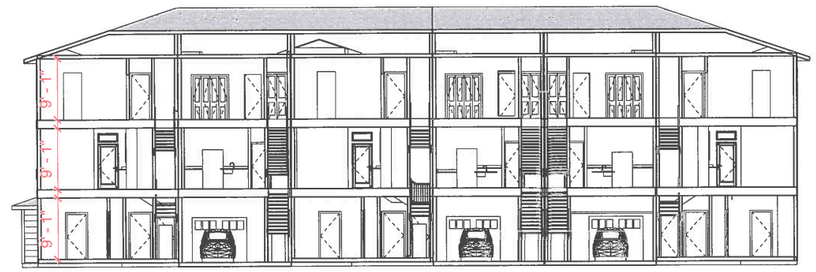
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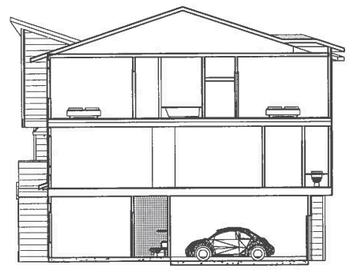
8 Building D, 6 Plex, Section Diagram
1" = 30'-0"



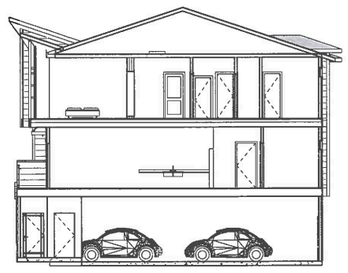
1 Building D, 6 Plex, Section A
1/8" = 1'-0"



2 Building D, 6 Plex, Section B
1/8" = 1'-0"



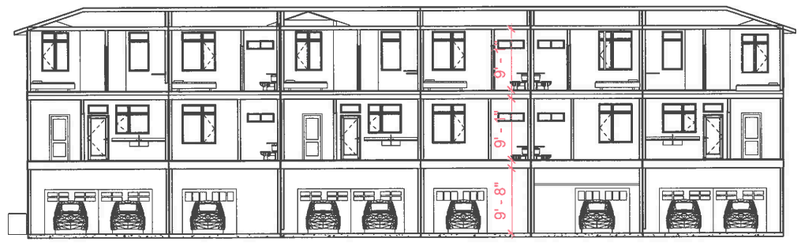
3 Building D, 6 Plex, Section C
1/8" = 1'-0"



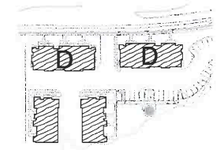
4 Building D, 6 Plex, Section D
1/8" = 1'-0"

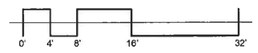


5 Building D, 6 Plex, Section E
1/8" = 1'-0"



6 Building D, 6 Plex, Section F
1/8" = 1'-0"





Building D, 6 Plex, Sections

LICENSED ARCHITECT
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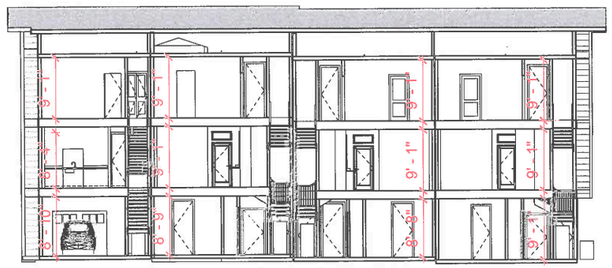
Building D, 6 Plex, Sections

Not for Construction

SD- 5D.6

SCALE As indicated

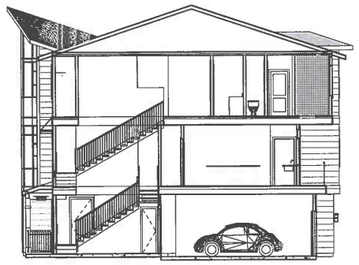
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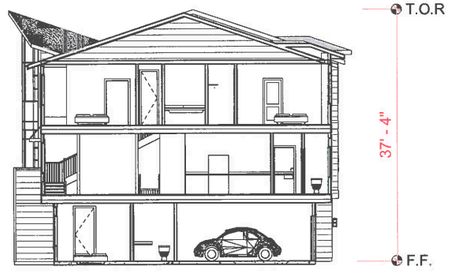
1 Section AA
1/8" = 1'-0"



2 Section BB
1/8" = 1'-0"



3 Section CC
1/8" = 1'-0"



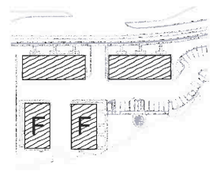
4 Section DD
1/8" = 1'-0"



5 Section EE
1/8" = 1'-0"



6 Section FF
1/8" = 1'-0"



0' 4' 8' 16' 32'

Building F, Sections

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

ARCHITECTS
RESIDENTIAL / COMMERCIAL

Gordon K Wong AIA, LEED GA
710E McGlincy Lane Suite 109, Campbell CA 95008
(408) 315-2120 Lic# 34045, GKW Architects.com

South Whitney Town+Homes
City of Rocklin — California
by USA Investment Associates

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Building F, Sections

Not for Construction

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Premium Steel

Masonite Steel doors feature high-definition decorative panel profiles that closely replicate the appearance of a high-end wood door with the ultimate in security. They truly make a statement with the addition of Masonite's glass inserts for a grand entrance.



Steel-Edge
STA-TRU® HD LIMITED 20 YEAR WARRANTY
MASONITE® HD LIMITED 15 YEAR WARRANTY

Wood-Edge
STA-TRU® HD LIMITED 20 YEAR WARRANTY
MASONITE® HD LIMITED 5 YEAR WARRANTY
MASONITE® UTILITY LIMITED 1 YEAR WARRANTY

Standard features for steel-edge & wood-edge

1 High-Definition Panel Profile
- creates excellent shadow lines and distinct panel designs

2 Internal Blocking
- lock area is reinforced to provide solid mounting surface

3 Two Finish Options
- Masonite® HD features a baked-on primer for a more durable finish
- Sta-Tru® HD has a prefinished white surface (no initial finishing required on door panel)

4 Rot-Resistant Bottom Rail
- high-performance composite material is utilized on all bottom rails

Steel-Edge features

5 Interlocking Steel-Edge
- has six 90° steel bends in each edge to ensure stability and resist warping

6 Square-Edge Design
- wood door appearance

7 Vinyl Extrusion
- locks facings together and provides an insulated thermal barrier

8 Steel Reinforcements
- hinges are flush mounted into steel reinforcements to help prevent hinge sag
- 90-minute fire label available (opaque doors only)

Wood-Edge features

9 Engineered Construction
- finger-jointed hinge stile
- laminated lumber lock stile

10 Interlocking Design
- grooved stiles add strength and structural rigidity
- steel facings wrap over stiles with a 'J' bend
- 20-minute fire label available (opaque doors only)



High Definition Steel

High-Definition profiles provide curb appeal and durability.

32

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1. EXTERIOR DOORS

James Hardie® ColorPlus® Technology Siding Products

artisan JamesHardie

ARTISAN® LAP SIDING
Thickness: 5/8"
Length: 12' planks

Smooth
Widths: 5.25" (4" exp.)
7.25" (6" exp.)
8.25" (7" exp.)


Smooth in Mountain Sage

HardiePlank® DESIGN COLLECTION

HARDIEPLANK® LAP SIDING
Thickness: 5/16"
Length: 12' planks

Custom Beaded Cedarmill®
Width: 8.25" (7" exp.)


Sandstone Beige

Custom Beaded Smooth
Width: 8.25" (7" exp.)


Autumn Tan

Custom Colonial™ Roughsawn
Available in HZ10® product zones only
Width: 8" (6.75" exp.)


Sandstone Beige

Custom Colonial™ Smooth
Available in HZ10® product zones only
Width: 8" (6.75" exp.)


Heathered Moss

HardiePlank®

HARDIEPLANK® LAP SIDING
Thickness: 5/16"
Length: 12' planks

Select Cedarmill®
Widths: 6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)


Cobble Stone

Smooth
Widths: 6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)


Arctic White

HardiePanel®

HARDIEPANEL® VERTICAL SIDING
Thickness: 5/16"

Sierra 8
Sizes: 4' x 8' and 4' x 10'


Boothbay Blue

Stucco
Sizes: 4' x 8' and 4' x 10'


Autumn Tan

Cedarmill®
Sizes: 4' x 8' and 4' x 10'


Woodstock Brown

Smooth
Sizes: 4' x 8' and 4' x 10'


Countryside Red

HardieShingle®

HARDIESHINGLE® SIDING
Thickness: 1/4"

Straight Edge Panel
Width: 48"
Height: 15.25" (7" exp.)


Khaki Brown

Staggered Edge Panel
Width: 48"
Height: 15.875" (6" exp.)


Monterey Taupe

Individual Shingles
Not available in Kansas
Widths: 4.2", 5.5", 6.75", 7.25", 10"
Height: 15.25" (7" exp.)


Evening Blue

2. EXTERIOR SIDING TYPES

Materials & Products

LICENSED ARCHITECT GORDON K WONG RENEWAL 08/31/2017 C-34945 STATE OF CALIFORNIA
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James Hardie® ColorPlus® Technology Trim Products

WEST

artisan JamesHardie

ARTISAN® ACCENT TRIM

Thickness: 1-1/2"
Length: 12' boards
Smooth
Widths: 3.5"
5.5"



HardieTrim®

HARDIETRIM® BOARDS

Length: 12' boards

4/4 Rustic
Thickness: 3/4"
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"

5/4 Rustic
Thickness: 1"
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"



HARDIETRIM® NT3™ BOARDS

Length: 12' boards

4/4 Smooth
Thickness: 3/4"
Widths: 5.5", 7.25"

5/4 Smooth
Thickness: 1"
Widths: 3.5", 4.5", 5.5", 7.25", 11.25"



4/4 HARDIETRIM® BATTEN BOARDS

Rustic Grain©
Thickness: 3/4"
Width: 2.5"

Smooth
Thickness: 3/4"
Width: 2.5"



HardieSoffit®

HARDIESOFFIT® PANELS

Thickness: 1/4"

Vented & Non-Vented Cedarmill®
Sizes: 12" x 12', 16" x 12', 24" x 8'



3. EXTERIOR TRIM

James Hardie® ColorPlus® Technology Palette

WEST
Effective: November 2012



US Markets: *Oregon, Washington, California, Rockies, Desert, Boise and Hawaii*

The following James Hardie® siding products are available in these ColorPlus® Technology colors: Artisan® Lap Siding, HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding and HardieTrim® Batten Boards.

Arctic White JH10-20	Navajo Beige JH30-10	Cobble Stone JH40-10	Heathered Moss JH50-20	Boothbay Blue JH70-20
Sail Cloth JH20-10	Harris Cream JH80-10	Sandstone Beige JH30-20	Monterey Taupe JH40-20	Mountain Sage JH50-30	Evening Blue JH70-30
Traditional Red JH90-10	Autumn Tan JH20-20	Khaki Brown JH20-30	Woodstock Brown JH30-30	Parkside Pine JH60-30	Iron Gray JH90-30
Countrylane Red JH90-20	Tuscan Gold JH80-20	Chestnut Brown JH80-30	Timber Bark JH40-30		

The following James Hardie® products are available in these ColorPlus® Technology colors: Artisan® Accent™ Trim Boards, HardieTrim® Boards and HardieSoffit® Panels.

Arctic White JH10-20	Sail Cloth JH20-10	Navajo Beige JH30-10	Sandstone Beige JH30-20	Autumn Tan JH20-20
Cobble Stone JH40-10	Monterey Taupe JH40-20	Khaki Brown JH20-30	Woodstock Brown JH30-30	Timber Bark JH40-30

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.

JamesHardie 1.866.442.7343 | www.jameshardie.com ColorPlus® Technology

4. EXTERIOR COLORS

LICENSED ARCHITECT GORDON K WONG 24015 STATE OF CALIFORNIA

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Steel security options

SECURITY DOOR



Turnkey Fortress.
3 Locks in 1.

- Triple locking protection with high-impact resilience
- Theft protection — insurance deductible up to $1,500*
- Door system includes door, frame and handleset options

Three latches secure the door at multiple locations

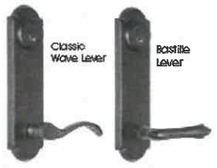
Heavy-duty lock mechanism is consumer friendly with a 1/4-turn deadbolt lock indicator

All latches are operated by a single lever. Deadbolt is independently engaged.

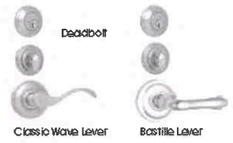
*Masonite will cover the deductible on your homeowners insurance up to $1,500 if entry is gained due to a failure of a properly locked and installed entry door system.

handleset options

Monaco Series*



Sapphire Series*



*Available Finishes: satin nickel, antique black

Shook-Absorbing Composite Jambs

Our composite jambs are designed to naturally absorb shock by flexing and not splintering when forces are applied.

Opaque/No Glass

Masonite's security door system is based on a steel door without glass, offering the highest resistance to intrusion, impact and ultimate privacy.

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6. EXTERIOR DOOR HARDWARE



COLORPLUS® TECHNOLOGY ACCESSORIES

When using James Hardie products with ColorPlus® Technology, ensure long-lasting beauty by exclusively using ColorPlus® Touch-up and Matched Caulk instead of paint and caulk.

COLORPLUS® TOUCH-UP KIT:

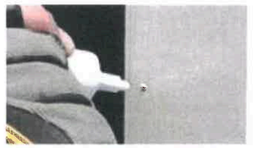
Using ColorPlus Touch-Up on ColorPlus products is important to maintain the color consistency and durability delivered through a ColorPlus exterior. ColorPlus Touch-up is specially formulated to match ColorPlus Technology colors and offers better resistance to aging, color change and chalking when used on James Hardie products with ColorPlus Technology.

Edge coater
Edge coating is required for any cuts made in ColorPlus products. Edge coating seals the edges of the board and makes the joints and seams less visible. ColorPlus edge finishes shall be applied with the James Hardie Edge Coater. If any areas larger than a dime require touch-up, replace the area with a new piece of ColorPlus plank or panel.



Touch-up pen
JH Touch-up pens are used for concealing nail heads and very small nicks and scrapes. Touch-up pens shall be used sparingly.

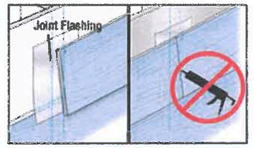




COLORPLUS® TECHNOLOGY MATCHED CAULK:

James Hardie recommends the use of caulks and sealants that remain "permanently flexible." Must be applied in accordance with the manufacturer's written instructions.

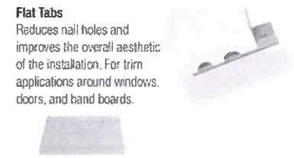




James Hardie's warranty provides coverage for defects in materials and workmanship on ColorPlus Technology products and ColorPlus Touch-up only. It does not warrant the appearance or performance of any third party coatings or finishes, including paint, used as touch-up and third party touch-up paints used on James Hardie products with ColorPlus Technology.

TRIM ACCESSORIES

Flat Tabs
Reduces nail holes and improves the overall aesthetic of the installation. For trim applications around windows, doors, and band boards.



Corner Tabs
Reduces nail holes and improves the overall aesthetic of the installation. For trim applications on corners.



JamesHardie 1.866.442.7343 | www.jameshardie.com ColorPlus Technology

***Product availability varies by region. Please check with your local representative or www.jameshardie.com or call 1-866-4HARDIE for availability in your area.*

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5. EXTERIOR APPLICATION

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Presidential Shake™ and Presidential Shake™ TL

15

YOUR OBJECTIVE:
To learn the correct procedures for installing Presidential Shake™ and Presidential Shake™ TL shingles

PRESIDENTIAL SHAKE™ AND PRESIDENTIAL SHAKE™ TL SHINGLES

Presidential Shake™ and Presidential Shake™ TL shingles are a premium oversized (14 1/4" x 40") roofing product. These shingles would fall in the "best" category when offering a choice of "good," "better" and "best" products.

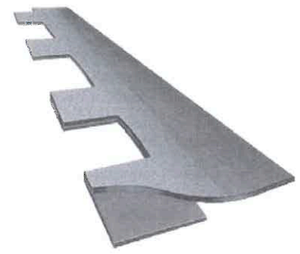


Figure 15-1: Presidential Shake Shingle.

Presidential has the depth and dimension of hand-split cedar shakes. Constructed with two laminated layers and an exclusive, patented sculpted tab. Also, two different colors can be combined to create a one-of-a-kind look. Using our **Special Effects color combinations** provides dozens of options to custom design a roof.

The incomparable Presidential TL is a super-heavyweight shingle (~480 lbs./square). Constructed using Tri-Laminate technology, the Presidential TL is made of two base layers and a top layer of premium materials.

Presidential Shake is available in an **impact resistant** design; specially manufactured with a reinforced fiberglass scrim to meet UL 2218 Class 4 impact resistance rating. **NOTE:** This product must be installed over a clean deck (no roof-overs) and Presidential impact resistant starter shingles as well as hip and ridge cap accessories must be used to obtain the UL 2218 rating.

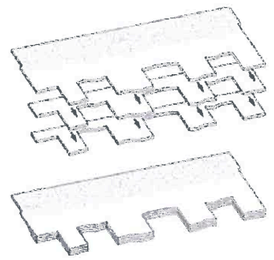


Figure 15-2: Presidential TL Tri-Laminate Construction.

Fastening, low slope underlayment and flashing requirements, are special because of the thickness, design and weight of the products. Open valleys are recommended; however, closed-cut valleys are also acceptable. Woven valleys are not recommended when applying Presidential and Presidential TL because the laminated shingle can buckle and become damaged when shaped into the valley.

On lower-sloped roofs where water drains slowly and due to the Presidential TL tri-laminate design, step flashing details are important to ensure a water-tight roof. Extra precautions such as putting a slater's-edge on step flashings under the shingle or applying two beads of asphalt cement lengthwise along the top of the step shingle (perpendicular to the shingle) should be considered when there are multiple roof penetrations or vertical obstructions in close proximity to each other (ex. several skylights on the same roof plane or a skylight close to a vertical wall).

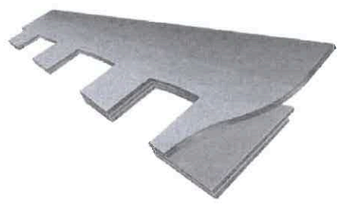


Figure 15-3: Layers of a Presidential TL.

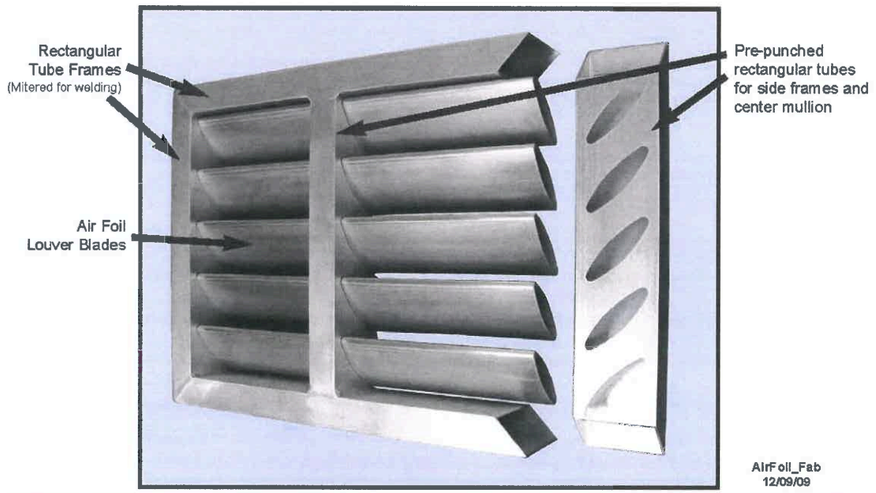
Eastern Metal Supply

Pre-Fabricated Sunshade System - ready-to-assemble

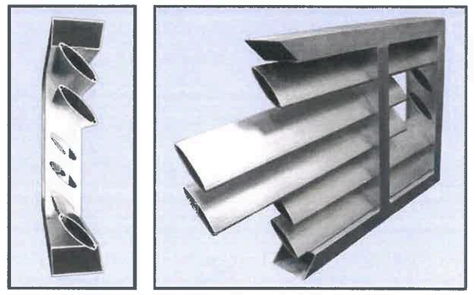
Available mitered or square cut with pre-punched holes

Rectangular Tube or Bar Frames & Air Foil Blades from 2" to 12"

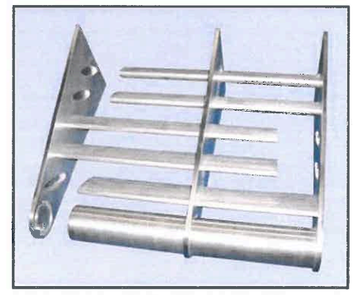
• Fast Assembly • Increased Strength • Minimal Welding for a Clean Look • Fewer Parts, Less Inventory



AirFoil_Fab
12/09/09



Mitered side frames with blades through center mullion



Pre-Fabricated Flat Bar Outriggers and Mullions

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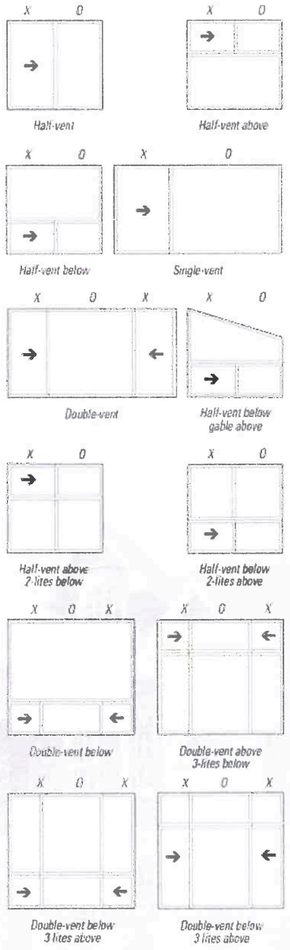
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Milgard

6110 Horizontal Sliding Windows

6000 SERIES STYLE LINE VINYL



- **HALF-VENT**
  - Min 2'1" Max 6'5"
- **HALF-VENT ABOVE**
  - Min 2'2" Max 6'6"
- **HALF-VENT BELOW**
  - Min 2'2" Max 6'6"
- **DOUBLE-VENT**
  - Min 4'1" Max 10'6"
- **DOUBLE-VENT BELOW**
  - Min 4'2" Max 8'6"
- **DOUBLE-VENT ABOVE**
  - Min 4'2" Max 8'6"

Minimum egress for half-vent is 4'3"

Minimum egress for double-vent is 6'3" with a 24" vent.

NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications.

Windows over 40 square feet shipped open for field glazing. Varies by location.

6110-1
NOVEMBER 2008

9. WINDOW MODEL

Signature Railing

Finish:
Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

Materials:
All Signature Collection railing components are extruded from Ultrum™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every railing system is assembled with stainless steel, corrosion resistant fasteners. Signature Collection posts come in a variety of thicknesses. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

Environmentally Responsible
Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.

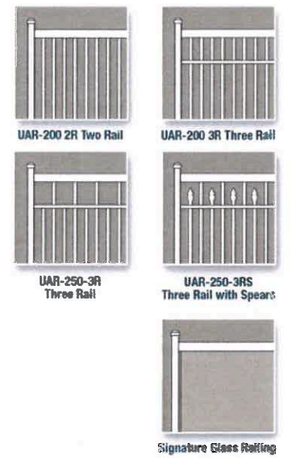
Ultra Aluminum Lifetime Warranty
Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. **Visit our website for more information and a copy of the warranty.**

Railing Specifications

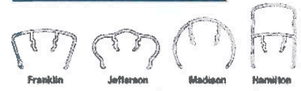
Components	Commercial	Commercial Continuous
Square Picket	¾" Sq. x .055 Thickness	¾" Sq. x .055 Thickness
Monticello Ballustor Round	½" Round x .070 Thickness	¾" Round x .070 Thickness
Hand Rail Top Cap Franklin	1.337 H x 2.250 W 0.080 Thickness	1.700 H x 2.250 W 0.080 Thickness
Jefferson	1.337 H x 2.250 W 0.080 Thickness	1.692 H x 2.250 W 0.080 Thickness
Madison	1.601 H x 2.000 W 0.080 Thickness	2.050 H x 2.500 W 0.080 Thickness
Hamilton	2.488 H x 1.716 W 0.080 Thickness	2.491 H x 2.078 W 0.080 Thickness
Bottom Rail	1.305 H x 1.352 W 0.070 Thickness	1.305 H x 1.352 W 0.070 Thickness
Boss Screw Posts	2" x 2" x 0.080 2" x 2" x 0.125 2½" x 2½" x 0.100 3" x 3" x 0.125	2" x 2" x 0.080 2" x 2" x 0.125
Spacing Between Pickets	3 ⅝" (1 ⅜" Available)	3 ⅝" (1 ⅜" Available)
Post Spacing	72 ½" on Center Based on 2" Post (8' Wide Available)	72 ¼" on Center Based on 2" Post (8' Wide Available)
Heights Available	36" & 42"	36" & 42"
Signature Columns	6" x 6" Round or Square 0.100 Thickness 8" x 8" Round or Square 0.100 Thickness	6" x 6" Round or Square 0.100 Thickness 8" x 8" Round or Square 0.100 Thickness

Design Options

Signature has more handrail designs than most of our competitors, with a profile and color to fit all types of architecture.

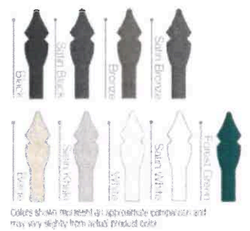


Profile Options



Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown represent an approximate comparison and may vary slightly from actual product color.

ULTRAFENCE.COM | 800.658.4420

10. EXTERIOR RAILING MODEL

Materials & Products, cont.

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Standard Flush Glaze Storefront Systems—
a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to **meet just about any storefront application and condition.** The Series 1000 is 1-3/4" x 4", and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are **easily adapted to 5/16" or 3/8" infills.** The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".





St. Benedicts Medical Arts Building, Ogden, UT
Architect: Babcock Design Group

Features

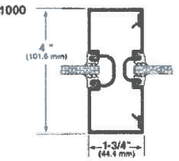
- Three different assembly methods: Screw Spline, Shear Block and Stacking
- Tested by independent laboratories:
  - Air Infiltration: <.06 allowable at 6.24 PSF
  - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes

standard flush glaze systems

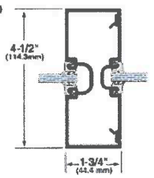
standard flush glaze systems

Details

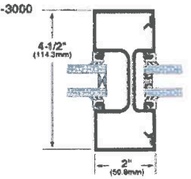
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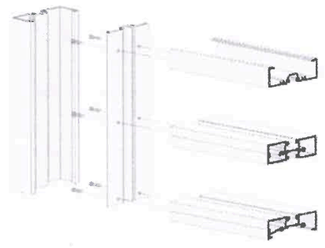
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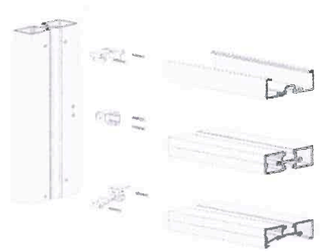
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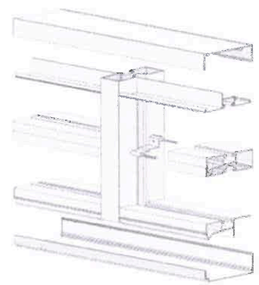
Screw Spline Assembly



Shear Block Assembly



Stack Assembly



135° Corner



Adjustable Mullion



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11. GLASS FACADE MODEL

12. GLASS FACADE SYSTEM

Materials & Products, cont.

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Materials & Products, cont.

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ULTRA FENCING • RAILING

Fencing Specifications

Components	Residential Series	Commercial Series	Industrial Series
Pickets	⅝" sq. x .050	¾" sq. x .055	1" sq. x .062
Ultra Picket	1" x ½" x .062		
Light Commercial Picket	1" x ½" x .050		
Rails Top Rail	1 ⅛" x .062	1 ½" x .065	1 ½" x .070
Side Rail	1" x .080	1 ⅛" x .088	1 ½" x .100
Standard Posts	2" sq. x .060	2" sq. x .080	2 ½" sq. x .100
	2" sq. x .080	2" sq. x .125	3" sq. x .125
	2" sq. x .125	2 ½" sq. x .100	
	2 ½ " sq. x .100	3" sq. x .125	
Gate Posts	2" sq. x .125	3" sq. x .125	3" sq. x .125
	2 ½" sq. x .100	4" sq. x .125	4" sq. x .125
Picket Spacing	3 15/16"	3 ⅝"	3 ⅝"
	1 ⅝" optional	1 ½" optional	1 ½" optional
Ultra Picket	3 ⅝"		
Post Spacing	72 ⅛" on center	72 ⅛" on center	72 ⅛" on center
			8' wide optional
Heights Available	36" 42" 48"	36" 42" 48"	36" 48" 60" 72"
	54" 60" 72"	54" 60" 72"	84" 96" 108"
			120" 132" 144"

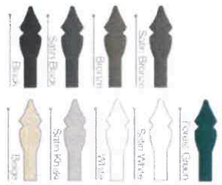
Design Options

Ultra Fencing is available in a wide selection of design configurations.



Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown represent an approximate comparison and may vary slightly from actual product color.

Finish:
Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

Materials:
All Ultra Fence™ components are extruded from Ultrum™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every fence system is assembled with stainless steel, corrosion resistant fasteners, with heads painted to match the finish of the fence. Ultra offers posts in a variety of thicknesses, punched to accept the channel on the fence. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

Ultra Aluminum Lifetime Warranty
Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. **Visit our website for more information and a copy of the warranty.**

Environmentally Responsible
Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.

MADE IN THE USA | AFA MEMBER American Fence Association, Inc. | POWDER COATED TOUGH™

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13.EXTERIOR RAILING/ FENCING MODEL

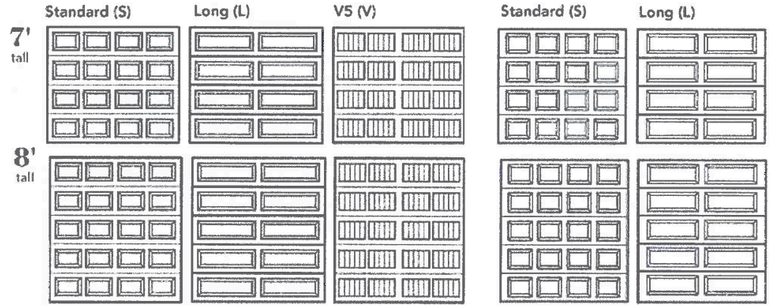
Traditional Steel Collection

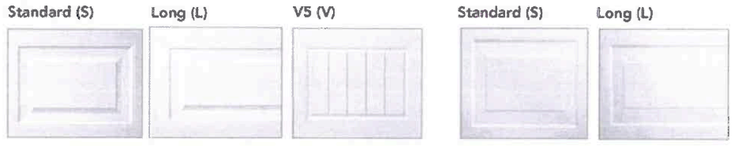
Door Designs

Select your door panel style and color

1 Choose a panel style:

Model 170/173: non-insulated
Model 180/183: insulated vinyl-backed
Model 171/174: non-insulated
Model 181/184: insulated vinyl-backed
Model 175/176: non-insulated
Model 185/186: insulated vinyl-backed
Model 391 insulated steel backed
Model 399 insulated steel backed





Models	170(S) 171(L) 175(V)	173(S) 174(L) 176(V)	180(S) 181(L) 185(V)	183(S) 184(L) 186(V)	391 (S) 399 (L)
Polystyrene insulation[1]			•	•	•
R-value[2]			7.4	7.4	9.8
Heavy-duty steel[3]		•		•	
Backing[4]			Vinyl	Vinyl	Steel
Warranty	15-year limited	Limited lifetime	20-year limited	Limited lifetime	Limited lifetime

[1] **Polystyrene insulation:** Refers to insulation for improved energy efficiency and sound reduction.

[2] **R-value:** R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

[3] **Heavy-duty steel:** A thicker, more durable and dent-resistant option, designed to withstand additional knocks and bumps from outdoor activity.

[4] **Backing:** Vinyl – For a clean, more finished look and added sound absorption.
Steel – Interior-side steel backing for strength and finished appearance.

14. GARAGE DOOR MODEL

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Quoizel HC8407IB Imperial Bronze Hillcrest 1 Light Outdoor Wall Sconce with Opaque Linen Glass

Item #: BCI312733

View the entire Hillcrest Collection

Sale Save 10% on all Quoizel Outdoor Lighting.
Use Coupon Code QUOIZEL10 to save

$129.99
Originally $195.00. You Save 33%
4.5/5 Read 15 Reviews | Write a Review

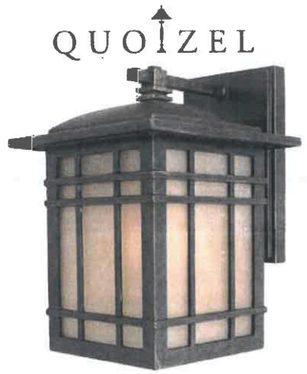
Ships to Canada

Shipping: Free Shipping! See Details
Ships In: Ships Tuesday, June 10th
Finish: Imperial Bronze Tech Specs
1748 In Stock
1 Qty
Add To Cart ▶
Get it installed for ~~$136.25~~ $109.00 More Details »

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15. WALL LIGHT

Quoizel HC1909IB Imperial Bronze Hillcrest 1 Light Outdoor Pendant with Opaque Linen Glass

Item #: BCI154222

View the entire Hillcrest Collection

Sale Save 10% on all Quoizel Outdoor Lighting.
Use Coupon Code QUOIZEL10 to save

$249.99
Originally $375.00. You Save 33%
5/5 Read 1 Reviews | Write a Review

Ships to Canada

Shipping: Free Shipping! See Details
Ships In: Ships Tuesday, June 10th
Finish: Imperial Bronze Tech Specs
176 In Stock
1 Qty
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15. PENDANT LIGHT

Materials & Products, cont.

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Materials & Products, cont.

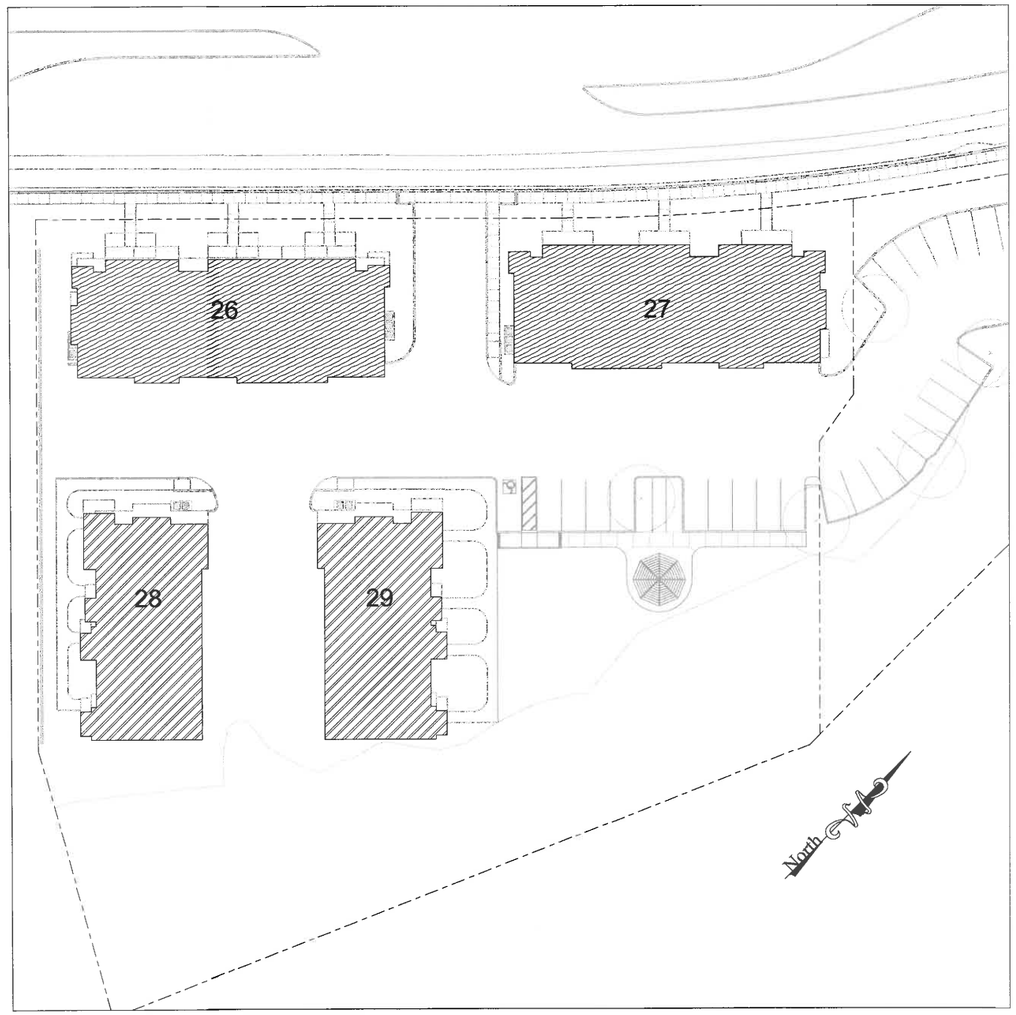
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Roof Diagram



Roof Schedule

Building Number:	Roof Type:	Color:
26	Presidential Shingles	Charcoal Black
27	Presidential Shingles	Charcoal Black
28	Presidential Shingles	Country Grey
29	Presidential Shingles	Country Grey

Roof Legend	
	Country Grey
	Charcoal Black

Roof Diagram & Schedule

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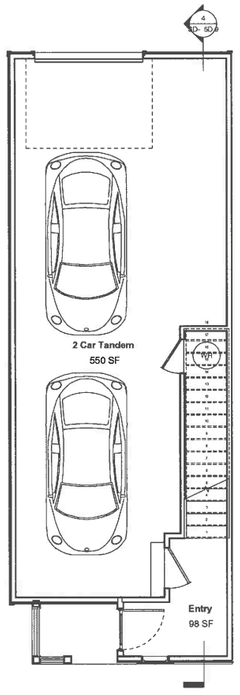
Roof Diagram & Schedule

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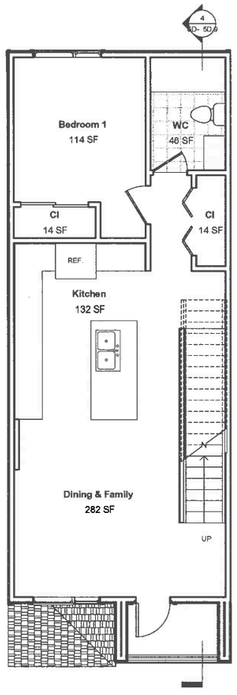
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SCALE 1" = 20'-0"

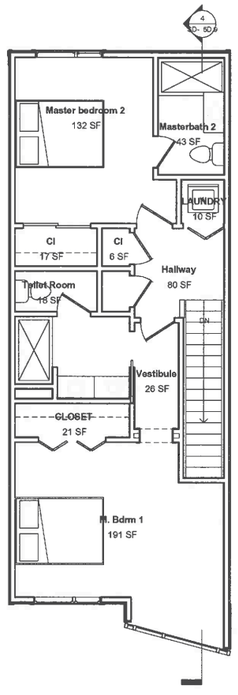
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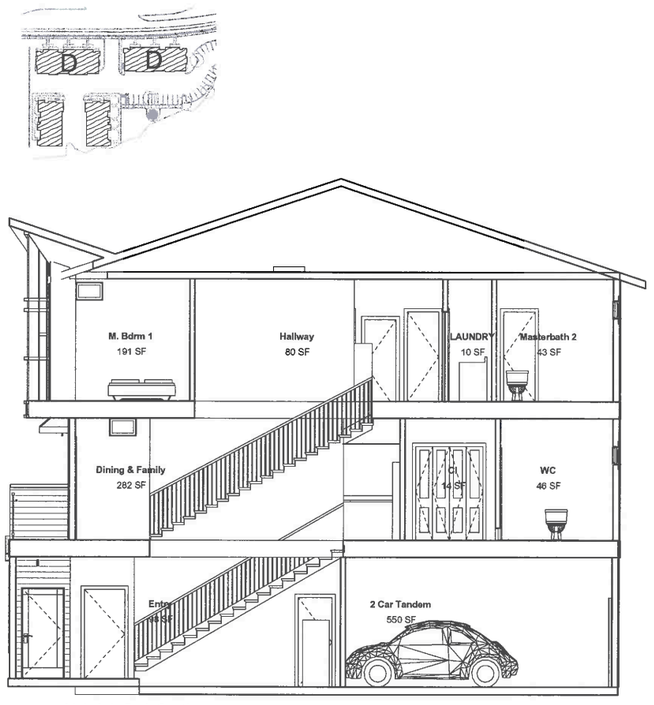
1 Unit 2.1, 1st Floor
1/4" = 1'-0"



2 Unit 2.1, 2nd Floor
1/4" = 1'-0"



3 Unit 2.1, 3rd Floor
1/4" = 1'-0"



4 Unit 2.1, Stair Section
1/4" = 1'-0"

Unit 3.1 | Unit 2.1 | Unit 3.2 | Unit 2.1 | Unit 2.1 | Unit 3.1

Area	Area	Area	Area	Area	Area
816 SF	708 SF	816 SF	708 SF	708 SF	816 SF

5 Building D, 6 Plex, Level 1, F.F.
1" = 30'-0"

Unit 3.1 | Unit 2.1 | Unit 3.2 | Unit 2.1 | Unit 2.1 | Unit 3.1

Area	Area	Area	Area	Area	Area
835 SF	674 SF	804 SF	674 SF	674 SF	835 SF

6 Building D, 6 Plex, Level 2, F.F.
1" = 30'-0"

Unit 3.1 | Unit 2.1 | Unit 3.2 | Unit 2.1 | Unit 2.1 | Unit 3.1

Area	Area	Area	Area	Area	Area
852 SF	695 SF	852 SF	695 SF	695 SF	852 SF

7 Building D, 6 Plex, Level 3 F.F.
1" = 30'-0"

Unit 2.1 Total SF = 708+
674+695= 2077 SF



8 Unit 2.1, Axonometric

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Building D, 6 Plex, Unit 2.1

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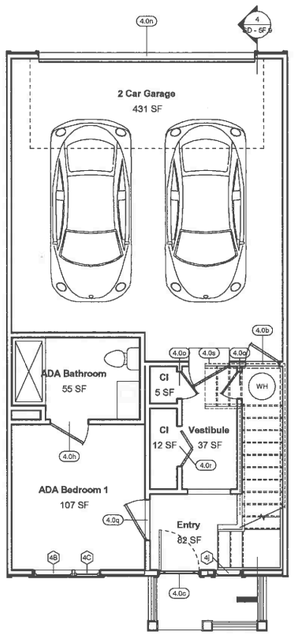
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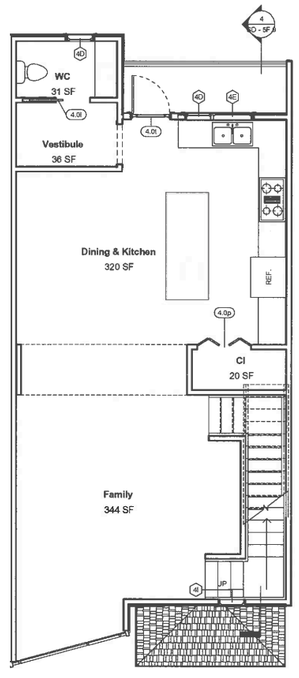
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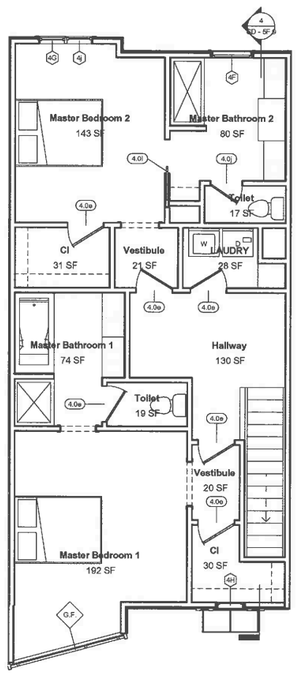
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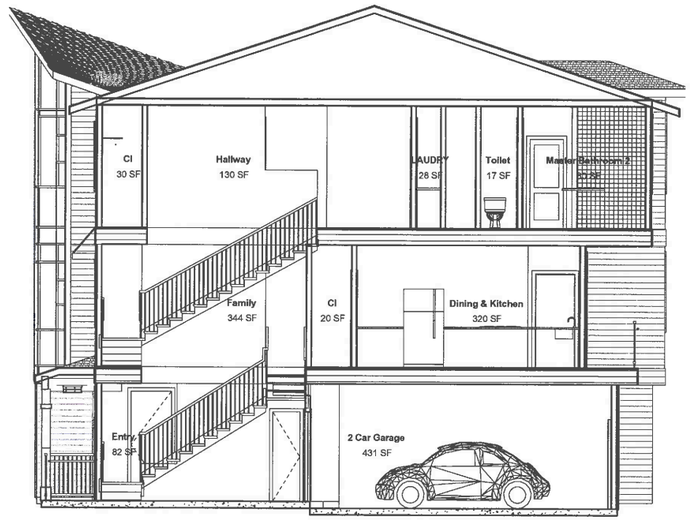
1 Unit 4.1, 1st Floor
1/4" = 1'-0"



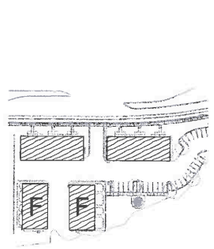
2 Unit 4.1, 2nd Floor
1/4" = 1'-0"



3 Unit 4.1, 3rd Floor
1/4" = 1'-0"



4 Unit 4.1, Stair Section
1/4" = 1'-0"





Front Facade Rendering



Rear Facade Rendering

Unit 2.2	Unit 4.1	Unit 3.3	Unit 4.2
Area 759 SF	Area 813 SF	Area 821 SF	Area 850 SF

5 Building F, 4 Plex, Level 1, F F
1" = 30'-0"

Unit 2.2	Unit 4.1	Unit 3.3	Unit 4.2
Area 715 SF	Area 842 SF	Area 842 SF	Area 901 SF

6 Building F, 4 Plex, Level 2, F F
1" = 30'-0"

Unit 2.2	Unit 4.1	Unit 3.3	Unit 4.2
Area 721 SF	Area 894 SF	Area 882 SF	Area 941 SF

7 Building F, 4 Plex, Level 3 F F
1" = 30'-0"

Unit 4.1, Total SF =
813+842+894 = 2549 SF



8 Unit 4.1, Axonometric

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Building F, 4 Plex, Unit 4.1

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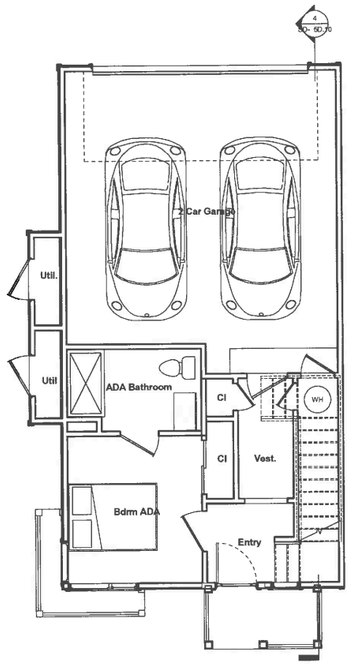
Building F, 4 Plex, Unit 4.1

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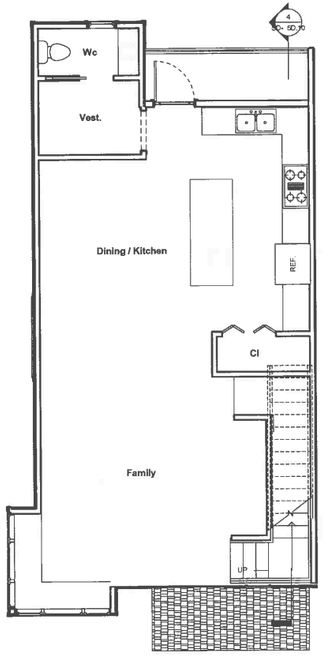
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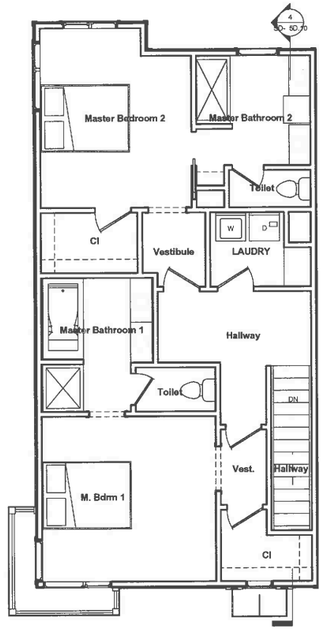
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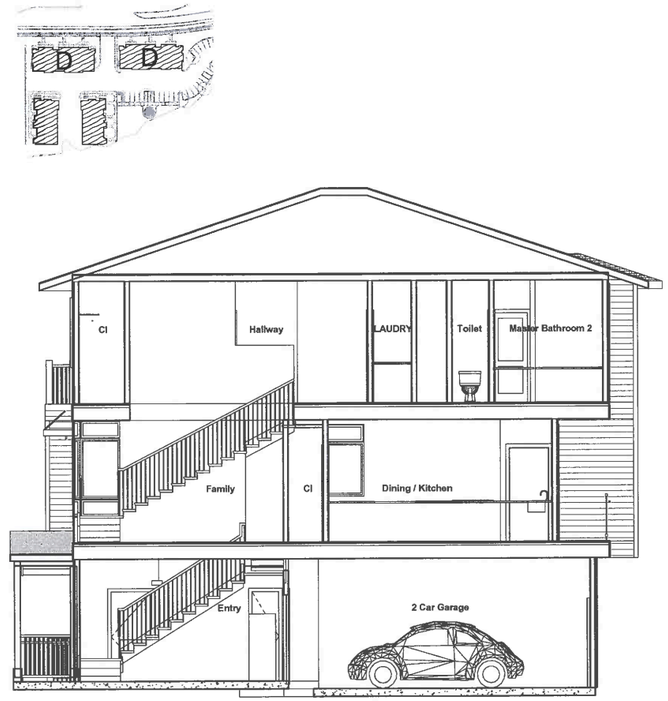
1 Unit 3.1, 1st Floor
1/4" = 1'-0"



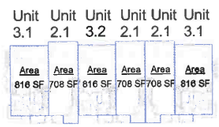
2 Unit 3.1, 2nd Floor
1/4" = 1'-0"



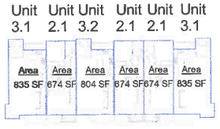
3 Unit 3.1, 3rd Floor
1/4" = 1'-0"



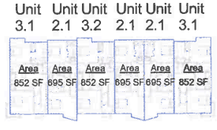
4 Unit 3.1, Stair Section
1/4" = 1'-0"



5 Building D, 6 Plex, Level 1, FF.
1" = 30'-0"



6 Building D, 6 Plex, Level 2, FF.
1" = 30'-0"



7 Building D, 6 Plex, Level 3 FF.
1" = 30'-0"

Unit 3.1, Total SF = 816
+835+852 = 2503 SF



8 Unit 3.1, Axonometric

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Building D, 6 Plex, Unit 3.1

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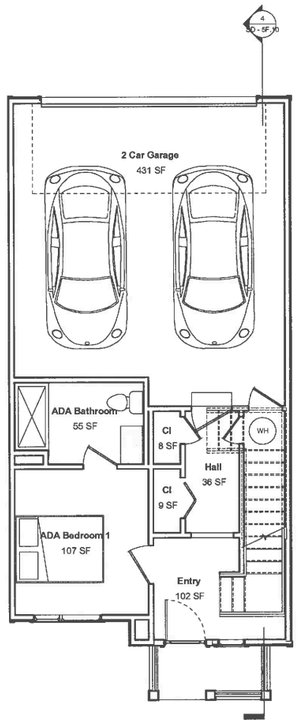
Building D, 6 Plex, Unit 3.1

Not for Construction

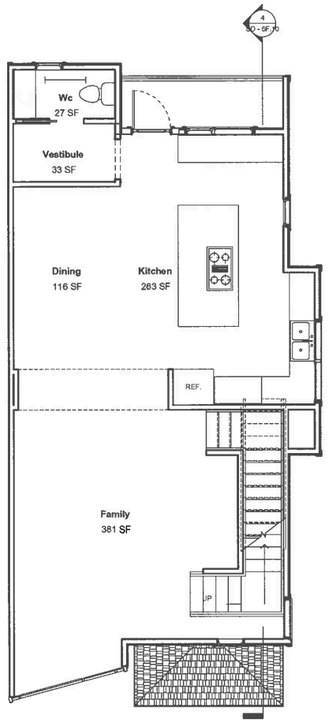
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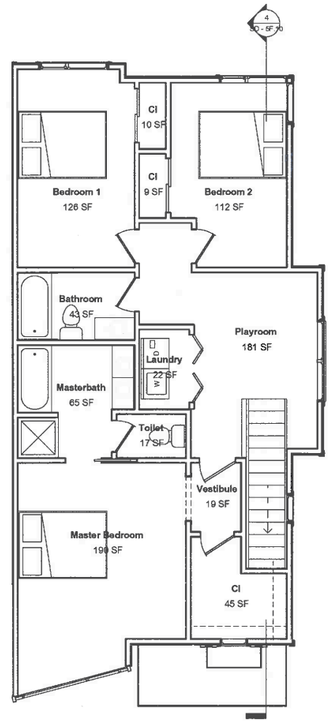
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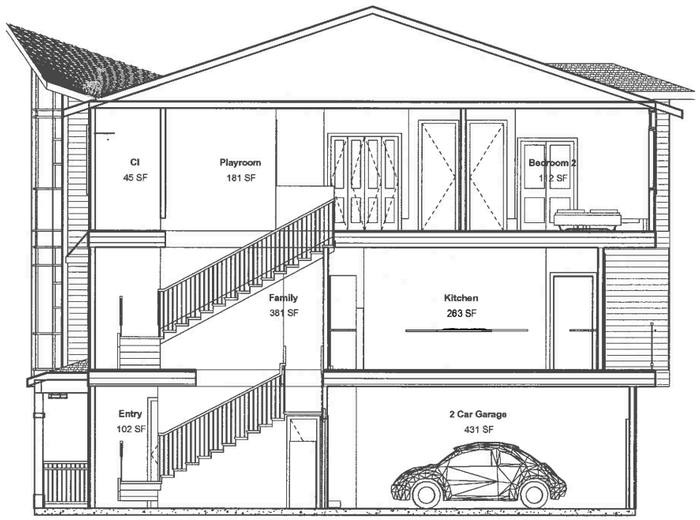
1 Unit 4.2, 1st Floor
1/4" = 1'-0"



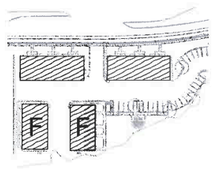
2 Unit 4.2, 2nd Floor
1/4" = 1'-0"

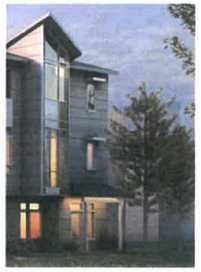


3 Unit 4.2, 3rd Floor
1/4" = 1'-0"



4 Unit 4.2, Stair Section
1/4" = 1'-0"





Front Facade
Rendering



Rear Facade
Rendering

Unit 2.2	Unit 4.1	Unit 3.3	Unit 4.2
Area 759 SF	Area 813 SF	Area 821 SF	Area 850 SF

6 Building F, 4 Plex, Level 1, F.F
1" = 30'-0"

Unit 2.2	Unit 4.1	Unit 3.3	Unit 4.2
Area 715 SF	Area 842 SF	Area 842 SF	Area 901 SF

7 Building F, 4 Plex, Level 2, F.F
1" = 30'-0"

Unit 2.2	Unit 4.1	Unit 3.3	Unit 4.2
Area 721 SF	Area 894 SF	Area 882 SF	Area 941 SF

8 Building F, 4 Plex, Level 3 F.F
1" = 30'-0"

Unit 4.2, Total SF =
847+901+941 = 2689 SF



5 Unit 4.2, Axonometric

Building F, 4 Plex, Unit 4.2

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2015
C-34045
STATE OF CALIFORNIA

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RESIDENTIAL / COMMERCIAL

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South Whitney Town+Homes
City of Rocklin — California
by USA Investment Associates

Project Schedule Revision
01 10.05.2013

Building F, 4 Plex, Unit 4.2

Not for Construction

SD - 5F.10

SCALE As indicated

11/17/2015 2:45:25 PM

EXHIBIT C

South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009

Available at the Economic and Community Development Department, Planning Division

PROJECT DATA & SUMMARY

PROJECT LOCATION

SOUTH WHITNEY BOULEVARD BETWEEN BRYCE WAY & SUNSET BOULEVARD

PLANNING LAND USE AND CONSTRUCTION

THE SOUTH WHITNEY MEDICAL OFFICES AND TOWNHOMES SITE IS CURRENTLY CLASSIFIED AS, C-2 (RETAIL BUSINESS ZONE) PER CHAPTER 17.46 ROCKLIN MUNICODE.

THE APPLICANT IS PROPOSING TO RE-ZONE THE MAP FOR A MIXED USE PROJECT. THE PARCEL WILL HAVE TWO ZONES: PD-R (PLANNED DEVELOPMENT - RESIDENTIAL) PER CHAPTER 17.60 ROCKLIN MUNICODE & C-2 (RETAIL BUSINESS ZONE) PER CHAPTER 17.46 ROCKLIN MUNICODE. SEE RE-ZOING MAP.

SOUTH WHITNEY MEDICAL OFFICE BUILDING

PER ROCKLIN MUNICODE 17.46.020 (C-2 WITH A USE PERMIT)

ALLOWABLE BUILDING HEIGHT & AREA: (C-2 PER CHAPTER 17.46)

	ALLOWABLE	ACTUAL
HEIGHT:	30'-0"	20'-0"
STORIES:	2	1
UNITS:	5 OFFICE CONDOMINIUMS	
BUILDING AREA:	7891 SQ FT, SEE SHEET SD-2.0 MEDICAL CENTER BUILDING PLAN	
SITE AREA:	0.82 GROSS ACRES +/-	
F.A.R.:	16%	

PARKING ANALYSIS

SOUTH WHITNEY MEDICAL OFFICE BUILDING

BUILDING AREA: 7,855 SQ FT

UNITS: 5

REQUIRED PARKING: 5/1000 SQ FT GROSS BUILDING
7,855 / 1000= 7.855 X 5 = 39.28
40 PARKING SPACES

BICYCLE RACK: 1/10 PER MOTOR VEHICLE SPACE
40/10 =
4 BICYCLE SPACES = 1 BIKE RACK

MEDICAL OFFICES	STANDARD	COMPACT	ACCESSIBLE	TOTAL
PARKING SCHEDULE	33	5	2	40

PER CBC 17.36.060 DISABLED PARKING REQUIREMENTS: CBC 11B-502 PARKING SPACES ACCESSIBLE TO PUBLIC, BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS & PUBLIC HOUSING.

PER CBC TABLE 11B-208.2 ACCESSIBLE PARKING SPACES: 26 TO 50 = MINIMUM NUMBER OR REQUIRED = 2 ACCESSIBLE SPACES.

SEE SHEET SD-2.1 FIRE ACCESS ANALYSIS & PARKING PLAN FOR MEDICAL OFFICES / TOWNHOMES PARKING LAYOUT

GENERAL PLAN NOTES

1. LIGHTING: SITE LIGHTING SHALL MEET THE CITY'S NIGHT SKY STANDARD.
2. HOA / OA: A HOME OWNERS ASSOCIATION AND OWNERS ASSOCIATION WILL BE FORMULATED TO MAINTAIN THE BUILDINGS, ASSOCIATED LANDSCAPE / AMENITIES AND COMMON AREAS.
3. HOA / OA: LANDSCAPE AND EXTERIOR LIGHTING ELEMENTS SHALL BE SEPARATED BY PROPOSED LOT LINE AS INDICATED ON SHEET SD-1.5 RE-ZONING MAP.

GENERAL PLAN NOTES, cont.

4. GARBAGE COLLECTION: PER AUBURN-PLACER DISPOSAL INPUT, GARBAGE COLLECTION WILL BE VIA INDIVIDUAL CANS FOR THE TOWN HOMES AND A TRASH ENCLOSURE AREA FOR THE MEDICAL CENTER.
5. OAK TREE PRESERVATION: THE OAK TREES ALONG EAST OF THE DEVELOPMENT LINE ARE INTENDED TO BE LEFT IN-PLACE UNLESS THE ARBORIST REPORT RECOMMENDS SPECIFIC MITIGATION DUE TO HEALTH OR STRUCTURAL CONDITIONS. SEE OAK TREE PRESERVATION PLAN FOR MORE INFORMATION.
6. PARKING SIZE PER ROCKLIN MUNICIPAL CODE:

   REGULAR: 9' x 19'
   COMPACT: 8' x 16'
   ACCESSIBLE: 9' x 19'

7. WETLANDS / FLOOD PLAINS: THERE ARE NO WETLAND AREAS ON THE PROJECT. THE 100 YEAR FLOOD PLAIN IS SHOWN ON SHEET SD-2.6. THE PROPOSED IMPROVEMENTS DO NOT AFFECT , NOR ARE THEY WITHIN THE FLOOR PLAIN BOUNDARY.
8. TREE IMPACTS: SITE GRADING WILL REQUIRE THE REMOVAL OF ALL ON-SITE TREES WITHIN THE DEVELOPED AREA (NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES). SEE OAK TREE MITIGATION PLAN SHEETS FOR MORE INFORMATION.
9. ARCHEOLOGICAL SITE: THERE ARE NO ARCHEOLOGICAL SITES ON THE PROJECT.
10. SITE ACCESSIBILITY: SIDEWALKS SHALL COMPLY TO 2013 CALIFORNIA BUILDING CODE & 2012 INTERNATIONAL BUILDING CODE.

SOUTH WHITNEY MEDICAL OFFICES & TOWNHOMES

SITE DEVELOPMENT, MAP VIEW RENDERING

1. MEDICAL OFFICE BUILDING, 5 UNITS
2. MEDICAL OFFICE BUILDING, PARKING
3. PROJECT ENTRANCES
4. TOWNHOMES, 20 UNITS
5. TOWNHOMES, PARKING



MEDICAL OFFICES, SHELL



MEDICAL OFFICES, CORE, 5 UNITS



APPLICABLE CODES & REGULATIONS

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING CODES
- 2014 CITY OF ROCKLIN DESIGN REVIEW GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES & REGULATIONS
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY AN ASSOCIATION
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SITE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.

LAND USE SUMMARY:	
TOTAL SITE AREA:	0.82 GROSS AREA (+/-)
PROPOSED # OF UNITS:	5 UNITS
EXISTING GENERAL PLAN:	RC
EXISTING ZONING:	C-2
PROPOSED GENERAL PLAN:	RC
PROPOSED ZONING:	C-2

EXHIBIT C

DR2014-0014

RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON:

June 7, 2016 Marc Mondell

APPROVED BY CITY COUNCIL ON June 28, 2016

Project Data & Information

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South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Project Data & Information

Not for Construction

SD- 4.1

SCALE

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ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DECK
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL PANEL
EP	EXTERIOR
EXT	
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
FURR	FURRING
G	
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
FBD	MECHANICAL
MECH	MEMBRANE
MEMB	METAL
MET	MANHOLE
MH	MISCELLANEOUS
MSC	MOUNTED
MTD	METAL
MTL	
N	
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NP	NO PARKING
NR	NON-RATED
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER/ DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALL
P	
PENN	PENETRATION
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POC	POINT OF CONNECTION
PP	PERMEABLE PAVERS
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTR	PRESSURE TREATED
PTRWDQ	PRESSURE TREATED WOOD
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
REG	REGISTER
ROS	ROUGH OPENING
S	
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
	SOUND TRANSMISSION COEFFICIENT
STC	STANDARD
STD	STEEL
STL	STORAGE
STOR	STRUCTURAL
STRL	SQUARE YARD
SY	
T	
	TOP AND BOTTOM
T&B	TONGUE AND GROOVE
T&G	TOP OF CURB
TC	TOP OF CONCRETE
TOC	TOP OF PAVING
TOP	TOP OF STEEL
TOS	TREAD
TRD	TOP OF WALL
TW	
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

SYMBOLS

CERAMIC FLOOR TILES

CARPET

CONCRETE PAD

EXISTING STRUCTURES

PROPOSED STRUCTURES

X# OR # — KEY NOTE

DETAIL REFERENCE

101a — DOOR TYPE

1 — REVISION

BUILDING SECTION

— INTERIOR ELEVATION

REMOVE

1.00 — ROOM TAG

Name / Elevation — DATUM REFERENCE

APPROXIMATE LINE OF WORK

— WALL TYPE

A00 — WINDOW TYPE

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Info, Symbols, Abbreviations & General Notes

South Whitney Medical Office Building
City of Rocklin — California

by USA Investment Associates

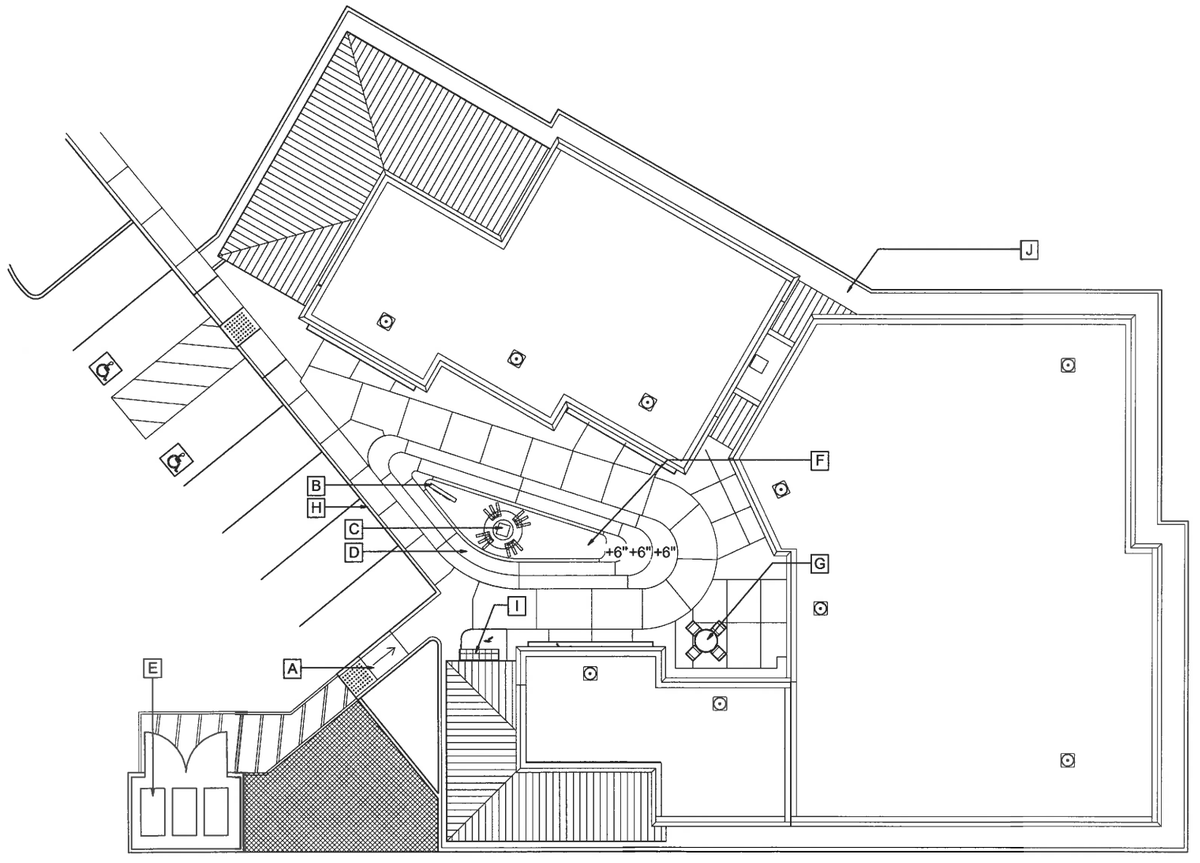
Project Revision Schedule

Info, Symbols, Abbreviations & General Notes
Not for Construction

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MEDICAL OFFICE BUILDING
COURTYARD, KEYNOTES

A. ADA RAMP
B. BUILDING/TENANT SIGN
C. SCULPTURAL PIECE
D. STEP SEATING
E. GARBAGE/RECYCLING
F. LANDSCAPING
G. CONCRETE TABLE & BENCH, SEE SHEET 4.10, DETAIL 9
H. CONCRETE PAVEMENT, COLOR DYED ALMOND
I. BICYCLE RACK
J. 4-FT ACCESSIBLE WALKWAY

North

① Medical Center, Site Courtyard Plan
1/8" = 1'-0"

0' 4' 8' 16' 32'

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

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ARCHITECTS RESIDENTIAL/COMMERCIAL

Court Yard Plan

South Whitney Medical Office Building
City of Rocklin — California
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Project Revision Schedule

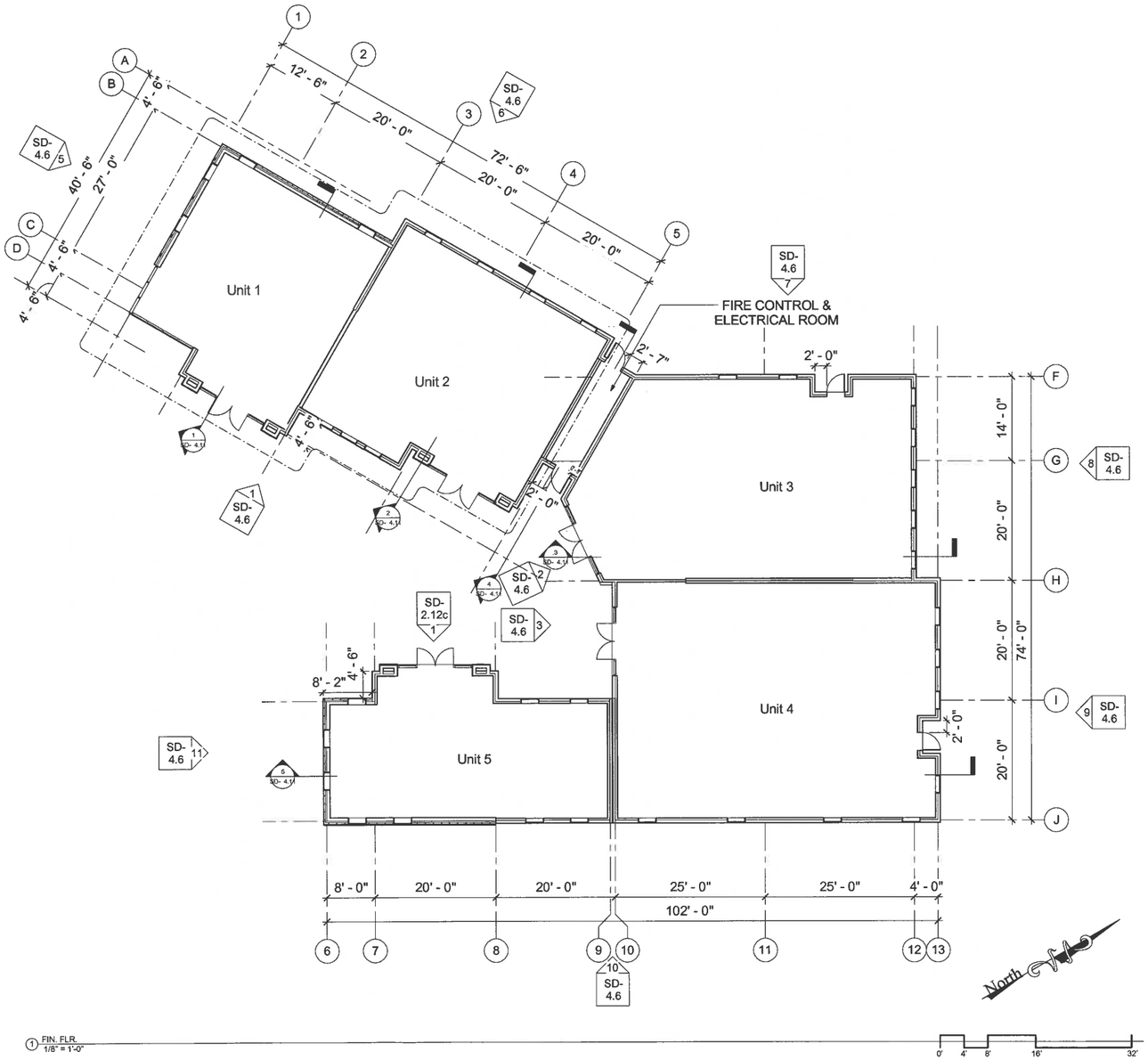
Court Yard Plan

Not for Construction

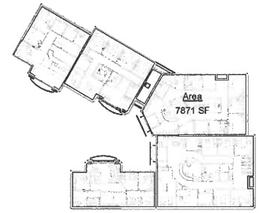
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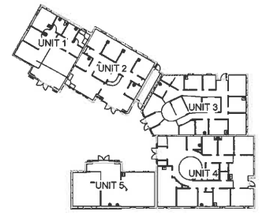


PROJECT SUMMARY



BUILDING AREA DIAGRAM

BUILDING AREA - 7855 SF



BUILDING UNIT DIAGRAM

UNITS	AREA
1	1160 SF
2	1390 SF
3	1855 SF
4	2200 SF
5	1120 SF
UTILITY	130 SF

Plans, Building

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South Whitney Medical Office Building
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Project Revision Schedule

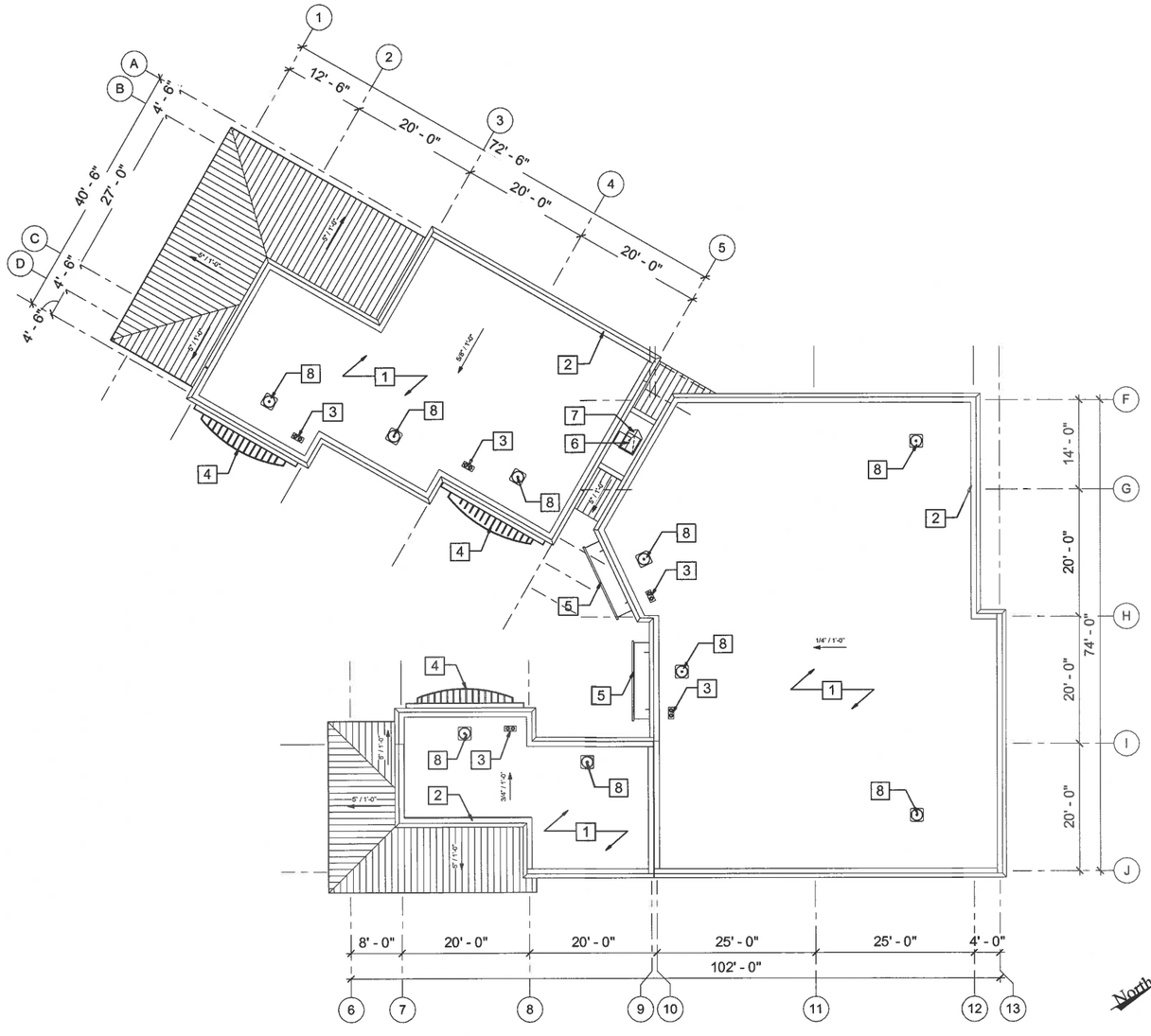
Plans, Building

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ROOF PLAN KEYNOTES

1. BUILT-UP ROOFING ON PANELIZED ROOF DECK
2. LINE OF PARAPET
3. ROOF DRAIN/ OVERFLOW
4. METAL CANOPY BELOW
5. METAL AWNING BELOW
6. ROOF ACCESS HATCH
7. PLYWOOD CRICKET
8. HVAC UNIT

1 Medical Center, Roof Plans
1/8" = 1'-0"

LICENSED ARCHITECT
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STATE OF CALIFORNIA

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

South Whitney Medical Office Building
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Project Revision Schedule

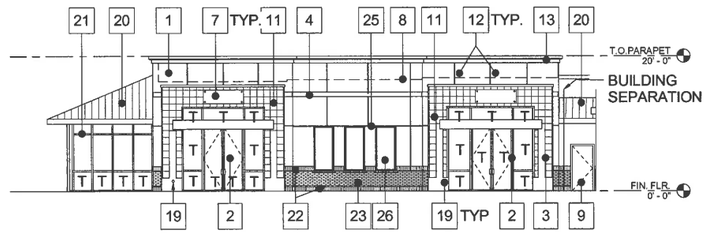
Plans, Roof

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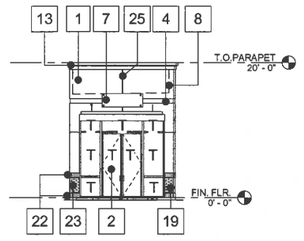
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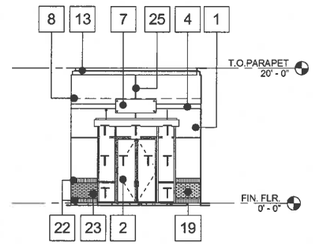
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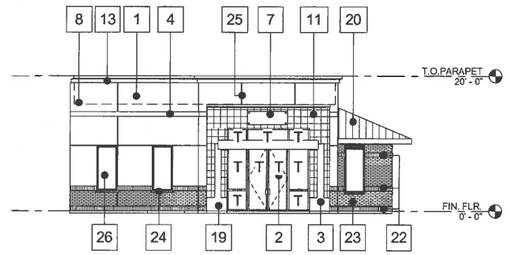
① Unit 1 & 2, Front Elevation
1/8" = 1'-0"



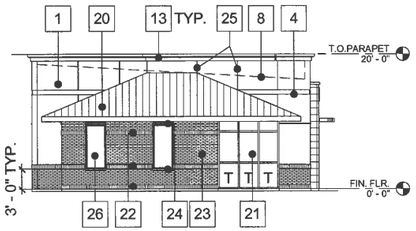
② Unit 3, Front Elevation
1/8" = 1'-0"



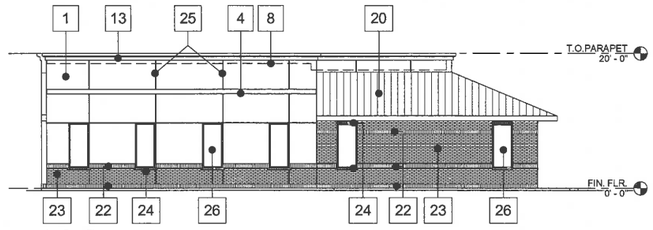
③ Unit 4, Front Elevation
1/8" = 1'-0"



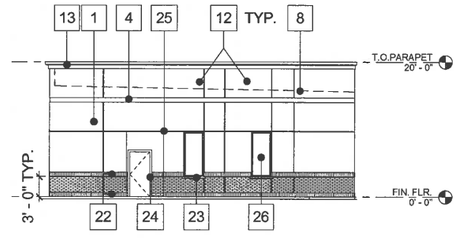
④ Unit 5, Front Elevation
1/8" = 1'-0"



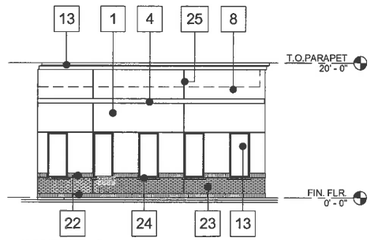
⑤ Unit 1 & 2, Left Elevation
1/8" = 1'-0"



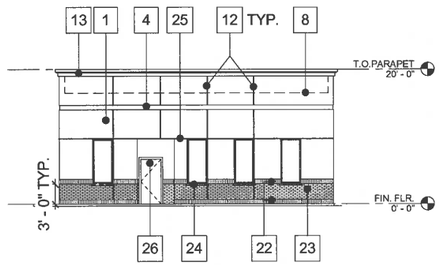
⑥ Unit 1 & 2, Rear Elevation
1/8" = 1'-0"



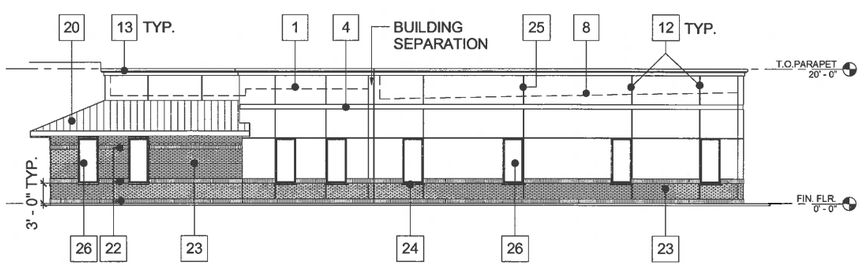
⑦ Unit 3, Rear Elevation
1/8" = 1'-0"



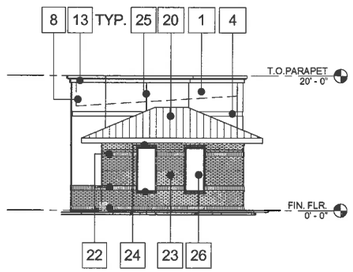
⑧ Unit 3, Right Elevation
1/8" = 1'-0"



⑨ Unit 4, Left Elevation
1/8" = 1'-0"



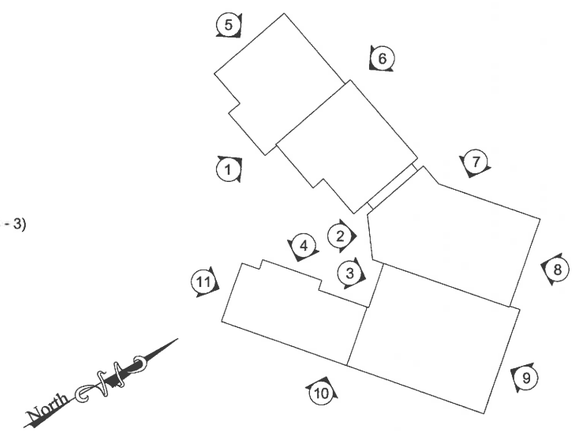
⑩ Unit 4 & 5 Rear Elevation
1/8" = 1'-0"



⑪ Unit 5, Left Elevation
1/8" = 1'-0"

ELEVATION KEYNOTES

1. WOOD CONSTRUCTION W/ STUCCO EXTERIOR
2. CLEAR ANODIZED ALUMINUM STORE FRONT SYSTEM WITH TINTED GLASS (TEMPERED WHERE INDICATED) (SHEET 4.9B - 2)
3. 12" X 12" ACCENT TILE (SHEET 4.8B - 4)
4. 3/4" DEEP ACCENT REVEAL
5. METAL CANOPY PAINTED
6. METAL COPING PAINTED TO MATCH ADJACENT WALL
7. PROPOSED SIGNAGE LOCATIONS
8. LINE OF ROOF BEYOND
9. MAN DOOR AND FRAME PAINTED TO MATCH
10. ROOF TOP HVAC UNIT
11. 12" X 12" TILE (SHEET 4.8B - 3)
12. PANEL JOINT
13. EIFS CORNICE TRIM
14. PROPOSED BUILDING ADDRESS LOCATION
15. METAL FLASHING
16. EIFS REVEAL
17. LINE OF REGLET
18. WALL MOUNTED LIGHT FIXTURE
19. OVER FLOW LEADER LOCATION W/ BRASS FITTING CENTER ON TILE
20. STANDING SEAM METAL ROOF
21. STORE FRONT GLASS AND MULLIONS (SHEET 4.9C - 3)
22. BRICK SOLDIER COURSE (SHEET 4.10 - 1)
23. BRICK RUNNING BOND (SHEET 4.10 - 1)
24. BRICK ROW LOCK COURSE (SHEET 4.10 - 1)
25. 3/4" STUCCO EXPANSION JOINT
26. 20 X 40 FIXED WINDOWS (SHEET 4.9A - 1)



Exterior Elevations

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2017
C-34045
STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
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MIRA1OKTEM@SHWARCHITECTS.COM

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SHW ARCHITECTS
RESIDENTIAL/COMMERCIAL

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Exterior Elevations

Not for Construction

SD- 4.6

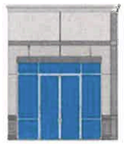
SCALE As indicated

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1 Unit 1 Front Elevation, Color
1/8" = 1'-0"

0' 4' 8' 16' 32'



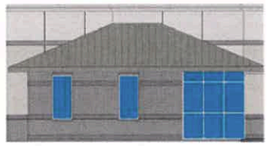
2 Unit 3, Front Elevation, Color
1/8" = 1'-0"



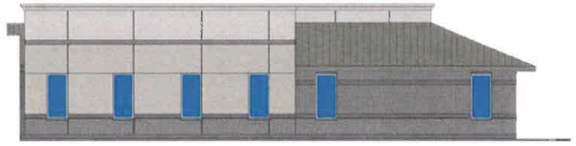
3 Unit 4, Front Elevation, Color
1/8" = 1'-0"



4 Unit 5, Front Elevation, Color
1/8" = 1'-0"

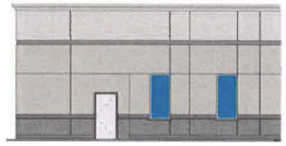


5 Unit 1, Left Elevation, Color
1/8" = 1'-0"

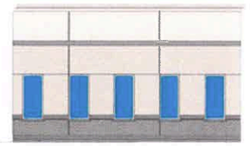


6 Unit 1, Rear Elevation, Color
1/8" = 1'-0"

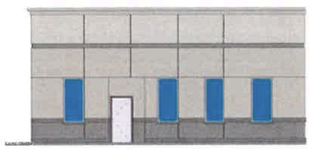
0' 4' 8' 16' 32'



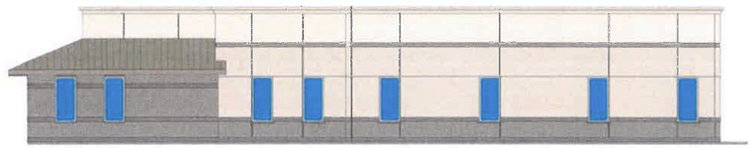
7 Unit 3, Rear Elevation, Color
1/8" = 1'-0"



8 Unit 3, Right Elevation, Color
1/8" = 1'-0"

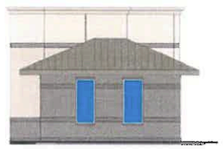


9 Unit 4, Left Elevation, Color
1/8" = 1'-0"



10 Unit 4 & 5 Rear Elevation, Color
1/8" = 1'-0"

0' 4' 8' 16' 32'



11 Unit 5, Left Elevation, Color
1/8" = 1'-0"

ROOF SCHEDULE

COLOR: FLINT GRAY

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM
SOLAR REFLECTION INDEX: 43



COLOR: WHITE

ROOF MATERIAL TYPE:
MEMBRANE ROOF
UV PROTECTED



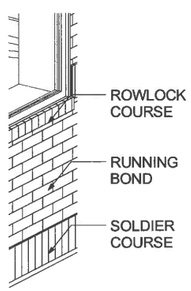
FASCIA BOARD

COLOR: FLINT GRAY

ROOF MATERIAL TYPE:
COOL METAL ROOFING,
STANDING SEAM
SOLAR REFLECTION INDEX: 43



BRICK PATTERNS



BRICK COLORS & TYPES



BELDEN
FACE BRICK:
671 SMOOTH



BELDEN
FACE BRICK:
DAPPLE GRAY

FRONT ENTRY WALL TILES



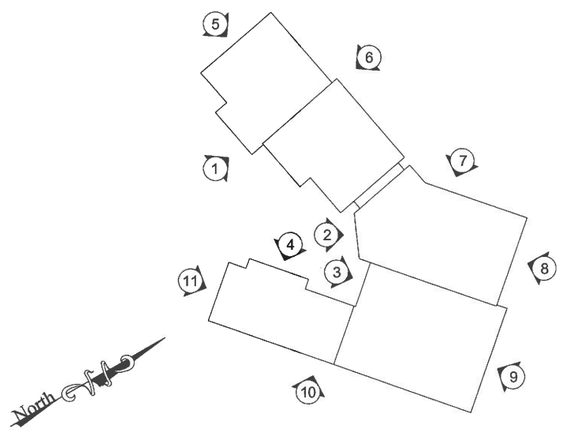
CONCEPT SURFACES
QUARZITE WHITE
12" x 12"



CONCEPT SURFACES
QUARZITE WHITE
12" x 12"

PAINT COLORS

MAIN BODY COLOR	SHERWIN WILLIAMS SW 6141 Softer Tan	
ACCENT FIELD & TRIM COLOR	SHERWIN WILLIAMS SW 6126 Navajo White	
ACCENT REVEAL COLOR	SHERWIN WILLIAMS SW 2840 Hammered Silver	



Elevations, Color

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

STATE OF CALIFORNIA — REGISTERED LICENSED ARCHITECT — GORDON K WONG — No. C-34045 — RENEWAL 08/31/2017

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OAK ARCHITECTS RESIDENTIAL/COMMERCIAL

Project Revision Schedule

Elevations, Color

Not for Construction

SD- 4.7

SCALE As indicated

5/12/2016 10:14:52 AM

RAB WP1FCF42
42w CFL
Full Cut Off
Lighting Wall Packs



click to enlarge

RAB WP1FCF42

Quantity: 1

$131.67

Photocell: None ADD TO CART

Read Reviews
Write a Review

Available in Bronze(RAB WP1FCF42) or White(RAB WP1FCF42W).

Housing:	die cast aluminum 1/2" NPS tapped top, both sides and back for conduit or photocontrol.
Mounting:	knockouts for easy wall box mounting
Watts	42 watts
Ballast:	Elec HPF QT
Lamp	42w CFL GX24q-4 (lamp supplied)
UL:	suitable for wet locations.HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from the ballast

1. EXTERIOR, DOWN LIGHTS

The Elliptical Sign Light



Click to enlarge

CODE SLE-GHASL-PC

$194.00

(hover over images to learn more)

Shade Size	9" Shade
Finishes	100-Black
Gooseneck Arms (?)	G1 Straight Arm (+$79.00)
Gooseneck Arm Finish	Same As Shade
Dusk-to-Dawn Photocell (?)	None
Socket Type (?)	Standard Medium Base E26 Socket

Qty: 1 ADD TO SHOPPING CART

ADD TO MY WISH LIST

Share 3 Tweet 1 Google + 0 Pinterest 50

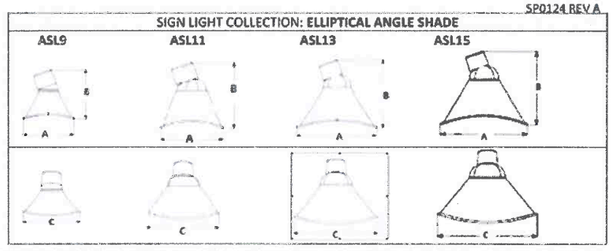
SPECIFICATION SHEET SEND TO FRIEND

SP0124 REV A

BARN LIGHT ELECTRIC

Item #	Length (A)	Height (B)	Width (C)
ASL9	7 ¾"	7 ½"	8 ½"
ASL11	8 ½"	9 ½"	11"
ASL13	11 ¾"	10"	12 ¾"
ASL15	13 ½"	11 ¼"	15 ¼"

SIGN LIGHT COLLECTION: ELLIPTICAL ANGLE SHADE



Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamp Options	Ballast	Voltage
S- Stem Mount G- Goose Neck	ASL9 ASL11 ASL13 ASL15	Powder Coat: 100-Black 200-White 300-Dark Green 600-Bronze 605-Rust For additional colors, see color chart	Stem: ST Specify stem model Gooseneck: G Specify gooseneck model For additional mounting options and details, see mounting spec sheet	Stem and Gooseneck: Other: 975-Galvanized 980-Brushed Aluminum Powder Coat: 100-Black 200-White 300-Dark Green 600-Bronze 605-Rust For additional colors, see color chart	HSC-Hang Straight Canopy HDSM-Heavy Duty Stem Mount Canopy HDBP-Heavy Duty Square Backing Plate	Other: 975-Galvanized Powder Coat: 100-Black 200-White 300-Dark Green 600-Bronze 605-Rust	200 Watt maximum		120 V
BLE-G	ASL13	100	027						
ORDER SPECIFICS									
BLE-									

Notes:

Suitable for Wet Location

Finish Chart / Features

Powdercoat Finishes:	Durable finish colors to fit any style from traditional to retro to modern	Click to View
Gooseneck Arms:	Dozens of styles, projections, designs and angles to choose from	Click to View
Dusk-to-Dawn Photocell:	Turns your fixture on at dusk and off at dawn!	Click to View

Product Details

Inspired by vintage Benjamin® clamshell shades, the Elliptical Sign Light features a tapered cone shade that casts a spotlight on retail signs, doorways, and displays. Available in four shade sizes and a rainbow of powder coat finish colors, this vintage angle shade adds style to any commercial lighting plan!

Shade Size:

09" Shade: W 8" x H 7" x L 7 ¾"
11" Shade: W 11" x H 9 ½" x L 8 ½"
13" Shade: W 12 ¾" x H 10" x L 11 ¾"
15" Shade: W 15 ¼" x H 11 ¼" x L 13 ¼"

2. EXTERIOR, GOOSE NECK LIGHT

2. GOOSENECK LIGHT, SPECIFICATIONS

Materials & Products

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MIRAYOKTEM@GKWARCHITECTS.COM

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Materials & Products

Not for Construction

SD- 4.8a

SCALE

5/12/2016 10:14:54 AM

40,8x61,4
16"x24"
Superficie naturale
Superficie exterior

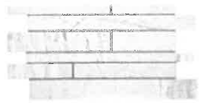


45,8x45,8
18"x18"
Superficie naturale

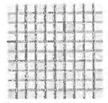
30,5x30,5
12"x12"
Superficie naturale
Superficie exterior

15x15
6"x6"
Superficie naturale

QUARZITE WHITE . formati



30x60
12"x24"
Murales



30,5x30,5
12"x12"
Mosaico



30,5x30,5
12"x12"
Muretto

QUARZITE WHITE . decori

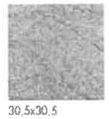
3. CONCEPT SURFACES, WHITE TILE



40,8x61,4
16"x24"
Superficie naturale
Superficie exterior



45,8x45,8
18"x18"
Superficie naturale



30,5x30,5
12"x12"
Superficie naturale
Superficie exterior

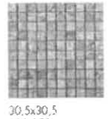


15x15
6"x6"
Superficie naturale

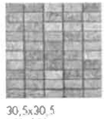
QUARZITE GREY . formati



30x60
12"x24"
Murales



30,5x30,5
12"x12"
Mosaico



30,5x30,5
12"x12"
Muretto

QUARZITE GREY . decori

4. CONCEPT SURFACES, GRAY TILE;
REF: SHEET SD-4.6, KEYNOTE 3

UNICOM	QUARZITE	VALORE UNICOM UNICOM VALUES
	Assorbimento % d'Acqua Water Absorption % Absorption d'Eau % Wasseraufnahme	< 0,5%
	Resistenza alla Flessione Breaking Strenght Résistance a la Flexion Biegezugfestigkeit	35 N/mm²
	Resistenza agli acidi Resistance to Acid Résistance aux Acides Säurebeständigkeit	GLA
	Resistenza al Gelo Frost Resistance Résistance au Gel Frostbeständigkeit	Resiste - Frost-Proof Aucune Alteration Keine Änderung
	Resistenza alle macchie Stain resistance Résistance aux taches Flackenbeständigkeit	5

	Durezza di Mohs Hardness in Mohs degrees Dureté de Mohs Moh'sche Härte	UNI EN 101 ≥ 6%
	DIN 51130 DIN 51097 ASTM C 1028 Coefficiente d'attrito (scivolosità) Static coefficient of friction Coefficient de friction (glissement) Reibungskoeffizient (Schlüpfrigkeit)	SUPERFICIE NATURALE A R 10 DRY ≥ 0,85 WET ≥ 0,71
	DIN 51130 DIN 51097 Coefficiente d'attrito (scivolosità) Static coefficient of friction Coefficient de friction (glissement) Reibungskoeffizient (Schlüpfrigkeit)	SUPERFICIE EXTERIOR R 12 A+B
	Spessore Thickness Epaisseur Dicke	≠ 10 mm
	Variazioni cromatiche Color shade variations Variation de nuance Nuance variation	V3= variazione moderata V3= moderate variation V3= variation moderée V3= mäßige variation Green Grey White
	Variazioni cromatiche Color shade variations Variation de nuance Nuance variation	V4= variazione intensa V4= substantial variation V4= variation intensive V4= intensive variation Gold

CARATTERISTICHE TECNICHE - Technical Features - Caracteristiques Techniques - Technische Eigenschaften
Superficie Naturale - Natural Surface - Surface Naturelle - Naturale Oberfläche

QUARZITE	Formato Size Format Format	Spessore Thickness Epaisseur Dicke	Pezzi/sc Pcs./box Pcs./ctn Stck/Kart	Mq/sc Sqm./box Mq/ctn Qm/Kart.	Kg/sc Kgs/box Kg/ctn Kg/Kart.	Sc/pl Box/pal Ctn./pal. Kart./pal.	Mq/pl Sqm/pal Mq/pal Qm/Pal.	Kq/pl Kgs/pal Kg/pal. Kg/pal.
Fondo naturale	40,8x61,4	10	5	1,25	25,20	48	60,14	1209,60
Fondo exterior	40,8x61,4	10	5	1,25	25,20	48	60,14	1209,60
Fondo naturale	45,8x45,8	10	6	1,26	25,40	48	60,48	1219,20
Fondo naturale	30,5x30,5	10	12	1,12	21,50	48	53,57	1032,00
Fondo exterior	30,5x30,5	10	12	1,12	21,50	48	53,57	1032,00
Fondo naturale	15x15	10	44	1,00	19,30	60	60,00	1158,00
Mosaico	30,5x30,5		11	1,02	19,70	54	55,24	1063,80
Murales	30x60		5		17,90			
Muretto	30,5x30,5		11		19,69			
Gradino nat/exter	30,5x30,5		12		20,16			
Gradone nat/exter	30,5x30,5		6		13,92			
Grad.ang.nat./ext.	30,5x30,5		2		4,52			
battiscopa smaltato	7x30,5		30		12,51			
battiscopa smaltato	10x61,4		12		20,00			

IMBALLI - Packing - Embalages - Verpackung

4. TILE SPECIFICATIONS
REF: SHEET SD-4.6, KEYNOTE 11

LICENSED ARCHITECT
GORDON K WONG
C-34045
RENEWAL 08/31/2017
STATE OF CALIFORNIA

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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Materials & Products, cont.

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Materials & Products, cont.

Not for Construction

SD- 4.8b

SCALE

5/12/2016 10:14:55 AM

Signature Series—Fixed

signature series fixed

Product Data

Description

AAMA Category – Architectural
AAMA Designation – AW-150
Configuration – Fixed

AAMA Air, Water & Structural Testing

Test Size – AAMA for Designation and/or configuration
Allowable Air – MAX .10 CFM/LF @ 6.24 PSF
Uniform Load Deflection – 150 PSF
Water – 15 PSF
Uniform Load Structural – 225 PSF

CRF 'U' Value

CRF – CRF 50-71
U-Value – U .36 - .56

Construction

Minimum Wall Thickness – 0.062"
Depth – 4"
Fabrication – Machined, Mechanically Fastened & Sealed
Design – Equal Leg

Thermal Barrier

Separation – 1/2"
Design – Two Strips-Crimped In Place, 6/6 Reinforced Polyamide

Glazing

Location – Factory or Field
Method – Wet/Dry
Installation – Interior Glazed

Finish
As Specified – Anodized or Painted

Warranty
As Specified – 2, 5 or 10 Years (2 years standard)

Oldcastle BuildingEnvelope®

2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

1. FIXED WINDOWS, SPECIFICATIONS
REF: SHEET SD-4.6, KEYNOTE 26

Oldcastle BuildingEnvelope® *Engineering your creativity™*

Signature Fixed

The Signature Series 4" Fixed utilizes Polyamide thermal break technology allowing for high thermal requirements and dual color and finish combinations.



Product Features

- Frame: 4" depth
- Multiple stacking options
- Polyamide thermal break
- High thermal requirements and dual finish capabilities

Product Performance

- Air Infiltration: <.06 CFM/sq.ft. (6.24 PSF) per ASTM E283
- Static Water: 15 PSF per ASTM E331
- Deflection Load: =/-150 PSF per ASTM E330
- Structural Load: =/-225 PSF per ASTM E330
- CSAA440-00 Rating: B7-C5

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1. FIXED WINDOWS
REF: SHEET SD-4.6, KEYNOTE 26

Materials & Products, cont.

LICENSED ARCHITECT GORDON K. WONG C-34045 STATE OF CALIFORNIA

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GK WONG ARCHITECTS RESIDENTIAL/COMMERCIAL

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Materials & Products, cont.

Not for Construction

SD- 4.9a

SCALE

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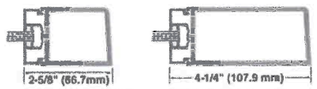


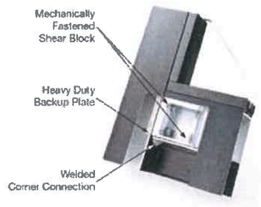
Oldcastle BuildingEnvelope™— a market leader in Standard Entrances

Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.







AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

Oldcastle BuildingEnvelope *Engineering your creativity*

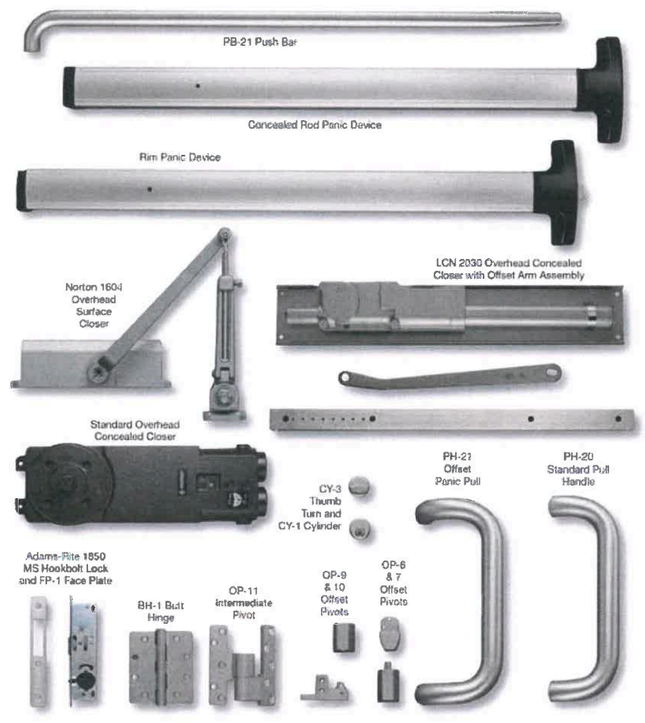
2. ENTRY DOOR, FACADE
REF: SHEET SD-4.6, KEYNOTE 2

standard entrances

standard entrances

Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit oldcastlebe.com.



Oldcastle BuildingEnvelope 2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

2. ENTRY DOOR, HARDWARE
REF: SHEET SD-4.6, KEYNOTE 2

Materials & Products, cont.

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

MIRAY OKTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-1545
MIRAYOKTEM@GKWARCHITECTS.COM

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Materials & Products, cont.

Not for Construction

SD- 4.9b

SCALE

5/12/2016 10:14:59 AM

Series 3000 XT Storefront—
2" x 4-1/2" thermally efficient storefront system by Oldcastle BuildingEnvelope®

The Series 3000 XT storefront product combines superior thermal performance with the simplicity and convenience of a standard storefront. The system incorporates dual polyurethane thermal breaks throughout the system to improve energy efficiency and condensation resistance. The system offers the option of inside or outside glazing along with screw spline or shear block assembly.





Target, West Hollywood Gateway, Alameda, CA
Architect: MBH Architects

Features

- Overall system dimensions: 2" x 4-1/2"
- Center set glazing configuration
- Sill receptor requires no additional anchoring of sill member
- Superior thermal performance provided through dual polyurethane thermal breaks
- Screw spline and shear block assembly options
- Outside and inside glazing options
- Accommodates zero sight line vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

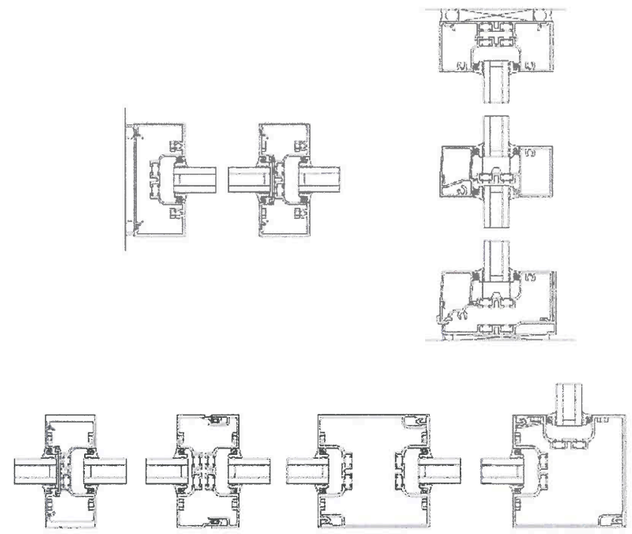
Oldcastle BuildingEnvelope® *Engineering your creativity™*

3. GLASS FACADE SYSTEM
REF: SHEET SD-4.6, KEYNOTE 21

series 3000 XT storefront

series 3000 XT storefront

Details



Performance

- Air Infiltration: <.06 CFM/SQ FT (6.24 PSF) per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC: 33 (2 x 1/4", 1/2" airspace)
  37 (2 x 1/4" laminated, 1/2" airspace)
- OITC: 27 (2 x 1/4", 1/2" airspace)
  29 (2 x 1/4" laminated, 1/2" airspace)
- Thermal Performance per AAMA 1503
  for clear 1" insulating glass:
  U-factor = 0.54
  Frame CRF = 62
  for Low-E 1" insulating glass:
  U-factor = 0.32
  Frame CRF = 66
- NFRC Certified
- Thermal Performance Characteristics per AAMA 507

Oldcastle BuildingEnvelope®

2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

3. GLASS FACADE SYSTEM
REF: SHEET SD-4.6, KEYNOTE 21

Materials & Products, cont.

LICENSED ARCHITECT GORDON K WONG RC-34045 STATE OF CALIFORNIA

MIRAY OKTEM, PROJECT MAN.
706 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 796-1545
MIRAYOKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
706 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

ARCHITECTS

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Materials & Products, cont.

Not for Construction

SD- 4.9c

SCALE

5/12/2016 10:15:00 AM

CLEMSON UNIVERSITY
THE BISHOP MATERIALS LABORATORY

TEST REPORT
THE BISHOP MATERIALS LABORATORY

130 Canton Research Blvd
Anderson, SC 29625
(864) 656-1994
Fax: 864-656-1995
www.bishopmaterialslab.com

AASHTO R18 ACCREDITED LABORATORY

Results of Tests on Brick conducted in accordance with ASTM C67-13 Standard Method for Sampling and Testing Brick and Structural Clay Tile

01/25/2014

Name:	The Belden Brick Company 700 West Tuscarawas Street Canton , OH 44702	Plant:	The Belden Brick Company
Phone:	330-456-0031	Report Number:	BBC-0291
Fax:	330-456-2694	Received Date:	03/07/2014
		Sampled Date:	03/07/2014
		Lot:	
		Product Code:	

*Temperature: 70 - 77F
*Humidity: 45% - 55%

Sample Description: **Pit 6, All Fireclay w/Additive**

							Test Date
Absorption	1	2	3	4	5	Average	
24 Hour Submersion in Cold Water (%)	2.09	2.06	2.11	2.17	2.38	2.16	03/11/2014
5 Hour Submersion in Boiling Water (%)	2.50	2.55	2.50	2.82	2.94	2.62	
Saturation Coefficient (Ratio of 24H to 5H)	0.84	0.81	0.84	0.83	0.81	0.82	
Measurement Uncertainty ± 0.55 %			*The 1 and 2 hour boiled water absorption tests are not required by the customer				
Compressive Strength	1	2	3	4	5	Average	
psi	15,223	13,262	15,985	15,766	14,523	14,952	03-11-2014
MPa	105.0	91.4	110.2	108.7	100.1	103.1	
Measurement Uncertainty ± 231 psi							
Efflorescence	11	12	13	14	15		
	Not Effloresced	Not Effloresced	Not Effloresced	Not Effloresced	Not Effloresced		03-13-2014
IRA (Oven Dried Method)	6	7	8	9	10	Average	
g/min 30 in.²	2.2	4.3	2.6	3.8	3.0	3.2	03-13-2014
Measurement Uncertainty ± 1.5 g/min/33 in.²							
Average % Void	21.9						03/11/2014
Measurement Uncertainty ± 0.5 %							
Abrasion Resistance	1	2	3	4	5	Average	
	0.01	0.02	0.01	0.01	0.02	0.01	03/11/2014

The brick represented by the test results shown here comply with the physical property requirements of the standards listed below:

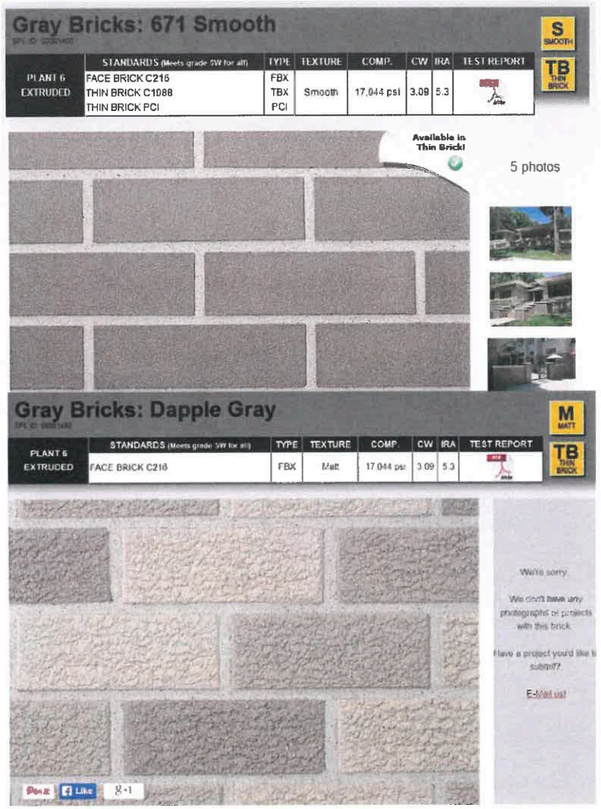
ASTM C 216 - 13 Standard Specification for Facing Brick (Solid Masonry Units Made From Clay or Shale)
Grade: SW, MW, with absorption alternate in section 6.1.2

ASTM C 902 - 13 Standard Specification for Pedestrian and Light Traffic Paving Brick
Class: SX, MX, NX, with absorption alternate in section 4.1.1.1
Type: I, II, III

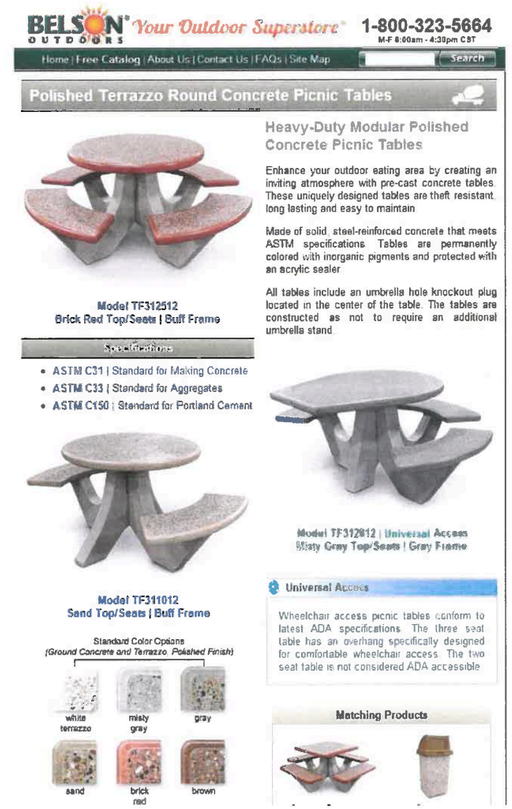
Lab Reference: 5546 10126

Page 1 of 2

1. BRICK SPECIFICATIONS



1. BRICK



2. EXTERIOR TABLES SPECIFICATIONS

Lighting : Outdoor LED Light Fixtures : LED Floodlights : LED Accent Light,10W,CRI 80,651L,3000K

Print Email

Back to Product Family



How can we improve our Product Images?

Compare

LED Accent Light, 10W, CRI 80,651L, 3000K

HUBBELL LIGHTING - KIM

Technical Specs

Item	LED Accent Light	Light Distribution	Narrow Flood
Watts	10	Lumens	651
Voltage	120 to 277VAC	Housing Material	Die Cast Aluminum
Lumens Per Watt	65.1	CRI	80
Color Temp	3000K	Temp. Range	-40 Degrees to 45 Degrees C
Rated Life	50,000 hr.	Lens Material	Tempered Glass
Length	5-1/2"	Warranty	1 yr. On Driver and LEDs, 3 yr. On Castings
Width	3"	Standards	UL 1598, 8750 Listed, CAN/CSA C22.2 Number 250.0-08
Height	6-1/4"	LED Replacement For	75W HAL
Housing Finish	Black	Green Environmental Attribute	Product Contributes to Reducing Energy Consumption
Mounting	Knuckle with 1/2" NPT	Green Certification or Other Recognition	RoHS Compliant

3. FREE STANDING SIGNAGE ILLUMINATION

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-2125
GORDONKWONG@GKWARCHITECTS.COM

MIRAY ORTEM, PROJECT MAN.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1645
MIRAYORTEM@GKWARCHITECTS.COM

Materials & Products, cont.

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

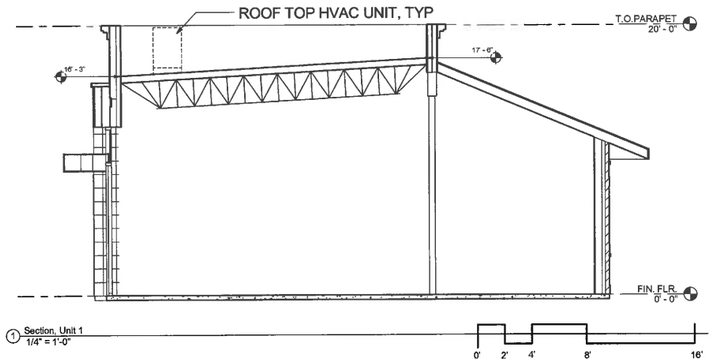
Materials & Products, cont.

Not for Construction

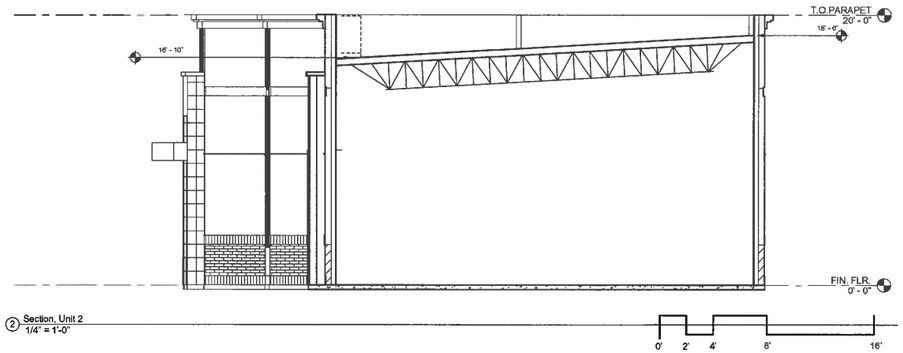
SD- 4.10

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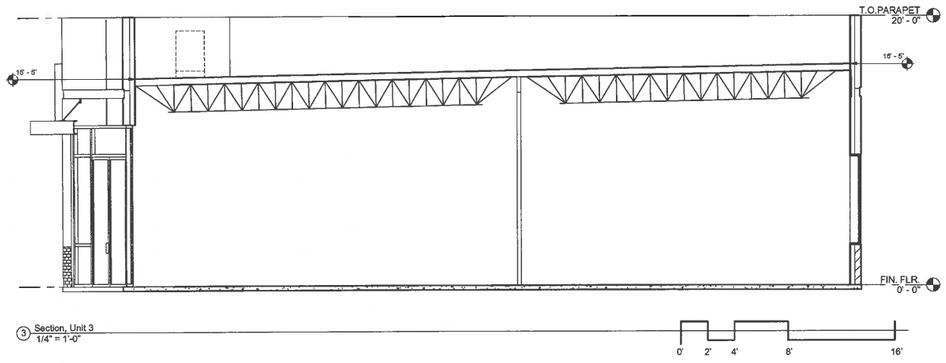
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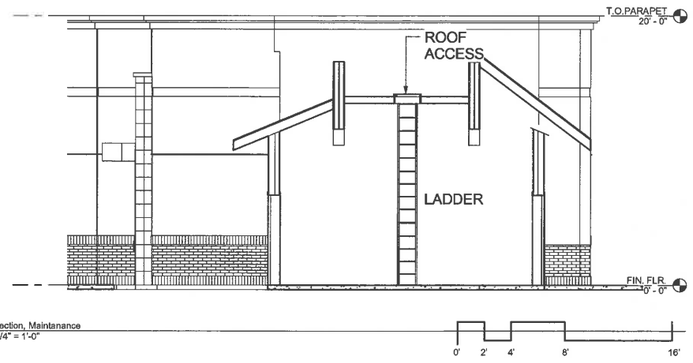
1 Section, Unit 1
1/4" = 1'-0"



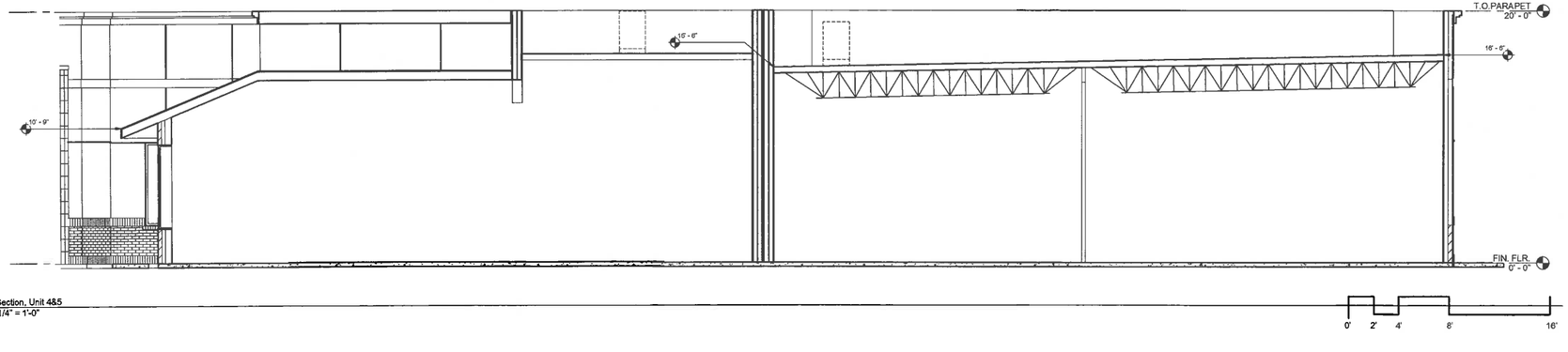
2 Section, Unit 2
1/4" = 1'-0"



3 Section, Unit 3
1/4" = 1'-0"



4 Section, Maintanance
1/4" = 1'-0"



5 Section, Unit 4&5
1/4" = 1'-0"

Sections

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95125 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

MIRAY OKTEM, PROJECT MAN.
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CAMPBELL, CA 95125 (408) 315-1845
MIRAYOKTEM@GKWARCHITECTS.COM

South Whitney Medical Office Building
City of Rocklin — California
by USA Investment Associates

Project Revision Schedule

Sections

Not for Construction

SD- 4.11

SCALE 1/4" = 1'-0"

5/12/2016 10:15:07 AM

EXHIBIT D

South Whitney Mixed Use Townhomes and Medical Center
DR2014-0014/TRE2015-0009

Available at the Economic and Community Development Department, Planning Division

RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON:

June 7, 2016 Marc Mondell

APPROVED BY CITY COUNCIL ON June 28, 2016

Patricia Hammond

SOUTH WHITNEY MIXED USE TOWNHOMES

PARKING ENFORCEMENT PLAN

June 7, 2016

EXHIBIT B

DL2015-0001

BACKGROUND

USA Investment Associates, has applied for a General Plan Amendment, Rezone and General Development Plan, Tentative Parcel Map, and Design Review/Oak Tree Preservation Plan Permit approval from the City of Rocklin to develop 20 townhome units in a Project known as South Whitney Mixed Use Townhomes and Medical Center.

Chapter 17.66.020 of the Rocklin Municipal Code requires submittal of a parking enforcement plan when a proposed project includes assigned parking spaces consisting of one- or two-car garages. The developer is also required to implement the parking enforcement plan and incorporate them into the leases or covenants, conditions and restrictions (CC&R's). The plan shall be approved by the Planning Commission and shall include, but not be limited to, the following.

1. Adequate guarantees that the garages shall be used for the parking of automobiles;
2. Roll-up garage doors, with automatic garage door openers;
3. Garages located no more than six-feet from the driveway aisle, or no less than twenty feet from the driveway aisle if tandem parking is provided.

This document will serve as the parking enforcement plan for the South Whitney Mixed Use Townhomes Project.

PARKING ENFORCEMENT PLAN

1. Project Design

The project design incorporates several features to address parking issues

- Adequate parking has been provided pursuant to the City's parking requirements for townhomes
- Each dwelling unit has been provided with a minimum of two enclosed garage spaces.
- Each garage will have a roll-up garage door, with automatic garage door opener.
- Driveways are generally within 6 feet from the drive aisle to ensure that tenants will not park in the drive aisles or driveways.

2. Enforcement

Leases and future CC&R's will include a requirement that residents who own vehicles shall be required to park inside the garages. Storage in garages that does not permit maximum vehicular parking is prohibited. Violations will be subject to a warning, followed by a fine.

RESOLUTION NO. 2017-175

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP

(South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006)

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

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

A. Tentative Subdivision Map (SD2017-0006) allows the subdivision of an approximately 2.8-acre parcel into three common area lots and twenty townhome parcels generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (016-240-039)

B. A Mitigated Negative Declaration of environmental impacts prepared for this project was approved by City Council Resolution No. 2016-177.

C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006 tentative subdivision map as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby recommended for approval by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Finance Districts

Prior to recordation of the final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for

public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC SERVICES)

2. Riparian Area and Creek Protection

An open space and conservation easement shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

The area shown on the tentative subdivision map exhibit as Lot C, which represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except that required through the previously approved design review (DR2014-0016); provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

3. Reciprocal Easements

A reciprocal access and parking easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)

4. Common Areas - Open Space - Maintenance

Prior to or concurrently with the recordation of the final map the subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements and minimum provisions: (ENGINEERING, CITY ATTORNEY)

a. Define the following portions of the subdivision to be common areas jointly owned and / or maintained by the residents of the subdivision: Lot A and Lot C as shown in Exhibit A.

b. Assignment to the homeowner's association responsibility for the maintenance of common areas and commonly maintained areas on and within Lot A, Lot C, and Lots 1 through 20, including but not limited to, all structures, landscaping, private utility services, outdoor lighting, private streets and alleys, parking, recreational facilities, detention and drainage facilities, all landscaping in the public rights-of-way, as required herein, and oak mitigation plantings, if any.

c. Assignment to the homeowner's association responsibility to monitor and report to the Economic and Community Development Director of the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.

d. A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowners association to be performed and assess (lien) the cost to the homeowner's association in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)

e. A statement expressly prohibiting modification or deletion of any portion of the homeowner's association documents which specifically address City conditions of approval, City requirements, or termination of the HOA in its entirety, without the express written consent of the City.

f. The documents creating the homeowner's association shall specifically include the following condition for enforcement by the homeowner's association:

A "parking enforcement plan" (Exhibit B to Resolution 2016-180) that includes guarantees, to the satisfaction of the Economic and Community Development Director that the garages shall be used for the parking of automobiles, and ensures that roll-up garage doors, with automatic garage door openers are used throughout the project, consistent with RMC 17.66.020.

g. City review shall be required for any development, including fencing and landscaping, within the common area. Notice of this requirement shall be recorded by separate instrument with the final map.

h. A notice shall be included in the subdivision's CC&Rs, and recorded by separate instrument with the final map, stating that individual lot and building design shall be subject to City approved design guidelines

available from the City of Rocklin Department of Economic and Community Development.

In lieu of a property owners association, as required above in Section 4(b), Subdivider may utilize a conservancy, or other suitable legal entity, to own, maintain, and carry out all duties identified in this Section 2. as related to the lot designated "Open Space" on Exhibit A. This alternative ownership entity shall have characteristics of responsibility, accountability, and longevity, which are substantially similar to a property owners' association, so that the City is confident of the entity's ability to operate, manage and maintain the open space in perpetuity. Any alternative ownership entity shall be formed so that the maintenance, monitoring, and lien rights required in Section 15(b) are legal obligations of the ownership entity. The alternative ownership entity shall be reviewed and approved by the City Attorney and the Economic and Community Development Director for compliance with these conditions of approval.

5. Validity

This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 25th day of July, 2017, by the following vote:

AYES:	Councilmembers:	Patterson, Broadway, Gayaldo, Janda, Yuill
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Scott Yuill, Mayor

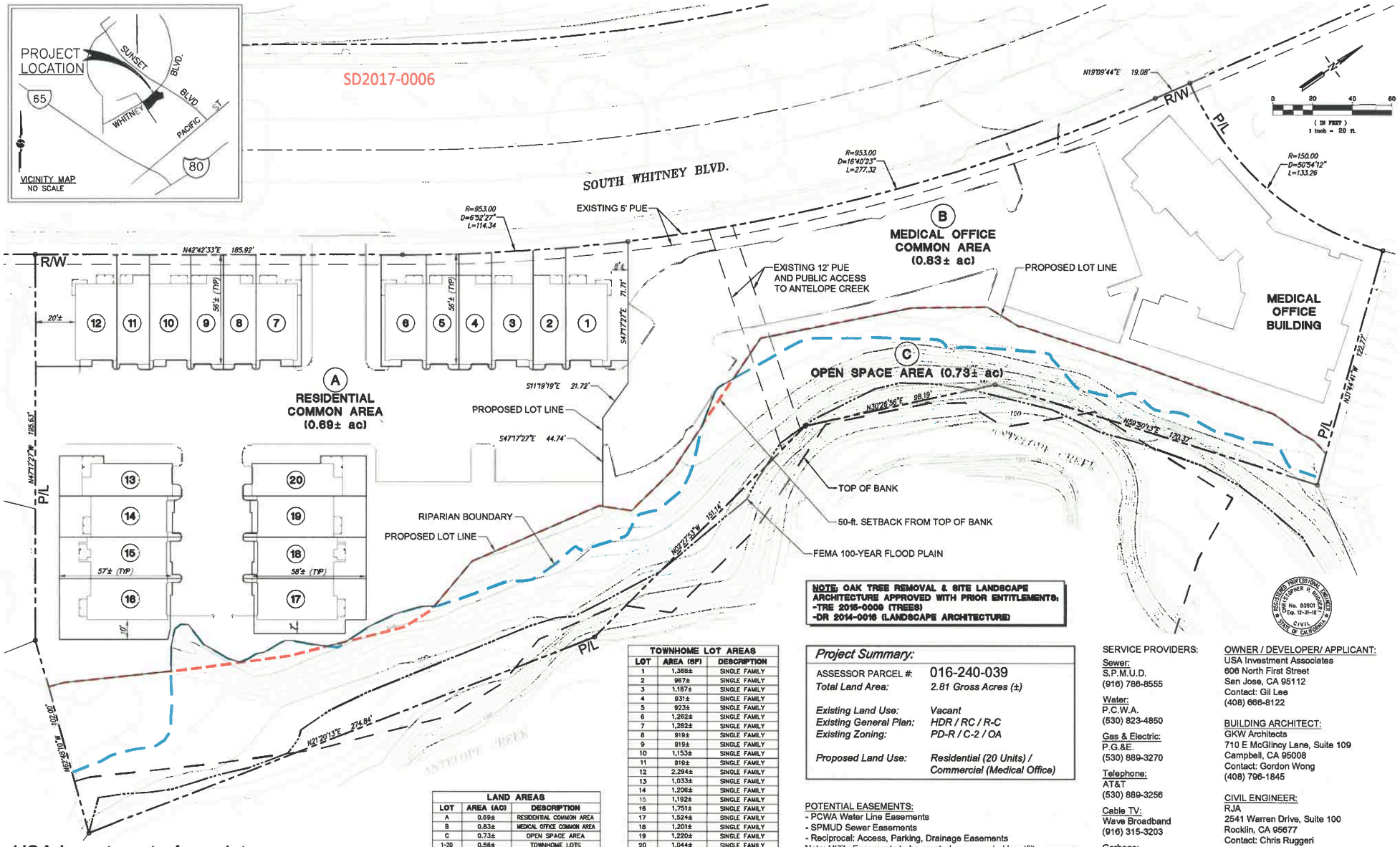
ATTEST:

Barbara Ivanusich, City Clerk

EXHIBIT A

South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006

Available at the Economic & Community Development Department, Planning Division



LAND AREAS		
LOT	AREA (AC)	DESCRIPTION
A	0.69±	RESIDENTIAL COMMON AREA
B	0.83±	MEDICAL OFFICE COMMON AREA
C	0.73±	OPEN SPACE AREA
1-20	0.56±	TOWNHOME LOTS
TOTAL LAND AREA = 2.81± AC		

TOWNHOME LOT AREAS		
LOT	AREA (SF)	DESCRIPTION
1	1,368±	SINGLE FAMILY
2	967±	SINGLE FAMILY
3	1,187±	SINGLE FAMILY
4	931±	SINGLE FAMILY
5	923±	SINGLE FAMILY
6	1,282±	SINGLE FAMILY
7	1,282±	SINGLE FAMILY
8	919±	SINGLE FAMILY
9	919±	SINGLE FAMILY
10	1,153±	SINGLE FAMILY
11	919±	SINGLE FAMILY
12	2,294±	SINGLE FAMILY
13	1,033±	SINGLE FAMILY
14	1,206±	SINGLE FAMILY
15	1,192±	SINGLE FAMILY
16	1,751±	SINGLE FAMILY
17	1,524±	SINGLE FAMILY
18	1,201±	SINGLE FAMILY
19	1,220±	SINGLE FAMILY
20	1,044±	SINGLE FAMILY
TOTAL LOT AREA = 24,275± SF		

Project Summary:

ASSESSOR PARCEL #:	016-240-039
Total Land Area:	*2.81 Gross Acres (±)*
Existing Land Use:	*Vacant*
Existing General Plan:	*HDR / RC / R-C*
Existing Zoning:	*PD-R / C-2 / OA*
Proposed Land Use:	*Residential (20 Units) / Commercial (Medical Office)*

POTENTIAL EASEMENTS:
- PCWA Water Line Easements
- SPMUD Sewer Easements
- Reciprocal: Access, Parking, Drainage Easements

Note: Utility Easements to be granted as requested by utility company.

SERVICE PROVIDERS:

Sewer:
S.P.M.U.D.
(916) 786-8555

Water:
P.C.W.A.
(530) 823-4850

Gas & Electric:
P.G.&E.
(530) 889-3270

Telephone:
AT&T
(530) 889-3256

Cable TV:
Wave Broadband
(916) 315-3203

Garbage:
Recology Auburn-Placer
Disposal Service
(530) 885-3735

OWNER / DEVELOPER/ APPLICANT:
USA Investment Associates
606 North First Street
San Jose, CA 95112
Contact: Gil Lee
(408) 666-8122

BUILDING ARCHITECT:
GKW Architects
710 E McGlincy Lane, Suite 109
Campbell, CA 95008
Contact: Gordon Wong
(408) 796-1845

CIVIL ENGINEER:
RJA
2541 Warren Drive, Suite 100
Rocklin, CA 95677
Contact: Chris Ruggeri
(916) 630-8900

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

USA Investments Associates

South Whitney Mixed Use

Whitney Professional Plaza & Whitney Villas

Rocklin, CA

TENTATIVE SUBDIVISION MAP

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A ONE YEAR TIME EXTENSION OF A TENTATIVE PARCEL MAP

(South Whitney Mixed Use Third Time Extension / DL2015-0001)

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

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

A. On June 28, 2016, the City Council of the City of Rocklin passed City Council Resolution No. 2016-179 for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001), allowing the applicant to subdivide an approximately 2.8-acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way into two parcels.

B. On June 28, 2016, the City Council of the City of Rocklin passed City Council Resolution No. 2016-177, approving the Mitigated Negative Declaration of Environmental Impacts prepared for the project subject to this resolution

C. On August 14, 2018, the City Council passed Resolution No. 2018-217, approving a time extension request for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001) granting a two-year extension that extended the approval to June 28, 2020.

D. On August 11, 2020, the City Council passed Resolution No. 2020-155, approving the second time extension request for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001) granting a two-year extension that extended the approval to June 28, 2022.

E. On June 14, 2022, the City Council passed Resolution No. 2022-125, approving the third time extension request for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001) granting a one-year extension that extended the approval to June 28, 2023.

F. The project developer submitted a timely request for an extension of time for DL2015-0001 on June 13, 2023. This application automatically extended the project for 60 days, or until the application for extension is acted upon by the City Council, whichever occurs first.

G. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

H. The approved project, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

I. The approved project, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

J. The site is physically suitable for the proposed type and density of development.

K. The design of the approved project and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

L. The design of the approved project and type of improvements will not cause serious public health problems.

M. The design of the approved project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

N. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The one-year extension of time for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001), as originally approved by City Council Resolution No. 2016-179, is hereby approved, subject to the original terms and conditions in that approval, any subsequent amendments thereto, and the conditions described below.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolution No. 2016-179 by one year to June 28, 2024, unless, prior to that date, a final map has been recorded or a building permit issued.

2. The originally approved resolutions and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on August 22, 2023, by the following vote:

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

_____
Ken Broadway, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

RESOLUTION NO. 2023-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A ONE YEAR TIME EXTENSION OF A TENTATIVE SUBDIVISION MAP, DESIGN REVIEW, AND OAK TREE PRESERVATION PLAN PERMIT

(South Whitney Mixed Use Third Time Extension /
SD2017-0006, DR2014-0016, TRE2015-0009)

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

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

A. On July 25, 2017, the City Council of the City of Rocklin passed City Council Resolution No. 2017-175 for the South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006), allowing for the subdivision of approximately 2.8 gross acres into 20 townhome parcels and three common area lots, generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way, in conjunction with previously approved project entitlements on the site.

B. On June 28, 2016, the City Council of the City of Rocklin passed City Council Resolution No. 2016-177, approving the Mitigated Negative Declaration of Environmental Impacts prepared for the project subject to this resolution.

C. On July 23, 2019, the City Council passed Resolution No. 2019-193, approving a time extension request for the Tentative Subdivision Map (SD2017-0006) thereby extending the approval to July 25, 2020.

D. On August 11, 2020, the City Council passed Resolution No. 2020-156, approving the second time extension request for the Tentative Subdivision Map (SD2017-0006) thereby extending the approval for two years to July 25, 2022.

E. On June 14, 2022, the City Council passed Resolution No. 2022-126, approving a third time extension request for the Tentative Subdivision Map (SD2017-0006) thereby extending the approval for two years to July 25, 2024.

F. The project applicant submitted a timely request for a one-year extension of time for SD2017-0006 on June 13, 2023. This application automatically extended the project for 60 days, or until the application for extension is acted upon by the City Council, whichever occurs first.

G. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

H. The approved project, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

I. The approved project, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

J. The site is physically suitable for the approved type and density of development.

K. The approved design of this project is compatible with surrounding development, natural features and constraints.

L. The design of the approved project and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

M. The design of the approved project and type of improvements will not cause serious public health problems.

N. The design of the approved project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

O. The design of the approved project provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The City Council of the City of Rocklin further finds and determines that:

A. On June 28, 2016, the City Council of the City of Rocklin passed Resolution No. 2018-177, thereby approving the South Whitney Mixed Use Design Review (DR2014-0016) and Oak Tree Preservation Plan Permit (TRE2015-0009), allowing for four multi-family townhome buildings, an office building, associated site design, parking and landscaping, and allowing the removal of up to 22 oak trees on an approximately 2.81 acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way.

B. On June 28, 2016, the City Council of the City of Rocklin passed Resolution No. 2016-177, approving the Mitigated Negative Declaration of environmental impacts prepared for this project subject to this resolution.

C. On August 14, 2018, the City Council passed Resolution No. 2018-217, approving the first time extension request for the Design Review (DR2014-0016) and Oak Tree Preservation Plan Permit (TRE2015-0009) granting a two-year extension that extended the approval to June 28, 2020.

D. On August 11, 2020, the City Council passed Resolution No. 2020-155, approving the second time extension request for the Design Review (DR2014-0016) and Oak Tree Preservation Plan Permit (TRE2015-0009) granting a two-year extension that extended the approval to June 28, 2022.

E. On June 14, 2022, the City Council passed Resolution No. 2022-125, approving the third time extension request for the Design Review (DR2014-0016) and Oak Tree Preservation Plan Permit (TRE2015-0009) granting a two-year extension that extended the approval to June 28, 2024.

F. The design of the site is compatible with surrounding development, natural features and constraints.

G. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

H. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

I. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

J. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

K. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning regulations, standards, and restrictions applicable to the property.

Section 3. The one-year extensions of time for the Design Review (DR2014-0016), Oak Tree Preservation Plan Permit (TRE2015-0009), and South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006) as originally approved by City Council Resolution Nos. 2016-180 and 2017-175, are hereby approved, subject to the original terms and conditions in the previous approvals, any subsequent amendments thereto, and the below conditions.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolution Nos. 2016-180 and 2017-175 to July 25, 2025, unless, prior to that date, a final map has been recorded or a further time extension has been granted.

2. The originally approved resolutions and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on August 22, 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Ken Broadway, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk