ROCKLIN CITY COUNCIL

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

March 26, 2024
General Session at 6:00 p.m.

Notice of Teleconference Meeting Location:
101 Manzana #3
Punta Estrella, Baja California

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

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

HOW TO PARTICIPATE

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

WRITINGS RECEIVED AFTER AGENDA POSTING

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

AMERICANS WITH DISABILITIES ACT

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

AUDIO/VISUAL PRESENTATIONS

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

POSTING OF AGENDA

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

AGENDA

MEETING INSTRUCTIONS

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

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

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

Zoom Participation Via Computer Or Smartphone
You can join the meeting from your computer using a web browser or the Zoom software. You can also join the meeting using the Zoom app on your Apple IOS or Android device. Click the link below to join the Zoom meeting:

Click here to join this meeting via Zoom
Meeting ID: 883 6735 4948
Meeting password: 756756

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1. Dial (669) 900-6833
2. When asked for the meeting ID, enter 883 6735 4948#
3. When asked for your participant ID, press # to continue
4. When asked for the meeting password, enter 756756#
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

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

1. REPORTS FROM CITY COUNCIL AND CITY MANAGER

Reports from the City Council will include any AB1234 Reports.

2. CONSENT CALENDAR

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

2A. Minutes of the March 5, 2024 Special Meeting of the Joint City Council and Planning Commission
Recommendation: Approve the Minutes of the March 5, 2024 Special Meeting of the Joint City Council and Planning Commission.

2B. Minutes of the March 12, 2024 Regular Meeting of the City Council
Recommendation: Approve the Minutes of the March 12, 2024 Regular Meeting of the City Council.

2C. Vegetation Maintenance Standard Modification
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Adopting a Vegetation Maintenance Standard in Compliance with Rocklin Municipal Code (RMC) 8.12.030.

2D. Lonetree Apartments Open Space Easement
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant of Open Space Easement (Riparian Area and Creek Protection) (Lonetree Apartments (DR2021-0016)).

2E. Acting Assistant City Attorney Services and Termination of Interim City Attorney Appointment
Recommendation: Adopt a Resolution of the City Council of the City of Rocklin, Terminating the Appointment of Avdis & Cucchi, LLP as Interim City Attorney, and Approving and Agreement for Legal Services with Avdis & Cucchi, LLP to Provide Acting Assistant City Attorney Services.

3. SPECIAL PRESENTATIONS

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

3A. Greater Sacramento Economic Council Germany Market Visit Summary

3B. Police Department 2023 Annual Report
Recommendation: Receive the attached Annual Report of Police Department Activities for the period January 1- December 31, 2023.

4. PUBLIC HEARINGS

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

4A. Annexation Into Community Facilities District No. 1 (Stanford Plaza Chipotle, APN 364-090-025-000)

Recommendation: Conduct a Public Hearing to Consider Testimony.

A. Adopt a Resolution of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (Annexation No. 89), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Stanford Plaza Chipotle, APN 364-090-025-000).

B. Adopt a Resolution of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 1 (Annexation No. 89) (Stanford Plaza Chipotle, APN 364-090-025-000).

4B. Vacation of a Public Street - Yankee Hill Road

Recommendation: Conduct a Public Hearing to Consider Testimony, and Adopt a Resolution of the City Council of the City of Rocklin Ordering the Vacation of a Public Street (Portion of Yankee Hill Road).

5. DISCUSSION ITEMS

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

5A. 2023 General Plan Annual Progress Report (APR)

Recommendation: Receive a report and Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2023 General Plan Annual Progress Report and Directing Submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR).

5B. 2023 Housing Element Annual Progress Report (APR) and 2022-2023 Housing Successor Agency Annual Report

Recommendation: Receive a Report and Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2023 Housing Element Annual Progress Report / 2022-2023 Housing Successor Report and Directing Submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR).

6. FUTURE AGENDA ITEMS

ADJOURNMENT

ROCKLIN
CALIFORNIA

City Council
Staff Report

Subject: Minutes of the March 5, 2024 Special Meeting of the Joint City Council and Planning Commission

Date: March 26, 2024

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Approve the Minutes of the March 5, 2024 Special Meeting of the Joint City Council and Planning Commission.

ATTACHMENTS:
1. DRAFT March 5, 2024 Special Meeting of Joint City Council and Planning Commission Minutes

SPECIAL MEETING OF THE
ROCKLIN CITY COUNCIL

March 5, 2024
Joint City Council & Planning Commission Meeting
at 6:00 p.m.

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

MEETING MINUTES
-DRAFT-

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Mayor Janda led the pledge of allegiance.

ROLL CALL

Present: Councilmembers David Bass, Ken Broadway, Bill Halldin
Mayor Greg Janda
Commissioners Michael Barron, Roberto Cortez, Gregg McKenzie, Jared Thomas
Chair Twiana Armstrong

Absent: Vice Mayor Jill Gayaldo

1. DISCUSSION ITEMS

1A. Housing Workshop
Action: Received a presentation from staff regarding the City's progress in meeting the goals established in the 6th Cycle Housing Element (2021-2029), income restricted housing, and options for consideration.

Principal Planner Anna Leanza presented the item to City Council.

Principal Planner Leanza, Planning Manager Bret Finning, City Manager Aly Zimmermann, and interim Assistant City Attorney Dan Cucchi responded to Councilmember and Commissioner questions.

PUBLIC COMMENT

Jerry Mitchell addressed the City Council and Planning Commission regarding the item.

Jeff Short with the North State Building Industry Association addressed the City Council and Planning Commission regarding the item.

Neil Bullock addressed the City Council and Planning Commission regarding the item.

City Council and Planning Commission comments and discussion followed.

ADJOURNMENT

Mayor Janda adjourned the meeting at 7:59 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of March 5, 2024 as approved by the Rocklin City Council.

_____

Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council
Staff Report

Subject: Minutes of the March 12, 2024 Regular Meeting of the City Council

Date: March 26, 2024

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:
Approve the Minutes of the March 12, 2024 Regular Meeting of the City Council.

ATTACHMENTS:
1. DRAFT City Council Meeting Minutes of March 12, 2024

REGULAR MEETING OF THE
ROCKLIN CITY COUNCIL

March 12, 2024
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

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

PLEDGE OF ALLEGIANCE

Vice Mayor Gayaldo led the pledge of allegiance.

ROLL CALL

Present: Councilmembers David Bass, Ken Broadway, Bill Halldin
Vice Mayor Jill Gayaldo

Absent: Mayor Greg Janda

AGENDA REVIEW

There were no changes to the agenda.

CITIZENS ADDRESSING THE CITY COUNCIL

Justin Gregory expressed concerns about use and parking limitations for vehicles on his property.

Roger Vartabedian was interested in hosting a disc golf tournament at Sunset Whitney Ranch Recreation indicating his proposal had been denied at this location by the Parks and Recreation Department.

Kevin Shaw requested that contingencies be met with Havenhurst residents by the College Park developer before permits are granted and construction begins for the College Park development project.

1. REPORTS FROM CITY COUNCIL AND CITY MANAGER

Reports from the City Council will include any AB1234 Reports.

Councilmember Halldin reported that interviews were underway for General Manager of the Western Placer Waste Management Authority.

Councilmember Broadway reported attendance at the PCTPA meeting and provided an update on the Local Transportation Fund, State Transit Assistance, and State of Good Repair; and noted that the PCTPA discussed the Transportation Sales Tax Expenditure Plan with a presentation scheduled for the April 9, 2024 City Council meeting; reported participation at a PCTPA Pizza Night which was a community meeting; thanked staff for holding a Housing Workshop at the Special Joint City Council and Planning Commission meeting on March 5, 2024; congratulated Police Captain Scott Horrillo on his retirement; shared he attended the opening day ceremonies for Tri City Little League and Rocklin Little League; and visited with Leadership Rocklin cohort members during their recent project.

Councilmember Bass congratulated Rocklin Girls Fast Pitch Softball League team on their victories.

Vice Mayor Gayaldo reported attendance at the 3x3 meeting with Mayors, Vice Mayors, and City Managers of Rocklin, Roseville, and Lincoln; shared that she presented to the Youth Leadership Academy with the Sacramento Area Council of Governments; attended the award ceremony for the Freedoms Foundation; attended a 2x2 meeting with Rocklin Unified School District; reported attendance at a training by the American Mosquito Control Association for Mosquito Awareness Week; shared she attended the opening day ceremony for Rocklin Little League and looked forward to the ceremony in April for Rocklin Girls Fast Pitch; shared she visited with Leadership Rocklin cohort members during their recent project; and congratulated Rocklin High School student Gemma Templeman on winning the State Championship for wrestling.

City Manager Zimmermann announced the City was again partnering with RUSD and REEF for the annual Summer Civic Career Program noting the application deadline is April 3, 2024.

2. CONSENT CALENDAR

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

2A. Minutes of the February 27, 2024 Regular Meeting of the City Council
Action: Approved the Minutes of the February 27, 2024 Regular Meeting of the City Council.

2B. Fire Safe Vegetation (Second Reading of Ordinances)
Action: Adopted Ordinance No. 1178 of the City Council of the City of Rocklin To Amend Sections 1.16.010 Abatement by City, 1.16.020 Procedure for Creation of Nuisance Abatement Lien, 8.10.020 Additional Definitions, and 8.10.030 Classification of Nuisances of the Rocklin Municipal Code to Differentiate Abatement Procedure from Lien Procedure, Provide Additional Definitions and Revise Classification of Nuisance.

2C. Community Recognition Commission Recommendations for the 2024 Ruhkala Awards
Action: Approved the Community Recognition Commission's recommendations for the 2024 Ruhkala Awards.

2D. Whitney Ranch Dutch Bros Landscape Maintenance Agreement
Action: Adopted Resolution 2024-063 of the City Council of the City of Rocklin Approving a Landscape Maintenance Agreement and Authorizing the City Manager to Execute the Landscape Maintenance Agreement with CVP – Rocklin DB, LLC.

2E. Animal Control and Care Service Agreement with County of Placer - Amendment No. 1.
Action: Adopted Resolution 2024-064 of the City Council of the City of Rocklin Approving Amendment No. 1 to the Contract for Services with County of Placer, Department of Health and Human Services-Animal Services Division and Authorizing the City Manager to Execute Amendment No. 1.

2F. Multi-Band Radio Upgrade
Action: Adopted Resolution 2024-065 of the City of Rocklin Authorizing the City Manager to Purchase Multi-Band Mobile and Portable Radios through Motorola Solutions, Inc. using a Cooperative Agreement.

2G. Acceptance and Notice of Completion of the Sunset Whitney Recreation Area Building Demolition Project
Action: Adopted Resolution 2024-066 of the City Council of the City of Rocklin Accepting the Public Work known as the Sunset Whitney Recreation Area Building Demolition Project, Approving the Notice of Completion, and Authorizing the Execution and Recordation of the Notice on Behalf of the City (Double B Demolition, Inc.).

2H. Dominguez Landscape Services Mow Contract Amendment
Action: Adopted Resolution 2024-067 of the City Council of the City of Rocklin Approving Amendment No. 1 to the Parks Mow and Landscape Agreement with Dominguez Landscape Services, Inc. and Authorizing the City Manager to Execute Amendment No. 1.

PUBLIC COMMENT

There were none.

Motion to approve Consent Calendar Item Nos. 2A through 2H by Councilmember Broadway and seconded by Councilmember Bass. Passed by the following vote:

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

SPECIAL PRESENTATIONS

3A. Fire Department 2023 Annual Report

Action: Received the attached Annual Report for Fire Department Activities from January 1 to December 31, 2023.

Fire Chief Reggie Williams presented the item to City Council. Councilmembers commended the Rocklin Fire Department for their professionalism and service.

PUBLIC HEARINGS

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

4A. Draft 2024-25 Federal Housing and Urban Development (HUD) Department Community Development Block Grant (CDBG) One-Year Action Plan

Action: Conducted a Public Hearing to Consider Testimony on the proposed 2024-25 Annual Action Plan and direct staff to prepare the Final Annual Action Plan.

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

City Manager Zimmermann and Associate Management Analyst de Farcy responded to Councilmember questions.

Vice Mayor Gayaldo opened the public hearing. Seeing no public comment, Vice Mayor Gayaldo closed the public hearing.

Motion to approve Item No. 4A by Councilmember Halldin, seconded by Councilmember Broadway. Passed by the following vote:

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

4B. AT&T Wireless at Boulder Ridge / Conditional Use Permit - U2023-0005, Design Review - DR2023-0011, and Environmental - ENV2023-0010
Action: Conducted a Public Hearing to Consider Testimony.
A. Adopted Resolution 2024-068 of the City Council of the City of Rocklin Approving a Notice of Exemption (AT&T Wireless at Boulder Ridge / ENV2023-0010).
B. Adopted Resolution 2024-069 of the City Council of the City of Rocklin Approving a Conditional Use Permit (AT&T Wireless at Boulder Ridge / U2023-0005).
C. Adopted Resolution 2024-070 of the City Council of the City of Rocklin Approving a Design Review (AT&T Wireless at Boulder Ridge / DR2023-0005).

Senior Planner Nathan Anderson presented the item to City Council.

Applicant Mark Lobaugh with Epic Wireless LLC responded to Councilmember questions.

Vice Mayor Gayaldo opened the public hearing.

PUBLIC COMMENT

Benjamin Bjorkman expressed his support of the project as proposed.

Vice Mayor Gayaldo closed the public hearing.

Motion to approve Item No. 4B by Councilmember Broadway, seconded by Councilmember Bass. Passed by the following vote:

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

5. DISCUSSION ITEMS

5A. Preliminary Commitment Letter and Fee Deferral Request for the USA Properties Fund College Park Senior Affordable Apartment Project
Action: Adopted a Resolution of the City Council of the City of Rocklin Approving a Preliminary Commitment Letter and Fee Deferral Request for USA Properties Fund, Inc. for the College Park Sierra Senior Affordable Apartment Project.

Assistant City Manager Sherri Conway presented the item to City Council.

USA Properties Fund Executive Vice President Steven Gall, Assistant City Manager Conway and City Manager Zimmermann responded to Councilmember questions.

PUBLIC COMMENT:

Leanne Thomas, USA Properties, expressed her support of the project.

City Council comments followed.

Motion to approve Item No. 5A by Councilmember Broadway, seconded by Councilmember Bass. Passed by the following vote:

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

6. FUTURE AGENDA ITEMS

None.

7. CLOSED SESSION

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

PUBLIC COMMENT ON CLOSED SESSION

There were none.

REPORT OUT OF CLOSED SESSION

There were none.

ADJOURNMENT

Vice Mayor Gayaldo adjourned the meeting at 8:46 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of March 12, 2024 as approved by the Rocklin City Council.

_____

Avinta Singh, City Clerk

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Vegetation Maintenance Standard Modification

Date: March 26, 2024

Submitted By: Ryan Brayton, Deputy Fire Chief
Rick Lawrence, Public Services Manager

Department: Fire

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Adopting a Vegetation Maintenance Standard in Compliance with Rocklin Municipal Code (RMC) 8.12.030.

Background:

Rocklin Municipal Code (RMC) 8.12.030 requires the City Council adopt standards for vegetation maintenance on vacant parcels. Staff has determined that one vegetation maintenance standard for all parcels, both vacant and improved, would provide a more cohesive and clear definition of vegetation maintenance standards. Therefore, the Fire and Public Works Departments have collaborated to develop one standard to address both vacant and improved parcels.

The proposed maintenance standard (Attachment 2) is consistent with state and federal guidelines defining the requirements for defensible space and the applicability to all parcels within the city.

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

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - Vegetation Maintenance Standard 2024

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ADOPTING A VEGETATION MAINTENANCE STANDARD IN COMPLIANCE WITH ROCKLIN MUNICIPAL CODE (RMC) 8.12.030.

WHEREAS, Rocklin Municipal Code 8.12.030 requires the City to adopt a Vegetation Maintenance Standard for vacant lots within the City, and

WHEREAS, the Federal Emergency Management Agency, United States Forest Service, and California Department of Forestry and Fire Protection have provided guidelines for vegetation management for both vacant and improved lots;

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

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

Section 2. The City Council of the City of Rocklin hereby adopts the attached Vegetation Maintenance Standard for all lots within the City.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

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

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Madhukansh-Singh, City Clerk

VEGETATION MAINTENANCE STANDARD

Scope:

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

Definitions:

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

References:

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

Operational Standards for ALL Parcels:

Zone 1 (Within 30 feet of the property line or structures):

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

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

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

Operational Standards for VACANT Parcels:

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

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

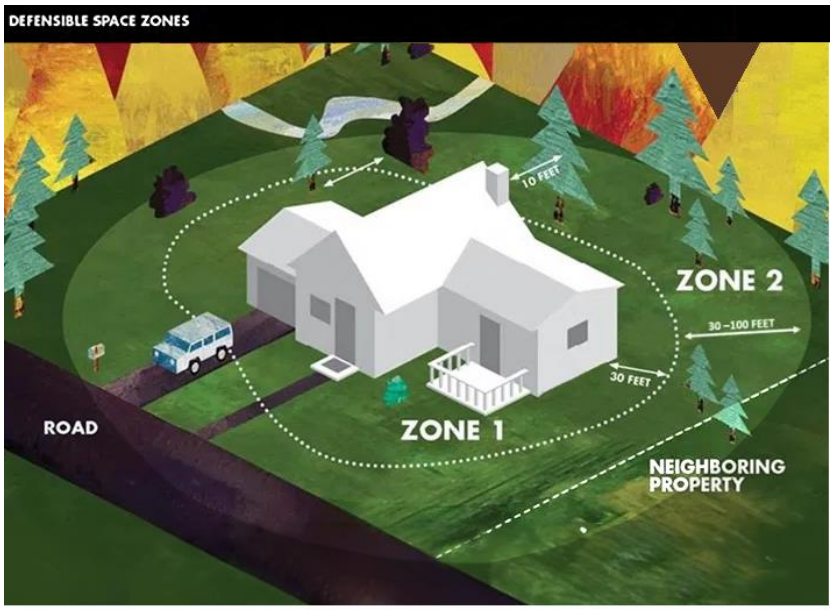
  B. **Larger than five (5) acres and smaller than twenty-five (25) acres** require fire breaks consistent with Zone 1, or one hundred (100) feet off closest structure, whichever is greater. The remainder of the parcel will require the appropriate number of thirty (30) foot fire breaks to segment (checkerboard)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

  C. **Larger than twenty-five (25) acres** require fire breaks of thirty (30) feet off property line or one hundred (100) feet off closest structure, whichever is greater. The remainder of the parcel will require the appropriate number of thirty (30) foot firebreaks to segment (checkerboard) the land into five (5) acre + /- sections.
- Parcels under agricultural or pasture land use require fire breaks of (30) feet adjacent to all developed areas, fences, or structures. The remainder of the property must be mowed or disced at time of harvest or have sufficient animals present to maintain height of combustible growth a six (6) inches.
- Fire breaks may be constructed by discing, mowing, or the use of a blade. The maximum height of combustible growth within a firebreak is four (4) inches. If a blade is used, the side boundaries of the break shall be leveled. Windrows are not permitted.
- Parcels may be maintained to allow reasonable access for firefighting operations.
- Rubbish and/or debris must be removed prior to any work on the property.

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

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

- **EXCEPTION:** An approved fire access road plan or mitigation strategy for parcels and areas with unique circumstances or terrain may be substituted in lieu of these standards if approved in writing by the Fire Marshal.



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

ZONE 1: 30 feet of Lean, Clean & Green

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

ZONE 2: 30–100 feet of Reduced Fuel

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

Use Equipment Properly to Keep from Sparking a Wildfire

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



VERTICAL SPACING

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



HORIZONTAL SPACING

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

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Lonetree Apartments Open Space Easement

Date: March 26, 2024

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

Department: Community Development

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant of Open Space Easement (Riparian Area and Creek Protection) (Lonetree Apartments (DR2021-0016)).

Background:
On May 17, 2022, the City Council adopted Resolution No. 2022-22, approving a design review (DR2021-0016) for the Lonetree Apartments project. The Design Review was for the site design, landscaping, architectural designs, colors and materials for the project, which consists of a 237-unit apartment community on an approximately 11.6 acre site. The project is located northwest of the intersections of West Oaks Boulevard and Lonetree Boulevard, and south of Atherton Road. The Assessor Parcel Numbers are 017-172-014 and -015. The owner/applicant is The Harper, LLC, a California limited liability company.

Per a condition of approval of the design review, an open space easement shall be recorded over the westerly portion of the site over the creek, which is the highlighted portion shown on Attachment 4.

Fiscal Impact:
There is no direct fiscal impact to the General Fund associated with this item, the property affected by the open space easement will be owned and maintained by the property owner, The Harper, LLC.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - Legal Description Open Space Easement
3. Resolution Exhibit B - Plat of Open Space Easement
4. Location of Open Space Easement

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ACCEPTING GRANT OF OPEN SPACE EASEMENT (RIPARIAN AREA AND CREEK PROTECTION) (Lonetree Apartments (DR2021-0016))

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 Design Review for Lonetree Apartments (DR2021-0016) was conditioned on, among other things, dedication of an open space easement over portions of the real property included in the Design Review, which real property is shown and described in Exhibit 1 and Exhibit 2 attached hereto and by this reference incorporated herein;

B. The subdivider wishes to satisfy the above-described condition by offering to grant to the City of Rocklin an open space easement with covenants 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 and is important to the public for the enjoyment of scenic beauty for the following reasons:

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. It is in the public interest that the land remain in its natural state, including the trees and other natural growth, as a means of preventing floods;

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

4. The instrument conveying the open space easement to the City of Rocklin contains appropriate covenants 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 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 when fully executed and notarized.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

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

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

GRANT OF OPEN SPACE EASEMENT WITH COVENANTS

Recording Requested by
and Return to:

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

Exempt from Documentary Transfer Tax
Per Rev & Tax Code §11922

GRANT OF OPEN SPACE EASEMENT WITH COVENANTS
(RIPARIAN AREA AND CREEK PROTECTION)
(Lonetree Apartments (DR2021-0016/DL2021-0002)

1. The Harper, LLC, A California limited liability company ("Grantor"), hereby grants to the City of Rocklin, a municipal corporation, ("Grantee"), a perpetual open space easement, in that certain real property situated in the City of Rocklin, County of Placer, State of California, as shown and described in Exhibit 1 and Exhibit 2, 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 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 topographical 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 except as allowed by this open space easement, as required by City approved infrastructure, including as approved on the Design Review and Tentative Parcel Map documents for Lonetree Apartment (DR2021-0016/DL2021-0002) and associated improvement plans, and except as required for other open space management for safety purpose, including open metal fencing;

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 and flood control protection, erosion control, thinning, or elimination of diseased growth, or similar preventative measures in a manner compatible with the purposes of this easement (pursuant to the appropriate California Department of Fish and Wildlife permit). 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 et seq.;

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 and flood control and protection, 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;

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 in its natural state; and

d. The right to install underground drainage, utility, and similar lines and facilities, subject to prior approval of the City of Rocklin's Community Development Director, who shall require Grantor to conduct the work in a manner which minimizes disturbance to the topographic features of the open space property and to restore and revegetate the open space property to its natural state to the Director's satisfaction.

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 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, firefighting, 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:_____

GRANTOR:

The Harper, LLC, a California limited liability company

_____
(*Name of Grantor*)

By:_____
(*Signature*)

_____
(*Type Name*)

_____
(*Type Title*)

GRANTOR-INSERT NOTARY ACKNOWLEDGEMENT HERE - REPLACE THIS PAGE

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this Grant of Open Space Easement with Convenants (Riparian Area and Creek Protection), dated_____from The Harper, LLC, A California limited liability company, to the **City of Rocklin**, a California municipal corporation, is hereby accepted by the undersigned officer or agent on behalf of the City Council of the City of Rocklin pursuant to authority conferred by Resolution No. 2015-280, adopted on October 13, 2015 by the City Council of the City of Rocklin, and the City of Rocklin consents to recordation thereof by its duly authorized officer.

Dated:_____

By:_____
Aly Zimmermann, City Manager

EXHIBIT 1 and EXHIBIT 2

(Legal Description and Map of Boundaries of Open Space Easement)

EXHIBIT "A"
LEGAL DESCRIPTION
OPEN SPACE EASEMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, AND BEING DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 1 OF THAT CERTAIN PARCEL MAP "ROCKLIN CORPORATE CENTER", FILED FOR RECORD ON OCTOBER 1, 2004, IN BOOK "Z" OF MAPS, AT PAGE 90, OFFICIAL RECORDS OF PLACER COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATHERTON ROAD (58 FEET WIDE);

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATHERTON ROAD (58.00 FEET WIDE), ALONG THE ARC OF A 429.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER POINT BEARS NORTH 16° 36' 30" EAST FROM THE LAST DESCRIBED POINT, THROUGH A CENTRAL ANGLE OF 12° 12' 30", AN ARC DISTANCE OF 91.41 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE FOLLOWING SEVENTEEN (17) COURSES:

1) SOUTH 37° 47' 26" WEST, 67.06 FEET,
2) SOUTH 40° 01' 49" WEST, 27.02 FEET,
3) SOUTH 25° 27' 54" WEST, 12.81 FEET,
4) SOUTH 31° 59' 34" WEST, 30.91 FEET,
5) SOUTH 21° 41' 14" WEST, 22.00 FEET,
6) SOUTH 36° 27' 23" WEST, 28.36 FEET,
7) SOUTH 27° 44' 14" WEST, 20.78 FEET,
8) SOUTH 11° 04' 10" WEST, 18.04 FEET,
9) SOUTH 23° 30' 24" WEST, 41.71 FEET,
10) SOUTH 18° 09' 43" WEST, 40.65 FEET,
11) SOUTH 16° 09' 50" WEST, 11.04 FEET,

12) SOUTH 03° 04' 29" WEST, 70.08 FEET,

13) SOUTH 02° 50' 18" EAST, 44.52 FEET,

14) SOUTH 05° 10' 24" EAST, 62.78 FEET,

15) SOUTH 05° 20' 12" EAST, 44.24 FEET,

16) SOUTH 09° 45' 55" EAST, 53.00 FEET, AND

17) SOUTH 00° 03' 21" WEST, 30.39 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1 (Z M 90), SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORD FEBRUARY 3, 1972 IN VOLUME 1398, AT PAGE 60, OFFICIAL RECORDS OF SAID COUNTY.

THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 25' 00" WEST, 98.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1) NORTH 00° 04' 32" EAST, 251.41 FEET;

2) ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44° 09' 38", AN ARC DISTANCE OF 385.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 53,166 SQUARE FEET OR 1.2205 ACRES OF LAND, MORE OR LESS.

AS SHOWN ON THE EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

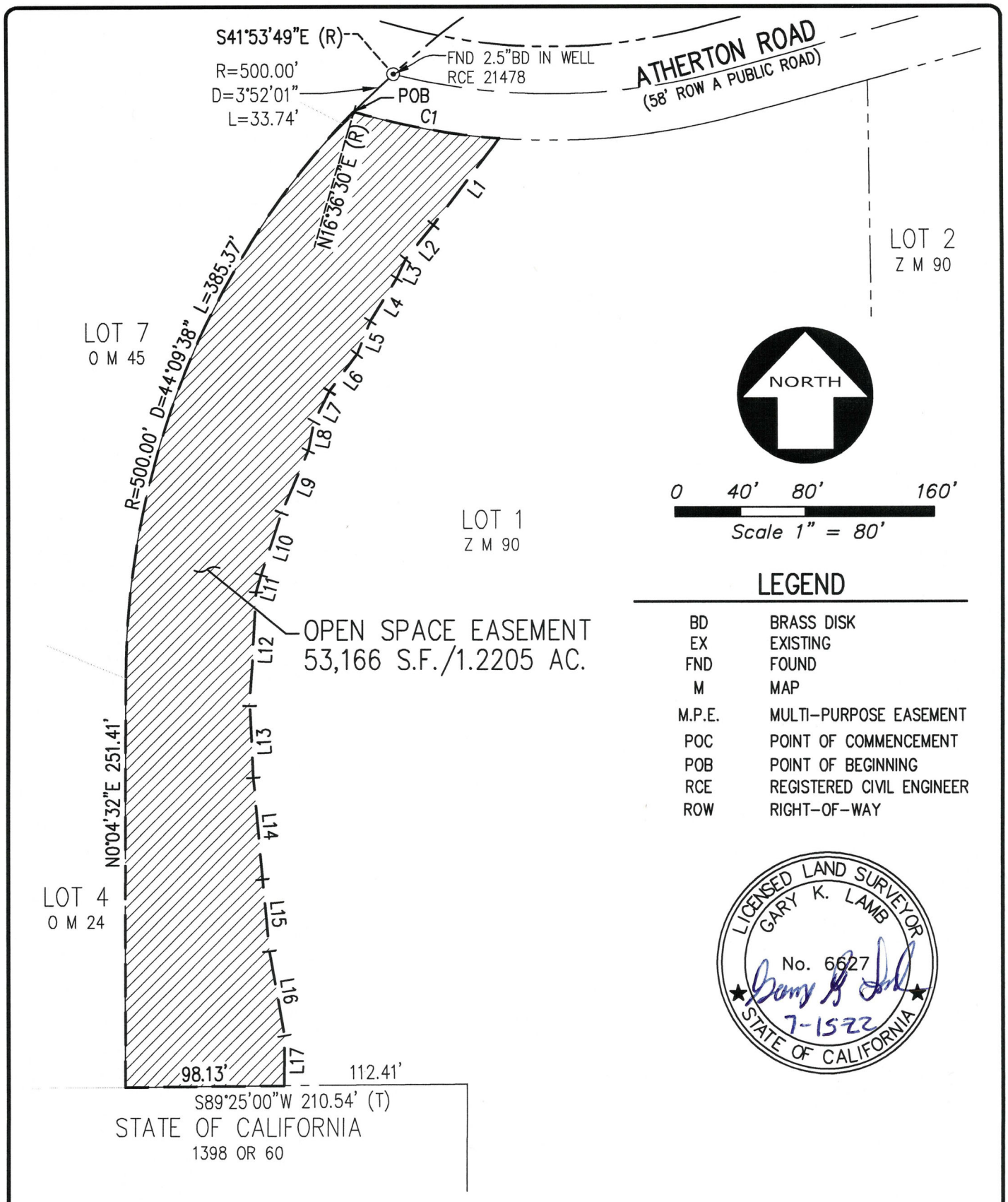
LICENSED LAND SURVEYOR
GARY K. LAMB
No. 6627
STATE OF CALIFORNIA

Gary K. Lamb

GARY K. LAMB, P.L.S. 6627

07-15-22

DATE



LEGEND

BD	BRASS DISK
EX	EXISTING
FND	FOUND
M	MAP
M.P.E.	MULTI-PURPOSE EASEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
RCE	REGISTERED CIVIL ENGINEER
ROW	RIGHT-OF-WAY

KIER+WRIGHT

2850 Collier Canyon Road
Livermore, CA 94551

Phone: (925) 245-8788
www.kierwright.com

EXHIBIT "B"
OPEN SPACE EASEMENT

ROCKLIN, CALIFORNIA

DATE	JULY, 2022
SCALE	1" = 80'
BY	GKL
JOB NO.	A20700
SHEET	1 OF 2

Z:\2020\A20700\DWG\SURVEY\PLATS\A20700-OPEN SPACE ESMT-PD.dwg 7-15-22 02:06:34 PM bwillard

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S37°47'26"W	67.06'
L2	S40°01'49"W	27.02'
L3	S25°27'54"W	12.81'
L4	S31°59'34"W	30.91'
L5	S21°41'14"W	22.00'
L6	S36°27'23"W	28.36'
L7	S27°44'14"W	20.78'
L8	S11°04'10"W	18.04'
L9	S23°30'24"W	41.71'
L10	S18°09'43"W	40.65'
L11	S16°09'50"W	11.04'
L12	S3°04'29"W	70.08'
L13	S2°50'18"E	44.52'
L14	S5°10'24"E	62.78'
L15	S5°20'12"E	44.24'
L16	S9°45'55"E	53.00'
L17	S0°03'21"W	30.39'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	429.00'	12°12'30"	91.41'

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

EXHIBIT "B"
OPEN SPACE EASEMENT

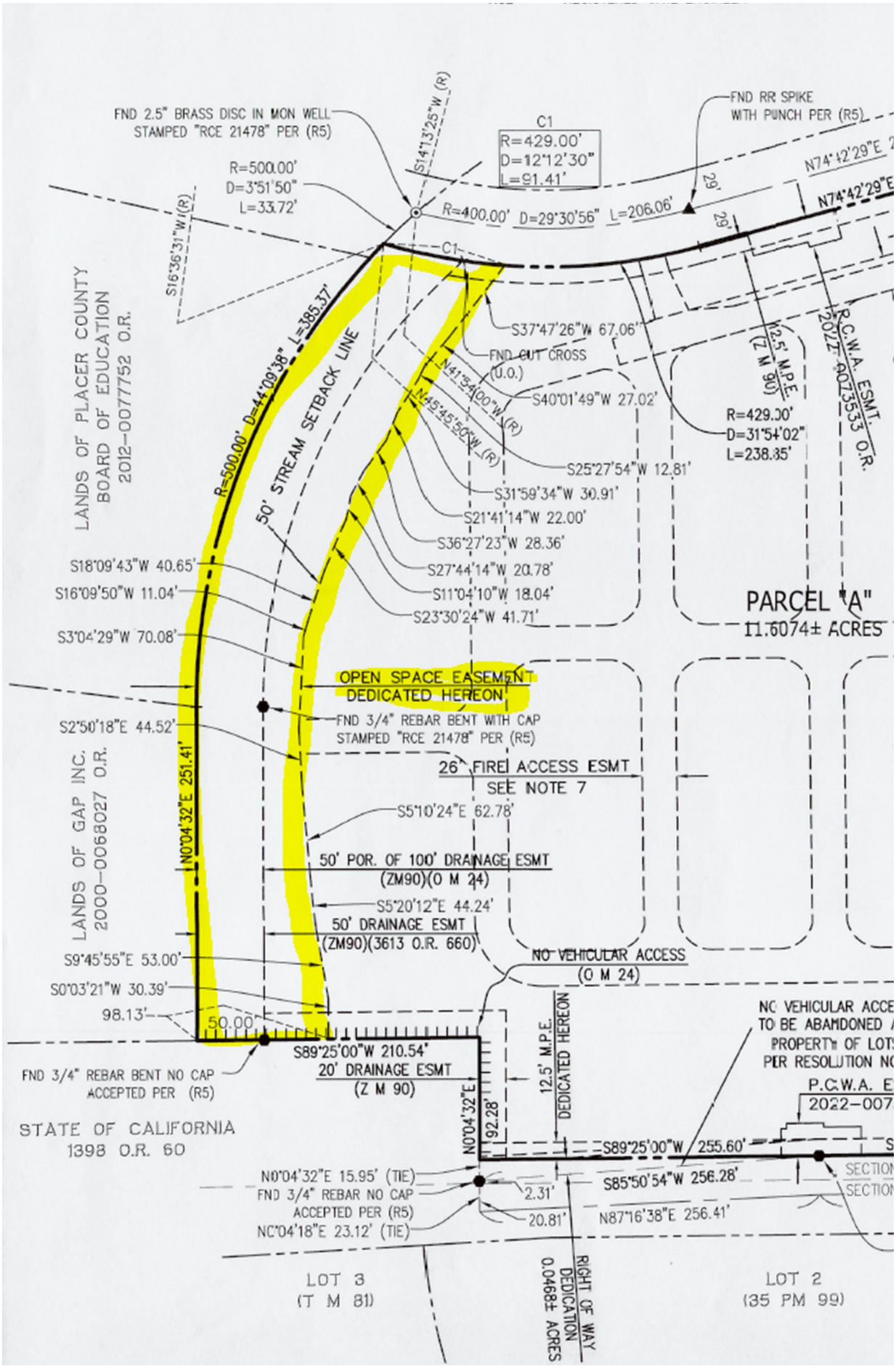
ROCKLIN, CALIFORNIA

DATE	JULY, 2022
SCALE	1" = 80'
BY	GKL
JOB NO.	A20700
SHEET	2 OF 2

Z:\2020\A20700\DWG\SURVEY\PLATS\A20700-OPEN SPACE ESMT-PD.dwg 7-15-22 02:07:20 PM bwillard

ATTACHMENT 1 - LOCATION OF OPEN SPACE EASEMENT




FND 2.5" BRASS DISC IN MON WELL
STAMPED "RCE 21478" PER (R5)
S14°13'25"W (R)
C1
R=429.00'
D=12°12'30"
L=91.41'
FND RR SPIKE
WITH PUNCH PER (R5)
N74°42'29"E
R=500.00'
D=3°51'50"
L=33.72'
R=400.00' D=29°30'56" L=206.06'
S16°36'31"W (R)
LANDS OF PLACER COUNTY
BOARD OF EDUCATION
2012-0077752 O.R.
R=500.00' D=44°09'38" L=385.37'
50' STREAM SETBACK LINE
S37°47'26"W 67.06'
FND CUT CROSS
(U.O.)
N41°54'00"W (R)
N45°45'50"W (R)
S40°01'49"W 27.02'
S25°27'54"W 12.81'
S31°59'34"W 30.91'
S21°41'14"W 22.00'
S36°27'23"W 28.36'
S27°44'14"W 20.78'
S11°04'10"W 18.04'
S23°30'24"W 41.71'
S18°09'43"W 40.65'
S16°09'50"W 11.04'
S3°04'29"W 70.08'
12.5' M.P.E.
(Z M 90)
R=429.00'
D=31°54'02"
L=238.85'
P.C.W.A. ESMT.
2022-0073533 O.R.
PARCEL "A"
11.6074± ACRES
OPEN SPACE EASEMENT
DEDICATED HEREON
FND 3/4" REBAR BENT WITH CAP
STAMPED "RCE 21478" PER (R5)
S2°50'18"E 44.52'
26' FIRE ACCESS ESMT
SEE NOTE 7
S5°10'24"E 62.78'
LANDS OF GAP INC.
2000-0068027 O.R.
N0°04'32"E 251.41'
50' POR. OF 100' DRAINAGE ESMT
(ZM90)(O M 24)
S5°20'12"E 44.24'
50' DRAINAGE ESMT
(ZM90)(3613 O.R. 660)
S9°45'55"E 53.00'
S0°03'21"W 30.39'
98.13'
50.00'
NO VEHICULAR ACCESS
(O M 24)
NO VEHICULAR ACCE
TO BE ABANDONED
PROPERTY OF LOT
PER RESOLUTION NO
P.C.W.A. E
2022-007
S89°25'00"W 210.54'
20' DRAINAGE ESMT
(Z M 90)
12.5' M.P.E.
DEDICATED HEREON
FND 3/4" REBAR BENT NO CAP
ACCEPTED PER (R5)
STATE OF CALIFORNIA
1398 O.R. 60
N0°04'32"E 92.28'
S89°25'00"W 255.60'
N0°04'32"E 15.95' (TIE)
FND 3/4" REBAR NO CAP
ACCEPTED PER (R5)
NC°04'18"E 23.12' (TIE)
2.31'
20.81'
S85°50'54"W 256.28'
N87°16'38"E 256.41'
SECTION
SECTION
LOT 3
(T M 81)
RIGHT OF WAY
DEDICATION
0.0468± ACRES
LOT 2
(35 PM 99)

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Acting Assistant City Attorney Services and Termination of Interim City Attorney Appointment

Date: March 26, 2024

Submitted By: Matthew McOmber, City Attorney

Department: City Attorney's Office

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin, Terminating the Appointment of Avdis & Cucchi, LLP as Interim City Attorney, and Approving and Agreement for Legal Services with Avdis & Cucchi, LLP to Provide Acting Assistant City Attorney Services.

Background:
Avdis & Cucchi, LLP was appointed by the City Council, on April 11, 2023, to provide interim City Attorney services and functions until a permanent City Attorney was selected. Mr. Daniel Cucchi filled the Interim City Attorney role until February 5, 2024, when the City Council appointed a permanent City Attorney, Mr. Matthew McOmber. Accordingly, as previously contemplated, this action will serve to formally terminate Avdis & Cucchi, LLP's appointment as Interim City Attorney as of February 5, 2024, and will facilitate the transition of Mr. Cucchi's services from Interim City Attorney to the role of Acting Assistant City Attorney pursuant to the proposed Legal Services Agreement (Attachment 2) for same, as described below.

The City Attorney has determined that the City of Rocklin has a need for legal services and functions from an Acting Assistant City Attorney, which will also serve to facilitate continuity, succession, and support for the City of Rocklin and City Attorney's Office. Avdis & Cucchi, LLP represents that it is capable, qualified, and willing to perform such duties and an Agreement for Legal Services with Avdis & Cucchi, LLP, effective as of March 1, 2024, is recommended. Services provided under the Agreement will be at the City Attorney's direction and oversight. The City Attorney anticipates undertaking recruitment efforts within the foreseeable future to hire a permanent Assistant City Attorney, at which time the scope and extent of services requested from or required of Avdis & Cucchi, LLP may be modified accordingly.

Fiscal Impact:
Funding for this agreement is available in the Fiscal Year (FY) 2023/24 Operating Budget due to salary savings from the vacant Assistant City Attorney position.

ATTACHMENTS:

1. Resolution
2. Agreement for Legal Services

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN TERMINATING THE APPOINTMENT OF AVDIS & CUCCHI, LLP AS INTERIM CITY ATTORNEY AND APPROVING AN AGREEMENT FOR LEGAL SERVICES WITH AVDIS & CUCCHI, LLP TO PROVIDE ACTING ASSISTANT CITY ATTORNEY SERVICES

WHEREAS, the City Council of the City of Rocklin previously appointed Avdis & Cucchi, LLP on April 11, 2023, to provide City Attorney services and functions on an interim basis until a permanent City Attorney was appointed; and

WHEREAS, effective February 5, 2024, the City Council of the City of Rocklin appointed a permanent City Attorney and consequently, the City Council desires to terminate the appointment of Avdis & Cucchi, LLP as Interim City Attorney and further, wishes to hereby express its gratitude for the interim legal services rendered by Mr. Daniel Cucchi; and

WHEREAS, the City of Rocklin has a need for additional legal services and functions and further, desires to facilitate continuity and succession following the appointment of a permanent City Attorney; and

WHEREAS, Avdis & Cucchi, LLP represents that it is capable, qualified, and willing to perform such legal services and functions in the capacity of an Acting Assistant City Attorney.

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

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

Section 2. The City Council of the City of Rocklin terminates the appointment of Avdis & Cucchi, LLP as Interim City Attorney effective February 5, 2024.

Section 3. The agreement for legal services between the City of Rocklin and Avdis & Cucchi, LLP, dated June 1, 2023, is terminated effective February 29, 2024. Accordingly, the City Council approves compensation for services rendered by Avdis & Cucchi, LLP through February 29, 2024.

Section 4. The Mayor is authorized to execute the attached Agreement for Legal Services with Avdis & Cucchi, LLP for Acting Assistant City Attorney services.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

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

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

DocuSign Envelope ID: 87D3D621-54F6-4393-AF27-D3E5A5AAFFEB

AGREEMENT FOR LEGAL SERVICES

THIS AGREEMENT, dated March 1st, 2024, is made by and between

the CITY OF ROCKLIN, through its
CITY ATTORNEY'S OFFICE ("City")

and
AVDIS & CUCCHI, LLP, a Limited Liability Partnership ("Firm").

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

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

NOW, THEREFORE, City and Firm (collectively the Parties) agree as follows:

1. PERIOD OF PERFORMANCE

This Agreement shall begin effective March 1st, 2024, and shall continue month to month or until the completion of the matter(s) and case(s) identified in this Agreement, or the completion of any other matter(s) or cases City, through its City Attorney, assigns to Firm as provided in this Agreement, whichever is later, or until this Agreement is terminated pursuant to the provisions of paragraph 6 or paragraph 7.

2. FIRM'S SERVICES AND RESPONSIBILITIES

Firm shall act as counsel to City and its officers and employees in matters or cases assigned to Firm by the City Attorney, which may include but is not necessarily limited to contract review and related advice; transactional matters; Land Use, CEQA, Planning, Zoning, and related subject matter advisory services; Agenda review, preparation for, and staffing of Planning Commission and City Council items and meetings; Brown Act and Public Records Act advice; legal research and memos; and other municipal legal matters.

Firm shall make every effort to provide the most cost-effective services possible to City and if applicable to a particular matter or case, shall suggest options and techniques to dispose of cases without unnecessary pleadings or discovery.

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

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

Firm shall consult with and obtain City Attorney's written approval before retaining,

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consulting with, or utilizing the work product of any consultant or expert witness or any other individual or business in connection with performance of services required by Firm under this Agreement.

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

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

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

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

3. **REPORTING REQUIREMENTS**

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

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

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

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

2. **Case Status Reports**

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

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

(c) Firm shall ordinarily provide *Case Status Reports* every six months. Between reports, Firm shall telephonically advise City Attorney of

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important case developments or re-assessment of City 's exposure and, if requested, prepare a *Case Status Report*.

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

C. Firm will otherwise timely communicate with the City Attorney as needed to keep City and City Attorney informed of material facts and status of assigned matters.

4. **COMPENSATION**

A. **Fees**

As further set forth in Attachment A, "Scope of Services and Rates," attached and incorporated hereto, Firm shall provide, at City Attorney's direction, all legal services identified herein and the "Basic" level of services at a flat rate of $18,000 per calendar month, which rate is based on an hourly rate of $300 per hour for 60 hours of services rendered per calendar month, provided however that in any given month, Firm may be assigned matters by the City Attorney which in the aggregate may require Firm to perform more than 60 hours of services during said month. The Parties will monitor total hours of services rendered and reserve the right to reevaluate the flat rate fee structure set forth herein or to otherwise determine an alternative billing model or other reasonable, suitable billing arrangement, including but not limited to itemized hourly billing in place of a flat rate. Nothing contained herein will obligate either Party to amend this Agreement for purposes of modifying the "Fees" clause. Any amendment to this Agreement, for any purpose, must be in writing approved and signed by all Parties. In the event of any conflict between Attachment A and any terms in the Agreement, the terms set forth in the paragraphs preceding Attachment A in this Agreement shall prevail.

City Attorney may request that Firm agree to handle specific, unique matters beyond "Basic" services for which Firm would need to perform "Special Counsel (Non-Basic Services)" services outlined in Attachment A. If Firm agrees to represent City in any such matter requiring Special Counsel services, the City Attorney and Firm will so confirm in advance in writing and thereafter, such special counsel services rendered by Firm will be charged in accordance with the "Special Counsel (Non-Basic Services)" provisions set forth in Attachment A, including Compensation for Reimbursable Services, Legal Services to be Provided by Special Counsel, Additional Costs/Expenses, and Billing Practices.

B. **Expenses**

Firm's fees as set forth herein are inclusive and as such, Firm will not invoice or request reimbursement for actual out-of-pocket or other expenses or fees, except as follows. Firm shall note that City is exempt from all filing fee charges.

1. Reimbursable ordinary expenses shall be subject to City Attorney prior written approval and include, but not be limited to:

(a) Deposition fees.

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(b) Transcript fees.

(c) Messenger service.

(d) Process service.

(e) Document reproduction by an outside vendor.

(f) Document filing fees/costs.

(g) E-discovery platforms such as Logicull.

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

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

(a) Consultants' fees.

(b) Expert witnesses' fees.

(c) Investigative services costs.

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

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

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

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

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

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

(d) Charges for photocopies.

(e) Charges for online legal research.

(f) Alcoholic beverages, personal sundry or other related expenses,

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recreational activities, in-room movies, or expenses for family members. All expenses are subject to review and acceptance by City.

5. **BILLINGS AND PAYMENTS**

A. **Billings**

1. Firm shall submit its itemized billing statement monthly to City Attorney, which shall state the total number of hours of services rendered by Firm and a general description of services rendered.

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

City Attorney
3970 Rocklin Road
Rocklin, California 95677
With a courtesy copy to:
matthew.mcomber@rocklin.ca.us; nicole.gilbreath@rocklin.ca.us

3. Each billing statement shall be itemized in a time reporting format acceptable to City and shall include original invoices for reimbursement of expenses, if applicable.

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

B. **Payments**

1. City 's legal, risk management, accounting staff, or City Manager, in City's discretion, shall review all billing statements.

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

6. **TERMINATION**

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

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

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

8. **CLOSING REPORT UPON TERMINATION**

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

9. **NOTICES**

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

A. If to City :

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

B. If to Firm:

Avdis & Cucchi, LLP
1415 L Street, Suite 410
Sacramento, CA 95814

10. **ASSIGNMENT**

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

B. However, Firm may retain consultants and experts as Firm deems appropriate after receiving City 's written approval.

11. **STANDARD TERMS AND CONDITIONS**

A. **Indemnification**

1. Firm shall indemnify and hold harmless City, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses, audit exceptions (including, but not limited to, reasonable

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attorney's fees of City Attorney and counsel retained by City, expert fees, litigation costs, and investigation costs), damages, judgments, or decrees by reason of any person's or persons' loss or injury, including death, or property loss or damage (including property of City) arising from the negligent acts, willful acts, or errors or omissions of Firm or any of Firm's subcontractors, any person employed under Firm, or under any subcontractor, or in any capacity during the progress of the work or the provision of services undertaken pursuant to this agreement, except when the injury or loss is caused by the sole negligence or intentional wrongdoing of City.

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

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

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

B. **Insurance**

1. Without limiting Firm's duty of indemnification, Firm and any subcontractor shall obtain, from an insurance carrier authorized to transact business in the State of California, and maintain continuously during the term of this agreement Commercial General Liability Insurance, including coverage for owned and non-owned automobiles, and other insurance necessary to protect the City and the public with limits of liability of not less than $1 million combined single limit bodily injury and property damage; such insurance shall be primary as to any other insurance maintained by City. The policy shall include an endorsement or amendment which names the City of Rocklin, its elected officials, officers, employees, agents, and volunteers as additional insureds. If the above insurance is written on a Claims Made Form, the insurance shall be endorsed to provide

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an extended reporting period of not less than five years following termination of this Agreement.

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

3. Firm shall obtain and maintain continuously a policy of professional liability coverage with limits of liability of not less than $2 million.

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

C. **Independent Contractor Status**

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

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

3. Firm shall bear the sole responsibility and liability for furnishing workers' compensation benefits to any Firm personnel for injuries arising from services performed under this Agreement.

D. **Governing Laws**

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

E. **Record Retention and Inspection**

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

F. **Communications With City**

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

G. **Validity**

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

H. **Waiver**

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

12. **CONTRACT DOCUMENTS**

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

1. Attachment A - Scope of Services and Rates

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

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

B. In the event of any conflict between any Attachment and any terms in the Agreement, the terms set forth in this Agreement shall prevail.

C. This Agreement shall constitute the complete and exclusive statement of understanding between City and Firm which supersedes all previous written or oral agreements, and all prior communications between the City and Firm relating to the subject matter of this Agreement. In the event that the City of Rocklin and Firm

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previously entered into any agreement for Firm to provide legal services to or on behalf of the City that has not already been terminated or expired, all such agreements are hereby terminated.

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

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

14. **DISCLAIMER OF GUARANTEE**

By signing this Agreement, City acknowledges that Firm has made no promises or guarantees to City about the outcome of any City matter, and nothing in this Agreement shall be construed as such a promise or guarantee.

15. **CITY FILES**

At City’s request, upon the termination of services under this Agreement, Contractor will promptly release all of City’s papers and property (subject to any applicable protective orders or non-disclosure agreements).

16. **DESTRUCTION OF CITY FILE**

If City does not request the return of City’s papers and property, Contractor will retain City’s file for a period of seven (7) years from the last date of service rendered under this Agreement by Firm. After seven (7) years, Contractor may have City’s file destroyed. City acknowledges that it will not be notified prior to the destruction of its papers and property, and City consents to the same. If City desires to have City’s file maintained beyond seven (7) years after City’s matter is concluded, City must make separate arrangements with Contractor.

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

AVDIS & CUCCHI, LLP

DocuSigned by:
By: Daniel Cucchi
5553D9734517413...
Daniel Cucchi, Partner

CITY OF ROCKLIN

By: _____
Greg Janda, Mayor

ATTEST:

By: _____
Avinta Singh, City Clerk

APPROVED AS TO FORM:

DocuSigned by:
By: Matthew McOmber
3496B8242C674E3...
Matthew McOmber, City Attorney

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ATTACHMENT A

SCOPE OF SERVICES AND RATES

Basic Legal Services
Basic Legal Services will be billed at a rate of $18,000.00 per calendar month. No other compensation, fees, expenses, charges, or costs shall be billed or paid for Basic Legal Services. Basic Legal Services include the following:

- Attendance at City Council meetings, including study sessions and closed sessions.
- Attendance at Planning Commission meetings and meetings of other City Boards and Commissions.
- Holding office hours at City Hall, as may be requested by City and agreed upon between City and the Acting Assistant City Attorney.
- Serve as legal counsel to legislative bodies, commissions, and committees created by or for the City Council, as requested.
- Review and/or prepare staff reports, ordinances, resolutions, orders, agreements, forms, notices, declarations, certifications, deeds, leases, and other documents required by the City.
- Provide guidance concerning requirements of the Brown Act, Conflict of Interest (AB1234), the Political Reform Act, the Public Records Act, due process, and other legal requirements imposed by statute and common law.
- Provide legal advice and consult with the City Council, City legislative bodies, and City staff, and render legal opinions (both oral and written) concerning legal matters that affect the City, including new legislation and court decisions.
- Provide guidance and advice to the City Council, City legislative bodies, and City staff regarding the legal position the City (and associated bodies) and advocates (e.g., lobbyists) should take on matters pending before other legislative bodies.
- Labor, employment, personnel, and public safety matters that are not assigned to specialized counsel.
- Work with the City Manager and/or City Attorney in handling real estate transactions, acquisitions, and sale issues, including lease review and negotiations.
- Research and interpret laws, court decisions, and other legal authorities in order to prepare legal opinions and advise the City Council and management staff on legal matters pertaining to City operations.
- Perform legal work pertaining to property acquisition, property disposal, public improvements, public rights of way and easements, and matters relating to public utilities and development agreements.
- Coordinate with in-house or contracted City staff on risk management matters, including self-insurance authorities.
- Coordinate the work of any outside legal counsel retained by the City, as needed, and as directed by the City Council, City Manager and/or City Attorney.
- Provide legal services and research on issues related to environmental regulations, CEQA, and other related issues.
- Enforce City codes, zoning regulations, and building standards.

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Special Counsel (Non-Basic Services)

For special counsel services, Avdis & Cucchi, LLP will charge the following hourly rates.

Partner	$300
Senior Associate	$290
Associate Attorneys	$280
Paralegals	$150
Law Clerks	$150

Special counsel services include: (1) legal services not included within the basic level of service; (2) any litigation; (3) complex public finance or bond matters; (4) payroll and income tax issues; and (5) bankruptcy and foreclosures.

Compensation for Reimbursable Services

From time to time, the City may ask Avdis & Cucchi to perform legal services for which the City is entitled to seek reimbursement from third parties (e.g., work pursuant to indemnity agreements protecting the City or reimbursable land use and planning work for specified projects). In these circumstances, Avdis & Cucchi would charge a rate that more closely approximates the market rates for legal services provided to such private, third-party entities. For legal services for which the City is entitled to seek reimbursement from third parties, the following rates shall apply:

Partner	$375
Senior Associate	$350
Associate Attorneys	$300
Paralegals	$150
Law Clerks	$150

Legal Services to be Provided by Specialized Counsel

- Provide City staff and the City Council with legal advice and recommendations on human resources, personnel, and labor negotiations matters.
- Provide City staff and the City Council with legal advice and recommendations on complex public safety matters.

Additional Costs/Expenses

The following expenses will be charged at actual costs and billed to City:

- Travel expenses incurred for lodging, meals, parking, and bridge tolls, plus mileage at the IRS-approved rates.
- Photocopying.
- Delivery charges, such as U.S. Mail, Federal Express, and courier services.
- Fees assessed by courts and administrative agencies, and prior approved costs for experts and consultants, if any.
- Any other expenses incurred by Avdis & Cucchi on behalf of City.

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Billing Practices for Special Counsel Services

All billings will be issued on a monthly basis on the 1st of each month. Tasks billed at an hourly rate will be billed in ¼ hour increments rounded to the nearest ¼ hour and will include a brief description of the services provided.

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ATTACHMENT B

CASE EVALUATION, PLAN AND BUDGET

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

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

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

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

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

Firm shall also give its recommendations regarding settlement.

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

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ATTACHMENT C

CASE STATUS REPORT

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

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

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

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

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Police Department 2023 Annual Report

Date: March 26, 2024

Submitted By: Rustin Banks, Chief of Police
Shawn Baird, Crime Analyst

Department: Police

Recommendation:
Receive the attached Annual Report of Police Department Activities for the period January 1-December 31, 2023.

Background:
The attached 2023 Rocklin Police Department Annual Report provides a year in review of Police Department Activities. During the City Council meeting, department personnel will provide an overview of the annual report, which is provided to the City Council to receive and file.

ATTACHMENTS:
1. Police Department 2023 Annual Report



2023

ROCKLIN POLICE DEPARTMENT

ANNUAL REPORT

ROCKLIN CITY COUNCIL



GREG JANDA
Mayor



JILL GAYALDO
Vice Mayor



DAVID BASS
Councilmember



KEN BROADWAY
Councilmember



BILL HALLDIN
Councilmember

CHIEF BANKS

First and foremost, the Rocklin Police Department continues to uphold its commitment to providing the public with outstanding police services. As we reflect back on the past year, I believe that 2023 will be remembered as a year of organizational changes for us. The biggest change was creating the Community Oriented Policing and Problem Solving (COPPS) Unit in January. This team focuses on those quality-of-life issues for our community that sometimes land in between what our patrol officers and detectives focus on. The two primary responsibilities for the team in 2023 were homelessness and retail theft. The team will take on additional responsibilities in 2024 as more officers are added. Other significant changes for RPD in 2023 include the addition of a new substation in the western portion of the city, and the creation of the Rocklin Intelligence Center (RIC) where our staff are implementing state of the art technology in order to provide police services in a more efficient, more effective and safer manner.

Other priorities for us this past year included community engagement through both in-person meetings and electronic communication via social media platforms. We recognize that fostering strong community relationships is essential to the success of our department, and we remain committed to strengthening these connections. Recruitment and hiring continue to be a challenge for the entire industry. That being said, we did better than most in hiring 13 new officers, 3 new dispatchers and 4 part-time professional staff since January of 2022. All this while maintaining the highest hiring standards possible. In this regard, our plan hasn't changed; hire the best candidates, provide them with the finest training and equipment, so they can go out and provide the highest level of service to this community. We also understand that we can't do it alone. We must maintain the strong relationships with other key members of this community including the Rocklin Unified School District, Sierra College, local businesses, faith-based organizations, and many others. These partnerships are integral to our success in promoting safety and well-being throughout Rocklin.

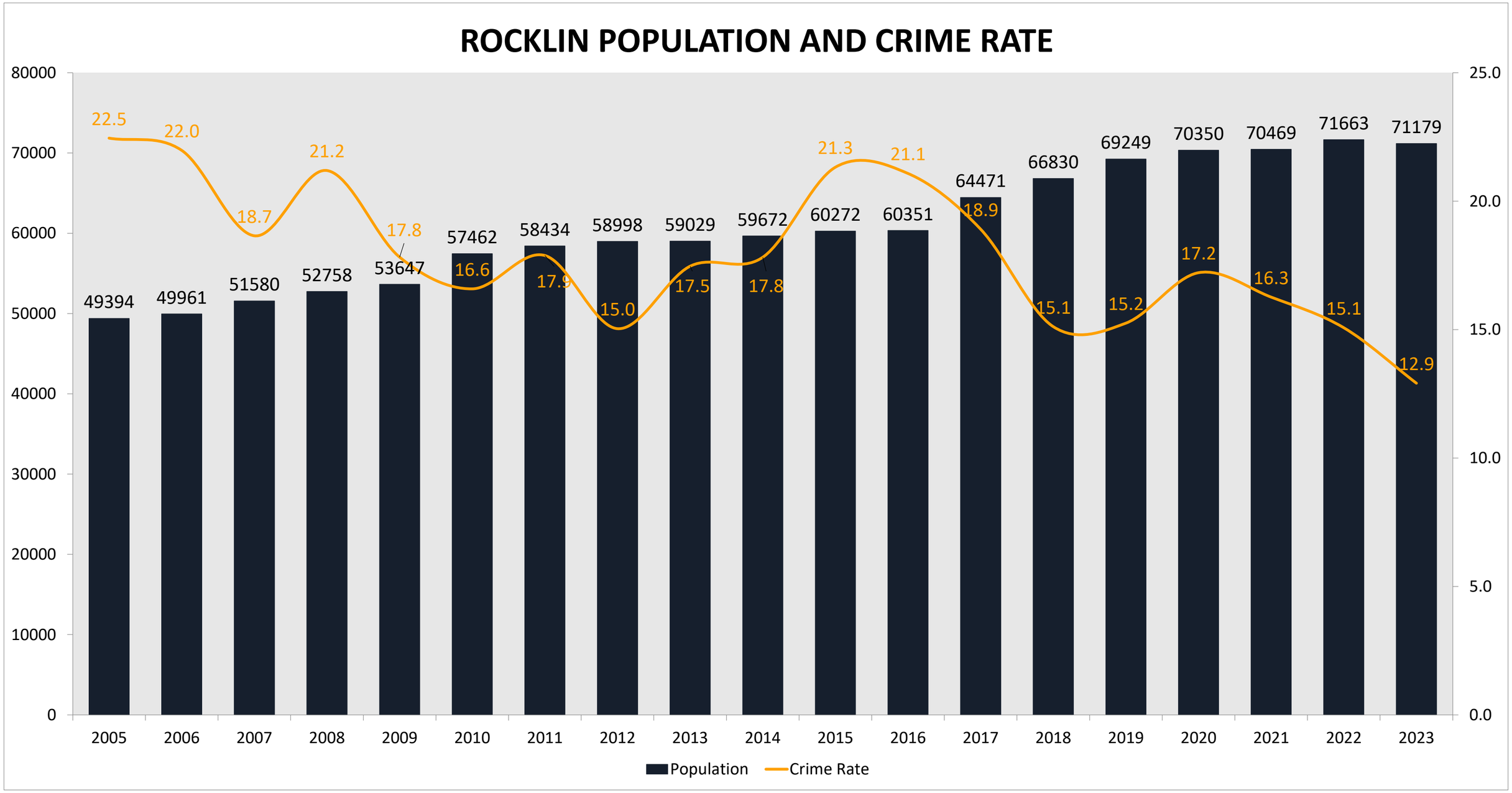
In closing, I extend my sincere gratitude to the members of the Rocklin Police Department for their unwavering dedication and service. Overseeing the exceptional individuals of the Rocklin Police Department this year has truly been an honor and a privilege. I'm immensely grateful for the opportunity to lead and serve alongside such dedicated professionals, and I remain inspired by the commitment to excellence exhibited by our team. Together, we will continue to work so that Rocklin will always remain a great place to live, work and play! Thank you for your continued support.





"Our plan hasn't changed; hire the best candidates, provide them with the finest training and equipment, so they can go out and provide the highest level of service to this community."

CRIME STATS


ROCKLIN POPULATION AND CRIME RATE
80000
70000
60000
50000
40000
30000
20000
10000
0
25.0
20.0
15.0
10.0
5.0
0.0
49394
49961
51580
52758
53647
57462
58434
58998
59029
59672
60272
60351
64471
66830
69249
70350
70469
71663
71179
22.5
22.0
18.7
21.2
17.8
16.6
17.9
15.0
17.5
17.8
21.3
21.1
18.9
15.1
15.2
17.2
16.3
15.1
12.9
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
Population
Crime Rate

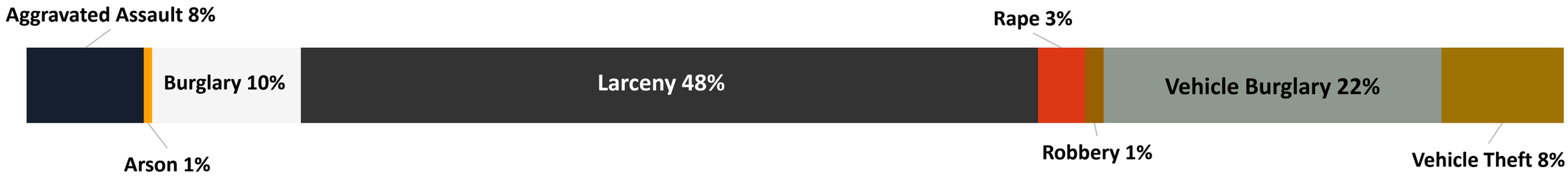
CRIME STATS

PART 1 CRIME

VIOLENT CRIME			
	2022	2023	% Change
Homicide	0	0	NC
Rape	21	28	33%
Robbery	19	11	-42%
Aggravated Assault	48	70	46%
Total	88	109	24%

PROPERTY CRIME			
	2022	2023	% Change
Burglary	107	89	-17%
Larceny	773	643	-17%
Vehicle Theft	102	73	-28%
Arson	10	5	-50%
Total	992	810	-18%

OVERALL CRIME DECREASED 15% FROM THE PREVIOUS YEAR



70%

Larceny theft accounted for 70% of the year's total crime.
Vehicle burglary accounted for 31% of all larceny and 22% of the total crime for the year.
Shoplifting accounted for 35% of all larceny and 24% of the total crime for the year.

COMM CENTER

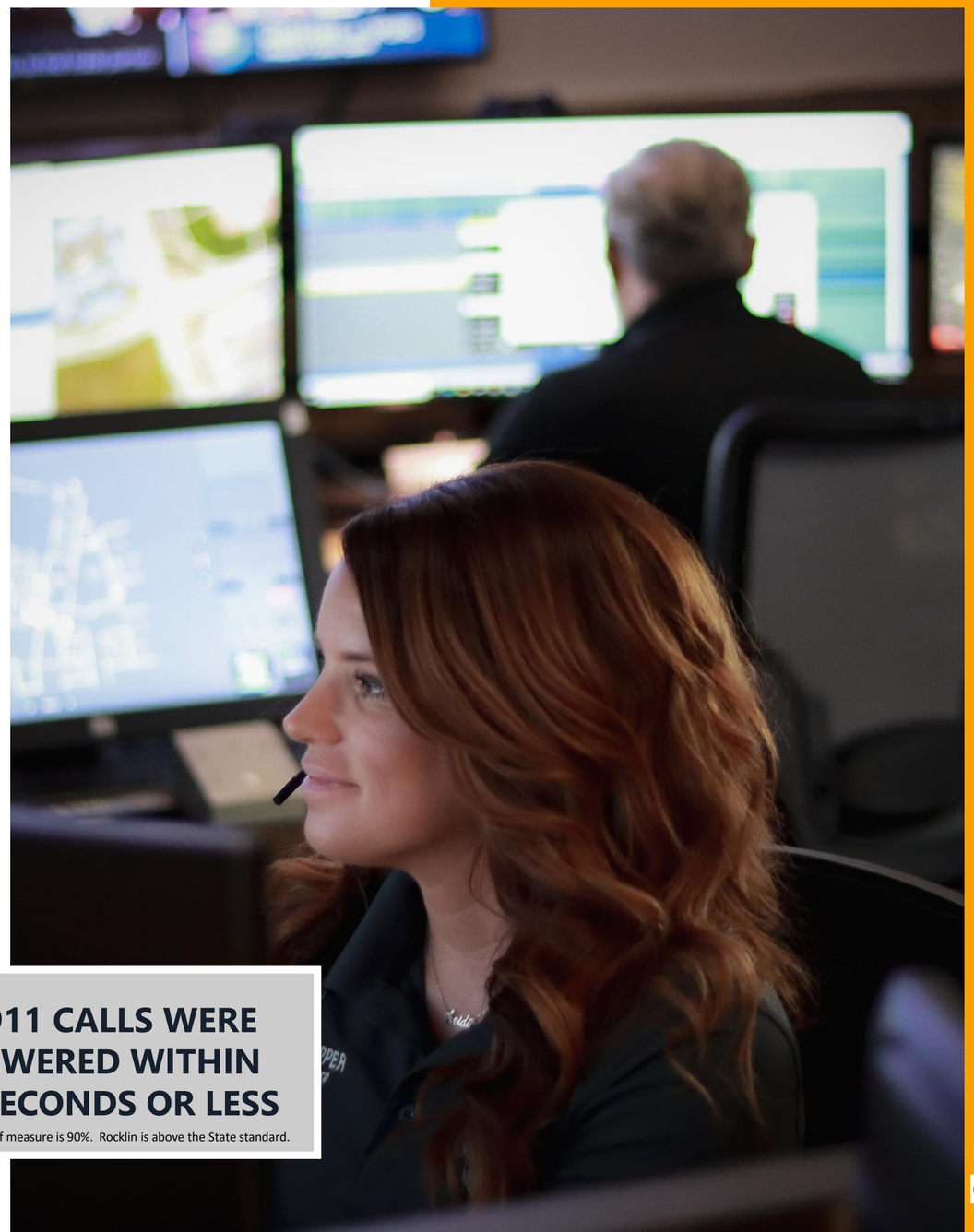
THE COMMUNICATIONS CENTER ANSWERED 78,560 CALLS DURING THE YEAR.

COMM CENTER CALLS BY TYPE			
	2022	2023	% Change
BUSINESS PHONE CALLS	63,263	59,723	-6%
LAW ENFORCEMENT CALLS	31,120	30,481	-2%
911 CALLS	18,437	18,837	2%
FIRE CALLS	1,740	1,637	-6%
MEDICAL CALLS	4,742	4,595	-3%

Dispatchers are the backbone of emergency response, going far beyond just answering phone lines. They gather vital details, prioritize actions to facilitate timely and effective responses to both police and fire emergencies. Their role encompasses monitoring communications, offering reassurance to distressed callers, and providing vital support to our police and fire personnel. These dedicated professionals help to ensure the safety and well-being of our community through their exceptional service.

DID YOU KNOW?

Dispatchers are also trained on EMD (Emergency Medical Dispatch). When you call for emergency services, dispatchers can provide you with quality instruction before Police or Fire arrive on scene.



95.60% **OF 911 CALLS WERE ANSWERED WITHIN 15 SECONDS OR LESS**

The California Office of Emergency Services standard of measure is 90%. Rocklin is above the State standard.

PATROL

PATROL UNITS RESPONDED TO 51,028 CALLS FOR THE YEAR.

30,481 CITIZEN GENERATED CALLS FOR SERVICE
20,547 OFFICER INITIATED ACTIVITY

INCIDENT RESPONSE TIMES

6:58	7:40	8:44
PRIORITY 1	PRIORITY 2	PRIORITY 3
EMERGENCY IN PROGRESS	ESCALATING EMERGENCY	NON-EMERGENCY

In the first six months of the substation becoming operational, response times in beat 4 decreased an average of 40 seconds.

In May, the City leased a business suite on the west side of Rocklin that serves as a police substation. The substation allows for officers assigned to the west side of the city (beats 3 & 4) to stay in the area to complete reports, make telephone contact or take a break. This was done in an effort to provide additional services, create a home base and decrease response times from the main station on Rocklin Road to beats 3 and 4.





PATROL

383 FELONY ARRESTS
744 MISDEMEANOR ARRETS

1,127 TOTAL ARRESTS

2,906 CITATIONS

6,065 CASE FILES & SUPPLEMENTS

DID YOU KNOW?

Rocklin has 600+ miles of roadway, more than 70 traffic signals and 2,000+ stop signs.

PATROL

AUTOMATED LICENSE PLATE READERS (ALPR)

License plate reader technology was installed at various locations throughout the city early in the year. Since its inception, LPR has proven a valuable tool and we continue to explore new and innovative technology to help us protect our community.

UNMANNED AIRCRAFT SYSTEMS (UAS)

DRONES WERE DEPLOYED 220 TIMES

We continue to develop our Unmanned Aircraft System program. The team was deployed for 114 various types of incidents, including thefts, traffic stops, missing persons, and outside agency assists for a total of 220 flights.

The program currently has 16 pilots who possess an FAA Part 107 pilot's license.



K9

THREE K9 UNITS HAD 90 DEPLOYMENTS FOR THE YEAR AND APPREHENDED 26 SUBJECTS

This year, the department acquired Pimm, a two year old Belgian Malinois. His assigned partner is Officer Stragalinos. Pimm and Stragalinos graduated the POST Basic K9 Handler academy and narcotics detection academy in March and began their service as a K9 team.

In their first year, Officer Stragalinos and K9 Pimm were deployed 36 times and had 14 apprehensions.

CSO

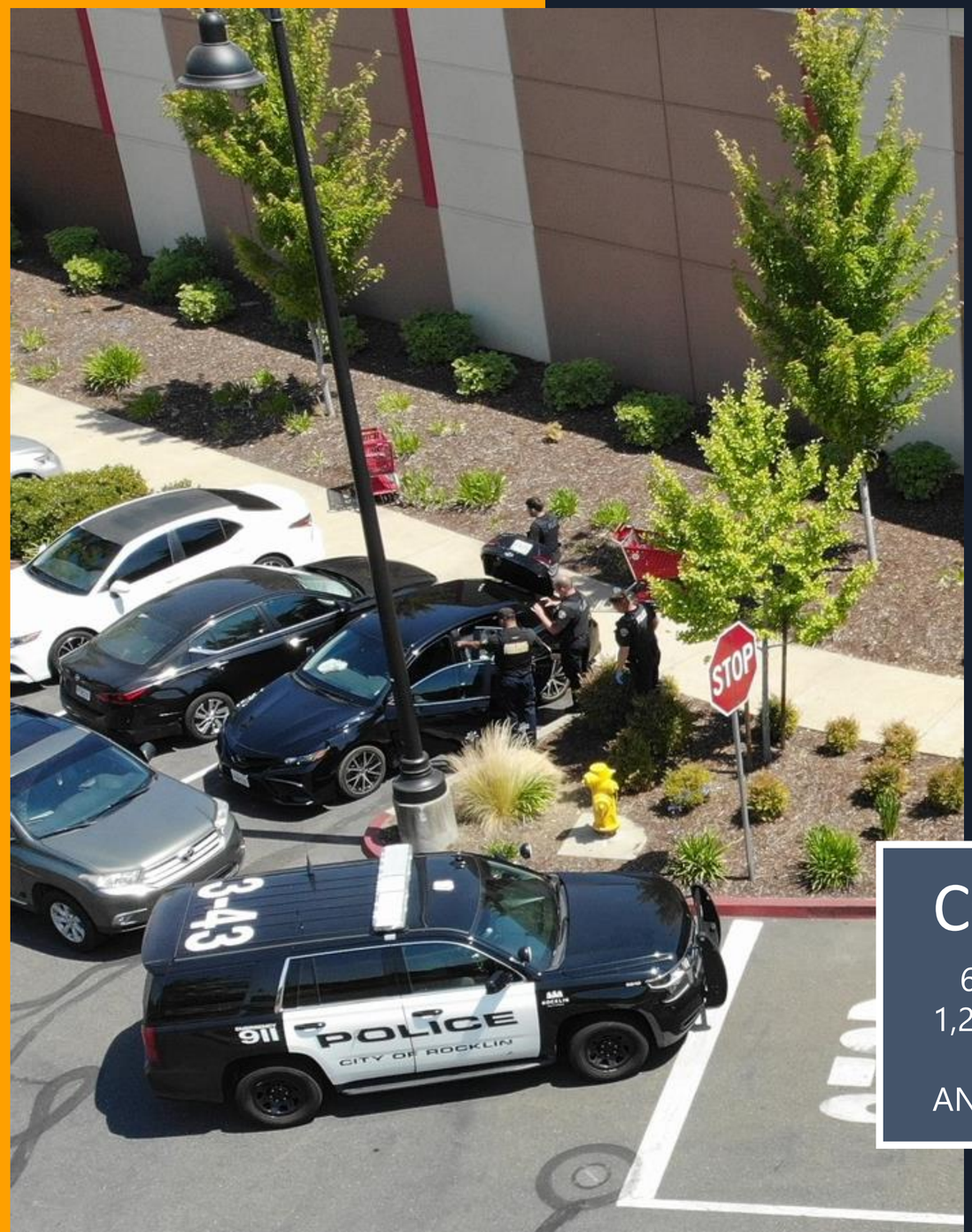
FOUR CSO UNITS RESPONDED TO 2,552 CALLS

1,738 CITIZEN GENERATED CALLS FOR SERVICE
814 OFFICER INITIATED ACTIVITY

AND COMPLETED 623 CASES

PATROL

COMMUNITY ORIENTED POLICING AND PROBLEM SOLVING (COPPS)



The COPPS unit was created to assist patrol in dealing with quality of life issues within the city, such as unhoused outreach, permit compliance, tobacco/vape grant follow up and enforcement, and to develop relationships with retail businesses and regional loss prevention to deter theft and catch would be thieves. The unit collaborates with City departments, local Health and Human Services, Placer County Probation and other law enforcement agencies and partners to address these issues.

THE THREE OFFICER UNIT HAD 150 ARRESTS FOR THE YEAR AND RECOVERED NEARLY $20,000 IN STOLEN PROPERTY

COPPS UNITS RESPONDED TO 1,898 CALLS

668 CITIZEN GENERATED CALLS FOR SERVICE
1,230 OFFICER INITIATED ACTIVITY

AND ASSISTED PATROL AS A SECONDARY UNIT ON 801 CALLS

PATROL

COPPS HOMELESS LIAISON TEAM

The COPPS Homeless Liaison Team regularly collaborated with City Code Enforcement, Placer County Probation, and Placer County Health and Human Services to provide the unhoused population with outreach services and referrals. They conduct extra patrols near city borders and in the greenbelts with other law enforcement partners to ensure contacts are made and outreach is offered and provided to those who need it.

The team continued to partner with the Placer County Probation Outreach Vehicle (POV) to create opportunities for the unhoused population to engage in services by connecting them with resources for finances, housing, medical care, Veteran (VA) services, etc.

IN TOTAL, 165 SITES WERE CLEARED OF DEBRIS

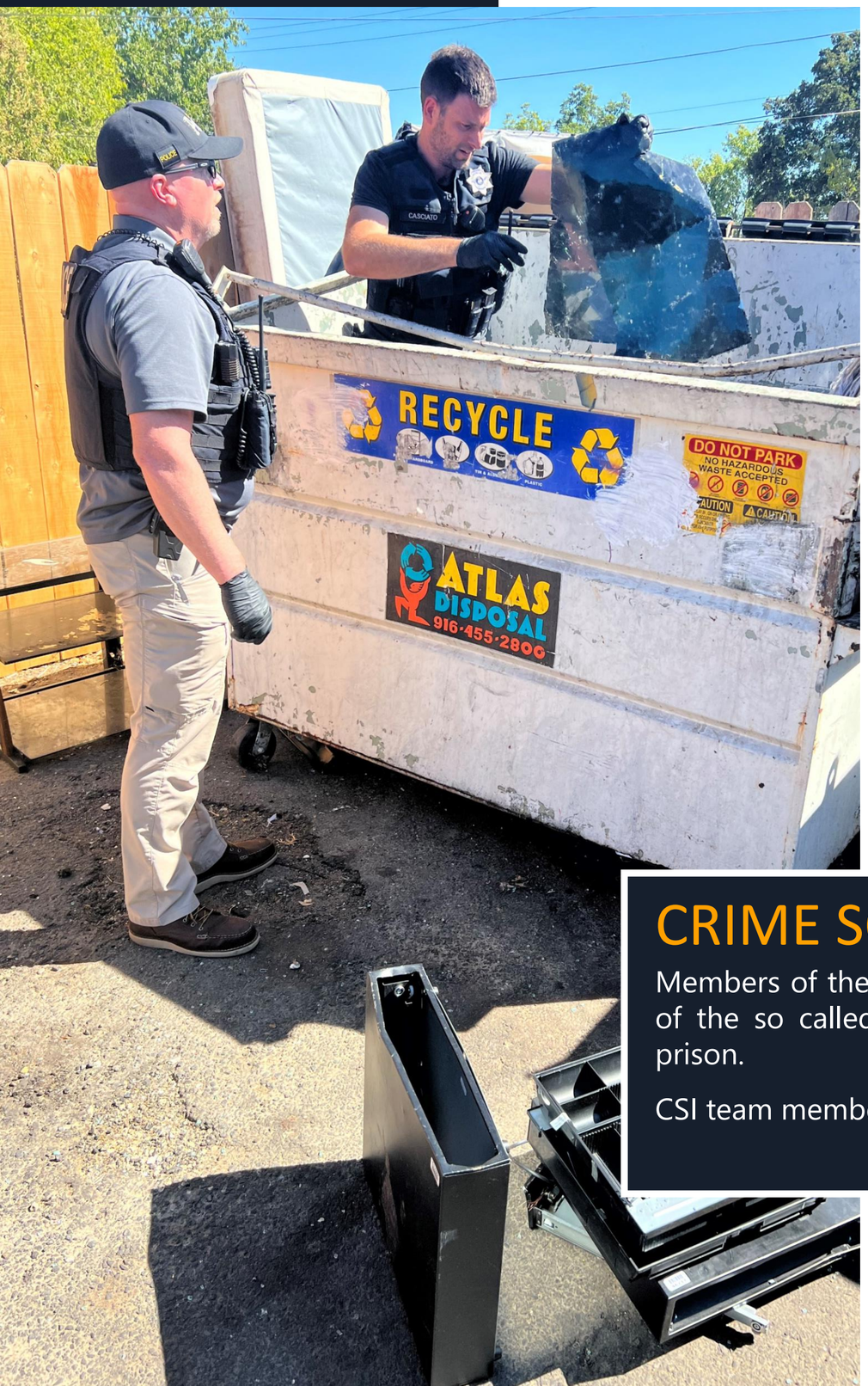
OUTREACH SERVICES and REFERRALS

- Driver license fee payment assistance
- Food insecurity support
- Emergency shelter/housing coordination
- Case/care management
- Assessment for substance use disorders

90	30
OUTREACH CONTACTS	OUTREACH REFERRALS



INVESTIGATIONS



THREE DETECTIVES INVESTIGATED 212 NEW CASES

Investigations gained a valuable tool referred to as the RIC, or the Rocklin Intelligence Center. The RIC provides the Police Department with the ability to capitalize on a wide and expanding range of technologies including license plate readers, citywide traffic cameras, and camera aggregation intelligence software. This allows the analyst, dispatch, and patrol staff to provide real-time information to officers working in the field, as well as investigators, in turn saving valuable man hours, increasing officer safety, and creating a more efficient policing model that helps patrol and detectives respond to information almost immediately.

Since its implementation in March, the RIC assisted various staff with 50 requests for information.

CRIME SCENE INVESTIGATION (CSI)

Members of the Investigation and Crime Scene Investigation teams testified in the criminal trial of the so called "Tinder Murderer" who was later convicted and sentenced to 70+ years in prison.

CSI team members assisted with the forensic processing of 93 items.

643 **FINGERPRINTS EXAMINED**

EVIDENCE

4,115 NEW EVIDENCE ITEMS BOOKED

A CSO assigned to evidence and the CSI team began entering firearm information into NIBIN (National Integrated Ballistic Information Network) to provide investigative leads for local and interstate firearm cases.

NIBIN uses ballistic imaging technology to identify firearms used in violent crimes by comparing images of crime guns to a list of possible similar results. To use NIBIN, firearms examiners or technicians enter casing evidence into the system. These images are correlated against the database which law enforcement can search against evidence from their jurisdiction, neighboring ones, and others across the country.

TWO CSI TEAM MEMBERS TEST FIRED 45 FIREARMS AND 33 ENTRIES WERE MADE INTO THE NIBIN DATABASE



TRAFFIC

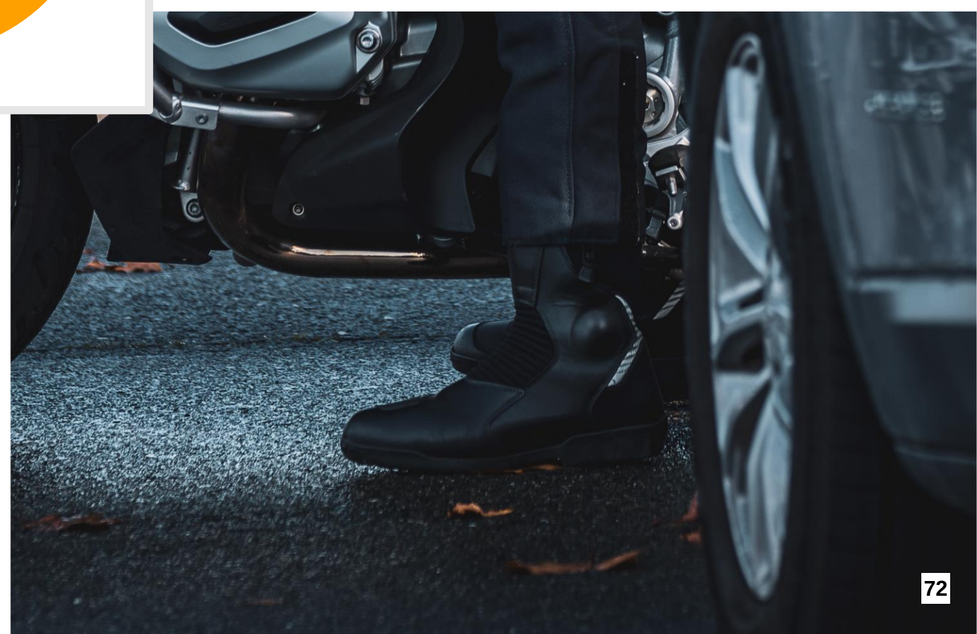
INJURY AND NON-INJURY COLLISIONS INCREASED 11%

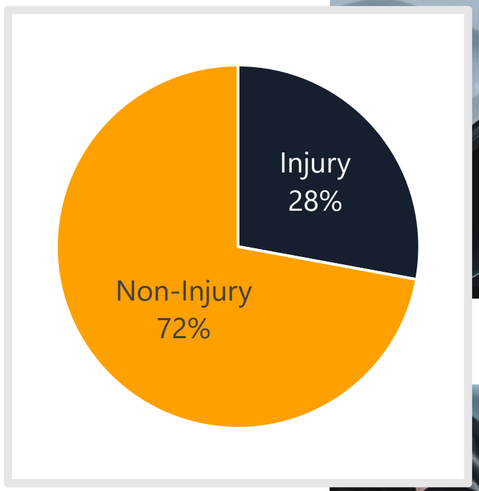
The Traffic Unit conducted directed enforcement in the Boulder Ridge Park area, responding to complaints of speeding, loud music, fireworks and other disruptive behavior. After 90 days of enforcement, 350 proactive contacts were made, 216 citations were issued and calls for service and reports of crimes decreased. This is an ongoing issue and we will continue to have an increased presence in the area.

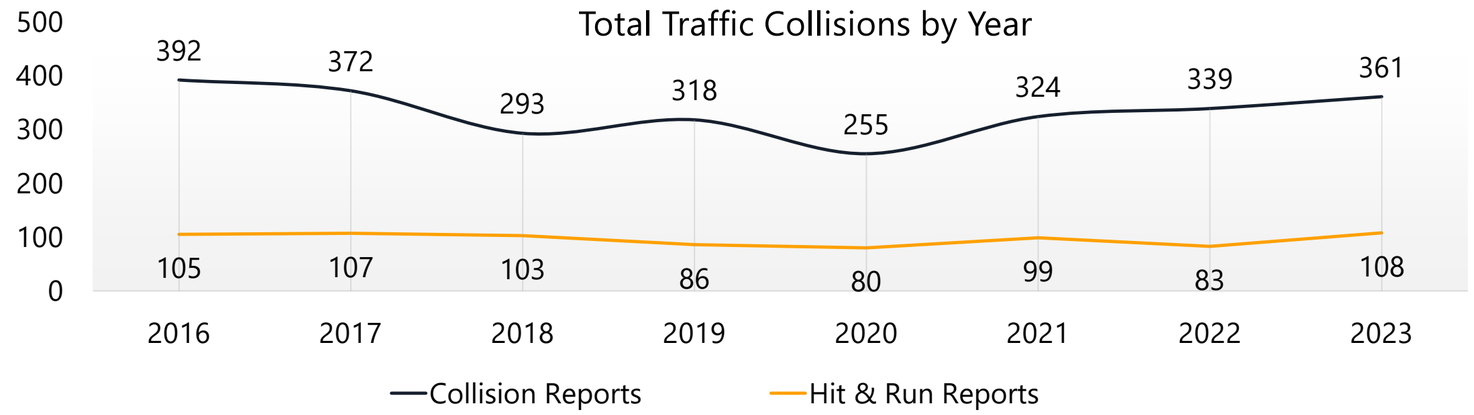
The department was once again awarded grant funds through the National Highway Traffic Safety Association (NHTSA) and the California Office of Traffic Safety (OTS), which allowed the traffic unit and patrol teams to perform focused enforcement, including saturations and checkpoints targeting DUI drivers. Numerous contacts, citations and arrests were made during those operations.











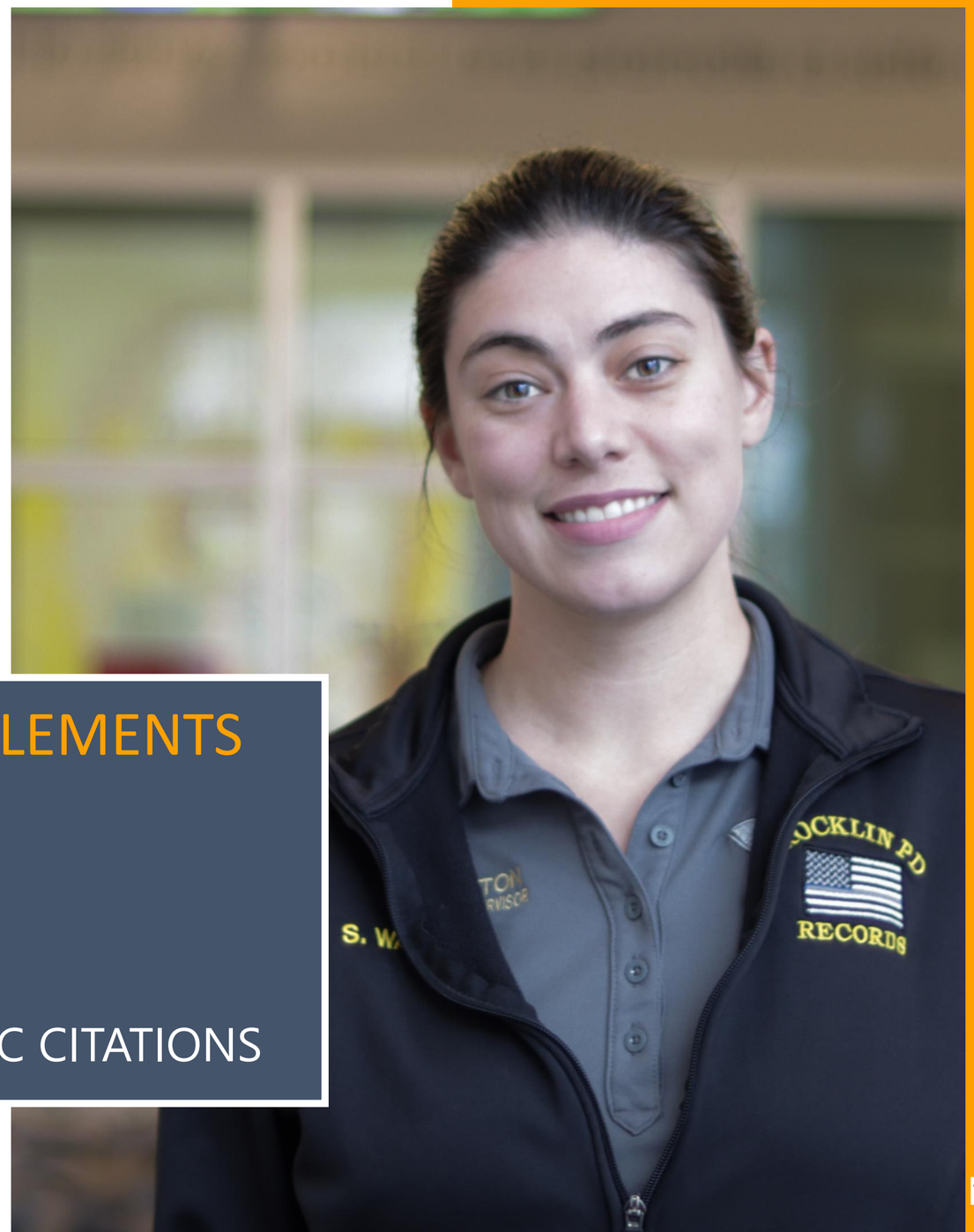
RECORDS

RECORDS ASSISTED 444 CUSTOMERS AT THE FRONT COUNTER

The Records Unit provides a variety of services and information to the community, and other agencies, such as data entry, records requests, fingerprinting, and permits.

Their dedication and meticulous work play a crucial role in the smooth functioning of our department. Every file managed, every record kept, and every piece of information organized contributes significantly to our mission.

They ensure that crucial information is available at the right time, supporting both officers in the field and the community we serve.



RECORDS PROCESSED 6,065 CASE FILES & SUPPLEMENTS

44	PERMITS PROCESSED
603	ALLIED AGENCY REQUESTS FOR REPORTS
958	PUBLIC RECORDS REQUESTS
1,135	DATA ENTRY COMPLETED FOR NON-ELECTRONIC CITATIONS

YOUTH SERVICES

School Resource Officers organized frequent lunch events at the middle schools to interact with the youth through activities like cornhole and the Wonder Wheel.

In July, two Junior Police Academies were attended by Placer County 7th-9th graders who learned about various aspects of modern public safety.

After reports and community complaints of thefts, vandalism, and loitering by juveniles at business complexes near the Granite Oaks Middle School and Rocklin High School campuses, SROs collaborated with stakeholders to develop a plan to identify and hold juveniles accountable for their behavior. The plan was implemented at the start of the school year and saw positive results almost immediately. We continue to work closely with the Rocklin Unified School District and affected local businesses to foster and maintain our community partnerships.

The Rocklin Police Activities League (RockPAL) hosted numerous events throughout the year to further engage with youth outside of school hours. Events such as Basketball Open Gym, Dodgeball, Shoot 360, Crossfit, and the First Annual Cornhole Tournament were all well received and attended.





YOUTH SERVICES

SIERRA COLLEGE

108 CALLS FOR SERVICE
442 OFFICER INITIATED ACTIVITY

550 TOTAL CALLS

Calls for service on campus increased 13% and officer initiated activity decreased 21%

ROCKLIN UNIFIED

73 CALLS FOR SERVICE
734 OFFICER INITIATED ACTIVITY

807 TOTAL CALLS

Calls for service on campuses neither increased nor decreased, and officer initiated activity decreased 5%

VOLUNTEERS



62 VOLUNTEERS PERFORMED MORE THAN 5,316 HOURS OF SERVICE

SAVING THE CITY $198,393

Volunteers provide a variety of functions within the Police Department. This year, in addition to their regular duties, volunteers were involved in 16 major supported events including Emergency Response Team (VERT) call-outs, and 31 traffic control assists for special events, in addition to assisting patrol with training events and providing support and personnel during the department's DUI checkpoints.

VOLUNTEER ACTIVITIES

18 BUCKLE UP BABY INSTALLS

188 CHILDREN FINGERPRINTED BY CHILD ID

243 NEIGHBORHOOD WATCH GROUPS

1,428lbs DRUG TAKE BACK

268 VACATION CHECKS

351 SCHOOL CHECKS

434 PARK CHECKS

326 HOTEL CHECKS

PROFESSIONAL STANDARDS

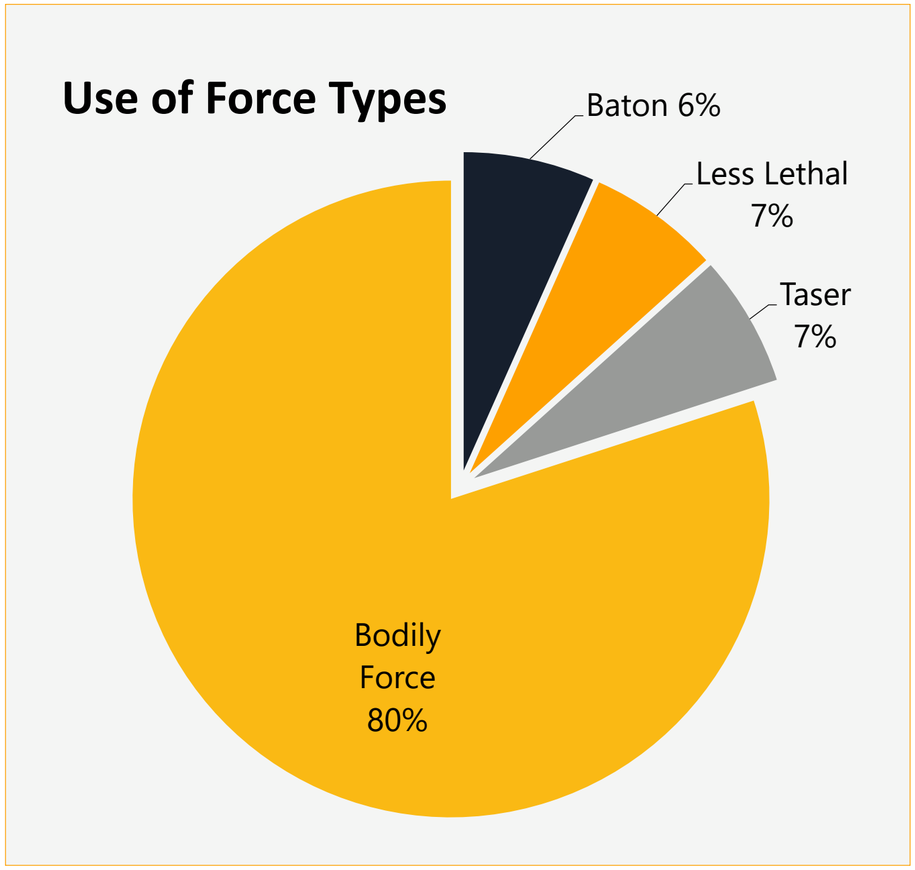
The Rocklin Police Department Professional Standards Unit is committed to identifying misconduct that discredits the organization and decreases police legitimacy within the community we serve. We are dedicated to completing thorough and timely investigations in order to ensure that our employees consistently carry out their duties with dignity and respect.

4 FORMAL COMPLAINTS REPRESENTS LESS THAN .01% OF THE MORE THAN 51,028 CALLS RESPONDED TO BY PATROL FOR THE YEAR.

USE OF FORCE WAS USED 15 TIMES DURING 2023

Which is less than 1.33% of the total 1,127 arrests made.

Of the time Response to Resistance was used, bodily force was used 12 times, Taser was used 1 time, baton was used 1 time, and less lethal was used 1 time.



SOCIAL MEDIA

OVERALL SOCIAL MEDIA FOLLOWING INCREASED 15%

This year, the police department social media team continued to actively cultivate our social media presence. We regularly post on popular social networking sites such as Facebook, X (formerly Twitter), Instagram, as well as community based platforms such as Nextdoor and our app USPDHub. Our following has increased to more than 96,700 followers across all platforms. Many of our posts have created widespread interest and obtained a significant reach. Post reach is important when it comes to critical incidents, such as missing persons, major accidents and assistance with suspect identification.

Whether you are an Academy Graduate or a Lateral Police Officer from another agency, we value your experience and are always looking for high quality potential candidates. We are fortunate that our city draws interest from all over, as people seek out Rocklin because of the community and highly rated schools. You can learn more about our current job openings and what to expect from the recruitment process at WWW.JOINROCKLINPD.ORG

FOLLOW US

























ROCKLIN POLICE DEPARTMENT

EMERGENCY: 911
NON-EMERGENCY: (916) 625-5400

POLICE@ROCKLIN.CA.US

4080 ROCKLIN RD
ROCKLIN, CA 95677

WWW.ROCKLINPD.COM
WWW.JOINROCKLINPD.ORG

PHOTOS: C. ABBOTT, OFFICER
REPORT PREPARED BY: S. BAIRD, CRIME ANALYST



ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Annexation Into Community Facilities District No. 1 (Stanford Plaza Chipotle, APN 364-090-025-000)

Date: March 26, 2024

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

Department: Administrative Services - Finance

Recommendation:
Conduct a Public Hearing to Consider Testimony.

A. Adopt a Resolution of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (Annexation No. 89), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Stanford Plaza Chipotle, APN 364-090-025-000).
B. Adopt a Resolution of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 1 (Annexation No. 89) (Stanford Plaza Chipotle, APN 364-090-025-000).

Background:
On February 13, 2024, the City Council adopted Resolution No. 2024-042, a Resolution of Intention to Annex Territory to Rocklin Community Facilities District (CFD) No. 1 (Annexation No. 89) and to Authorize the Levy of Special Taxes Therein to Amend the Rate and Set a Public Hearing Date regarding Stanford Plaza Chipotle, a retail commercial property located on the southwest corner of the intersection of Sunset Boulevard and Pebble Creek Drive (Assessor's Parcel Number 364-090 -025-000). A map of the annexation area is included as Attachment 3 for reference. A Notice of Public Hearing was published in the Placer Herald on February 23, 2024.

The development of Stanford Plaza Chipotle is conditioned on, among other things, annexation into CFD No. 1. CFD No. 1 finances the operation and maintenance of fire protection and suppression services and ambulance and paramedic services.

There are two resolutions for City Council consideration. Resolution A (Attachment 1) finds that no majority protest exists, orders the annexation, and authorizes the levy of the special tax, subject to approval by a two-thirds vote of the landowners.

In anticipation of approval of the annexation, the election has already occurred, and Resolution B (Attachment 2) approves the canvass of the election, declares the results of the election, and orders the recording of the amended notice of special tax lien, which gives notice that the land within the project area is now subject to the special tax.

Fiscal Impact:

There is no direct fiscal impact to the General Fund from the staff recommendation. Adoption of the attached resolutions will allow special taxes to be levied and collected for CFD No. 1 to pay for services provided to the annexation territory.

ATTACHMENTS:

1. Resolution A - Levy of Special Taxes
2. Resolution B - Annexation Election
3. Annexation Map

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN
OF ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 1 (ANNEXATION NO. 89),
AUTHORIZING THE LEVY OF A SPECIAL TAX, AND
SUBMITTING LEVY OF TAX TO QUALIFIED ELECTORS
(Stanford Plaza Chipotle, APN 364-090-025-000)

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

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

1. The City Council on February 13, 2024, adopted Resolution No. 2024-042 (the "Resolution of Intention") stating its intention to annex the territory to the City's Community Facilities District No. 1 (Annexation No. 89) (the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act");

2. A copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory to be annexed to the CFD and stating the facilities and/or services to be provided and the rate and method of apportionment of the special tax to be levied within the CFD to pay for fire prevention and suppression services and ambulance and paramedic services, is on file with the City Clerk and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein;

3. On the date hereof, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed annexation of territory to the CFD;

4. At said hearing all interested persons desiring to be heard on all matters pertaining to the annexation of territory to the CFD and the levy of said special taxes within the area proposed to be annexed were heard and a full and fair hearing was held;

5. Prior to the time fixed for said hearing, written protests had not been filed against the proposed annexation of territory to the CFD by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the existing CFD, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be annexed to the CFD, or (iii) owners of one-half or more of the area of land in the territory proposed to be annexed to the CFD; and

6. Annexation Map No. 89 to the CFD, has been filed with the County Recorder of the County of Placer, which map shows the territory to be annexed in these proceedings, and a copy thereof is on file with the City Clerk.

7. All prior proceedings taken by this Council with respect to the CFD and the proposed annexation of territory thereto have been duly considered and are hereby determined to be valid and in conformity with the Act, and the CFD has been validly established pursuant to the Act.

Section 2. The description and map of the boundaries of the territory to be annexed to the CFD, as described in said Annexation Map No. 89 to the CFD on file with the City Clerk are hereby finally approved, are incorporated herein by reference, and shall be included within the boundaries of the CFD, and said territory is hereby ordered annexed to the CFD, subject to voter approval of the levy of the special taxes therein as hereinafter provided.

Section 3. The provisions of the Resolution of Intention as heretofore adopted by this Council are by this reference incorporated herein, as if fully set forth herein.

Section 4. Pursuant to the provisions of the Act, the proposition of the levy of the special tax within the territory to be annexed to the CFD shall be submitted to the voters of the area to be annexed to the CFD at an election called therefor as hereinafter provided.

Section 5. This Council hereby finds that fewer than 12 persons have been registered to vote within the territory proposed to be annexed to the CFD for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the territory proposed to be annexed to the CFD and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in the territory proposed to be annexed to the CFD.

Section 6. Pursuant to Section 53326 of the Act, the election shall be conducted by mail ballot under Section 4000 of the California Elections Code. This Council hereby determines that paragraphs (a), (b), (c)(1) and (2) of said Section 4000 are applicable to this election.

Section 7. The Council hereby calls a special election to consider the measure described in the ballot referred to in paragraph 8 below, which election shall be held on March 26, 2024, in the regular meeting place of this Council, City Council Chambers, 3970 Rocklin Road, Rocklin, California.

Section 8. The City Clerk is hereby appointed as the election official to conduct the election and cause to be provided to each landowner(s) in the territory to be annexed to the CFD, a ballot in the form of Exhibit A hereto, which form is hereby approved.

Section 9. The City Clerk shall accept the ballots of the qualified electors received prior to 5:00 p.m. on March 26, 2024 whether received by mail or by personal delivery.

Section 10. This Council hereby further finds that the provision of Section 53326 of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters, that the voters have waived such requirement and the date for the election herein above specified is established accordingly.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

City of Rocklin
Community Facilities District No. 1 (Annexation No. 89)
(Stanford Plaza Chipotle)

OFFICIAL BALLOT
SPECIAL TAX ANNEXATION ELECTION

This ballot is for the special landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Rocklin no later than 5:00 p.m. on March 26, 2024, either by mail or in person. The City Clerk's office is located at 3970 Rocklin Road, Rocklin, California 95677.

To Vote, mark a cross (X) in the voting square after the word "YES" or after the word "NO." All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Rocklin and obtain another.

BALLOT MEASURE: Shall the City of Rocklin, by and for its Community Facilities District No. 1 (the "CFD"), be authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in Resolution No. 2024-042 of the City of Rocklin, adopted by its Council on February 13, 2024?	YES:_____
	NO:_____

By execution in the space provided below, you also confirm your waiver of the time limit pertaining to the conduct of the election and any requirement for notice of election and analysis and arguments with respect to the ballot measure, as such waivers are described and permitted by Sections 53326(a) and 53327(b) of the California Government Code.

Number of Votes: 2
Property Owner: Eureka Development Company, LLC

Name: Eureka Development Company, LLC
Address: 1508 Eureka Road, Suite 175
Roseville, CA 95661

By:_____
Print Name

_____
Signature
Title:_____

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN
DECLARING RESULTS OF SPECIAL ANNEXATION
ELECTION, DETERMINING VALIDITY OF PRIOR
PROCEEDINGS, AND DIRECTING RECORDING OF
AMENDED NOTICE OF SPECIAL TAX LIEN
PERTAINING TO COMMUNITY FACILITIES DISTRICT NO. 1
(ANNEXATION NO. 89)
(Stanford Plaza Chipotle, APN 364-090-025-000)

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

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

1. In proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land proposed to be annexed to Community Facilities District No. 1 (Annexation No. 89) (the "CFD");

2. Pursuant to the terms of the resolution which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election, a copy of which is attached hereto as Exhibit A; and,

3. This Council has reviewed the Canvass and hereby approves it.

Section 2. The issue presented at the special election was the levy of a special tax within the territory annexed to the CFD, to be levied in accordance with the formula heretofore approved by this Council as described in Resolution No. 2024-042, the Resolution of Intention.

Section 3. Pursuant to the Canvass on file with the City Clerk, the issue presented at the special election was approved by the landowner-voter being the qualified electors of the territory annexed to the CFD by more than two-thirds of the qualified electors voting at the special election.

Section 4. Pursuant to the voter approval, the annexed territory to the CFD is hereby declared to be fully annexed to and part of the CFD and this Council may levy special taxes therein as heretofore provided in these proceedings.

Section 5. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the territory annexed thereto were valid and in conformity with the Act.

Section 6. Within 15 days of the date hereof, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Placer, an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

EXHIBIT A

City of Rocklin
Community Facilities District No. 1 (Annexation No. 89)
(Stanford Plaza Chipotle, APN 364-090-025-000)

CANVASS AND STATEMENT OF RESULT OF ELECTION

I hereby certify that on this date, I canvassed the returns of the election held on this date in the territory annexed to Community Facilities District No. 1 (Annexation No. 89) of the City of Rocklin, which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory to be annexed and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

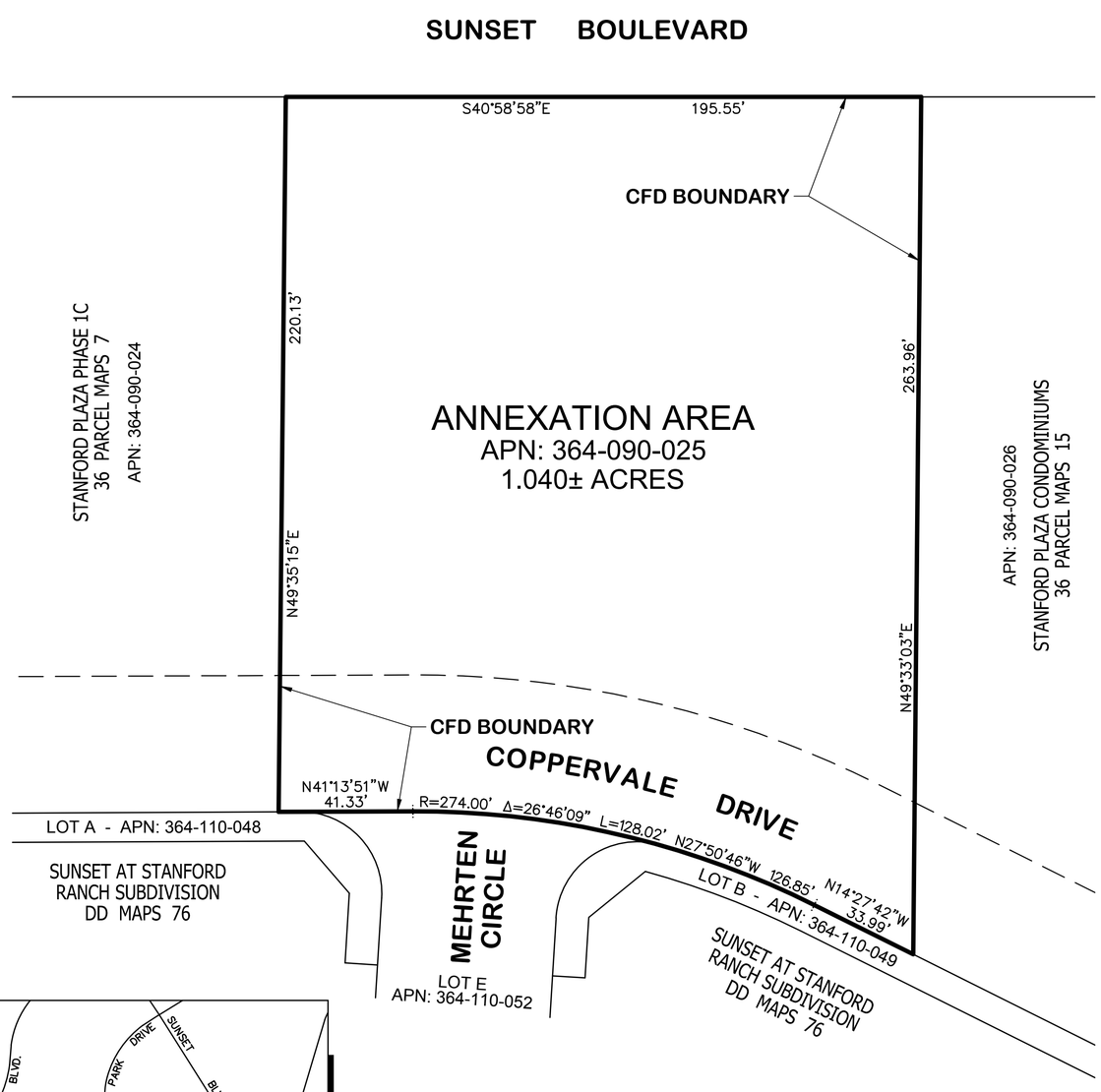
	Qualified Landowner Votes	Votes Cast	YES	NO
City of Rocklin Community Facilities District No. 1 Annexation No. 89 Special Tax Annexation Election, March 26, 2024	2	_____	_____	_____

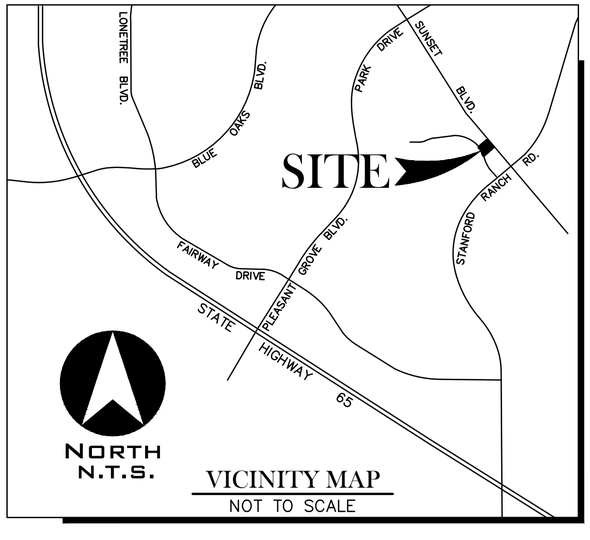
BALLOT MEASURE: Shall the City of Rocklin, by and for its Community Facilities District No. 1 (Annexation No. 89) (the "CFD"), be authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in Resolution No. 2024-042 of the City of Rocklin, adopted by its Council on February 13, 2024?

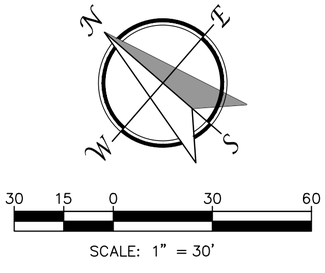
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 26th day of March, 2024.

CITY OF ROCKLIN

By:_____
Avinta Singh, City Clerk







BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHEASTERLY BOUNDARY OF PARCEL 2, AS SHOWN ON THE PARCEL MAP FOR "STANFORD PLAZA PHASE 1C", PARCEL MAP NO. DL2017–0006, FILED IN BOOK 36 OF PARCEL MAPS, AT PAGE 7, PLACER COUNTY RECORDS, THE BEARING OF WHICH IS GIVEN AS N49°33'03"E.

STANFORD PLAZA CHIPOTLE
ANNEXATION MAP NO. 89
COMMUNITY FACILITIES DISTRICT NO. 1

ALL OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. DL2017–0006, "STANFORD PLAZA PHASE 1C", FILED IN BOOK 36 OF PARCEL MAPS, AT PAGE 7 LYING IN THE SECTION 14, TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M. CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA

DECEMBER 2023

RSC ENGINEERING
1420 ROCKY RIDGE DR.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

NOTES:

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

CITY CLERK'S STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 202__.

_____
HALEY REID
ACTING CITY CLERK OF THE CITY OF ROCKLIN

CITY COUNCIL'S STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 89 TO COMMUNITY FACILITIES DISTRICT NO. 1, CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 202___, BY ITS RESOLUTION NO. _____.

_____
HALEY REID
ACTING CITY CLERK OF THE CITY OF ROCKLIN

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 202___, AT THE HOUR OF _____ O'CLOCK ___M. IN BOOK _____ OF MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE _____ , IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

RYAN RONCO
PLACER COUNTY RECORDER

BY: _____
DEPUTY

FILE NO. _____

FEE: _____

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Vacation of a Public Street - Yankee Hill Road

Date: March 26, 2024

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

Department: Community Development

Recommendation:
Conduct a Public Hearing to Consider Testimony, and Adopt a Resolution of the City Council of the City of Rocklin Ordering the Vacation of a Public Street (Portion of Yankee Hill Road).

Background:
Yankee Hill Road today exists from Pacific Street in a southerly direction to a dead-end barrier at Antelope Creek and the westbound Union Pacific Railroad (UPRR) line (a location map and diagrams depicting the portion of Yankee Hill Road to be abandoned are included as Attachment 4). Historically, Yankee Hill Road was planned to be built north of the westbound UPRR line but this section of roadway has not been used for public access for many years, and there are no anticipated future needs for its use as a public roadway. The City Council ordered summary vacations of portions of the northerly sections of the roadway in 1986 and 2003 pursuant to City Council Resolutions No. 86-150 and No. 2003-127, respectively, and those portions of roadway are now abandoned. This last remainder of roadway that requires abandonment lies between the eastbound and westbound tracks of UPRR. This section of Yankee Hill Road: (i) has not been used for public access for at least five (5) consecutive years; and (ii) no public money has been expended for maintenance on this section for at least five (5) consecutive years.

A portion of the roadway adjacent to Independence Place will be retained in order to provide access to an undeveloped parcel west of Yankee Hill Estates, approved by Planning Commission Resolution No. 2022-12, as “Yankee Hill Road Property Tentative Map” on April 5, 2022.

Due to the existence of several utilities located within the old roadway area, the City will reserve a public utility easement within that portion of the road right-of-way proposed to be abandoned, with the exception of the portion currently covered by the exclusive Pacific Gas & Electric (PG&E) easement associated with their existing gas facility regulator station, located at 3700 Independence Place, as shown in the highlighted portion of Attachment 5. PG&E does not allow other easements or utilities within their exclusive easement area.

A Resolution of Intent to Vacate the Yankee Hill Road was adopted by the City Council on February 26, 2024 (Resolution No. 2024-059).

Research by the City has determined that the underlying ownership of the existing eastern 20-feet of right-of-way is the City of Rocklin, therefore once this Vacation of a Public Street has been approved, staff will prepare a resolution declaring that portion of the former right-of-way as "Exempt Surplus Land" for consideration by the City Council at a future meeting, per the California Surplus Lands Act (Govt Code §§ 54220 et seq.).

Environmental Analysis:

Staff has determined the proposed abandonment is not a project under CEQA and is therefore exempt under Sections 15060 (c)(2) and 15061 (b)(3) of the State CEQA Guidelines.

Fiscal Impact:

There is no fiscal impact associated with vacating the public road, as the processing of the documents and public notices is covered by the application fee paid for by the applicant, CNA Engineering.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibits A and B - Legal Description and Plat of Street
3. Resolution Exhibit C - PG&E Easement
4. Location Maps
5. PG&E Easement

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROCKLIN ORDERING THE VACATION
OF A PUBLIC STREET
(Portion of Yankee Hill Road)

WHEREAS, on February 26, 2024, the City Council of the City of Rocklin declared its intent to order the vacation of a certain public street and set a public hearing for March 26, 2024, thereon in Resolution No. 2024-059; and

WHEREAS, the proposed abandonment is not a project under CEQA and is therefore exempt under Sections 15060 (c)(2) and 15061 (b)(3) of the State CEQA Guidelines.

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

Section 1. Pursuant to the Public Streets, Highways and Service Easement Vacation Law (Streets & Highway Code §8335 et seq.), the City Council of the City of Rocklin does hereby order the vacation of a portion of a public street, known as Yankee Hill Road, as shown and described in Exhibits A and B, attached hereto and by this reference incorporated herein, subject to the following reservation and exception:

a. A public utility easement shall be retained along with all other existing public and private easements, other than with the exception that the portion currently covered by the exclusive Pacific Gas and Electric (PG&E) easement associated with the existing PG&E gas facility regulator station, located at 3700 Independence Place, as shown in Exhibit C, attached hereto and by this reference incorporated herein, that shall not retain a public utility easement. PG&E does not allow other easements or utilities within their exclusive easement area.

Section 2. A public hearing on this matter was held at 6:00 p.m. on March 26, 2024, at the Rocklin City Council Chambers, 3970 Rocklin Road, Rocklin, California.

Section 3. The City Council of the City of Rocklin finds that this section of the street to be vacated: (i) has not been used for public access for at least five (5) consecutive years; and (ii) no public money has been expended for maintenance on this section for at least five (5) consecutive years.

Section 4. From and after the date this resolution is recorded, the street vacated no longer constitutes a street.

Section 5. Pursuant to the Public Streets, Highways and Service Easement Vacation Law (Streets & Highway Code §8336 et seq.), the City Clerk shall cause a certified copy of the resolution of vacation, attested by the clerk under seal, to be recorded without acknowledgment, certificate of acknowledgment, or further proof in the office of the Recorder of the County of Placer, State of California.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

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

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

Exhibits A and B

(Legal Description and Plat of Street)

EXHIBIT "A"

Yankee Hill Road Abandonment Descriptions

PARCEL ONE

All that portion of Yankee Hill Road (40 feet wide; formerly Walters Road) in the City of Rocklin, County of Placer, State of California lying southerly of the westerly prolongation of the southerly boundary line of Independence Place (50 feet wide) as said southerly boundary line is shown upon the FINAL MAP OF YANKEE HILL ESTATES UNIT I recorded in Book Y of Maps at page 58, Placer County Records, southerly to the general northerly boundary line of the S.P.R.R. BK 117 O.R. PG 19 parcel, and the southwesterly prolongation of said general northerly boundary line, as shown upon PARCEL MAP NO P-70932 recorded in Book 5 of Parcel Maps at page 123, Placer County Records, more particularly described as follows:

Beginning at the northwesterly corner of Lot 32 as said lot is shown upon said Map (Y Maps 58) and running along the westerly prolongation of the southerly boundary line of Independence Place

(1) north 89°43'55" west 40.00 feet; thence leaving said westerly prolongation
(2) south 00°16'05" west 315.21 feet to a point in a line being the southwesterly prolongation of the general northerly boundary line of said S.P.R.R. BK 117 O.R. PG 19 parcel, said line also being the southwesterly prolongation of the southerly boundary line of LOT "A" as shown upon said Map (Y Maps 58); thence along said southwesterly prolongation
(3) north 71°45'30" east 42.18 feet to the southwesterly corner of said LOT "A"; thence leaving said southwesterly prolongation and running along the westerly boundary line of the YANKEE HILL ESTATES UNIT I subdivision as shown upon said Map (Y Maps 58)
(4) north 00°16'05" east 301.82 feet to the to the point of beginning.

Containing 0.28 acres of land.

PARCEL TWO

All that portion of Yankee Hill Road (40 feet wide; formerly Walters Road) in the City of Rocklin, County of Placer, State of California lying northerly of the westerly prolongation of the northerly boundary line of Independence Place (50 feet wide) as said northerly boundary line is shown upon the FINAL MAP OF YANKEE HILL ESTATES UNIT I recorded in Book Y of

Maps at page 58, Placer County Records, northerly to the general southeasterly boundary line of the SOUTHERN PACIFIC RAILROAD COMPANY 116 O.R. 179 & 116 O.R. 492 parcel as shown upon PARCEL MAP NO P-70932 recorded in Book 5 of Parcel Maps at page 123, Placer County Records, more particularly described as follows:

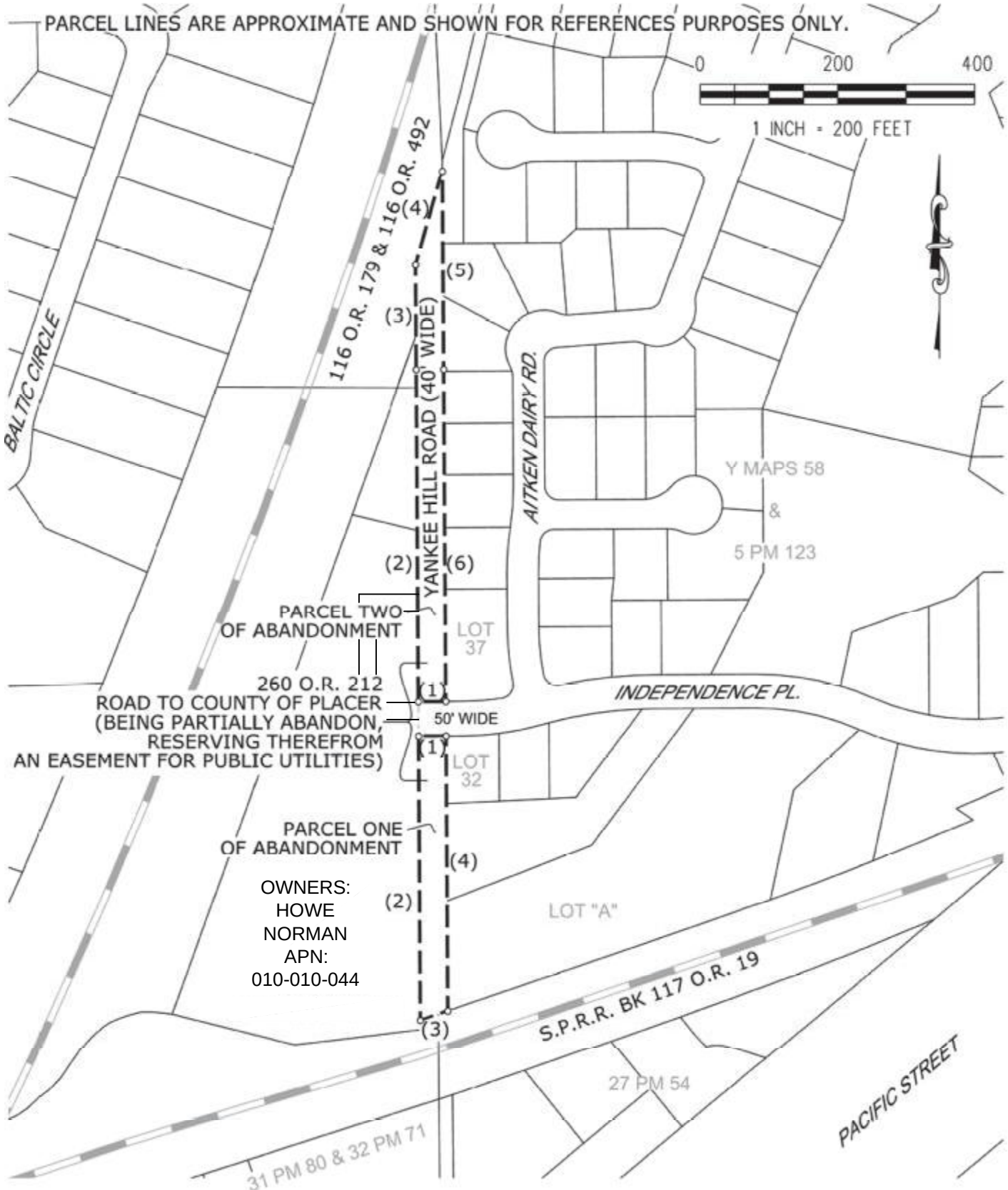
Beginning at the southwesterly corner of Lot 37 as said lot is shown upon said Map (Y Maps 58) and running along the westerly prolongation of the northerly boundary line of Independence Place

(1) north 89°43'55" west 40.00 feet; thence leaving said westerly prolongation
(2) north 00°16'05" east 486.01 feet; thence
(3) north 00°12'23" east 175.10 feet to a point in the general southeasterly boundary line of the SOUTHERN PACIFIC RAILROAD COMPANY 116 O.R. 179 & 116 O.R. 492 parcel, as shown on said Parcel Map (5 Parcel Maps 123); thence along said general southeasterly boundary line
(4) northerly along a non-tangent curve, concave westerly, with a radius of 5779.58 feet, through a central angle of 01°21'15" and from a radial line that bears S 72°05'16" E at the northerly terminus of the preceding course, an arc distance of 136.59 feet to a point in the westerly boundary line of the YANKEE HILL ESTATES UNIT I subdivision as shown on said Map (Y Maps 58); thence leaving said general southeasterly boundary line and running along said westerly boundary line
(5) south 00°12'23" west 305.74 feet; thence
(6) south 00°16'05" west 486.01 feet to the to the point of beginning.

Containing 0.67 acres of land.

CHRIS OLIVIERA, RCE 33407





CNA ENGINEERING INC.
CIVIL ENGINEERING, LAND SURVEYING,
PLANNING, STRUCTURAL DESIGN
PHONE: (916) 485–3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821
www.cnaeng.com

EXHIBIT "B"
YANKEE HILL ROAD ABANDONMENT

SCALE: 1"= 200'
DATE: 03/02/2022
FILE: 18006.DWG

EXHIBIT "C "

(Description of Area to be reserved for PG&E Easement)

All that portion of Yankee Hill Road (40 feet wide: formerly Waters Road) in the City of Rocklin, County of Placer, State of California lying northerly of the westerly prolongation of the northly boundary line of Independence Place (50 feet wide) as said northerly boundary line is shown upon the FINAL MAP OF YANKEE HILL ESTATES UNIT 1 recorded in Book Y of Maps at page 58, Placer County Records, more particularly described as follows:

Beginning at the southwesterly corner of Lot 37 as said lot is shown upon Map (Y Maps 58) and running along the westerly prolongation of the northerly boundary line of Independence Place

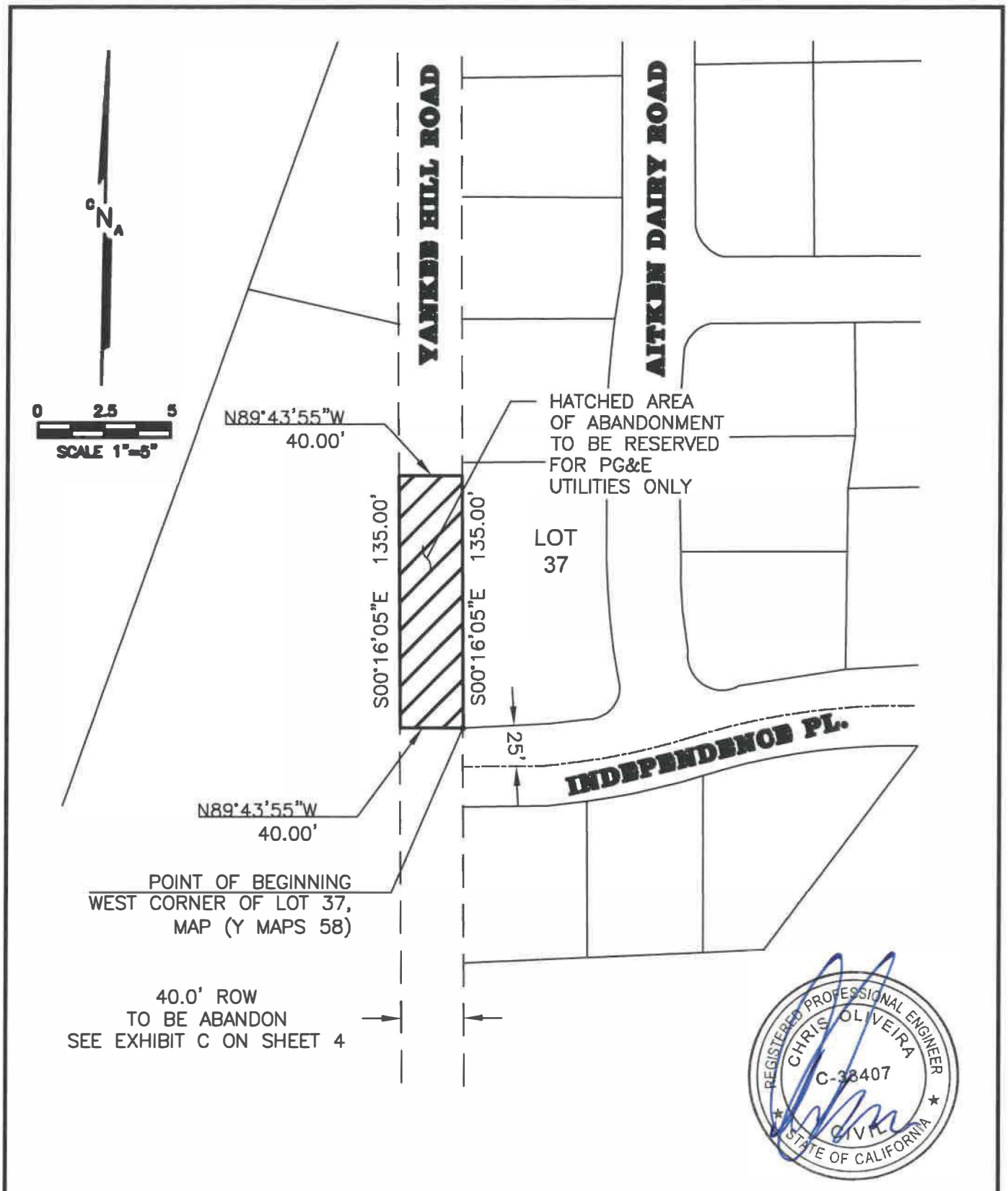
1. north 89* 43' 55" west 40.00 feet, to a point on the westerly right of way line of Yankee Hill Road, thence leaving said westerly prolongation
2. north 00* 16' 05" east 135.00, along the westerly right of way of Yankee Hill Road; thence,
3. south 89* 43' 55" east 40.00 feet to the easterly right of way line of Yankee Hill Road, also being the westerly boundary line of the YANKEE HILL ESTATES UNIT 1 subdivision as shown on said Map (Y Maps 58). thence,
4. south 00* 16' 05" west 135.00 feet along the easterly right of way line of Yankee Hill Road and also being the westerly boundary line of the YANKEE HILL ESTATES 1 subdivision as shown on said Map (Y Maps 58) to the point of beginning.

Containing 0.123 acres of land

CHRIS OLIVIERA, RCE 33407



SHEET 1 of 2

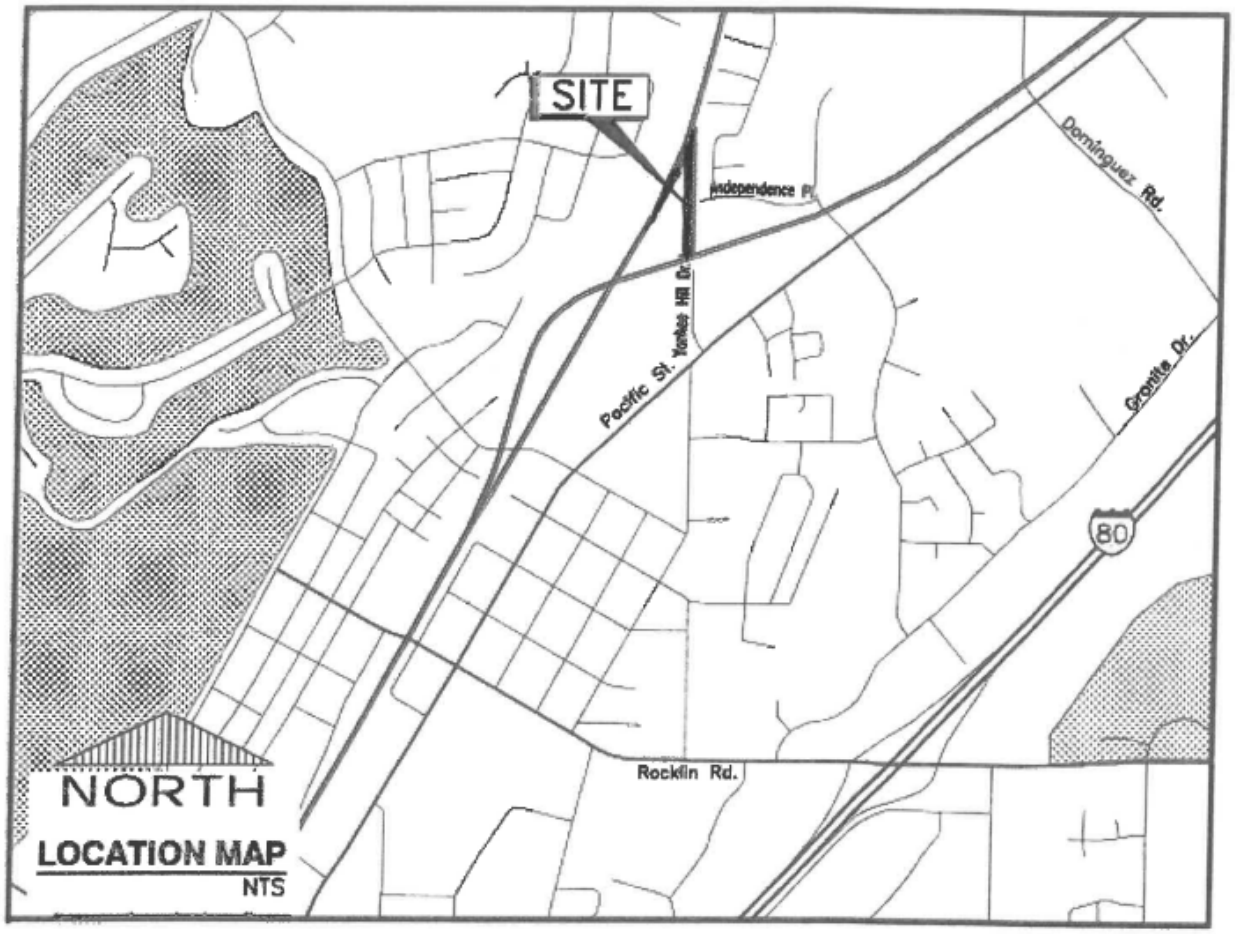


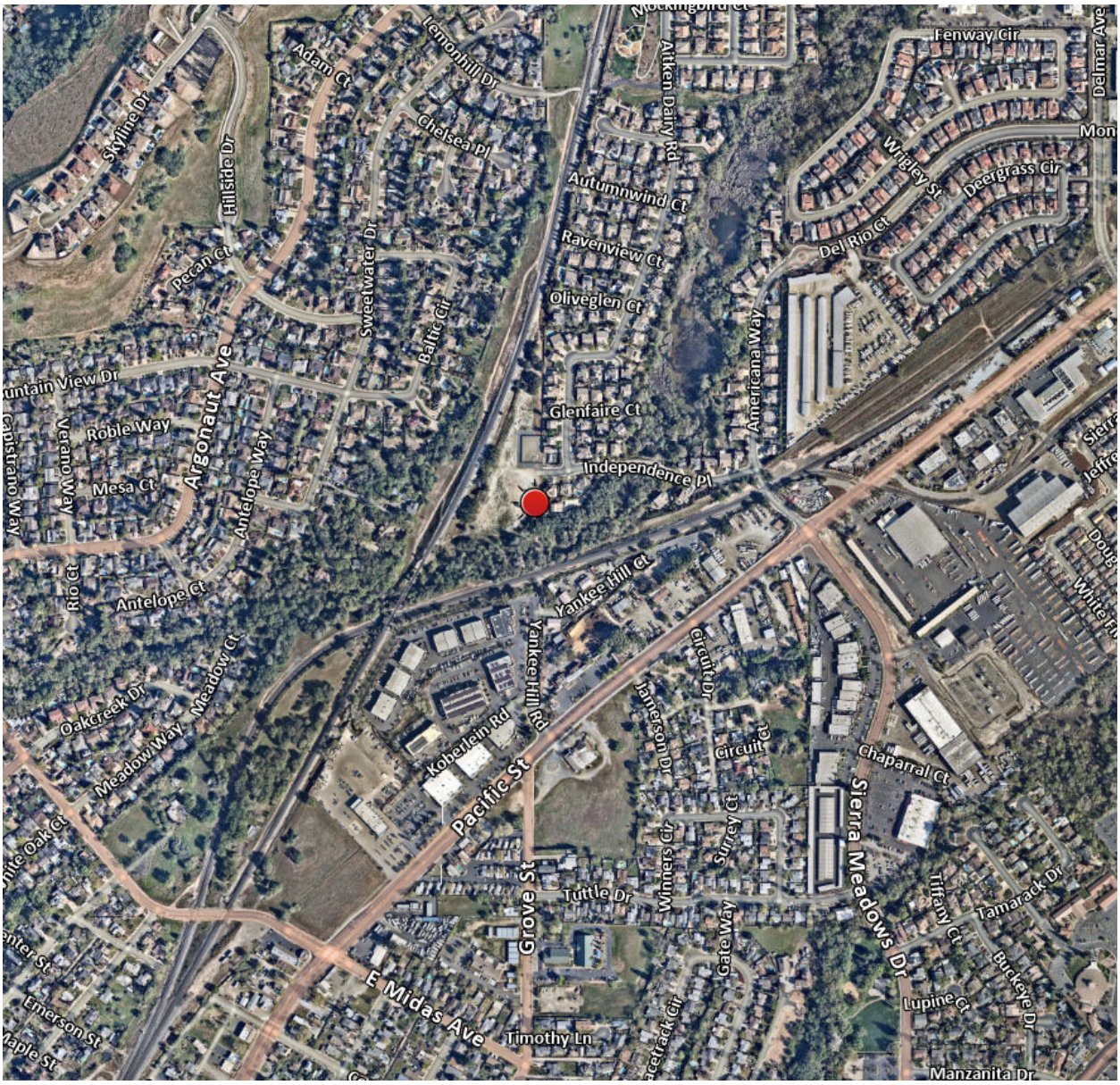
CNA ENGINEERING INC.
CIVIL ENGINEERING, LAND SURVEYING,
PLANNING, STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821

EXHIBIT "C"
PLAT OF PG&E EASEMENT AREA
SHEET 2 OF 2

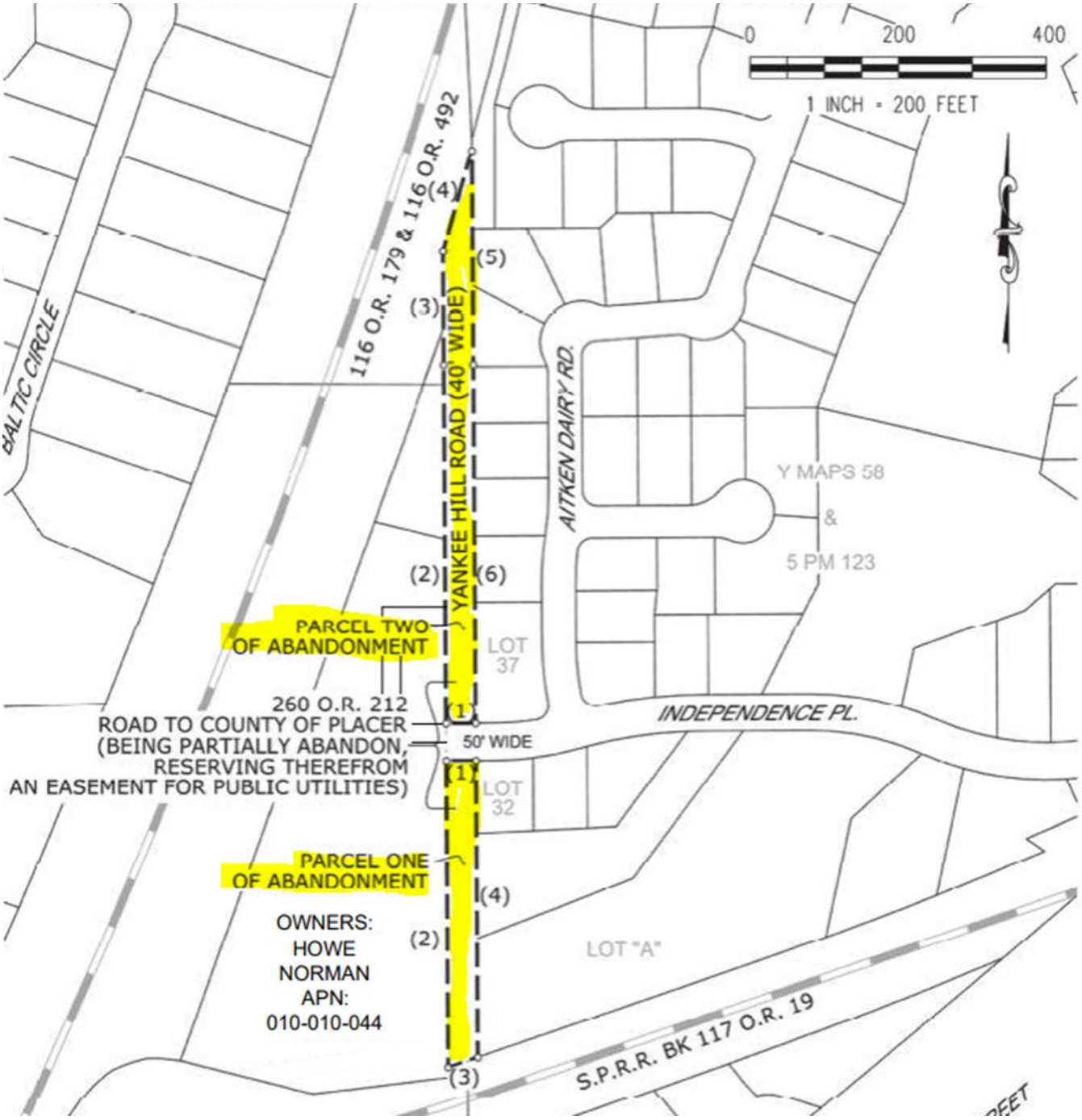
SCALE: 1"= 200'
DATE:03/13/2024
FILE: 18006.DWG

ATTACHMENT 4 TO STAFF REPORT
Road Abandonment Vicinity and
Location Maps



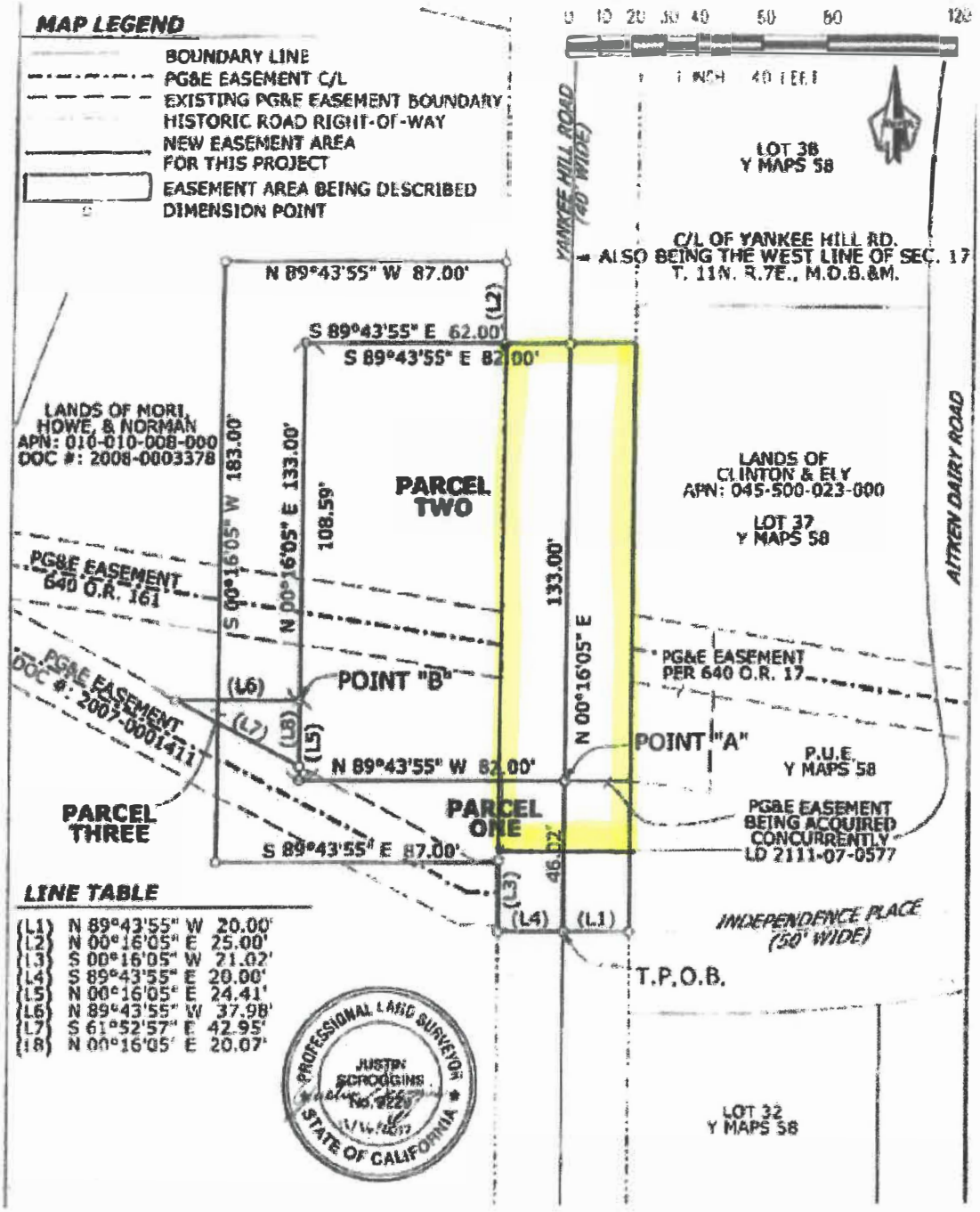

Fenway Cir
Delmar Ave
Aiken Dairy Rd
Lemonhill Dr
Adam Ct
Skyline Dr
Hillside Dr
Chelsea Pl
Wrigley St
Deergrass Cir
Autumnwind Ct
Del Rio Ct
Ravenview Ct
Oliveglen Ct
Pecan Ct
Sweetwater Dr
Baltic Cir
Americana Way
Argonaut Ave
Roble Way
Veranno Way
Mesa Ct
Antelope Way
Glenfaire Ct
Independence Pl
Rio Ct
Antelope Ct
Yankee Hill Ct
Yankee Hill Rd
Circuit Dr
Meadow Ct
Oakcreek Dr
Meadow Way
Koberlein Rd
Jamerson Dr
Circuit Ct
Chaparral Ct
Pacific St
Sierra Meadows Dr
Grove St
Winners Cir
Surrey Ct
Tuttle Dr
Tiffany Ct
Tamarack Dr
Gate Way
Buckeye Dr
Lupine Ct
E Midas Ave
Timothy Ln
Emerson St
Manzanita Dr

Road Abandonment Location



ATTACHMENT 5 TO STAFF REPORT

(PG&E Easement Area)



ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: 2023 General Plan Annual Progress Report (APR)

Date: March 26, 2024

Submitted By: David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Anna Leanza, Principal Planner

Department: Community Development

Recommendation:
Receive a report and Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2023 General Plan Annual Progress Report and Directing Submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR).

Background:
The 2023 General Plan Annual Progress Report provides staff's updates for this item and is included as Exhibit A to the Resolution (Attachment 1).

Fiscal Impact:
There is no fiscal impact to the General Fund associated with this mandatory report, which is required to be completed on an annual basis by the State of California.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - General Plan Annual Progress Report

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ACCEPTING THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT AND DIRECTING SUBMITTAL TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE STATE OFFICE OF PLANNING AND RESEARCH (OPR)

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

Section 1. The City Council of the City of Rocklin accepts the 2023 General Plan Annual Progress Report and directs the submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR) attached hereto as Exhibit "A" by this reference incorporated herein.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

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

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

Exhibit A

General Plan Annual Progress Report

City Council Staff Report

Subject: 2023 General Plan Annual Progress Report (APR)

Date: March 26, 2024

Submitted by: David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Anna Leanza, Principal Planner

Department: Community Development

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2023 General Plan Annual Progress Report and Directing Submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR).

Background:
State law requires every California jurisdiction to submit an annual General Plan Progress Report (GP APR) to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR) on a calendar year or fiscal year basis, and the report is required to be presented and approved by the jurisdiction's legislative body. The GP APR discusses the City's efforts to implement the General Plan. City of Rocklin staff have chosen to complete the GP APR on a calendar year basis to coincide with City Council's review of the Housing Element Annual Progress Report (HE APR). This document comprises the progress report, and will be submitted to HCD and OPR upon City Council approval.

Overall General Plan Status
The most recent comprehensive update of the City of Rocklin's General Plan occurred in 2012. Notable amendments were completed in 2015 to address flood protection (consistent with the Central Valley Flood Protection Act) and to incorporate the 2016 Placer County Local Hazard Mitigation Plan into the City's Community Safety Element by reference.

In 2021, the City also completed a mandatory Housing Element update. Concurrent with the update of the Housing Element, a comprehensive update to the City's Community Safety Element and associated Action Plan was also completed to address climate adaptation and resiliency strategies, and to address new information relating to flood and fire hazards in compliance with State law and recent legislation.

In 2022, the City also amended the General Plan to incorporate the 2021 Placer County Local Hazard Mitigation Plan into the City's Community Safety Element by reference.

Recent General Plan Activity:

2023 General Plan Amendments

The City did not process any General Plan amendments in 2023. Multiple projects were approved, but those projects did not require rezones or amendments to the General Plan.

Ongoing Efforts

Circulation Element Update

City staff is currently working with consultants to update the General Plan Circulation Element. The effort will include an update to the City's travel demand model, utilization of new technology and analysis methods, analysis of land use and circulation system scenarios, establishment of an appropriate methodology to estimate vehicle miles traveled (VMT) to comply with Senate Bill 743, and the preparation of an environmental document, as well as necessary updates to the City's Capital Improvement Program (CIP) and Traffic Impact Fees.

Noise Element Implementation

Although not required as part of the City's Noise Element implementation, the City is working on preparation of a Noise Ordinance to address construction noise hours of operation and other potential noise-related nuisances. Staff is in the process of drafting such a document and anticipates bringing it forward for City Council discussion and possible action in 2024.

Fiscal Impact:

There is no fiscal impact to the General Fund associated with this mandatory report which is required to be completed on an annual basis by the State of California.

ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: 2023 Housing Element Annual Progress Report (APR) and 2022-2023 Housing Successor Agency Annual Report

Date: March 26, 2024

Submitted By: David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Anna Leanza, Principal Planner

Department: Community Development

Recommendation:
Receive a Report and Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2023 Housing Element Annual Progress Report / 2022-2023 Housing Successor Report and Directing Submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR).

Background:
California Government Code Section 65400 requires every jurisdiction to submit an annual Housing Element Progress Report to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR). The progress report (Exhibit A to the Resolution, identified as Attachments 2-15 of this report) identifies how the City is working to meet its share of the regional housing needs identified in the City's 2021-2029 Housing Element. Exhibit B to the Resolution (Attachment 16) is the Fiscal Year (FY) 2022-2023 Housing Successor to Redevelopment Agency Annual Report, per reporting requirements of Senate Bill 341 (California Health and Safety Code Section 34176.1(f)).

The Housing Element Annual Progress Report (APR) illustrates the number of building permits issued in the reporting period (2021-2029) for calendar year 2023 for residential units affordable to lower-, moderate-, and above moderate-income categories. Also included in the APR is the implementation status of the housing programs adopted with the 2021-2029 Housing Element.

Table A-2 of the APR (Attachment 3), as formatted by the State, contains a large number of columns and rows making it difficult to print a legible version. The online staff report packet contains a PDF version of the document with zoom-in capability. Members of the public without electronic devices may contact City Staff at (916) 625-5161 to make arrangements to view the table in person at City offices.

The following discussion provides a summary of the information contained within the APR specific to total housing units, affordability determinations, accessory dwelling units (ADUs), and the different affordability levels of the City's housing production.

Total Housing Units

Housing activity has slowed considerably in calendar year 2023, with a total of 179 single-family residential permits finaled (permits that have passed final inspection and are ready to be occupied) including 15 ADUs, as well as 11 multi-family residential permits finaled, resulting in 194 new dwelling units. A total of 380 housing units were constructed in the City of Rocklin in 2023. It should be noted that a single building permit associated with each multi-family building typically contains multiple units, hence the discrepancy between total building permits and total units.

In addition to finaled building permits, a total of 145 single-family residential building permits were issued, including ten ADUs, for a total of 155 units. Ten multi-family residential building permits were issued, for a total of 56 units. Further, the Terracina at Whitney Ranch 100 percent affordable project, consisting of 285 income restricted units, will likely be completed this year. When the Terracina units are finaled, it will reduce the City's total RHNA obligation by 285 units.

Affordability Determinations

The affordability of each unit in this report was determined based on marketing data, actual purchase prices associated with for-sale products (when available), square footages of similar products when affordability was known for one and could not otherwise be obtained for other similar units, and phone interviews or other correspondence with land owners to determine rental rates for ADUs.

ADUs

Fifteen ADUs were constructed in the 2023 reporting period. Two were constructed by home owners who did not respond to staff's request for rental information. Rent could not be determined for the remaining 13 as they were built as options of new single-family homes constructed in developing subdivisions and owners have not been identified. Since the City cannot document the rental rates or the "no rent" status of those units, staff must default and assign them to the above moderate-income category.

Extremely low-, Very low-, and Low-Income Units

No units built in 2023 were set aside for households in the extremely low-, very low-, or low-income categories.

Moderate-Income Units

In the 2023 reporting period, no units were set aside for households in the moderate-income category.

Above Moderate-Income Units

A total of 380 building permits were finaled and 155 permits were issued for units in the above moderate-income category.

In summary, the City has made progress toward meeting its Regional Housing Need Allocations (RHNA) in the 2023 reporting period with units constructed in the above moderate-income category. Progress in the development of housing meeting the income needs of lower-

income households remains a priority. The City, on an ongoing basis, continues to evaluate the inventory of available sites zoned for development at densities that provide the potential for lower income units to be constructed.

This report complies with the submission requirements of State law and is consistent with the guidelines set forth by the HCD, including a detailed assessment of Housing Program Accomplishments in Table D of Exhibit A to the resolution (Attachment 6) and the 2022-2023 Housing Successor Agency Annual Report which is attached as Exhibit B to the resolution (Attachment 16). All tables which have been left blank in Exhibit A are required to be included in the report, but without any data in instances where there was no activity to report during the reporting period, or if the tables involve topics which do not apply to the City.

Fiscal Impact:
There is no fiscal impact to the General Fund associated with this mandatory report, which is required to be completed on an annual basis by the State of California.

ATTACHMENTS:
1. Resolution
2. Resolution Exhibit A - Housing Element Report - Table A
3. Resolution Exhibit A - Housing Element Report - Table A2
4. Resolution Exhibit A - Housing Element Report - Table B
5. Resolution Exhibit A - Housing Element Report - Table C
6. Resolution Exhibit A - Housing Element Report - Table D
7. Resolution Exhibit A - Housing Element Report - Table E
8. Resolution Exhibit A - Housing Element Report - Table F
9. Resolution Exhibit A - Housing Element Report - Table F2
10. Resolution Exhibit A - Housing Element Report - Table G
11. Resolution Exhibit A - Housing Element Report - Table H
12. Resolution Exhibit A - Housing Element Report - Table J
13. Resolution Exhibit A - Housing Element Report - Table K
14. Resolution Exhibit A - Housing Element Report - LEAP Reporting
15. Resolution Exhibit A - Housing Element Report - Annual Progress Report Summary
16. Resolution Exhibit B - Housing Successor Annual Report 03.26.2024

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ACCEPTING THE 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT / 2022-2023 HOUSING SUCCESSOR REPORT AND DIRECTING SUBMITTAL TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE STATE OFFICE OF PLANNING AND RESEARCH (OPR)

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

Section 1. The City Council of the City of Rocklin accepts the 2023 Housing Element Annual Progress Report / 2022-2023 Housing Successor Report and directs the submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR) attached hereto as Exhibits "A" and "B", by this reference incorporated herein.

PASSED AND ADOPTED this 26th day of March, 2024, by the following vote:

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

_____
Greg Janda, Mayor

ATTEST:

_____
Avinta Singh, City Clerk

Exhibit A

Housing Element Annual Progress Report 2023

Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5						6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	708	708	0	0						
	365-020-068, -069, -070, -071, -072	N/A	West Oaks Apartments	DR2022-0010.SD2023-0001, ENV2022-0002	5+	R	01/23/2023							365	365			NONE	No	N/A	Pending	Discretionary	
	046-030-059	4600 Greenbrae Road	Greenbrae Parcel Split	DL2023-0002, ENV2023-0004	SFD	O	02/16/2023							0	0			NONE	No	N/A	Pending	Discretionary	
	017-276-005, -006	N/A	University Apartments	GPA2023-0001, PDG2023-0004, Z2023-0003, DR2023-0006	5+	R	04/06/2023							324	324			NONE	No	N/A	Pending	Discretionary	
	017-276-008	N/A	ESTIA MODIFICATION	DR2021-0012	5+	R	03/30/2023							19	19			NONE	No	N/A	Approved	Discretionary	
															0								
															0								
															0								
															0								

Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4							5	6	7							01/08/1900	9	10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	0	0	0	0	0	185		185	0	0	0	0	0	0	404		404	0							0							
A000029914	017-460-003	6111 Plaza LP Unit 46	STANFORD TERRACE	B2019-3215	5+	R									0							8	04/19/2023	8									0		NONE	N												
A000029914	017-460-003	6113 Plaza LP Unit 59	STANFORD TERRACE	B2019-3216	5+	R									0							8	04/19/2023	8									0		NONE	N												
A000029914	017-460-003	6115 Plaza LP Unit 72	STANFORD TERRACE	B2019-3217	2 to 4	R									0							3	04/19/2023	3									0		NONE	N												
A000029914	017-460-003	6114 Plaza LP Unit 67	STANFORD TERRACE	B2019-3218	5+	R									0							5	04/19/2023	5									0		NONE	N												
A000029914	017-460-003	6112 Plaza LP Unit 55	STANFORD TERRACE	B2019-3219	5+	R									0							5	02/15/2023	5									0		NONE	N												
A000029914	017-460-003	6123 Plaza LP Unit 102	STANFORD TERRACE	B2019-3220	5+	R									0							6	02/15/2023	6									0		NONE	N												
A000029914	017-460-003	6116 Plaza LP Unit 75	STANFORD TERRACE	B2019-3221	5+	R									0							6	04/19/2023	6									0		NONE	N												
A000029914	017-460-003	6117 Plaza LP Unit 81	STANFORD TERRACE	B2019-3222	2 to 4	R									0							4	10/28/2023	4									0		NONE	N												
A000029914	017-460-003	6118 Plaza LP Unit 90	STANFORD TERRACE	B2019-3223	5+	R									0							5	06/05/2023	5									0		NONE	N												
A000029914	017-460-003	6119 Plaza LP Unit 85	STANFORD TERRACE	B2019-3224	5+	R									0							6	04/19/2023	6									0		NONE	N												
7	016-150-003	2540 MORGAN COURT	SUNSET CC #6	B2023-0371	ADU	R									0							1	07/13/2023	1									0		NONE	N												
	010-153-007	5370 SECOND STREET	BLK BOLTON PLAT	B2023-1780	ADU	R									0							1	10/30/2023	1									0		NONE	N												
A000029865	497-080-069	2802 BOXCAR DRIVE	WHITNEY RANCH PHASE II UNIT 44B PHASE II	B2022-0919	ADU	R									0							1	05/24/2023	1									0		NONE	N												
A000029937	045-610-006	4771 RACETRACK ROAD	RACETRACK ESTATES	B2022-1622	SFD	O									0							1	09/29/2023	1									0		NONE	N												
	046-214-003	4140 SECRET RAVINE WAY	RUSTIC HILLS	B2022-2519	SFD	O									0							1	03/13/2023	1									0		NONE	N												
	010-021-016	4700 THIRD STREET	FR SEC 18 11 7	B2022-2533	ADU	R									0							1	07/12/2023	1									0		NONE	N												
A000029880	045-600-001	5671 BROOKSHIRE COURT	ROCKLIN MEADOWS	B2022-2615	SFD	O									0							1	02/15/2023	1									0		NONE	N												
A000029892	045-600-013	5934 BROOKSHIRE COURT	ROCKLIN MEADOWS	B2022-2616	SFD	O									0							1	02/15/2023	1									0		NONE	N												
A000029893	045-600-014	5942 BROOKSHIRE COURT	ROCKLIN MEADOWS	B2022-2617	SFD	O									0							1	02/15/2023	1									0		NONE	N												
A000029904	045-600-026	5845 BROOKSHIRE COURT	ROCKLIN MEADOWS	B2022-2620	SFD	O									0							1	02/15/2023	1									0		NONE	N												
A000029905	045-600-027	5837 BROOKSHIRE COURT	ROCKLIN MEADOWS	B2022-2621	SFD	O									0							1	02/15/2023	1									0		NONE	N												
A000028546	372-170-015	3220 DAKOTA COURT	WHITNEY RANCH PHASE II-F UNIT 59	B2022-2670	ADU	R									0							1	05/25/2023	1									0		NONE	N												
	046-410-008	4708 GATWICK CT	THE HIGHLANDS UNIT 1 U-57	B2022-2831	ADU	R									0							1	02/15/2023	1									0		NONE	N												
	454-030-008	4352 SANDHURST CT	THE HIGHLANDS UNIT II	B2022-2866	ADU	R									0							1	01/25/2023	1									0		NONE	N												
A000029857	497-080-061	2808 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2948	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029858	497-080-062	2806 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2949	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029859	497-080-063	2804 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2950	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029860	497-080-069	2802 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2951	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029861	497-080-064	2800 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2952	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029862	497-080-066	2801 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2953	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029863	497-080-067	2803 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2954	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029864	497-080-068	2805 IRON TIE CT	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2955	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029865	497-080-069	2802 BOXCAR DRIVE	WHITNEY RANCH PHASE III UNIT 44B PHASE II	B2022-2956	SFD	O									0							1	05/24/2023	1									0		NONE	N												
A000029570	372-270-021	4117 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2979	SFD	O									0							1	08/16/2023	1									0		NONE	N												
A000029571	372-270-022	4119 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2980	SFD	O									0							1	08/16/2023	1									0		NONE	N												
A000029572	372-270-023	4121 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2981	SFD	O									0							2	08/16/2023	2									0		NONE	N												SFD + ADU
A000029573	372-270-024	4123 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2982	SFD	O									0							2	08/16/2023	2									0		NONE	N												SFD + ADU
A000029574	372-270-025	4125 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2983	SFD	O									0							1	08/16/2023	1									0		NONE	N												
A000029575	372-270-026	4127 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2984	SFD	O									0							2	08/16/2023	2									0		NONE	N												SFD + ADU
A000029576	372-270-027	4129 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2985	SFD	O									0							2	08/16/2023	2									0		NONE	N												SFD + ADU
A000029577	372-270-028	4131 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2986	SFD	O									0							1	08/16/2023	1									0		NONE	N												
A000029578	372-280-001	4133 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 69	B2022-2987	SFD	O									0							2	08/16/2023	2									0		NONE	N												SFD + ADU
A000029579	372-280-002	4135 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 70	B2022-2988	SFD	O									0							1	08/16/2023	1									0		NONE	N												
A000029574	372-270-025	4125 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 71	B2022-2990	ADU	R									0							1	08/16/2023	1									0		NONE	N												
A000029577	372-270-028	4131 PETER'S WAY	WHITNEY RANCH PHASE II- I UNITS 63 & 72	B2022-2991	ADU	R									0							1	08/16/2023	1									0		NONE	N												
A000029439	372-260-049	605 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-2999	SFD	O									0							1	09/27/2023	1									0		NONE	N												
A000029440	372-260-050	601 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3000	SFD	O									0							1	09/27/2023	1									0		NONE	N												
A000029444	372-260-054	3612 RAMHORN RIDGE DR	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3002	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A000029435	372-260-045	621 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3006	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A000029436	372-260-046	617 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3007	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A000029437	372-260-047	613 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3008	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A000029438	372-260-048	609 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3009	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A000029533	372-260-062	600 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3010	SFD	O									0							1	09/27/2023	1									0		NONE	N												
A0000299541	372-260-063	604 BUFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3011	SFD	O									0							1	09/27/2023	1									0		NONE	N												
A0000299542	372-260-064	608 BAFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3012	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A0000299543	372-260-065	612 BAFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3013	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A0000299544	372-260-066	616 BAFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3014	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A0000299545	372-260-067	620 BAFFALO TRAIL CT	WHITNEY RANCH PHASE II- H UNITS 60&61AB	B2022-3015	SFD	O									0							1	07/20/2023	1									0		NONE	N												
A000029693	372-210-025	1120 BROOK TRAIL CT	WHITNEY RANCH PHASE II- I UNIT 64	B2022-3016	SFD	O									0							2	04/06/2023	2									0		NONE	N												SFD + ADU
A000029694	372-210-026	1130 BROOK TRAIL CT	WHITNEY RANCH PHASE II- I UNIT 64	B2022-3017	SFD	O									0							2	04/06/2023	2									0		NONE	N												SFD + ADU
A000029695	372-210-027	1140 BROOK TRAIL CT	WHITNEY RANCH PHASE II- I UNIT 64	B2022-3018	SFD	O									0							1	04/06/2023	1									0		NONE	N												
A000029696	372-210-028	1150 BROOK TRAIL CT	WHITNEY RANCH PHASE II- I UNIT 64	B2022-3019	SFD	O									0							1	04/06/2023	1									0		NONE	N												
A000029697	372-210-029	1151 BROOK TRAIL CT	WHITNEY RANCH PHASE II- I UNIT 64	B2022-3020	SFD	O									0							1	04/06/2023	1									0		NONE	N												
A000029698	372-210-030	1141 BROOK TRAIL CT	WHITNEY RANCH PHASE II- I UNIT 64	B2022-3021	SFD	O									0							1	04/06/2023	1									0		NONE	N												
A000029699	372-210-031	1131 BROOK TRAIL CT	WHITNEY RANCH PHASE II- I UNIT 64	B2022-3022	SFD	O									0							1	04/06/2023	1									0		NONE	N												
A000029699	045-053-084-000	5900 SECRET PRESERVE DR	CROFTWOOD PHASE 4	B2022-3033	SFD	O									0							1	10/06/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000029992	045-053-084-000	5910 SECRET PRESERVE DR	CROFTWOOD PHASE 4	B2022-3034	SFD	O									0							1	10/06/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000029993	045-053-084-000	4781 CROWNE POINT CT	CROFTWOOD PHASE 4	B2022-3035	SFD	O									0							1	10/06/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000029994	045-053-084-000	4771 CROWNE POINT CT	CROFTWOOD PHASE 4	B2022-3036	SFD	O									0							1	10/06/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000029995	045-053-084-000	4772 CROWNE POINT CT	CROFTWOOD PHASE 4	B2022-3037	SFD	O									0							1	10/06/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000029996	045-053-084-000	4782 CROWNE POINT CT	CROFTWOOD PHASE 4	B2022-3038	SFD	O									0							1	06/09/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000029997	045-053-084-000	4792 CROWNE POINT CT	CROFTWOOD PHASE 4	B2022-3039	SFD	O									0							1	06/09/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000030000	045-053-084-000	5920 SECRET PRESERVE CT	CROFTWOOD PHASE 4	B2022-3040	SFD	O									0							1	06/09/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000030001	045-053-084-000	5930 SECRET PRESERVE CT	CROFTWOOD PHASE 4	B2022-3041	SFD	O									0							1	06/09/2023	1									0		NONE	N												No APNs assigned for new parcels to date/recorded 02/24/2023/Book GG, Page 50, Document No. 2023-0008821
A000029687	372-220-012	1219 BUCK RIDGE DR	WHITNEY RANCH PHASE II-I UNIT 64	B2022-3046	SFD	O									0							2	08/15/2023	2									0		NONE	N												SFD + ADU
A000029688	372-220-013	1217 BUCK RIDGE DR	WHITNEY RANCH PHASE II-I UNIT 64	B2022-3047	SFD	O									0							1	08/15/2023	1									0		NONE	N												
A000029689	372-210-021	1215 BUCK RIDGE DR	WHITNEY RANCH PHASE II-I UNIT 64	B2022-3048	SFD	O									0							1	08/15/2023	1									0		NONE	N												
A000029690	372-210-022	1213 BUCK RIDGE DR	WHITNEY RANCH PHASE II-I UNIT 64	B2022-3049	SFD	O									0							1	08/15/2023	1									0		NONE	N												
A000029691	372-210-023	1211 BUCK RIDGE DR	WHITNEY RANCH PHASE II-I UNIT 64	B2022-3050	SFD	O									0							1	08/15/2023	1									0		NONE	N												
A000029692	372-210-024	1110 BROOK TRAIL CT	WHITNEY RANCH PHASE II-I UNIT 64	B2022-3051	SFD	O									0							2	08/15/2023	2									0		NONE	N												SFD + ADU

Jurisdiction	Rocklin		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	06/30/2021 - 08/15/2029	

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	(projection - revision)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

| | | |

| Jurisdiction | Rocklin | | |

Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-05/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	1,911	-	-	89	-	-	-	-	-	-	-	95	1,816
	Non-Deed Restricted		-	3	3	-	-	-	-	-	-	-		
Low	Deed Restricted	1,151	-	-	196	-	-	-	-	-	-	-	198	953
	Non-Deed Restricted		-	2	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	771	-	-	-	-	-	-	-	-	-	-	39	732
	Non-Deed Restricted		-	7	32	-	-	-	-	-	-	-		
Above Moderate		1,828	-	232	239	185	-	-	-	-	-	-	656	1,172
Total RHNA		**5,661**												
Total Units			**-**	**244**	**559**	**185**	**-**	**-**	**-**	**-**	**-**	**-**	**988**	**4,673**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	956		-	32	-	-	-	-	-	-	-	**32**	**924**

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
1. Home Handyperson Program	Distribute flyers to households within the Old Town/Central Rocklin area at least once a year. ***Quantified Objective: 8 lower income households (1 household annually) and 80 senior households (10 households annually) during the planning period. Target 15 in areas of concentrated poverty.***	Ongoing, as funding is available and households are interested. Advertise program in the newspaper once per year and place on the City's website.	In 2023, the City did not receive an application from any entities proposing to operate such a program. The City will continue to explore options for providing this service and broadly advertise Notices of Funding Availability for this activity annually.
2. Code Enforcement and Abatement	Continue to implement the Code Enforcement and Abatement Program. Provide information about the Home Handyman Program to owners of all homes in need of repair. Complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower median incomes, to evaluate rehabilitation need. Based on findings of the focused evaluation, the City will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to: •Reach out directly to homeowners of housing units in need of repair to promote the Home Handyman Program •Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.•Seek funding to develop a housing rehabilitation program. ***Quantified Objective: 25 lower income units during the planning period. Target 15 units in areas of concentrated poverty.***	Implement the Code Enforcement and Abatement Program on an ongoing basis. Provide information on the Home Handyman Program and complete the Housing Conditions Survey by June 2022 and determine next steps by February 2023.	Throughout the planning period, the City has continued to implement the Code Enforcement and Abatement Program by responding to complaints from the public and completing windshield surveys of residential properties to identify health and safety hazards, and other building code violations that should be corrected. As noted under the discussion of Program 1, the City has currently been unable to retain an entity to operate a Handyman program, but continues to explore options in terms of program providers. City staff has utilized GIS to identify the location of all single family units in Rocklin that are 30+ years of age to help define potential areas to be analyzed in a Housing Condition survey. The scope of the survey will be further refined to ensure the most detailed emphasis is in older neighborhoods and neighborhoods with lower median incomes and evaluate overall rehabilitation needs.
3. Zoning Flexibility for Housing Rehabilitation	Continue the practice of allowing non-conforming dwellings to be rehabilitated so long as the non-conformity is not increased and no threat to public health and safety is identified. ***Quantified Objective: 40 units. Target 15 units in areas of concentrated poverty*** .	Ongoing, as projects are processed through the Planning Division.	The City continues to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified.
4. Preservation of Existing Affordable Housing Stock	Work with owners of at-risk projects, interested groups, and the State and federal governments to implement the following measures on an ongoing basis to conserve affordable housing stock: •Monitor Units at Risk: Monitor the status of at-risk projects annually. •Affordable Database: Encourage housing mobility by creating an affordable housing database available on the City's website and market the database regionally and in coordination with the Placer County Housing Authority and the Roseville Housing Authority. •Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.•Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance: The City will direct tenants of "at risk" units to obtain Section 8 vouchers, that can be administered in the City of Rocklin, through the Roseville Housing Authority or Placer County Housing Authority	Annually monitor and apply for funding as Notices of Funding Availability are released	Affordable housing projects are monitored on an ongoing basis. There are no publicly assisted rental housing units at risk of converting to market rate in Rocklin within the 2021-2029 Housing Element cycle. The City of Rocklin also conducts an annual Apartment Survey in May of each year to update current rental rates and contact information for all affordable and market rate units in the City. This database is posted on the City's website and routinely shared with individuals inquiring about the availability of rental units in the community. The document is provided annually to the Placer County and Roseville Housing Authorities as well, to encourage housing mobility in the region.
5. Housing Choice Voucher Program	Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources. In addition to providing referrals to Rocklin households in need of housing assistance, the City shall market applications for the voucher program in other areas of the region outside of Placer County to improve access to resources in Rocklin for more households. To reduce the concentration of voucher holders, promote mixed-income neighborhoods, and improve mobility between neighborhoods the City shall meet with property managers in high resource areas with a low percent of vouchers to encourage them to accept Section 8 assistance. Additionally, the city will work with both the Placer County Housing Authority and the Roseville Housing Authority to encourage mobility counseling to assist with pre- and post-moving counseling, housing search assistance and guidance about neighborhood features. ***Quantified Objective: 110 households annually, 25 households targeted towards special needs groups (seniors, persons with disabilities, female headed households, farmworkers and homeless persons)*** .	Refer households on an ongoing basis, meet with property owners at least 3 times during the planning period.	The City has continuously participated in the Housing Choice Voucher Program (Section 8) administered by the Roseville Housing Authority (RHA) and Placer County Housing Authority (PCHA). The City of Rocklin Housing Division routinely refers all individuals who inquire regarding the availability of Vouchers to the RHA and PCHA for assistance. In Rocklin in 2022, 120 Housing Choice Vouchers (HCV) issued by RHA and 71 HCV were issued by the PCHA . In 2023, these numbers increased to 128 HCVs issued by RHA and another 105 HCVs issued by the PCHA in Rocklin.

6. Affordable Housing Development and Funding	Work with housing developers to expand opportunities for affordable lower-income and workforce housing by creating partnerships, providing incentives, and pursuing funding opportunities. Specifically, the City shall: •Promote construction of affordable housing including ADU's in high resource areas and in areas that have a shortage of affordable housing to enhance mobility for low-income residents (including extremely low income) to access these neighborhoods. •Encourage affordable housing development for special needs groups, including, seniors, persons with disabilities, including developmental disabilities, female headed households, farmworkers and homeless persons. •Provide technical assistance with site identification, site acquisition, and expedited permit processing; •Conduct annual workshops with for-profit and nonprofit housing developers, local and regional funding agencies, and other organizations to review and promote available housing programs; •Promote the use of the density bonus ordinance and fee deferrals to encourage affordable housing; •Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available; •Pursue federal, State, and private funding for low- and moderate-income housing by applying for State and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households. ***Quantified Objective: 15 extremely low-income; 20 very low-income; 20 low-income units, 10 units targeted in high resource areas*** .	Ongoing, as projects are processed. Meet with developers and contact HCD, CHFA, CTCAC and HUD annually. Maintain a sites inventory list on the City's website. Amend the density bonus ordinance as needed to comply with Government Code Section 65915.	The City continues to evaluate options for an Incentive Program; however, in the interim, is open to working with property owners and affordable housing developers to explore potential incentives on a case-by-case basis. Adoption of an Affordable Housing Impact Fee Reduction Ordinance was completed in early 2023. The City also routinely provides information (maps, aerials, etc.) regarding both large and small sites that are available to all multifamily developers who approach the City looking for development opportunities. The inclusion of units for persons with disabilities and other special needs groups are routinely emphasized and encouraged in Pre-Application Meetings with developers. City staff works with housing developers to support their financing applications for state and federal funding programswhen necessary. The City held a joint Planning Commission/City Council workshop to discuss the advantages and disadvantages of various stategies to bolster affordable housing, and will begin drafting plans in 2024.
7. Accessory Dwelling Unit Development	Promote accessory dwelling units as an affordable housing option through the following actions • Provide guidance/educational materials for building ADUs on the City's website. The City shall present homeowner associations (HOA's) with the community/neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law, and ask HOA's to encourage such uses. • Develop, and offer free of charge, preapproved plans for ADUs to bring down permit costs and expedite the permitting process. • Explore loan program options to help homeowners finance the construction of ADUs. The City shall consider incentives for homeowners to deed restrict ADUs for lower-income households. • Actively market ADU guidance, materials and preapproved plans in high resource areas to encourage the development of new affordable housing, enhance mobility and reduce displacement of low-income households seeking affordable housing. • Develop/implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust/expand the focus of its outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability (in 2023) and if it is determined these units are not meeting the lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h). ***Quantified Objective: 40 units. Target 20 units in high resource areas.***	Complete bullets 1-5 by December 2022, evaluate effectiveness of ADU approvals and affordability by 2023, rezone if necessary, by 2024.	There is guidance and information on the City's website regarding ADU development. The City is prioritizing its efforts to develop ADU marketing materials and exploring options for pre-approved plans and funding assistance. The number of ADU permits issued in the 2023 reporting period is 10 units. This is lower than last year's 16 ADUs. The Quantified Objective for ADU production in the 2021-2029 Housing Element is 40 units. With a combined total of 31 ADU permits issued between the 2021 and 2023 reporting years, the City is well on track to meet/exceed the estimated production of ADUs for the Quantified Objective prior to the end of the 8-year reporting period. The Quantified Objective for ADU development in the City's 2021-2029 Housing Element also included a target of 20 ADU units in high resource areas. Five of the eleven ADU permits issued in 2021 were located in high resource areas and all 16 of the ADU permits issued in 2022 were located in high resource areas; therefore, the City has already exceeded its target for that portion of the objective by year 2 of the 8-year cycle. The City was unable to obtain rental rate information from owners of those 10 ADU's since they are part of new single-family units being constructed and owners have not been identified, so by default, the City had to assume they are Above Moderate since their actual status could not be documented.
8. Zoning Flexibility	***Quantified Objective: Assist with 16 BARRO Zone housing projects (2 per year) over the planning period*** .	Ongoing, as projects are processed through the Planning Division. Provide information about the BARRO Zone on the City's website.	There were no BARRO Zone projects applied for or approved during calendar year 2023. Staff will periodically receive inquiries regarding development opportunities in the zone and will continue to provide guidance and assistance to prospective applicants. Details regarding the BARRO Zone regulations including the opportunity to include housing development is posted on the City's website.
9. Promote Missing Middle Housing Types	Promote the construction of 100 missing middle housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types by distributing educational and promotional materials on the City's website. Encourage construction of these units in low- and medium-density areas with high opportunity to enhance mobility and increase housing options for lower-income households at risk of displacement. Consider strategies such as amending zoning to permit additional units in existing single-family zones. ***Quantified Objectives: 125 moderate-income units, 45 targeted in high opportunity areas.***	2022 and ongoing	The passage of SB 9 in 2021 (effective January 2022) increased the opportunity for additional housing units to be developed on existing single family residential lots and the creation of additional lots with ministerial parcel maps throughout the City including in high resource areas. The City received and approved one application for an urban lot split through SB 9 in 2023. The City will continue to implement the flexibilities provided by SB 9 and work with developers and land owners to explore locations where additional zoning modifications to allow other missing middle housing types, such as duplexes, tri/four plexes, etc. can best be accommodated.
10. Inventory of Sites for Housing/Rezone	Annually review the sites inventory to accommodate the City's RHNA of 5,661. Monitor development applications with the available sites table and encourage and facilitate the development of affordable housing on Rocklin's remaining sites designated for medium-high and high-density residential uses. Make the inventory of sites available to developers and offer regulatory and/or financial incentives to facilitate the development of housing affordable to lower income households. To accommodate the City's 6th cycle Regional Housing Needs Allocation (RHNA), and the 5th cycle unaccommodated need, the City will rezone and amend the land use designation on 95.58 acres of vacant and underutilized land to Res 24+, and 64.33 acres of land that is vacant and underutilized to MU 24+, to meet the City's lower income RHNA of 3,543 units (identified in Table 7-42). All sites will have a minimum density of 24 units per acre. Mixed Use sites will have a maximum density of 40 dwelling units per acre and sites zoned Res 24+ will have a High Density Residential (HDR) land use designation with no maximum density. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. Additionally, to ensure capacity for the City's moderate income RHNA, the City will rezone 51.06 acres of vacant land to R-3, RD-20 and MU 10+, and 26.69 acres of underutilized land to MU 10+, identified in Table 7-43. The City will emphasize applying the rezones to available lands in high resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size. All identified sites have water and sewer capacity and availability of dry utilities. The City will also amend the zoning ordinance to allow for split zoning on the same APN or parcel. This will be done concurrently with the rezone effort.	Comply with Government Code Sections 65583(f) and 65583.2(h) and amend the Zoning Ordinance/ Land Use Element to accommodate the unaccommodated need of 481 units from the 5th cycle RHNA within one year of adoption of the Housing Element and complete land use designation changes and establish zoning as necessary for remaining sites identified in Tables 7-42 and 7-43 within 3 years and 120 days of the start of the planning period (May 15, 2021), consistent with Government Code Section 65583(f) and 65583.2(h). The City will report on the progress of this rezone in its APRs required pursuant to government Code Section 65400 and due on April 1st of each year. Allow for split zoning concurrently with the rezone efforts	The City has contracted with a consultant to complete the General Plan amendments and rezones for the City Council-approved RHNA sites list, which is expected to be completed in September 2024. Staff is in the process of identifying additional sites to replace the five RHNA sites lost in 2023 to development entitlements, which is expected to be completed by the end of 2024.

11. Large Sites and Small Sites for Housing for Lower Income Households	To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. To encourage the consolidation of smaller adjacent parcels zoned for residential use, the City will work with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multifamily housing development, or working with developers to identify suitable vacant and adjoining sites. To further assist, the City will offer the following incentives for both large and small site development of affordable housing which may include but is not limited to: • Streamlining and expediting the approval process for land division for projects that include affordable housing units, • Ministerial review of lot line adjustments, • Deferral of fees related to the subdivision for projects affordable to lower income households, • Providing technical assistance to acquire funding, and • Modification of development requirements.	Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted to the Community Development Department	The City's work with landowners and non-profit developers is ongoing and specific needs, issues, and opportunities are typically discussed in initial counter inquiries and in Pre-Application Meetings. Requests for modification of development standards are reviewed on a case by case basis and often accommodated through the use of Planned Development zoning. The City allows for the ministerial review of lot line adjustments. In January 2024, the City adopted an Affordable Housing Incentive Program, which includes fee reductions, fee deferrals, and investments of Low- and Moderate-Income Housing Asset Fund monies for projects that include affordable housing units. The Affordable Housing Impact Fee Reduction Ordinance was prepared and introduced to the City Council in December 2022. Adoption was completed in early 2023.
12. Housing for Persons with Disabilities	Facilitate the development, maintenance and improvement of housing for persons with disabilities. Work with service providers to identify opportunities, and seek funding for, housing for persons with disabilities to reduce displacement risk of these residents due to availability of services. Continue to publicize information about the City's reasonable accommodation procedures at public counters and on the City's website.	Ongoing, as projects are processed through the planning period	The City continues to provide information about its reasonable accommodation procedures and services available in the region on the City website and public counters.
13. Regional Partnership for Affordable Housing	Continue to coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless as strategies to reduce displacement risk for extremely low-, very low-, and low-income persons. Continue to participate in regional efforts to reduce homelessness by continuing to attend Homeless Resource Council of the Sierras (HRCS)/CA-515 Continuum of Care (CoC) meetings, when appropriate. In addition, the City will continue to maintain its relationship and information exchanges with the Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN). The City will also continue to participate in regular Point In Time (PIT) counts of the local homeless population in Placer County.	Annually meet with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority.	City of Rocklin staff continued to serve as a CA-515/Placer County Continuum of Care (CoC) Board Member attending both regular and special meetings throughout 2023. Staff from Rocklin's Police, Code Enforcement and Housing Division attended necessary training and participated in field surveys for the 2023 PIT Count. The City has also continued to advertise all Notices of Funding Availability, Availability of Draft Documents and public hearings for CDBG Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER) in the Placer Herald Newspaper, on the City's Website and through the e-mail list serves for PCN and PCOH. The City also contributed $65,000 to the Gathering Inn and $15,000 to St Vincent De Paul in 2022 for Homelessness Prevention Rapid Rehousing activities serving Rocklin residents. Rocklin staff also participates with the City of Roseville in annual reviews of applications for joint Rocklin/Roseville Permanent Local Housing Allocation (PLHA) Funds.
14. Fair Housing Program	• Implement Programs 1, 2, 3, 4, 5, 6, 7, 9, 13, and 24 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Programs 4, 6, 19, and 24) and facilitating affordable housing in high opportunity areas. • As complaints are received, refer residents to the CA Dept of Fair Employment/Housing, Legal Services of Northern CA or the Fair Housing Hotline. • Maintain information about fair housing services on the City's website, updated annually as necessary. • Work with fair housing organizations on an annual basis to identify issues/track complaints. • In 2022 and every other year after, provide training to landlords/property owners on avoiding discriminatory practices and requirements to grant reasonable accommodation requests. • Encourage development of MF units in high resource areas by evaluating the feasibility of incentives such as density bonuses or parking reductions on a project by project basis. • Meet annually with Placer County Transit Dial-A-Ride (DAR) and other agencies, as appropriate, to ensure their capacity meets the needs of the community and assess the need for/feasibility of providing increased service between neighborhoods to improve access to employment (consistent with fare box recovery standards). Explore options to fund expansion/investment in disconnected neighborhoods. Work with PCT to increase awareness of DAR services available citywide. • Meet with service providers for special needs groups by December 2021, and annually, to discuss funding opportunities to expand services/housing for these groups. • Require affordable developers to prepare an affirmative marketing plan (AMP), if receiving public funding. Encourage private developers to prepare an AMP. This requirement will be set by 2024.	Refer to each strategy in the AFFH program for metrics and specific timeframes. Review and implement programs identified in the City's Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI. Activities and timeframes for specific Housing Element items are also as noted in the Objective for this program.	See individual programs listed in the first bullet for more specifics on their status. The City will continue to work with Placer County Transit (PCT) and Placer County Transportation Planning Agency (PCTPA) on marketing, and to link portential riders to alternative transportation programs. The City annually issues Notices of Funding Availability for CDBG Funds which can be used to provide services for special needs groups. The most recent NOFA issued during the 2023 calendar year was published in October 2023 in the local newspaper, on the City website, and through Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN) e-mail list serves.
15. Developmentally Disabled Program	Work with the Alta California Regional Center and PIRS to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website and providing housing-related training for individuals/families through workshops. This outreach will inform future activities related to expanding access to affordable housing to individuals with developmental disabilities.	Develop an outreach program by December 2022 and annually coordinate with regional offices and developers to pursue opportunities.	The City has prepared and posted outreach material on the City Website for groups specializing in services to the developmentally disabled highlighting housing and services available in Placer County and Rocklin. The City annually updates and shares this information with contacts at the Alta California Regional Center and PIRS. The City also encourages housing developers to include more than the minimum number of accessible units required by Building Codes when proposing residential development projects. The City routinely notifies public service agencies directly via email to local non-profit collaborations (PCN) and (PCOH) regarding all local funding opportunities. These organizations primarily serve minorities, non-English speaking persons and persons with disabilities. Staff encourages the agencies to share draft documents and notices of public hearing opportunities with their clients and other organizations who may be interested in both funding and Housing related activities and topics.
16. Low-Barrier Navigation Centers	Amend the City's zoning ordinance to add low-barrier entry practices to the City's Emergency Residential Shelter use, per Government Code 65660-65668. Low-barrier practices may include, but are not limited to: • Permitting the presence of partners if it is not a population-specific site; • Allowing pets; • Providing space for the storage of possessions; and • Providing privacy such as partitions around beds or private rooms.	Within one year from adoption of the Housing Element	The City has retained consultant assistance and is in the process of preparing and processing any necessary updates.
17. Supportive Housing	Amend the zoning code to allow for the approval of 100% affordable developments that include a percentage of supportive housing units, either 25% or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.	Within one year from adoption of the Housing Element	The City has retained consultant assistance and is in the process of preparing and processing any necessary updates.
18. Development Streamlining	Establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.	Ongoing, as projects are processed through the Community Development Department.	The City prepared and approved Objective Design Standards in 2023 to address this item.

19. Affordable Housing Impact Fee	Conduct a nexus study to evaluate the extent to which new development projects contribute to the local need for affordable housing.	Determine the viability of an Affordable Housing Impact Fee by December 2023. Annually review fee to determine if additional updates are necessary.	City staff is currently discussing an affordable housing impact fee. On March 5, 2024, staff presented various strategies to incease affordable housing construction in the City, one of which was an affordable housing impact fee.
20. Replacement Program	Mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	There was no loss of affordable housing units in calendary year 2023 which triggered the need for replacement housing. This program will continue to be implemented on an ongoing basis as new projects come forward.
21. Employee Housing	Amend the Zoning Code to comply with State Law - Specifically, to treat employee housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee housing consisting of no more than 12 units or 36 beds will be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.	Within one year from adoption of the Housing Element	The City has retained consultant assistance and is in the process of preparing and processing any necessary updates.
22. Parking for Emergency Shelters	Amend the Zoning Code to comply with State Law - Specifically, the City will review and revise as necessary, parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the Rocklin Ranch Planned Development industrial zone (PD-LI).	Within one year from adoption of the Housing Element	The City has retained consultant assistance and is in the process of preparing and processing any necessary updates.
23. Community Care Facilities	Amend the Zoning Code as appropriate to comply with State Law - To comply with Government Code section 65008, subdivision (a), the City will review and revise, as appropriate, requirements to allow group homes and residential care facilities in all residential zones for seven or more residents and ensure that the City's policies do not pose a constraint to housing for persons with disabilities.	Within one year from adoption of the Housing Element	The City has retained consultant assistance and is in the process of preparing and processing any necessary updates.
24. Successor Agency	The City will annually track the demographics of the people benefiting from Low Moderate Housing Asset (LMHA) Funds to ensure they are equitably distributed and make adjustments to funding if they are not; this assessment shall use the best available data, including updated Census, ACS, Point in Time counts, and other data. Going forward the fund's revenues will be only from loan payment funds. Surplus funds may provide small gap funding for future affordable development projects. Projects in areas of high opportunity or in areas at risk of displacement will be prioritized to receive any funds collected. Gap financing for future developments and Homeless Prevention and Rapid Rehousing Program. Prioritize funding for 2 projects in high opportunity areas.	Within one year from adoption of the Housing Element	The City is utilizing current data and continually looking for opportunities to invest Low Moderate Housing Asset (LMHA) Funds in projects or activities that will assist those in the most need and/or provide housing opportunities for lower income residents. The City allocated $65,000 to The Gathering Inn and $15,000 to St. Vincent De Paul from LMHA funds in FY 2023 to support Homelessness Prevention Rapid Rehousing activities. On October 24, 2021 the City issued a Notice of Availability to the State Department of Housing and Community Development's list of affordable housing developers (for the City owned Oak and Pine Site) to comply with the Surplus Land Act. The City Council subsequently issued a Request for Proposals on February 25, 2022 and selected an affordable housing developer, Community HousingWorks (CHW), to partner with in development of an affordable housing project on the Oak and Pine site. The City Council approved issuance of a Preliminary Commitment Letter with CHW on September 27, 2022 earmarking $2.6 Million in LMHA Funds toward the project. On November 8, 2022, the City Council approved an Affordable Housing Agreement and Ground Lease with CHW. Prior to commencing development on the site, CHW will comply with the City's customary land use entitlement process. The City received a formal application for the development on December 21, 2023, and is currently reviewing the documents.

Jurisdiction	Rocklin	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Rocklin	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Rocklin	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Rocklin	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Rocklin	**NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Placer County jurisdictions, please format the APN's as follows:999-999-999-999

Table H

Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Rocklin	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low- Income Deed Restricted**	**Very Low- Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate- Income Deed Restricted**	**Moderate- Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Rocklin	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, pe
Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 d

Does the Jurisdiction have a local tenant preference policy?	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

er Government Code 7061 (SB 649, 2022, Cortese).
lays after the ordinance becomes operational.

Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0

Above Moderate		185
Total Units		**185**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		404
Total Units		**404**

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Rocklin	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		185
Total Units		**185**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	114	202
2 to 4 units per structure	0	7	8
5+ units per structure	0	49	186
Accessory Dwelling Unit	0	15	8
Mobile/Manufactured Home	0	0	0
Total	**0**	**185**	**404**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	2	2
Not Indicated as Infill	123	183

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	708
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	2	2
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	4	708

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	24
Sites Rezoned to Accommodate the RHNA	0

Exhibit B

Housing Successor Annual Report
Low- and Moderate-Income Housing Asset Fund
For Fiscal Year 2022-2023

HOUSING SUCCESSOR ANNUAL REPORT
LOW- AND MODERATE-INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2022-23
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE CITY OF ROCKLIN

ROCKLIN
CALIFORNIA

March 26th, 2024

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INTRODUCTION

This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1 (f). This Report sets forth certain details of the Housing Successor of the City of Rocklin activities during Fiscal Year 2022-23. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular Sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff. Information contained within the independent financial audit of the Low- and Moderate-Income Housing Asset Fund for Fiscal Year 2022-23 was prepared by Chavan & Associates, LLP, and is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XIII., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law**.**

I. AMOUNT RECEIVED BY THE CITY

This section provides the total amount of funds received by the City pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4 stating that loan or deferral repayments made pursuant to this section are second in priority to those owed to the LMIHAF.

No funds were received by the City during Fiscal Year 2022-23 under this section.

II. AMOUNT DEPOSITED INTO LMIHAF

This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

A total of $5,559,206 was deposited into the LMIHAF during the Fiscal Year. None of the total funds deposited into the LMIHAF was for Supplemental Educational Revenue Augmentation Fund (SERAF) loan repayment listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts held for items listed on the ROPS must be distinguished from the other amounts.

At the close of the Fiscal Year, the ending fund balance in the LMIHAF was $13,140,919, of which $4,076,078 is l ong-term receivables.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF:

This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

The following is a description of expenditures from the LMIHAF by category:

FY 2022/2023 LMIHAF Expenditures	
Activity	**Amount**
Maintenance, Monitoring & Administration Expenditures- In House	$153,500
Administration Expenditures- Consultants	$44,287
Loan Write off- Foreclosure/Short Sale	$25,000
Homeless Shelter & Homeless Services	$75,479
• **Total LMIHAF Expenditures**	**298,266**

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reports assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

Owned by Housing Successor As of End Fiscal Year	
Value of Cash	$ 9,087,573
Value of Receivables	$ 0
Value of Loans	$ 4,076,078
Statutory Value of Real Property	$ 560,738
Total Value of Housing Successor Assets	$ 13,724,389

VI. DESCRIPTION OF TRANSFERS

This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects; if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2).

VII. PROJECT DESCRIPTIONS

This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of the project.

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VIII. STATUS OF COMPLIANCE REGARDING INTERESTS IN REAL PROPERTY

This section provides a status update on interests in real property acquired by the former redevelopment agency prior to February 1, 2012 and for interests in real property acquired on or after February 1, 2012.

As of fiscal year 2022-23, the Housing Successor still has ownership of real property previously acquired at the corner of Pacific/Oak/Pine Streets in Rocklin. In implementation of the Surplus Land Act (SLA) and the implementation of SLA guidelines established by the California Department of Housing and Community Development (HCD) (the Guidelines), on October 24, 2021, the City issued a Notice of Availability (NOA) of Surplus Land providing notification that the City intended to sell or ground lease the Site for the purposes of development of affordable rental housing. On February 25, 2022, a Request for Proposals (RFP) for the proposed ground lease of the site was issued to the six developers who had responded with Letters of Interest to the NOA. After evaluation, the City's review panel determined that one proposal, that of Community HousingWorks (CHW), a California nonprofit public benefit corporation proposed the highest number of rental units to be available at affordable rent to households of limited income. On November 8, 2022 the City Council approved an affordable housing agreement with CHW that also encumbered $2.6 million from the Low/Moderate Income Housing Asset Fund to assist the developer in creating affordable units. The City continues to work with the developer through the entitlement process.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS UNDER SECTION 33413

This section describes any outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plan to meet unmet obligations, if any.

The Housing Successor does not have any obligations to fulfill under Section 33413.

X. INCOME TEST

This section provides information required by Section 34176.1(a)(3)(A), which states that all funds remaining after monitoring and administrative as well as homeless housing and rapid rehousing services expenditures are deducted must be used for the development of housing affordable to and occupied by households earning 80% or less of the area median income (AMI), with at least 30% of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30% or less of the AMI and no more than 20% of these remaining funds expended for the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI. The Housing Successor must demonstrate, that the Housing Successor's expenditures from January 1, 2014 through the end of the latest fiscal year comply with these requirements.

If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year period, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

If the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% of the AMI in any five-year report, the Housing Successor shall not expend any of the remaining funds for households earning between 60% and 80% of the AMI until the Housing Successor demonstrates compliance with this limitation in an annual report.

For informational purposes, the following provides the Housing Successor's Extremely-Low Income Housing Test as of Fiscal Year 2022-23:

	Five Year LMIHAF Expenditures		
Year	**Spent on Extremely Low (AMI 30% or less)**	**Spent on Moderately Low (AMI 60%-80%)**	**Total Funds Remaining After Expenditures**
FY 2018-19	$2,110	$0	$3,093,011
FY 2019-20	$116,228	$0	$3,209,977
FY 2020-21	$0	$0	$3,497,446
FY 2021-22	$0	$0	$3,807,210
FY 2022-23	$0	$0	$9,087,573
Totals	**$118,338**	**$0**	

The Housing Successor has not complied with the requirement to expend a minimum of 30% of remaining funds on Extremely-Low Income housing as of the year ended June 30, 2023. Therefore, the Housing Successor Extremely-Low minimum increases to 50% until compliance is met.

XI. SENIOR HOUSING TEST

This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 1 0 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2013 to June 30, 2023.

Rental Senior Restricted Units	**Non-Senior Units Created**	**Senior Units Created**	**Description**
Units Created Reporting Year *(FY 2020-21)*	0	0	
Units Created Reporting Year *(FY 2019-20)*	0	0	
Units Created Reporting Year *(FY 2018-19)*	0	0	
Units Created Reporting Year *(FY 2017-18)*	0	0	
Units Created Reporting Year *(FY 2016-17)*	0	0	
Units Created Reporting Year *(FY 2015-16)*	0	0	
Units Created Reporting Year *(FY 2014-15)*	0	0	
Units Created Reporting Year *(FY 2013-14)*	0	0	
Units Created Reporting Year *(FY 2012-13)*	0	0	
Units Created Reporting Year *(FY 2011-12)*	0	0	
Units Created Reporting Year *(FY 2010-11)*	0	0	
10-Year Total	0	0	
10-Year Total Non-Senior & Senior Units Created	0		
% of Senior Units Over 10 years	0%		
Under Limit (Yes/No)	Yes		

XII. EXCESS SURPLUS TEST

The Housing Successor presently retains a computed excess surplus pursuant to Health and Safety Code Section 34176.1. For the purpose of this report, pursuant to Section 34176.1(d), "excess surplus shall mean an unencumbered amount that exceeds the greater of one million dollars ($1,000,000) or the aggregate amount deposited in to the account during the housing successor's preceding four fiscal years, whichever is greater." If the unencumbered amount does not exceed the greater of the aggregate amount deposited into the LMIHAF during the preceding four fiscal years or $1,000,000, whichever is greater, there is no excess surplus.

The Excess Surplus calculation relates to a four-year calculation. This period ended June 30, 2023 uses the preceding four years deposits for the limitation calculation. The available unencumbered funds do not exceed the limitation. Therefore, it is determined for this period, that the Housing Successor does not have excess surplus.

THE CITY OF ROCKLIN HOUSING AUTHORITY
(a component unit of the City of Rocklin, California)
CALCULATION OF EXCESS SURPLUS IN THE LOW/MOD INCOME HOUSING ASSET FUND
June 30, 2023 (in thousands)

Fund Balance, June 30, 2023		$13,141
Less Unavailable Amounts:		
Housing and Rehabilitation Loans 6/30/23	$4,076	
Accounts Payable as of 6/30/2023	$ 23	
Commitment Letter for New Development	$2,600	
Available Unencumbered Low- and Moderate-Income Housing Funds		$6,442
Limitation (greater of $1,000 or four years LMIHF deposits)		
LMIHF Deposits for preceding four years		
2019-20	868	
2020-21	495	
2021-22	561	
2022-23	5,559	
Total four years LMIHF deposits (limitation)		(7,483)
Excess (Deficit) of Available Low Mod Housing Funds Over (Under) Limitation		$ (1,041)
Computed Excess Surplus, June 30, 2023		No

XIII. HOMEOWNERSHIP UNITS IN HOUSING SUCCESSOR LOAN PORTFOLIO 2022-2023 SB 341

An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

PROPERTY ADDRESS	CITY, ZIP CODE	ASSESSOR's PARCEL NUMBER	TOTAL SUBSIDIZED UNITS OR # OF BEDROOMS	YEAR CONSTRUCTED	COVENANT DOCUMENT NUMBER	COVENANT DOCUMENT DATE	RESTRICTIONS EXPIRATION	NOTES
Single Family Housing								
2616 S. Whitney	**Rocklin, 95677**	**016-314-015**	**4**	**1965**	**2005-0154157**	**38672**	**44151**	**Unit lost due to expiration of restrictions. Paid off loan to City**
5904 Meadowdale Drive	**Rocklin, 95677**	**016-490-013**	**3**	**1988**	**98-0070055**	**36039**	**39692**	**Unit lost due to expiration of restrictions**
4300 Jamerson St	**Rocklin, 95677**	**045-190-069**	**3**	**2002**	**2003-0049145**	**03/31/2003**	**03/31/2013**	**Unit lost due to expiration of restrictions**
2765 S. Whitney Blvd.	**Rocklin, 95677**	**016-240-007**	**4**	**1965**	**2003-0209280**	**12/19/2003**	**12/19/2013**	**Unit lost due to expiration of restrictions**
5115 Grove St.	**Rocklin, 95677**	**010-181-032**	**3**	**1997**	**2004-0045423**	**04/15/2004**	**04/15/2014**	**Unit sold; loan repaid; affordability lost - short sale and term expired**
3010 Springview Meadows	**Rocklin, 95677**	**016-490-005**	**4**	**1988**	**2004-0044273**	**04/14/2004**	**04/14/2014**	**Unit lost due to expiration of restrictions**
5800 Sequoia Court	**Rocklin, 95677**	**046-261-032**	**2**	**1980**	**2004-0097240**	**07/23/2004**	**07/23/2014**	**Unit lost due to expiration of restrictions**
2504 Zephyr Cove	Rocklin, 95677	371-150-070	1	1999	2007-0046805	05/09/2007	05/09/2017	Unit sold; covenants remain
2306 Zephyr Cove	Rocklin, 95677	371-160-021	1	2000	2007-0074786	07/27/2007	07/27/2017	
5580 Avila Court	Rocklin, 95677	016-200-005	2	1973	2007-0100785	10/22/2007	10/22/2017	Interest paid off. Unit sold. DPA / HRA assumed by buyer 2016
6117 Lonetree Blvd.	Rocklin, 95765	365-290-015	4	2007	2007-0110700	11/20/2007	11/20/2017	$10K interest payment made (2017) DPA and HRA remain
6145 Lonetree Blvd.	Rocklin, 95765	365-290-029	3	2007	2007-0120873	12/26/2007	12/26/2017	$27,982.66 paid to interest 10/25/16, assigned and assumed
3589 Nevada Street	Rocklin, 95677	010-280-018	3	2004	2004-00116648	09/01/2004	09/01/2019	
3591 Nevada Street	Rocklin, 95677	010-280-017	3	2004	2004-0101845	08/03/2004	08/03/2019	
5600 Daffodil Circle	Rocklin, 95677	045-540-037	3	2005	2006-0006011	01/20/2006	01/20/2036	
5604 Daffodil Circle	Rocklin, 95677	045-540-035	3	2005	2006-0006015	01/20/2006	01/20/2036	
5606 Daffodil Circle	Rocklin, 95677	045-540-034	3	2005	2006-0006916	01/23/2006	01/23/2036	
5608 Daffodil Circle	Rocklin, 95677	045-540-033	3	2005	2006-0007146	01/24/2006	01/24/2036	
5602 Daffodil Circle	Rocklin, 95677	045-540-036	3	2005	2006-0006919	01/23/2006	01/23/2036	
4114 Oak Court	Rocklin, 95677	010-181-024	3	2003	2004-0004025	01/14/2004	01/14/2049	
4110 Oak Court	Rocklin, 95677	010-181-026	4	2003	2004-0003740	01/14/2004	12/24/2049	
4108 Oak Court	Rocklin, 95677	010-181-027	3	2003	2004-0007219	01/22/2004	01/22/2049	
4112 Oak Court	Rocklin, 95677	010-181-023	4	2003	2004-0008780	01/27/2004	01/27/2049	
4106 Oak Court	Rocklin, 95677	010-181-028	3	2003	2004-0008790	01/27/2004	01/27/2049	
4104 Oak Court	Rocklin, 95677	010-181-029	3	2003	2004-0008772	01/27/2004	01/27/2049	
4102 Oak Court	Rocklin, 95677	010-181-030	4	2003	2004-0008763	01/27/2004	01/27/2049	
4116 Oak Court	Rocklin, 95677	010-181-025	3	2003	2004-0002053	01/08/2004	01/08/2049	

Condominiums								
1240 Whitney Ranch Parkway #314	Rocklin, 95765	489-240-025	3	2007	2007-0077279	08/03/2007	08/03/2037	Unit sold. No DPA loan, affordability assumed
1210 Whitney Ranch Parkway, #537	Rocklin, 95765	489-250-023	2	2006	2008-0061943	07/30/2008	07/30/2038	Unit sold. No DPA loan, affordability assumed
1251 Whitney Ranch Parkway #1215	Rocklin, 95765	489-270-029	2	2006				Unit sold. No DPA loan, affordability assumed
1251 Whitney Ranch Parkway #1216	Rocklin, 95765	489-270-030	3	2006	2007-0090001	09/14/2007	09/14/2037	Unit sold. No DPA loan, affordability assumed
1181 Whitney Ranch Parkway # 738	Rocklin, 95765	489-250-072	3	2006	2008-0085284	10/31/2008	10/31/2038	Unit sold. No DPA loan, affordability assumed
1211 Whitney Ranch Parkway #1022	Rocklin, 95765	489-260-058	2	2006	2011-0043236	06/03/2011	06/03/2041	Interest only - DPA /HRA assumed by buyer
1210 WHITNEY RANCH PKWY #524	Rocklin, 95765	489-250-012	2	2006	2011-0007286	01/26/2011	01/26/2041	Paid off DPA loan and interest- buyer only assumed affordability
1250 Whitney Ranch Pkwy, #215	Rocklin, 95765	489-240-005	2	2006	2007-0054404	05/30/2007	05/30/2037	**Lost affordability b/c documents were not recorded at orignal purchase da**
1250 Whitney Ranch Pkwy, #232	Rocklin, 95765	489-240-018	2	2006	2007-0054410	05/30/2007	05/30/2037	Unit sold. Paid off DPA loan, affordability assumed
1250 Whitney Ranch Pkwy, #238	Rocklin, 95765	489-240-024	3	2006	2007-0055118	05/31/2007	05/31/2037	
1250 Whitney Ranch Pkwy, #237	Rocklin, 95765	489-240-023	2	2006	2007-0055100	05/31/2007	05/31/2037	
1250 Whitney Ranch Pkwy, #231	Rocklin, 95765	489-240-017	3	2006	2007-0064359	06/27/2007	06/27/2037	
1250 Whitney Ranch Pkwy, #423	Rocklin, 95765	489-240-059	3	2006	2007-0065591	06/29/2007	06/29/2037	
1230 Whitney Ranch Pkwy, #432	Rocklin, 95765	489-240-066	2	2006	2007-0065598	06/29/2007	06/29/2037	Unit sold. DPA loan and affordability assumed
1230 Whitney Ranch Pkwy, #414	**Rocklin, 95765**	**489-240-052**	**2**	**2006**	**2007-0065633**	**06/29/2007**	**06/29/2037**	**Unit lost 90+day mrktng; DPA + Intrst paid off; HRA Reconveyed (2016)**
1230 Whitney Ranch Pkwy, #412	Rocklin, 95765	489-240-050	2	2006	2007-0066790	07/03/2007	07/03/2037	
1250 Whitney Ranch Pkwy, #411	Rocklin, 95765	489-240-049	3	2006	2007-0066783	07/03/2007	07/03/2037	
1230 Whitney Ranch Pkwy, #431	Rocklin, 95765	489-240-065	2	2006	2007-0068680	07/10/2007	07/10/2037	
1240 Whitney Ranch Pkwy, #315	Rocklin, 95765	489-240-029	2	2006	2007-0074752	07/27/2007	07/27/2037	
1240 Whitney Ranch Pkwy, #334	Rocklin, 95765	489-240-044	2	2006	2007-0075262	07/30/2007	07/30/2037	
1240 Whitney Ranch Pkwy, #337	Rocklin, 95765	489-240-047	2	2006	2007-0076040	07/31/2007	07/31/2037	
1240 Whitney Ranch Pkwy, #335	Rocklin, 95765	489-240-045	2	2006	2007-0081779	08/17/2007	08/17/2037	
1251 Whitney Ranch Pkwy, #1231	Rocklin, 95765	489-270-041	3	2006	2007-0087937	09/07/2007	09/07/2037	
1221 Whitney Ranch Pkwy, #1132	Rocklin, 95765	489-270-018	2	2006	2007-0089177	09/12/2007	09/12/2037	

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Condominiums (con't)								
1230 Whitney Ranch Pkwy, #434	Rocklin, 95765	489-240-068	2	2006	2007-0092653	09/24/2007	09/24/2037	
1230 Whitney Ranch Pkwy, #436	Rocklin, 95765	489-240-070	3	2006	2007-0098729	10/15/2007	10/15/2037	
1230 Whitney Ranch Pkwy, #425	Rocklin, 95765	489-240-061	2	2006	2007-0100347	10/19/2007	10/19/2037	**sold to an affordable buyer, transfer DPA loan**
1210 Whitney Ranch Pkwy, #528	Rocklin, 95765	489-250-016	3	2006	2007-102818	10/29/2007	10/29/2037	
1251 Whitney Ranch Pkwy, #1228	Rocklin, 95765	489-270-040	3	2006	2007-0109127	11/15/2007	11/15/2037	
1221 Whitney Ranch Parkway, #1114	Rocklin, 95765	489-270-004	2	2006	2007-0110727	11/20/2007	11/20/2037	
1211 Whitney Ranch Pkwy, #1014	Rocklin, 95765	489-260-052	2	2006	2007-0110933	11/21/2007	11/21/2037	
1251 Whitney Ranch Pkwy, #1235	**Rocklin, 95765**	**489-270-045**	**2**	**2006**	**2007-0111415**	**11/26/2007**	**11/26/2037**	**Unit sold; loan repaid. affordability lost due to marketing period ter**
1210 Whitney Ranch Pkwy, #517	**Rocklin, 95765**	**489-250-007**	**2**	**2006**	**2007-0111966**	**11/27/2007**	**11/27/2037**	**Unit sold; loan repaid Unit not sold, covenants remain**
1210 Whitney Ranch Pkwy, #518	**Rocklin, 95765**	**489-250-008**	**3**	**2006**	**2007-0111972**	**11/27/2007**	**11/27/2037**	**Unit lost. Foreclosure**
1221 Whitney Ranch Pkwy, #1116	Rocklin, 95765	489-270-006	3	2006	2007-0112790	11/29/2007	11/29/2037	
1230 Whitney Ranch Pkwy, #438	Rocklin, 95765	489-240-072	3	2006	2007-0113403	11/30/2007	11/30/2037	
1251 Whitney Ranch Pkwy, #1238	Rocklin, 95765	489-270-048	3	2006	2007-0113475	12/03/2007	12/03/2037	Unit sold; covenants remain
1211 Whitney Ranch Pkwy, #1034	Rocklin, 95765	489-260-068	2	2006	2007-0117153	12/13/2007	12/13/2037	
1251 Whitney Ranch Pkwy, #1223	Rocklin, 95765	489-270-035	3	2006	2007-0120004	12/21/2007	12/21/2037	
1181 Whitney Ranch Pkwy, #734	Rocklin, 95765	489-250-068	2	2006	2007-0120812	12/26/2007	12/26/2037	
1251 Whitney Ranch Pkwy, #333	Rocklin, 95765	489-240-043	3	2006	2007-0121444	12/27/2007	12/27/2037	
1211 Whitney Ranch Pkwy, #1033	Rocklin, 95765	489-260-067	3	2006	2007-0121450	12/27/2007	12/27/2037	
1240 Whitney Ranch Pkwy, #328	**Rocklin, 95765**	**489-240-040**	**3**	**2006**	**2008-0006384**	**01/27/2008**	**01/27/2038**	**Unit lost 90+day mrktng; DPA + Intrst paid off; HRA Reconveyed (2016)**
1251 Whitney Ranch Pkwy, #1214	Rocklin, 95765	489-270-028	2	2006	2008-0006770	01/31/2008	01/31/2038	
1240 Whitney Ranch Pkwy, #318	Rocklin, 95765	489-240-032	3	2006	2008-240-032	02/11/2008	02/11/2038	
1210 Whitney Ranch Pkwy, #536	Rocklin, 95765	489-250-022	2	2006	2008-0010379	02/13/2008	02/13/2038	
1201 Whitney Ranch Pkwy, #917	Rocklin, 95765	489-260-028	2	2006	2008-0046796	06/05/2008	06/05/2038	
1251 Whitney Ranch Pkwy, #1213	Rocklin, 95765	489-270-027	3	2006	2008-0046493	06/06/2008	06/06/2038	Unit sold; covenants remain
1231 Whitney Ranch Pkwy, #1237	Rocklin, 95765	489-270-047	2	2006	2008-0048182	06/13/2008	06/13/2038	
1191 Whitney Ranch Pkwy, #835	Rocklin, 95765	489-260-021	2	2006	2008-0048532	06/13/2008	06/13/2038	Unit sold; covenants remain
1201 Whitney Ranch Pkwy, #913	Rocklin, 95765	489-260-027	3	2006	2008-0048201	06/13/2008	06/13/2038	
1181 Whitney Ranch Pkwy, #737	Rocklin, 95765	489-250-071	2	2006	2008-0053275	06/20/2008	06/20/2038	
1201 Whitney Ranch Pkwy, #911	Rocklin, 95765	489-260-025	3	2006	2008-0052785	06/27/2008	06/27/2038	Unit sold; covenants remain

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Condominiums (con't)								
1200 Whitney Ranch Pkwy, #635	Rocklin, 95765	489-250-045	2	2006	2008-0052779	06/27/2008	06/27/2038	
1191 Whitney Ranch Pkwy, #832	Rocklin, 95765	489-260-018	2	2006	2008-0053283	06/30/2008	06/30/2038	
1181 Whitney Ranch Pkwy, #724	**Rocklin, 95765**	**489-250-060**	**2**	**2006**	**2008-0054194**	**07/02/2008**	**07/02/2038**	**Unit sold; loan repaid - foreclosure - lost HRA**
1181 Whitney Ranch Pkwy, #717	Rocklin, 95765	489-250-055	2	2006	2008-0054411	07/03/2008	07/03/2038	
1221 Whitney Ranch Pkwy, #1117	Rocklin, 95765	489-270-007	2	2006	2008-0059495	07/22/2008	07/22/2038	
1221 Whitney Ranch Pkwy, #1133	**Rocklin, 95765**	**489-270-003**	**3**	**2006**	**2008-0061979**	**07/30/2008**	**07/30/2038**	**Unit sold; loan repaid affordability lost due to marketing period ter**
1210 Whitney Ranch Pkwy, #1012	Rocklin, 95765	489-250-023	2	2006	2008-0061943	07/30/2008	07/30/2038	
1210 Whitney Ranch Pkwy, #535	Rocklin, 95765	489-250-021	2	2006	2008-0061986	07/30/2008	07/30/2038	
1210 Whitney Ranch Pkwy, #514	Rocklin, 95765	489-250-004	2	2006	2008-0061970	07/30/2008	07/30/2038	
1181 Whitney Ranch Pkwy, #713	Rocklin, 95765	489-250-051	3	2006	2008-0064144	08/08/2008	08/08/2038	
1911 Whitney Ranch Pkwy, #816	Rocklin, 95765	489-260-005	3	2006	2008-0064474	08/08/2008	08/08/2038	Unit sold; loan repaid Covenants remain
1210 Whitney Ranch Pkwy, #538	Rocklin, 95765	489-250-024	3	2006	2008-0066431	08/15/2008	08/15/2038	
1221 Whitney Ranch Pkwy, #1112	Rocklin, 95765	489-270-002	2	2006	2008-0069779	08/28/2008	08/28/2038	
1191 Whitney Ranch Pkwy, #813	Rocklin, 95765	489-260-002	3	2006	2008-0069787	08/28/2008	08/28/2038	
1240 Whitney Ranch Pkwy, #332	Rocklin, 95765	489-240-042	2	2006	2008-0070243	08/29/2008	08/29/2038	
1200 Whitney Ranch Pkwy, #613	**Rocklin, 95765**	**489-250-027**	**3**	**2006**	**2008-0070259**	**08/29/2008**	**08/29/2038**	**Unit lost 90+day mrktng; DPA + Intrst paid off; HRA Reconveyed (2016)**
1181 Whitney Ranch Pkwy, #732	Rocklin, 95765	489-250-066	2	2006	2008-0070250	08/29/2008	08/29/2038	
1201 Whitney Ranch Pkwy, #912	Rocklin, 95765	489-260-026	2	2006	2008-0070315	08/29/2008	08/29/2038	Loan Paid Off - Assigned/Assumed HRA & Afford D of T (2016)
1191 Whitney Ranch Pkwy, #836	Rocklin, 95765	489-260-022	3	2006	2008-0070354	08/29/2008	08/29/2038	
1200 Whitney Ranch Pkwy, #618	Rocklin, 95765	489-250-032	3	2006	2008-0070308	08/29/2008	08/29/2038	
1181 Whitney Ranch Pkwy, #735	Rocklin, 95765	489-250-069	2	2006	2008-0073667	09/15/2008	09/15/2038	
1240 Whitney Ranch Pkwy, #312	Rocklin, 95765	489-240-026	2	2006	2008-0074647	09/19/2008	09/19/2038	Unit sold; covenants remain
1211 Whitney Ranch Pkwy, #1012	**Rocklin, 95765**	**489-260-006**	**2**	**2006**	**2008-0074581**	**09/18/2008**	**09/18/2038**	**Unit lost; DPA + Intrst paid off; Reconveyed (2016)**
1181 Whitney Ranch Pkwy, #711	Rocklin, 95765	489-250-049	3	2006	2008-0075958	09/24/2008	09/24/2038	
1221 Whitney Ranch Pkwy, #1138	Rocklin, 95765	489-270-024	3	2006	2008-0076294	09/25/2008	09/25/2038	
1191 Whitney Ranch Pkwy, #811	Rocklin, 95765	489-260-001	3	2006	2008-0076350	09/26/2008	09/26/2038	**sold to Affordable buyer, transferred DPA loan**
1221 Whitney Ranch Pkwy, #1134	Rocklin, 95765	489-270-020	2	2006	2008-0076358	09/26/2008	09/26/2038	
1911 Whitney Ranch Pkwy, #834	Rocklin, 95765	489-260-020	2	2006	2008-0077103	09/29/2008	09/29/2038	

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Condominiums (con't)								
1181 Whitney Ranch Pkwy, #733	Rocklin, 95765	489-250-067	3	2006	2008-0077096	09/29/2008	09/29/2038	Unit sold; loan repaid Covenants remain
1211 Whitney Ranch Pkwy, #1038	Rocklin, 95765	489-260-072	3	2006	2008-0079885	10/09/2008	10/09/2038	
1201 Whitney Ranch Pkwy, #918	Rocklin, 95765	489-260-032	3	2006	2008-0080983	10/15/2008	10/15/2038	
1211 Whitney Ranch Pkwy, #1016	Rocklin, 95765	489-260-054	3	2006	2008-0081817	10/17/2008	10/17/2038	
1211 Whitney Ranch Pkwy, #1018	Rocklin, 95765	489-260-056	3	2006	2008-0083716	10/27/2008	10/27/2038	
1211 Whitney Ranch Pkwy, #1011	Rocklin, 95765	489-260-049	3	2006	2008-0080160	10/10/2008	10/10/2038	Sold to Affordable buyer, no DPA loan
1191 Whitney Ranch Pkwy, #823	Rocklin, 95765	489-260-011	3	2006	2008-0085291	10/31/2008	10/31/2038	
1191 Whitney Ranch Pkwy, #823	Rocklin, 95765	489-260-011	3	2006	2008-0085291	10/31/2008	10/31/2038	
1251 Whitney Ranch Pkwy, #1224	Rocklin, 95765	489-270-036	2	2006	2008-0090961	11/20/2008	11/20/2038	
1221 Whitney Ranch Pkwy, #1124	Rocklin, 95765	489-270-012	2	2006	2008-0093972	12/05/2008	12/05/2038	
1191 Whitney Ranch Pkwy, #838	Rocklin, 95765	489-260-024	3	2006	2008-0093991	12/05/2008	12/05/2038	
1191 Whitney Ranch Pkwy, #814	Rocklin, 95765	489-260-004	2	2006	2008-0094437	12/08/2008	12/08/2038	
1221 Whitney Ranch Pkwy, #1113	Rocklin, 95765	489-270-003	3	2006	2008-0096461	12/16/2008	12/16/2038	
1200 Whitney Ranch Pkwy, #611	Rocklin, 95765	489-250-025	3	2006	2008-0098604	12/24/2008	12/24/2038	**lost affordability from marketing period**
1200 Whitney Ranch Pkwy, #616	Rocklin, 95765	489-250-030	3	2006	2008-0100181	12/31/2008	12/31/2038	**lost affordability from marketing period**
1200 Whitney Ranch Pkwy, #638	**Rocklin, 95765**	**489-250-048**	**3**	**2006**	**2008-0100170**	**12/31/2008**	**12/31/2038**	**Unit lost due to marketing period.**
1200 Whitney Ranch Parkway, #633	Rocklin, 95765	489-250-043	3	2006	2009-0004785	01/23/2009	01/23/2039	
1210 Whitney Ranch Parkway, #511	Rocklin, 95765	489-250-001	3	2006	2009-0012773	02/20/2009	02/20/2039	Unit sold. DPA loan paid off, affordability assumed
1191 Whitney Ranch Parkway, #826	**Rocklin, 95765**	**489-260-014**	**3**	**2006**	**2009-0025176**	**03/30/2009**	**03/30/2039**	**Unit lost. Foreclosure in 2016**
1201 Whitney Ranch Parkway, #916	Rocklin, 95765	489-260-030	3	2006	2009-0026319	04/01/2009	04/01/2039	
1191 Whitney Ranch Parkway, #812	Rocklin, 95765	489-260-003	2	2006	2009-0032808	04/22/2009	04/22/2039	
1200 Whitney Ranch Parkway, #636	Rocklin, 95766	489-250-046	3	2006	2009-0033649	04/24/2009	04/24/2039	**paid off DPA loan**
1240 Whitney Ranch Parkway, #323	Rocklin, 95765	489-240-035	3	2006	2009-0033642	04/24/2009	04/24/2039	
1191 Whitney Ranch Parkway, #822	**Rocklin, 95765**	**489-260-010**	**2**	**2006**	**2009-0035884**	**04/30/2009**	**04/30/2039**	**Unit sold; loan repaid. Covenants remain**
1200 Whitney Ranch Parkway, #623	Rocklin, 95766	489-250-035	3	2006	2009-0039970	05/12/2009	05/12/2039	
1200 Whitney Ranch Parkway, #632	Rocklin, 95766	489-250-042	2	2006	2009-0041281	05/15/2009	05/15/2039	
1251 Whitney Ranch Parkway, #1232	Rocklin, 95765	489-270-042	2	2006	2009-0042535	05/20/2009	05/20/2039	
1200 Whitney Ranch Parkway, #617	Rocklin, 95765	489-250-031	2	2006	2009-0049187	05/29/2009	05/29/2039	DPA + Intrst Paid Off; DPA only reconveyed; HRA Reassigned (2016).

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Condominiums (con't)								
1191 Whitney Ranch Parkway, #825	Rocklin, 95765	489-260-013	2	2006	2009-0051210	06/12/2009	06/12/2039	Unit sold; covenants remain
1191 Whitney Ranch Parkway, #833	Rocklin, 95765	489-260-019	3	2006	2009-0075880	07/31/2009	07/31/2039	
1121 Whitney Ranch Parkway, #1131	Rocklin, 95765	489-270-017	3	2006	2009-0067654	07/31/2009	07/31/2039	Unit sold; covenants remain
1200 Whitney Ranch Parkway, #637	Rocklin, 95765	489-250-487	2	2006	2009-0067125	07/31/2009	07/31/2039	
1211 Whitney Ranch Parkway, #1037	Rocklin, 95765	489-260-071	2	2006	2009-0073091	08/19/2009	08/19/2039	
1181 Whitney Ranch Parkway, #712	Rocklin, 95765	489-250-050	2	2006	2009-0076336	08/31/2009	08/31/2039	
1191 Whitney Ranch Parkway, #837	Rocklin, 95765	489-260-023	2	2006	2009-0080808	09/17/2009	09/17/2039	
1201 Whitney Ranch Parkway, #937	Rocklin, 95765	489-260-047	2	2006	2009-0081175	09/18/2009	08/18/2039	
1211 Whitney Ranch Parkway, #1021	Rocklin, 95765	489-260-057	3	2006	2009-0083077	09/25/2009	09/25/2039	
1240 Whitney Ranch Parkway, #317	**Rocklin, 95765**	**489-240-031**	**2**	**2006**	**2009-0090745**	**10/22/2009**	**10/22/2039**	**unit sold; loan repaid. Covenants remain**
1210 Whitney Ranch Parkway, #532	Rocklin, 95765	489-250-018	2	2006	2009-0101803	11/25/2009	11/25/2039	
1251 Whitney Ranch Parkway, #1221	Rocklin, 95765	489-270-033	3	2006	2009-0102581	11/30/2009	11/30/2039	Interest only paid; DPA, HRA etc. Reassigned (2016)
1211 Whitney Ranch Parkway, #1015	Rocklin, 95765	489-260-053	2	2006	2009-0102573	11/30/2009	11/30/2039	
1191 Whitney Ranch Parkway, #831	Rocklin, 95765	489-260-017	3	2006	2009-0102458	11/30/2009	11/30/2039	
1201 Whitney Ranch Parkway, #935	Rocklin, 95765	489-260-045	2	2006	2010-0015342	03/01/2010	03/01/2040	
1181 Whitney Ranch Parkway, #731	Rocklin, 95765	489-250-065	3	2006	2010-0017771	03/09/2010	03/09/2040	
1210 Whitney Ranch Parkway, #531	Rocklin, 95765	489-250-017	3	2006	2010-0017779	03/09/2010	03/09/2040	DPA Loan Paid Off - HRA Reassigned (2016)
1240 Whitney Ranch Parkway, #326	Rocklin, 95765	489-240-038	3	2006	2010-0018168	03/10/2010	03/10/2040	
1221 Whitney Ranch Parkway, #1125	Rocklin, 95765	489-270-013	2	2006	2010-0019670	03/16/2010	03/16/2040	
1201 Whitney Ranch Parkway #932	Rocklin, 95765	489-260-042	2	2006	2010-0020499	03/18/2010	03/18/2040	
1251 Whitney Ranch Parkway, #1236	Rocklin, 95765	489-270-046	3	2006	2010-0020836	03/19/2010	03/19/2040	**unit sold; loan repaid. Affordability lost**
1221 Whitney Ranch Parkway, #1122	Rocklin, 95765	489-270-010	2	2006	2010-0023148	03/29/2010	03/29/2040	
1191 Whitney Ranch Parkway, #821	Rocklin, 95765	489-260-009	3	2006	2010-0024769	04/02/2010	04/02/2040	
1181 Whitney Ranch Parkway, #725	Rocklin, 95765	489-250-061	2	2006	2010-0024796	04/02/2010	04/02/2040	
1211 Whitney Ranch Parkway, #1031	Rocklin, 95765	489-260-065	3	2006	2010-0028303	04/15/2010	04/15/2040	
1240 Whitney Ranch Parkway, #331	Rocklin, 95765	489-240-041	3	2006	2010-0028296	04/15/2010	04/15/2040	

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Condominiums (con't)								
1181 Whitney Ranch Parkway, #716	Rocklin, 95765	489-250-054	3	2006	2010-0029796	04/21/2010	04/21/2040	
1221 Whitney Ranch Parkway, #1127	Rocklin, 95765	489-270-015	2	2006	2010-0029803	04/21/2010	04/21/2040	**Sold to Affordable buyer, paid off DPA loan**
1240 Whitney Ranch Parkway, #321	Rocklin, 95765	489-240-033	3	2006	2010-0029810	04/21/2010	04/21/2040	
1200 Whitney Ranch Parkway, #615	Rocklin, 95765	489-250-029	2	2006	2010-0031184	04/28/2010	04/28/2040	Unit sold, buyer assumed DPA loan and affordability
1251 Whitney Ranch Parkway, #1212	Rocklin, 95765	489-270-026	2	2006	2007-0087175	09/05/2007	09/05/2037	Unit sold, buyer assumed affordability. No loan
1200 Whitney Ranch Parkway, #627	**Rocklin, 95765**	**489-250-039**	**3**	**2006**	**2010-0031191**	**04/28/2010**	**04/28/2040**	**Unit sold. Lost affordability due to marketing period**
1210 Whitney Ranch Parkway, #527	Rocklin, 95765	489-250-015	2	2006	2010-0032186	04/29/2010	04/29/2040	
1240 Whitney Ranch Parkway, #322	Rocklin, 95765	489-240-034	2	2006	2010-0032535	04/30/2010	04/30/2040	
1211 Whitney Ranch Parkway, #1036	Rocklin, 95765	489-260-070	3	2006	2010-0032548	04/30/2010	04/30/2040	
1201 Whitney Ranch Parkway, #921	**Rocklin, 95765**	**489-260-033**	**3**	**2006**	**2010-0033289**	**05/04/2010**	**05/04/2040**	**Unit sold; loan repaid. Affordability lost**
1201 Whitney Ranch Parkway, #933	Rocklin, 95765	489-260-043	3	2006	2010-0033333	05/05/2010	05/05/2040	**loan and affordability assumed**
1201 Whitney Ranch Parkway, #938	Rocklin, 95765	489-260-048	3	2006	2010-0034544	05/07/2010	05/07/2040	**No loan, affordability assumed**
1181 Whitney Ranch Parkway, #722	Rocklin, 95765	489-250-058	2	2006	2010-0034643	05/10/2010	05/10/2040	
1200 Whitney Ranch Parkway, #634	Rocklin, 95765	489-250-044	2	2006	2010-0035174	05/11/2010	05/11/2040	
1191 Whitney Ranch Parkway, #828	**Rocklin, 95765**	**489-260-016**	**3**	**2006**	**2010-0037770**	**05/19/2010**	**05/19/2040**	**Unit sold; loan repaid Affordability lost**
1211 Whitney Ranch Parkway, #1035	Rocklin, 95765	489-260-069	2	2006	2010-0038434	05/21/2010	05/21/2040	**Sold to Affordable buyer, paid off DPA loan, $2,500 interst payment**
1201 Whitney Ranch Parkway, #925	Rocklin, 95765	489-260-037	2	2006	2010-0038445	05/21/2010	05/21/2040	Unit sold; covenants remain
1181 Whitney Ranch Parkway, #721	Rocklin, 95765	489-250-057	3	2006	2010-0042076	06/04/2010	06/04/2040	Unit sold; covenants remain
1191 Whitney Ranch Parkway, #824	Rocklin, 95765	489-260-012	2	2006	2010-0040379	05/28/2010	05/28/2040	
1191 Whitney Ranch Parkway, #827	Rocklin, 95765	489-260-015	2	2006	2010-0044074	06/11/2010	06/11/2040	
1221 Whitney Ranch Parkway, #1123	Rocklin, 95765	489-270-011	3	2006	2010-0048076	06/25/2010	06/25/2040	portion of loan repaid
1221 Whitney Ranch Parkway, #1126	Rocklin, 95765	489-270-014	3	2006	2010-0049691	06/30/2010	06/30/2040	Unit sold. No DPA loan, affordability assumed
1200 Whitney Ranch Parkway, #622	Rocklin, 95765	489-250-034	2	2006	2010-0042977	06/18/2010	06/18/2040	
1181 Whitney Ranch Parkway, #723	**Rocklin, 95765**	**489-250-059**	**3**	**2006**	**2010-0044511**	**06/14/2010**	**06/14/2040**	**Unit sold; loan repaid Covenants remain**
1181 Whitney Ranch Parkway, #736	Rocklin, 95765	489-250-070	3	2006	2010-0044067	06/11/2010	06/11/2040	
1230 Whitney Ranch Parkway, #417	Rocklin, 95765	489-250-037	2	2006	2010-0044060	06/11/2010	06/11/2040	paid off DPA loan and Shared Equity due to sale to non-Affordable Buyer and above Max Sales Price
1201 Whitney Ranch Parkway, #936	Rocklin, 95765	489-260-046	3	2006	2010-0049698	06/30/2010	06/30/2040	
1250 Whitney Ranch Parkway, #222	Rocklin, 95765	489-240-010	2	2006	2010-0045767	06/17/2010	06/17/2040	

PROPERTY ADDRESS	CITY, ZIP CODE	ASSESSOR's PARCEL NUMBER	TOTAL SUBSIDIZED UNITS OR # OF BEDROOMS	YEAR CONSTRUCTED	COVENANT DOCUMENT NUMBER	COVENANT DOCUMENT DATE	RESTRICTIONS EXPIRATION	NOTES
Condominiums (con't)								
1211 Whitney Ranch Parkway, #1032	Rocklin, 95765	489-260-066	2	2006	2010-0043719	06/10/2010	06/10/2040	
1200 Whitney Ranch Parkway, #224	Rocklin, 95765	489-240-012	2	2006	2010-0044052	06/11/2010	06/11/2040	
1250 Whitney Ranch Parkway, #223	Rocklin, 95765	489-240-001	3	2006	2010-0049031	06/29/2010	06/29/2040	
1201 Whitney Ranch Parkway, #928	Rocklin, 95765	489-260-040	3	2006	2010-0049023	06/29/2010	06/29/2040	
1200 Whitney Ranch Parkway, #624	Rocklin, 95765	489-250-036	2	2006	2010-0049684	06/30/2010	06/30/2040	Unit sold; Reassigned HRA and Afford. Deed of Trust (2016)
1251 Whitney Ranch Parkway, #1226	Rocklin, 95765	489-270-038	3	2006	2010-0049670	06/30/2010	06/30/2040	
1250 Whitney Ranch Parkway, #213	Rocklin, 95765	489-240-003	3	2006	2010-0049677	06/30/2010	06/30/2040	
1200 Whitney Ranch Parkway, #621	Rocklin, 95765	489-250-033	3	2006	2010-0052929	07/13/2010	07/13/2040	
1181 Whitney Ranch Parkway, #726	Rocklin, 95765	489-250-062	3	2006	2010-0057104	07/27/2010	07/27/2040	
1211 Whitney Ranch Parkway, #1027	Rocklin, 95765	489-260-063	2	2006	2010-0075045	09/22/2010	09/22/2010	Unit sold; DPA and intrst paid; DPA only reconveyed (2016)
1250 Whitney Ranch Parkway, #214	Rocklin, 95765	489-240-004	2	2006	2010-0075480	09/23/2010	09/23/2040	**sold to affordable buyer, paid DPA loan due to term violation**
1201 Whitney Ranch Parkway, #924	Rocklin, 95765	489-260-036	2	2006	2010-0075487	09/23/2010	09/23/2040	
1211 Whitney Ranch Parkway, #1025	Rocklin, 95765	489-260-061	2	2006	2010-0078320	09/30/2010	09/30/2040	
1210 Whitney Ranch Parkway, #525	Rocklin, 95765	489-250-013	2	2006	2010-0080802	10/07/2010	10/07/2040	Unit sold; loan repaid. Covenants remain
1200 Whitney Ranch Parkway, #625	Rocklin, 95765	489-250-037	2	2006	2010-0081260	10/08/2010	10/08/2040	Unit sold. Loan and affordability assumed
1211 Whitney Ranch Parkway, #1024	Rocklin, 95765							Unit lost; All Reconveyed (2016)
1200 Whitney Ranch Parkway, #626	Rocklin, 95765							Unit lost; DPA and Intrst paid off; All Reconveyed (2016)
1210 Whitney Ranch Parkway, #526	Rocklin, 95765	489-250-014	3	2006	2010-0081260	10/08/2010	10/08/2040	Unit lost 90+day mrktng; DPA + Intrst paid off; HRA Reconveyed (20
1210 Whitney Ranch Parkway #523	Rocklin, 95765	489-250-011	3	2007	2008-0076298	09/25/2008	09/25/2038	Unit sold. Paid off loan, kept affordability - lender wouldn't lend with D
1230 Whitney Ranch Parkway, #435	Rocklin, 95765	489-240-069	2	2007	2007-0070314	07/16/2007	07/16/2037	Unit sold. Lost affordability due to marketing period
1230 Whitney Ranch Parkway, #416	Rocklin, 95765	489-240-054	3	2007	2007-0065602	06/27/2007	06/27/2037	sold to affordable buyer, no DPA loan
1181 Whitney Ranch Parkway #727	Rocklin, 95765	489-250-063	2	2007	2008-0099739	12/30/2008	12/30/2038	sold to affordable buyer, no DPA loan
1210 Whitney Ranch Parkway #515	**Rocklin, 95765**	**489-250-005**	**2**	**2007**	**2011-0014273**	**02/18/2011**	**02/18/2041**	**Unit sold. no DPA loan. Affordability lost due to marking period.**
1221 Whitney Ranch Parkway #1135	Rocklin, 95765	489-270-021	2	2007	2007-0089181	09/12/2007	09/12/2037	Unit sold to affordable buyer, no DPA loan
1191 Whitney Ranch Parkway #815	Rocklin, 95765	489-260-005	2	2007	2009-005668	01/27/2009	01/27/2039	Unit sold to affordable buyer, no DPA loan
3210 Hickory Way	Rocklin, 95677	046-270-061	3	1978	2002-0020509	02/19/2002	02/19/2012	Paid off DPA loan

SB 341 requirements (H&SC 34176.1(f)(12)
An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information:
See above
13(A): The number of those units
180 total condominium units (Whitney Ranch Vicara) and 27 total single family FTHB. 32 total units have lost affordability.
13(B): In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.
See highlighted/bold units in light orange - Fiscal Year 2022-2023
No units lost in Fiscal Year 2019-2020; 2020-2021; or 2021-2022
See highlighted/bold units in light green - previous to Fiscal Year 2018-2019
See highlighted/bold units in light yellow - Fiscal Year 2018-2019
13 (C): Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.
$3,973,433 Loan Principal Repaid in Fiscal Year 2022-2023
13 (D): Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.
No.