

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN  
REVIEW FOR A MULTI-FAMILY RESIDENTIAL PROJECT

(Estia at Rocklin / DR2022-0012)

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

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

A. Design Review (DR2022-0012) approves the site design, landscaping, building height, and architectural designs, colors and materials of a multi-family apartment project on the northerly 20-acre portion of a 30-acre site at the northwest corner of University Avenue and Sunset Boulevard. (APN 017-276-007)

B. A Mitigated Negative Declaration of environmental impacts has been approved for this project via Resolution No.           .

C. The design of the site is compatible with surrounding development, natural features and constraints, and traffic flow. The site design provides buffering from the adjacent industrial and commercial properties, landscape areas, adequate and safe ingress and egress from the City streets, and appropriate internal circulation.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development. The proposed multi-family structures and associated buildings are one-story in height (no more than approximately twenty (20) feet tall), and are limited to a maximum of thirty-five (35) feet by the proposed zoning designation (PD-10). Nearby industrially zoned sites to the north and east are limited to a maximum height of 30 feet, unless a conditional use permit is granted allowing up to fifty-five (55) where adjacent to State Route 65 and fifty (50) feet where not adjacent to State Route 65. The remaining commercial zoning to the south has a maximum height of 30 feet, unless a conditional use permit is granted allowing up to fifty-five (55) because of its adjacency to State Route 65. The architectural design and colors and materials of the proposed project are typical for multi-family development and are consistent with those of the adjacent William Jessup University campus, with the University Architectural District, and with the Citywide Design Review Guidelines.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The proposed multi-family structures have large windows to maximize natural lighting. The carports and garages provide covered parking areas and could support photovoltaic panels. The building roofs are generally oriented to accommodate efficient layout and installation of photovoltaic panels.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward. The proposed lighting is consistent with the Citywide Design Review Guidelines and Architectural District Guidelines. Conditions have been applied to ensure parking lot lights and carport lights are shielded if needed to prevent glare. Building-mounted lighting is conditioned to be down lit.

G. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment. The proposed signs are consistent with the size, design, and location requirements of the Rocklin Municipal Code and the Citywide Design Review Guidelines.

H The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs. The project requires installation of an automatic irrigation system and certification by a landscape architect that the landscape plans meet the requirements of the Water Conservation in Landscaping Act. The proposed landscaping is consistent with the requirements of the Citywide Design Review Guidelines and is consistent with the surrounding commercial and industrial properties.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the existing street patterns. The proposed parking design and the number of spaces is consistent with the City Improvement Standards and Rocklin Municipal Code. The proposed driveway locations comply with City Improvement Standards with respect to design and location and provide adequate and safe ingress and egress.

J. The design of the site and buildings or structures is consistent with the goals, policies, land use designations in the proposed General Plan Amendment, and with the zoning, regulations, standards, and restrictions within the proposed General Development Plan Amendment and Rezone being processed concurrently and contained in the Northwest Rocklin General Development Plan Amendment (Exhibit C of the General Development Plan).

K. The project is required to comply with the Conditions of Approval for the Northwest Rocklin General Development Plan (Exhibit B of the General Development Plan), as applicable. Project specific conditions of approval supersede similar conditions in Exhibit B of the General Development Plan.

L. The project is required to comply with the Northwest Rocklin Design Guidelines for Residential and Non-Residential Development (Resolution 2002-233), as applicable. Project specific conditions of approval supersede similar requirements in that Resolution.

Section 2. Relative to the applicability of Northwest Rocklin Annexation Area Financing and Phasing Plan specifically the City Council of the City of Rocklin finds and determines that:

A. The General Development Plan for the North West Rocklin Annexation Area (“NWRAA”) was approved by Ordinance 858 by the City Council of the City of Rocklin on July 23, 2002 and subsequently amended by City Ordinances 882, 884, 892, 898, 932, 941, 991, 1000, 1014, 1041, 1055, 1060, 1089, and 1121. (the “General Development Plan”).

B. Condition of Approval A.2 of the General Development Plan requires that a Financing Plan and a Phasing Plan be completed and approved by the City Council as an amendment to the General Development Plan. The Financing Plan, including a phasing plan for infrastructure (the “Financing Plan”), was completed and approved as a part of the Second Amendment of the General Development Plan on April 13, 2004, by Ordinance 884, and subsequently amended on May 27, 2008, by Ordinance 932.

C. The Northwest Rocklin Annexation Area Public Facilities Financing Plan (the “Financing Plan”), as originally adopted on April 13, 2004, and subsequently amended on May 27, 2008, created two specific development impact fees for the NWRAA: the Northwest Rocklin Community Park Fee and the Whitney Interchange Fee. Both fees were established in 2004 via Ordinance 884, noted above, and amended by Ordinance 932 in 2008. The Financing Plan, including the Northwest Rocklin Community Park Fee and the Whitney Interchange Fee, adopted by the City Council of the City of Rocklin set forth, in compliance with the California Mitigation Fee Act (California Government Code Section 66000 et seq.)(the “Mitigation Fee Act”), (a) the purpose of these fees, (b) the use to which these fees would be put, and if for a public facility specifically, the public facilities which the fees would help finance, (c) the reasonable relationship between the use of the fees and the type of development project on which the fees were to be imposed, and (d) the reasonable relationship between the need for the public facilities and the type of development project on which the fees were imposed.

D. As set forth in Table B-3 of the amended Financing Plan adopted on May 27, 2008, the 30.1 acres of PD-Commercial property comprising the Estia project, which acreage was originally part of the William Jessup University (“WJU”) 155.4-acre property, were not at that time allocated any community park costs, as there were no residential units assigned to the WJU property (student housing excluded). The 30.1 acres that are the subject of the Estia application for land use entitlements will be divided into two parcels, with 20 acres designated Medium High Density Residential, with 181 multi-family residential units comprising the Estia project, and 10.1 acres remaining PD-Commercial. The Estia residential units and the future employees of the separate commercial project will generate a demand for Community Park facilities described in the NWRAA, for which costs have been allocated in the Financing Plan.

The NWRAA Community Park Fee for multi-family residential units and commercial development (PD-C) set forth in Table B-3 of the Financing Plan, as amended in 2008, would therefore apply to the Estia residential and future commercial projects, since those units will be located on property no longer designated for PD-Commercial uses with approval of the Estia project. The Community Park Fees to be paid by the Estia residential units and future commercial projects, therefore constitute the appropriate share of Community Park costs to be allocated to the Estia residential and future commercial projects under the adopted Financing Plan, making the Community Park cost burden of the Estia residential units and commercial development consistent with other residential units and commercial development in the NWRAA that are subject to the Community Park Fee.

E. The Whitney Interchange Fee was allocated to each land use in the NWRAA using a different methodology than the Community Park Fee, allocating costs on the basis of a traffic analysis model. As set forth in Tables C-2 and C-3 of the Financing Plan, costs for the Whitney Interchange were allocated to the WJU property, including the 30.1-acre property which is the subject of the Estia application. However, those costs allocated to the 30.1 acres of the WJU property designated either BP/C or LI were based on the vehicle trips allocated to those land uses. The 10.1-acre PD-Commercial property that will still remain after approval of the Estia residential project will still be allocated its share of Whitney Interchange costs, payable via the Whitney Interchange Fee, based on its Commercial land use designation. The multi-family residential units in the Estia project will be allocated their share of Whitney Interchange costs via payment of the Whitney Interchange Fee allocated to such multi-family residential units payable at building permit for each residential unit, thus ensuring the fee charged and paid is in relation to the type of unit constructed.

F. The Northwest Rocklin Sewer Trunk Line Project Facilities Fee (the "Sewer Trunk Line Fee") was adopted by the City Council of the City of Rocklin on October 8, 2013, by Resolution No. 2013-200, along with the nexus study for the Sewer Trunk Line Fee. In compliance with the Mitigation Fee Act, the City Council made findings that set forth (a) the purpose of the fee, (b) the use to which the fee would be put, specifically, the NWRAA Whitney Ranch Phase 2 Off-Site Trunk Sewer Project, (c) the reasonable relationship between the use of the fee and the type of development project on which the fee was to be imposed, and (d) the reasonable relationship between the need for the NWRAA Whitney Ranch Phase 2 Off-Site Trunk Sewer Project and the type of development project on which the fee was to be imposed.

G. As set forth in the nexus study for the Sewer Trunk Line Fee, the area covered by the nexus study is development within the NWRAA, as set forth in the NWRAA General Development Plan and the South Placer Municipal Utility District 2008 Fee Schedule Calculation Study (the "SPMUD Study") attached to the nexus study for the Sewer Trunk Line Fee. Both the NWRAA General Development Plan and the SPMUD Study include the 30.1 acres that are the subject of the Estia application. Accordingly,

the Estia residential and future commercial project will be subject to the Sewer Trunk Line Fee.

H. In recognition of the City's desire for development of the resulting 10.1-acre commercial portion of the 30.1 acres after approval of the Estia project to parallel the development of the Estia project, the Estia applicant has proposed a series of conditions, set forth in Conditions 22.a through 22.d to provide linkage between development of the Estia project and development of the resulting commercial acreage, which is the subject of a separate application to the City by a separate developer. Condition 22.a requires that the improvement plans for the Estia project will not be approved and signed by the City until the improvement plans for the commercial project are approved and signed by the City. Condition 22.b. requires that construction improvements, defined as rough grading of both sites, shall commence concurrently on both the Estia residential project site and the commercial project site. Condition 22.c. requires that prior to the issuance of the first building permit for the Estia project, the commercial developer shall either obtain the first license for a hotel on the adjacent commercial project or the first building permit for one of the other commercial buildings in the adjacent commercial project.

I. Condition 22.d is proposed by the Estia project applicant to provide even greater assurance to the City that the commercial project will proceed forward while the Estia project is being constructed. Comparable to what the City required for development of Lot Y of the Stanford Ranch A-1 subdivision, the Estia applicant proposes in Condition 22.d to create a significant financial incentive for the Estia residential project to promote the timely development of the commercial project on the adjacent 10.1-acre site, by requiring the deposit by the Estia applicant, at the time of approval of the improvement plans for the Estia residential project, of \$300,000 into an escrow account in favor of the City, which funds will be released to the City in equal \$150,000 payments directly out of escrow on the first and second year anniversary, respectively, of the date of approval of improvement plans for the adjacent commercial project, if no building permit has been issued for the first commercial building in the commercial project at each of those anniversary dates.

Section 3. The Design Review for the Estia at Rocklin project (DR2022-0012) as depicted in Exhibits A and B, attached hereto and by this reference incorporated herein, is hereby approved by the City Council subject to the conditions listed below. The approved Exhibits A and B shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A and B shall be controlling and shall modify Exhibits A and B. All other plans, specifications, details, and information contained within Exhibits A and B shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition either prior to issuance of a Building Permit or prior to a final Building Permit Inspection, or Issuance of a Certificate of Occupancy, as applicable.

The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Utilities

- a. Water – Water service shall be provided to the development from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA, ENGINEERING)
- b. Sewer – Sewer service shall be provided to the development from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the improvement plans including, but not limited to, widening the existing sewer access road to a minimum of twenty (20) feet. (SPMUD, ENGINEERING)
- c. Telephone, Gas, and Electricity – Telephone, gas, and electrical services shall be provided to the development from AT&T and Pacific Gas & Electric. (AT&T, PG&E, ENGINEERING)
- d. Solid Waste Disposal – The applicant shall install masonry trash enclosures (split-face, unpainted concrete masonry unit (CMU) with cap consistent with project sound walls) with solid metal gates to the

satisfaction of the Community Development Director. The location and design of trash enclosures shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 14 feet (to accommodate two trash bins), and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer. (RECOLOGY AUBURN PLACER, ENGINEERING, BUILDING, PLANNING)

- e. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)
- f. Prior to issuance of a Building Permit for the first building in the multi-building project, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Officer. It is anticipated that the project will be required to annex into CFD #1; no de-annexation is required. (ENGINEERING, FINANCE)

## 2. Schools

At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

## 3. Fire Service

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)
- b. Improvement plans shall reflect a looped water supply main with two points of connection to the public water supply, to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)
- c. All gates shall be equipped with Opticom, Knox, and Click2Enter entry systems. Gates shall be twenty (20) feet clear width. (FIRE, BUILDING)
- d. Fire risers shall be located within an interior wall cavity with an interior access panel and shall include an exterior notification device located on a side of the structure, to the satisfaction of the Rocklin Fire Chief. (FIRE, PLANNING)

- e. Driveways and access roads shall be twenty-six (26) feet wide clear (inside curb to inside curb) at all fire hydrants for a length of twenty (20) feet. (FIRE, PLANNING, ENGINEERING)
- f. Internal addressing and/or wayfinding sign locations shall be shown on the improvement plans to ensure no conflicts with landscaping and other infrastructure. The sign design shall be to the satisfaction of the Rocklin Fire Chief and the Community Development Director. (FIRE, ENGINEERING, PLANNING)
- g. Prior to improvement plan submittal, fire apparatus access roads shall be revised to show that fire apparatus can achieve the necessary turning radius of 36' inside and 50' outside without obstructions within the required path.

4. Improvements / Improvement Plans

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

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

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

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - i. Stormwater Management
    - A) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and



Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)

- B) Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)
- 1) Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - 2) Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
  - 3) A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

- C) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - D) Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - E) Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
  - F) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- ii. Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.
  - iii. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate

remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

- b. All on-site standard improvements, including but not limited to:
  - i. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.
  - ii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
  - iii. To the extent possible, underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
- c. A detailed parking lot signage and striping plan designed per City standards and consistent with the project's Traffic Impact Study conditions of approval that indicates all parking spaces, aisles, entrances, exits, and fire access lanes, including on-site signage such as stop signs at project driveways and any required off-site signage in the public right-of-way.
- d. The following on-site special improvements:
  - i. The existing paved SPMUD access road shall be improved to provide a minimum twenty (20) foot width per SPMUD standards. (SPMUD, ENGINEERING)
  - ii. Enhanced pavement treatment(s) shall be incorporated into both project entries and as crosswalks or other prominent features in the public areas outside the gates at the main and secondary entrances. (PLANNING, ENGINEERING)

iii. Sound walls

- A) The project shall install six-foot and eight-foot masonry walls in locations as depicted on Figure 3, Preliminary Fence Plan, in the RCH Group Rocklin 30 Estia Homes By Towne Development Project Noise Technical Report dated February 2022 (Preliminary Fence Plan in Exhibit A). {MM XIII.-1}
- B) The six (6) foot sound wall along the University Avenue frontage shall be constructed entirely on the project site.
- C) The eight (8) foot wall along the Highway 65 frontage shall be constructed entirely on the project site and shall be split-face CMU on both sides with a decorative band pattern, decorative cap, and pilasters with decorative caps no more than one-hundred (100) feet on center and at corners and changes in direction, elevation, and transitions to tubular steel fencing consistent with Exhibit A. {MM XIII.-1}
- D) The six (6) foot wall along the northern property line, along the University Avenue frontage, and along the southern (proposed) property line adjacent to the remaining commercially designated portion of the site shall be split-face CMU on the outer-facing side with a decorative band pattern, decorative cap, and pilasters with decorative caps no less than sixty (60) feet on center and at corners and changes in direction, elevation, and transitions to tubular steel fencing. {MM XIII.-1}
- E) The section of six (6) foot wall behind Units 83 and 84 shall match the wall along the project boundaries, consistent with Exhibit A. {MM XIII.-1}

iv. Fences

- A) Perimeter tubular steel fences and entry gates shall conform with Exhibit A. Tubular steel fences shall have flat top pickets or have a smooth rail at the top, be powder-coated a dark color (e.g. black, brown, or dark green), and be constructed of medium gauge, or better, steel or aluminum. Matching vehicular and pedestrian gates shall conform with Exhibit A.

- B) Interior fencing including, but not limited to, pool enclosure fence, dog park enclosure fence, and backyard fences shall conform with Exhibit A and be shown on the building permit plans.
- v. The gated entries shall be designed in a semi-circle with adequate turnaround space for a vehicle denied entry at the gate.
- e. The following off-site roadway improvements:

Prior to approval of improvement plans and as identified in the April 13, 2022 Fehr & Peers “Final Transportation Impact Study for Estia at Rocklin”, as generally shown in Exhibit A and Exhibit B, Sheets 1-3 ‘Estia at Rocklin Frontage Improvements’ exhibit, consistent with City standards, and to the satisfaction of the City Engineer and the Community Development Director, the plans shall reflect the following:

- i. Widen and install full frontage and roadway improvements along University Avenue from Sunset Boulevard to the northerly project boundary as generally indicated in Exhibits A and B including, but not limited to:
  - A) Two southbound travel lanes and two northbound travel lanes.
  - B) Southbound University Avenue at Sunset Boulevard intersection: two left turn lanes, one through lane (future combination left turn and through lane), and one free right turn lane.
  - C) A roundabout at University Avenue and the first (southern) William Jessup University driveway. {MM XVII.-4} The center treatment shall be landscaping, if sight distance would not be impaired, or decorative, stamped concrete to match Sunset Boulevard medians, to the satisfaction of the Community Development Director and Public Services Director. If the existing William Jessup University monument sign is damaged during construction, it shall be repaired or replaced to its existing condition. If the sign conflicts with the improvements, the sign shall be relocated or reconstructed in an appropriate location.
  - D) New signalized intersection at University Avenue and the second (central) William Jessup University driveway.

- E) A dedicated right turn lane into the main project entrance and a dedicated right turn lane into the shared residential/commercial driveway at the signal.
  - F) Raised center medians with turn pockets within University Avenue. In areas of medians where landscape and irrigation are not feasible, decorative, stamped concrete to match that in the Sunset Boulevard medians shall be installed.
  - G) Frontage modifications / improvements along the easterly side of University Avenue as needed to accommodate the signal and roundabout.
  - H) A Class II bike lane within the western side of University Avenue improvements. The new bike lanes shall be properly aligned and provide adequate transition to existing bike lanes. {MM XVII.-1}
  - I) Tubular metal fencing or other similarly effective Pedestrian barricades shall be installed at the back of curb on east and west sides of University Avenue to prevent uncontrolled pedestrian crossings of that street at approaches to and within the roundabout at the entry to William Jessup University, to the satisfaction of the Community Development Director.
  - J) At the roundabout and at the signalized intersection, the driveway entries to William Jessup University shall include the enhanced pavement treatment consistent with that provided for the project, as shown in Exhibit A.
- ii. Widen and install frontage improvements along Sunset Boulevard:
- A) East of University Avenue, widen and construct frontage improvements to provide three westbound through lanes and a right turn lane onto University Avenue, including curb, gutter, curb cut to retain utility access driveway with removable bollards or other acceptable barrier, and detached sidewalk. Applicant to work with SPMUD to explore multi-use of City sidewalk with existing paved sewer access road. Existing landscaping and irrigation that is not removed to accommodate the frontage improvements shall be protected and retained; landscaping and irrigation that is damaged by

construction, if any, shall be restored as accommodated by the roadway improvements.

- B) East of University Avenue, a Class II bike lane. The new bike lane shall be properly aligned and provide adequate transition to existing bike lanes. {MM XVII.-1}
  - C) Prior to the submission of improvement plans, the fourth through lane improvements shown in Exhibit B west of University Avenue on Sunset Boulevard shall be removed from the project.
- iii. Install University Avenue and Sunset Boulevard signalization improvements:
- A) A marked crosswalk and corresponding pedestrian equipment (pedestrian head, push buttons, etc.) for pedestrian travel across the north leg of Sunset Boulevard/Atherton Road/University Avenue intersection. {MM XVII.-2}
- iv. The project shall demonstrate to the satisfaction of the City Engineer and the Public Services Director that all proposed street and frontage improvement are designed to provide adequate sight distance, per the applicable Highway Design Manual (HDM) standards, for all existing and proposed driveways, turn pockets, and left-turn egress and ingress movements on University Avenue. Potential feasible options to address sight distance limitations may include modifying traffic control, such as installing a roundabout or traffic signal at access points to the project and/or William Jessup University, restricting turn movements (i.e., eliminate left-turn access), or relocating driveways. The selection of specific treatment(s) shall be determined in collaboration with the project applicant, City of Rocklin and William Jessup University (MM XIII.-4)
- v. Existing streetlights shall be relocated as needed to accommodate roadway improvements and locations of new and anticipated driveways. New streetlights shall match the existing Whitney Ranch standard street light. Lighting installation and wiring shall comply with all applicable City standards. Replacement parts for the new fixtures shall be provided to the City, to the satisfaction of the Director of Public Services.

- f. As a part of the roadway and frontage improvements specified in condition 4.e., improvement plans shall include landscape and irrigation plans for new and replacement landscaping and irrigation in the public right-of-way (back of sidewalk and/or curb and the medians) along / in University Avenue and Sunset Boulevard east of University Avenue.  
(ENGINEERING, PUBLIC SERVICES, PLANNING)
- i. The right-of-way landscape and irrigation plans shall conform to the requirements of Condition 6, to the satisfaction of the Director of Public Services.
  - ii. Right-of-way landscaping and irrigation at the back of walk and/or curb along the western side of University Avenue shall conform to Exhibit A, to the satisfaction of the Director of Public Services. Show existing, replaced/relocated, and new right-of-way landscaping. Thematic street trees and understory plantings consistent with those on the eastern side of University Avenue shall be indicated.
  - iii. Right-of-way landscaping and irrigation at the back of walk and/or curb along the eastern side of University Avenue shall be restored and/or replaced if disturbed by construction of roadway improvements, to the satisfaction of the Director of Public Services.
  - iv. The design of the roundabout shall include landscaping and irrigation in the center, provided sight distance would not be impaired. The ultimate design shall be to the satisfaction of the Director of Public Services and the City Engineer.
  - v. Landscaping and irrigation within the new and modified medians shall be to the satisfaction of the Director of Public Services. Where landscaping is not feasible in the median, stamped decorative concrete consistent with that in the Sunset Boulevard medians shall be installed.
  - vi. Existing landscaping and irrigation along the Sunset Boulevard frontage east of University Avenue shall be protected in place and retained, if feasible. If construction and/or location of the frontage improvements damage or require removal of landscaping and/or irrigation the developer shall coordinate with William Jessup University to repair and restore as much of the existing landscaping as possible, to the satisfaction of the Director of Public Services.



- vii. Granite or moss rock boulders within the planting strips.
  - viii. Walk-on Bark shall be provided in all right-of-way landscaping.
  - ix. Use of plastic composite-style header boards at the right-of-way/property line along University Avenue.
- g. The following off-site improvements on proposed Parcel 2 of the concurrent Tentative Parcel Map:
- i. The secondary access driveway (future commercial site) shall be a minimum of twenty-five (25) feet wide and shall be improved to City standards, including four (4) feet AB shoulders on both sides for a total of thirty-three (33) feet, and necessary provisions for drainage, to the satisfaction of the City Engineer and Fire Chief. (ENGINEERING, FIRE)
  - ii. Boulders or City-standard post and cable fencing shall be installed along both sides for the full length of the secondary access driveway to prevent illegal access, parking, and dumping. (ENGINEERING)
  - iii. Any areas disturbed by project construction on the vacant portion of the site shall be hydroseeded with a drought-tolerant mix of native grasses and wildflowers. (ENGINEERING)
  - iv. Provide for a termination of the public sidewalk north of the secondary access driveway, to the satisfaction of the City Engineer. (ENGINEERING)
- h. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
- Recommendations for building pad and footing construction;
  - Use of soil stabilizers or other additives; and
  - Recommendations for surface drainage.

- i. Notes addressing conformance with the development standards and requirements of the City of Rocklin shall be included on the project improvement plans, including but not limited to the following:  
(ENGINEERING)
  - i. Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District (Placer County APCD). This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.
  - ii. Any diesel-powered equipment used during project construction shall be Air Resources Board (ARB) certified.
  - iii. The prime contractor shall submit to the Placer County APCD a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
  - iv. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
  - v. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the Placer County Air Pollution Control District prior to construction or use of equipment and obtain any necessary permits.
  - vi. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.
  - vii. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.

- viii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- ix. All construction equipment shall be maintained in clean condition.
- x. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the City) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- xi. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xii. All grading operations shall be suspended when fugitive dust emissions exceed Placer County APCD Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- xiii. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- xiv. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- xv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).

- xvii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- xviii. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- ix. All exposed surfaces shall be revegetated as quickly as feasible.
- j. The applicant shall comply with the following which shall be included as project notes on the improvement plans:
  - i. Prior to any ground/vegetation-disturbing or grading activities, pre-construction protocol-level surveys shall be conducted by a qualified biologist on the portions of the project site that were not surveyed previously, in order to identify the presence of any of the following special-status plant species: Big-Scale Balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), Dwarf Downingia (*Downingia pusilla*), Legenere (*Legenere limosa*), Boggs Lake hedge-hyssop (*Gratiola heterosepala*), Ahart's Dwarf Rush (*Juncus leiospermus* var. *ahartii*), and Pincushion Navarretia (*Navarretia myersii* ssp. *Myersii*). Pre-construction protocol-level surveys shall be conducted during the appropriate blooming period (March-October) for all plant species to adequately ensure recognition of potentially-occurring species. Surveys shall be conducted in accordance with the "Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 2000)", the "Botanical Survey Guidelines of the California Native Plant Society (CNPS 2002)", and "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018)", or more recent protocols in use at that time. The results of the surveys shall be submitted to California Department of Fish & Game and the City of Rocklin for review.
  - vi. If, as a result of the survey(s), special-status plant species are determined not to occur on the sites, further action shall not be required.

If special-status plant species are detected, locations of these occurrences shall be mapped with GPS and consultation with California Department of Fish & Game shall be initiated, and a

mitigation plan shall be prepared based on the consultation. The plan shall detail the various mitigation approaches to ensure no net loss of plant species. (ENGINEERING) {MM IV.-1}

- k. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. If tree and vegetation removal and/or project grading or construction activities would occur during the nesting season for raptors and migratory birds (February 1 - September 15), the developer and/or contractor shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of tree and vegetation removal activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of tree and vegetation removal activities, documentation of the survey shall be provided to the City of Rocklin Engineering Department and if the survey results are negative, no further mitigation is required and necessary tree and vegetation removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.
  - ii. The survey shall include a targeted Swainson's hawk nest survey throughout all publicly accessible areas within a ¼ mile radius of the proposed construction area. If active Swainson's hawk nests are found within ¼ mile of the construction area, construction within ¼ mile of the nest will not commence until a qualified biologist determines that the young have fledged or it is determined that the nesting attempt has failed. If work within ¼ mile of the active nest is desired, the developer shall consult with the biologist and the City to determine if the nest buffer can be reduced and what (if any) additional nest monitoring may be necessary. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.
  - vii. If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

- viii. If construction activities are scheduled to occur during the non-breeding season (September 2 – January 31), a survey is not required and no further studies are necessary. (ENGINEERING) {MM IV.-2}
- I. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
- i. Within the six (6) months prior to construction, the project biologist will search the California Natural Diversity Database (CNDDDB) and coordinate with California Department of Fish and Wildlife (CDFW) regarding records that have been received but not entered into the database to determine the closest active nest to the project area. An active nest is defined as a nest with documented Swainson’s hawk use within the past 5 years. Depending on the distance from an active Swainson’s hawk nest to the project area, the applicant shall mitigate for the loss of suitable Swainson’s hawk foraging habitat by implementing one of the below measures:
- Active nest identified within 1 mile of the project area: One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed.
  - Active nest identified within 5 miles (but greater than 1 mile) of the project area: 0.75-acre suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed.
  - Active nest identified within 10 miles (but greater than 5 miles) of the project area: 0.5-acre suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed.
  - If there are no active nests within 10 miles of the project, no foraging habitat mitigation is required.
- ii. Consistent with the Northwest Rocklin General Development Plan Conditions of Approval, the mitigation may be in the form of mitigation bank credits, conservation easements, fee title to an appropriate entity, or other land protection mechanism acceptable to the City. The replacement rate is a minimum of 0.50 acre for each 1.0 acre of disturbed habitat. The location of the habitat area is encouraged, but not required to be within Placer County. Habitats located within the north half of the Central

Valley, from the Stanislaus River to Redding shall be deemed acceptable.

- iii. If an active Swainson's hawk nest tree is located in proximity to the project site, prior to the start of grading or construction activities, the applicant shall submit documentation of providing mitigation for Swainson's hawk foraging habitat as detailed above, to the satisfaction of the Community Development Director. (ENGINEERING) {MM IV.-3}
  
- m. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. A pre-construction nocturnal acoustic survey of all publicly accessible areas within 300 feet of the potential breeding habitat to the north of the project site for western spadefoot toad shall be conducted by a qualified biologist. The acoustic survey shall take place in the spring and will consist of walking through the area and listening for the distinctive snore-like call of this species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described in "Distribution of the Western Spadefoot (*Spea hammondi*) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology (Shedd 2017)". Documentation of the survey shall be submitted to the Engineering Division prior to the start of grading or construction activities.
  
  - a. As an alternative to the nocturnal acoustic study, prior to any grading or construction activities, but no longer than 28 days before, a pre-construction protocol-level survey for western spadefoot toad shall be conducted by a qualified biologist, to determine presence or absence of this species on the project sites. The survey shall be conducted in accordance with those described in "Distribution of the Western Spadefoot (*Spea hammondi*) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology (Shedd 2017)". The survey shall be valid for 28 days; if construction does not start within 28 days of the survey, or if construction activities stop for more than 28 days, a new survey shall be conducted. Documentation of the survey shall be submitted to the Engineering Division prior to the start of grading or construction activities.
  
  - b. If western spadefoot toads are not found within the project sites, no further mitigation is required.

- c. If juvenile or adult spadefoot toads are found within the proposed construction area, the applicant shall install a keyed in silt fence along the edge of the proposed impact area that falls within 300 feet of the aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.
- iv. If a spadefoot toad is observed on the site, work shall cease in the area until the frog can be moved to a safe location consistent with California Department of Fish & Wildlife regulations. (ENGINEERING) {MM IV.-4}
- n. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Acts, the Clean Water Act, the project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location of any avoided Waters of the U.S.; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers shall sign a form stating they attended the training, understand the information and will comply with the regulations discussed. A copy of these forms shall be provided to the City of Rocklin. Workers will be shown the project limits during the WEAT training; worker access should be restricted along undeveloped project limits to minimize the potential for inadvertent environmental impacts.
  - ii. Prior to the start of grading or construction activities, the applicant shall submit documentation of the WEAT having been provided to the construction crews. (ENGINEERING) {MM IV.-5}
- o. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:



- i. Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.
  
- ii. Prior to any grading or construction activities, the applicant shall submit documentation to the Engineering Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and a United States Fish and Wildlife Service Biological Opinion. The applicant shall also demonstrate to the Engineering Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Engineering Department how they have, or intend to, comply with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and the Biological Opinion. (ENGINEERING) {MM IV.-6}
  
- p. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, a unique paleontological resource, or a tribal cultural resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find,

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

- ii. In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e) (1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). (ENGINEERING) {MM V.-1}
  
- q. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. A minimum of seven days prior to any grading or construction activities, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor

may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure.

- ii. If any Tribal Cultural Resources (TCRs) are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure (XVIII.-2) (Condition of Approval 4.q.) shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.
  - iii. The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities. (ENGINEERING) {MM XVIII.-1}
- r. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
- i. If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (California Public Resources Code §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.
  - ii. When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

- iii. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.
- iv. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52 (2014), have been satisfied. (ENGINEERING) {MM XVIII.-2}
- s. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.
  - ii. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of

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

5. Improvements in the Public Right-of-Way

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

6. Landscaping

- a. Final landscape plans shall be provided by the developer and approved by the Community Development Director. The landscape plans shall comply with the following requirements: (PLANNING, BUILDING, ENGINEERING)
  - i. The landscaping plan shall be prepared by a landscape architect and shall include:
    - A) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials:
      - 1) Shrubs shall be a minimum five (5) gallon and trees a minimum of fifteen (15) gallon and meet the minimum height specified by the American Standards for Nursery Stock. Plant varieties shall be provided in the largest nursery container locally available regardless of which category and of what size they are shown in the Plant Schedule.

- 2) To achieve compliance with Exhibit A and the Design Review Guidelines, a strong mix of plant varieties within those listed for each planting type shall be used, and the plant quantities shall be adjusted, if needed, at the determination of the Community Development Director.
- B) A section diagram of proposed tree staking.
  - C) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
  - D) Provision for the shading of parking lot pavement, including parking spaces, driveways, drive aisles, and backing and maneuvering areas, by shade trees of appropriate size(s) and characteristic(s) planted in locations to achieve 50% shading within 15 years (at maturity). Include a calculation demonstrating compliance with this condition on the plan. The revised shading plan shall be submitted to Planning for approval prior to submitting improvement plans. (PLANNING, ENGINEERING)
  - E) Final planting plans shall be consistent with the approved Plant Legend and shall provide for a mix of plant types and varieties to achieve the same overall visual affect as the approved landscape plan.
  - F) Detailed planting plans for the project entry on University Avenue and the entry at the secondary driveway that provide enhanced plant materials and design features, consistent with the Design Review Guidelines and to the satisfaction of the Community Development Director.
  - G) Granite or moss rock boulders along the planting strips adjacent to the public street frontages alternating with those required in the right-of-way landscaping.
- ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the water Conservation and Landscaping Act. Government Code §65591, et seq.
- b. The parking lot lighting plan shall be designed to accommodate the required shade trees and provide for illumination of the parking areas.

Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)

- c. For trees adjacent to SPMUD easements:
  - i. Use of root barrier shall be noted on the landscape plan and cross-referenced to the appropriate civil plan. Include product type, and length and depth the barrier is to extend. (ENGINEERING, PLANNING)
  - ii. Shift trees to provide 12.5 feet clear diameter of tree canopy (assumed mature, established canopy width), measured from the center of the manhole.
- d. A minimum of four (4) (one (1) container per 1,000 square feet of building area or portion thereof) container plantings shall be placed at the front and the back entries of the Community Center with appropriate irrigation systems. Said containers shall be decorative stoneware (i.e. terra cotta, concrete, etc.) in a variety of sizes but with a minimum size of no less than 15-gallons. The containers shall be planted with a varied mix of plant materials to achieve a layered and attractive appearance. The locations and irrigation systems for said containers shall be indicated on the landscape plans and shall be installed prior to occupancy of the adjacent building, to the satisfaction of the Community Development Director. (PLANNING)
- e. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)
- f. Prior to building permit issuance, the City of Rocklin Public Services, Landscape Maintenance Division shall review and approve the final on-site landscape plans to eliminate any conflicts between the final landscape plans and the existing City landscaping along University Avenue. (BUILDING, PLANNING, PUBLIC SERVICES)

## 7. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy for the first building, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along University Avenue across the project frontage. The agreement shall stipulate that the property owner shall maintain the irrigation system and all plant

materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING / PUBLIC SERVICES)

8. Signage

- a. All signs shall conform to the Sign Ordinance of the City of Rocklin, Design Review Guidelines, and the sign design(s) and location(s) as shown on Exhibit A. (PLANNING)
- b. Project signage shall be substantially similar to Exhibit A and compatible with the project architecture, to the satisfaction of the Community Development Director. (PLANNING)
- c. If the project signs are to be externally illuminated, ground mounted lighting shall comply with the following, to the satisfaction of the Community Development Director: (PLANNING)
  - i. The light source shall be designed and oriented so that it shines only on the sign itself and not into the sky or elsewhere, and
  - ii. The light source itself shall be screened, with a permanent physical barrier, such that it is not visible from the adjacent streets or driveways.
- d. Internal or integrated light sources shall not create adverse glare on the adjacent public right-of-way or project driveway. (PLANNING)
- e. Final sign design shall incorporate the project street number to the satisfaction of the Fire Chief. (PLANNING, FIRE)
- f. All monument signs shall be located outside of any public utility easements. (PLANNING)

9. Architecture

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

10. Community Amenities

Prior to building permit issuance, the designs, colors and materials for the common area amenities, including but not limited to the pool area enclosure, firepit, pergola, and dog park fence shall be reviewed and approved by the



Community Development Director. The designs, colors and materials for the common area amenities shall be in substantial compliance with Exhibit A and shall be complementary to the project as a whole. If no building permit is required for an amenity, the applicant shall submit plans including site plan, elevations, and color and material information for review and approval by Planning prior to final inspection of the first building permit. (PLANNING, BUILDING)

11. Public Art Installation

- a. Prior to issuance of a Certificate of Occupancy for the Community Center building, the applicant/developer shall obtain the approval of the Parks, Recreation and Arts Commission for the proposed public art installation in a location visible to the public and visitors. Verification of the approval shall be provided to the Community Development Department. (BUILDING, PLANNING, PARKS & RECREATION)
- b. Prior to the issuance of a Certificate of Occupancy for the 171st residential unit, the applicant/developer shall complete the approved installation. (BUILDING, PLANNING, PARKS & RECREATION)
- c. Improvement and building permit plans shall reflect the location of the public art as approved by the Parks, Recreation and Arts Commission. (ENGINEERING, BUILDING, PLANNING)
- d. Illumination of the public art, if any, shall be mounted in-ground (flush) and/or shielded so that the light source and any glare is shielded from University Avenue and so that the light is projected onto the art element(s) only. (BUILDING, PLANNING)

12. Screening of Mechanical Equipment

- a. All mechanical and/or related equipment, such as but not limited to, roof hatch railings, RTUs, vents, HVAC units, whether ground- or roof-mounted shall be screened from view from all public rights-of-way to the satisfaction of the Community Development Director. To the greatest extent feasible, parapet walls should be used to screen roof-mounted equipment. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

13. Site and Architectural Lighting

- a. All exterior building, site, and parking lot lighting shall be designed and installed to avoid adverse glare on adjacent properties.
- b. Decorative lighting fixtures consistent with Exhibit A, or approved equivalent compatible with the project architecture, shall be used and mounted such that all light is projected directly toward the ground. If used, solar-powered fixtures shall have the photovoltaic element integrated into the fixture.
- c. Site and parking lot light fixtures shall be a maximum of 20 feet in height as measured from grade to the top of the light fixture (not the arm or the post).
- d. Carport light fixtures shall be recessed within the roof structure such that the source is not visible and does not cause adverse glare from the drive aisles.
- e. The lighting design plan shall be approved by the Community Development Director for compliance with this condition. (PLANNING)

14. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in their opinion, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

- d. The developer shall provide a Noise Coordinator and adhere to the following: (ENGINEERING, BUILDING)
  - i. As a function of on-site project management, an on-site Noise Coordinator shall be employed by the developer, and their name and telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site, and at all vehicle entrances to public streets, during all project construction phases. The posted signage shall include the construction hours allowed by City policy and shall be sized large enough to include 3-inch tall lettering.
  - ii. The Noise Coordinator's duties shall include fielding and documenting noise complaints, determining the source of the complaint (e.g., piece of construction equipment), determining whether noise levels at the project boundary are within acceptable limits consistent with the General Plan hourly noise standards and with this condition (see 14.c. above), and reporting complaints to the City with documented noise levels at the time of complaint via email.
  - iii. The Noise Coordinator shall work, to the extent feasible, with the surrounding residents and project contractors to schedule activities to minimize disturbance of residents during the daytime hours. Prior to commencement of any night time work required by the City or utility companies, approval from the Community Dev Director is required. The request for approval shall be submitted not less than 72 hours in advance of the work commencing and the Noise Coordinator shall provide documentation of notification to the neighboring property owners.

15. Air Quality

- a. Electrical receptacles shall be installed in the front and back exterior walls of the buildings to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. Low nitrous oxide (NO<sub>x</sub>) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)
- c. Prior to the issuance of building permits, the applicant shall demonstrate that exterior woodburning appliances such as fireplaces, pellet stoves, and woodstoves to be installed are EPA certified. (BUILDING, PLANNING)

- d. Fireplaces within the residential units shall be plumbed for natural gas and wood-burning fireplaces shall be prohibited.
- e. Developer shall participate in the Placer County Air Pollution Control District's Offsite Mitigation Program. Fees for Multi-family dwelling units shall be collected by the Placer County Air Pollution Control District prior to building permit issuance. Applicant shall submit a receipt from PCAPCD to the City as proof of fee payment prior to building permit issuance. (BUILDING, PLANNING)

16. Security

- a. Prior to building permit issuance, the applicant shall prepare a security plan for review by the Rocklin Police Department including the name(s) and telephone number(s) of a responsible party to contact (e.g. the property owner, the property manager, etc.). (POLICE, BUILDING)
- b. Prior to building / unit occupancy the property owner, or each tenant, shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the complex, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

17. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)
- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

18. Storage

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

- b. A “parking enforcement plan” that includes guarantees, to the satisfaction of the Community Development Director, that garages shall be used for the parking of automobiles; and ensures that roll-up garage doors, with automatic garage door openers are used throughout the project. (PLANNING, BUILDING)

19. Special

- a. Common areas site amenities not associated with a specific structure, such as but not limited to, gazebos, shade structures, tot lot (aka play structures) equipment and improvements, trash enclosures, benches and picnic tables, site lighting, and gates, which require a building permit shall be submitted to the satisfaction of the Chief Building Official. (BUILDING, PLANNING)
- b. Prior to Building Permit issuance for the first structure, a “parking enforcement plan” that includes guarantees, to the satisfaction of the Community Development Director, that garages shall be used for the parking of automobiles; and ensures that roll-up garage doors, with automatic garage door openers are used throughout the project. (PLANNING, BUILDING)
- c. If the developer has not applied for the respective building permit(s) on or before December 31, 2022, starting January 1, 2023, the developer shall pay the appropriate Public Facilities Impact Fee required by City Council Resolution 2022-144. (BUILDING, FINANCE, PLANNING)

20. Park Fees

- a. Park Fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per multi-family unit is currently \$1,648. (BUILDING)
- b. Community Park Fees shall be paid as required by City Council Resolution 99-82. The amount of the fee per multi-family unit is currently \$569. If the developer has not applied for the respective building permit(s) on or before December 31, 2022, starting January 1, 2023, the developer shall instead pay based on the appropriate square footage calculation the Park Improvement Impact Fee, the Trail Impact Fee, and the Community and Recreation Facilities Impact Fee pursuant to Article VI of Rocklin Municipal Code Chapter 3.16 and City Council Resolution No. 2022-144. (BUILDING)

- c. Northwest Rocklin Community Park Fee shall be paid in the amount of \$2,209 per unit, consistent with the Northwest Rocklin Community Park Fee in the adopted City of Rocklin Fee Schedule. (BUILDING)

21. Other Northwest Rocklin Fees

- a. Payment of the Northwest Rocklin Sewer Trunk Line Project Facilities Fee:

Prior to issuance of a building permit, the developer shall pay the Northwest Rocklin Sewer Trunk Line (upgrade) fee of \$268 per residential unit, as required by Resolution 2013-200. (PLANNING, BUILDING, FINANCE)

- b. Payment of Whitney Interchange Fee:

Prior to issuance of a building permit, the developer shall pay the Whitney Interchange fee for Multi-family (PD-20) designated parcels within the Highway 65 Corridor / William Jessup University Planning Area of \$448 per unit, as required by Ordinance 932 and Resolution 2015-2. (PLANNING, BUILDING, FINANCE)

- c. Payment of North West Rocklin Reimbursement Allocations:

Prior to issuance of a building permit, the developer shall prepare a North West Rocklin Annexation Area (NWRAA) Reimbursement Obligation Reallocation Plan for approval by the City Manager and shall pay all reimbursements associated with the subject property at the time of building permit issuance as reflected in the most current version of the Northwest Rocklin Annexation Area Public Facilities Financing Plan 2008 Update and Phasing Plan. (PLANNING, BUILDING, FINANCE, CITY MANAGER)

22. Phasing

- a. The project shall not be issued approved and signed improvement plans until the adjacent commercial project (proposed commercially zoned approximately ten (10) acre parcel bordering the proposed residentially zoned approximately twenty (20) acre parcel subject to this Design Review entitlement) has been issued its approved and signed improvement plans. (PLANNING, ENGINEERING)
- b. Construction improvements, defined as rough grading of both sites, shall commence at the same time for the project and the adjacent commercial project. (PLANNING, ENGINEERING)

- c. Prior to the issuance of the first building permit for the project, the commercial project developer shall obtain the first license for a hotel user on the adjacent commercial project or the first building permit for one of the other commercial buildings in the adjacent commercial project. Verification of the hotel license on the adjacent commercial project shall be provided to and subject to the satisfaction of the Community Development Director. (PLANNING, BUILDING)
- d. Upon approval of the improvement plans for the project and the adjacent commercial project, the project shall place \$300,000 in an escrow account in favor of the City of Rocklin. Release of these funds to the City of Rocklin shall occur should there be any delays pursuant to item 22.c. above and to allow the project to proceed with building permits. Such proceeds shall be released to the City as follows: (PLANNING, ENGINEERING, BUILDING)
- i. If, at the end of the first year following approval of the improvement plans for the adjacent commercial project, no building permit has been issued for the first commercial building, \$150,000 shall be released from the escrow account to the City;
- ii. If, at the end of two (2) years following approval of the improvement plans for the adjacent commercial project, no building permit has been issued for the first commercial building, the remaining \$150,000 in the escrow account shall be released to the City.
- e. Prior to issuance of a building permit for the first building, provide a Project Phasing Plan for approval that shows: (BUILDING, PLANNING, FIRE, ENGINEERING)
- The building or buildings to be constructed and all appurtenant structures (walls, fencing, site amenities, etc.) with each phase;
  - A Temporary Fencing Plan that shows how the residents of the occupied units will be kept from entering active construction areas;
  - Emergency Vehicle Access through the site and available fire suppression services for each phase to be approved by the Fire Department;
  - The portion of onsite landscaping and irrigation to be completed with each phase;
  - Generally, all frontage and entry landscaping at both entries unless it is demonstrated, to the satisfaction of the Community Development Director, that ongoing construction would damage plants or the irrigation system. Entry landscaping shall be shown

as completed no later than the final phase of construction. All of the landscaping within the SPMUD easement shall be installed no later than the adjacent phase of homes. (BUILDING, PLANNING)

23. Affordable Housing

Prior to the issuance of improvement plans, the developer shall enter into an agreement with the City to provide a minimum of 10% (nineteen (19) units) of affordable housing to include qualifying units in the lower income category (e.g. 80% or under Area Median Income (AMI)), for a term of fifty-five (55) years, in a form to the satisfaction of the City Attorney and Community Development Director. The affordability restriction shall be recorded against the property, to the satisfaction of the City Attorney. (CITY ATTORNEY, PLANNING)

24. Monitoring

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

25. Indemnification and Duty to Defend

Within 15 days of approval of this entitlement by the City, the developer shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

26. Validity

- a. Approval of this entitlement does not relieve the developer of the need to obtain subsequent permits and approvals, such as but not limited to



Grading Permits, Improvement Plans, Building Permits, and Oak Tree Removal Permits.

- b. This entitlement shall expire three (3) years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- c. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2021-0001), General Development Plan Amendment and Rezone (PGD2021-0002 and Z2021-0001), and Tentative Parcel Map (DL2021-0004) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 27<sup>th</sup> day of September, 2022, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Bill Halldin, Mayor

ATTEST:

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Hope Ithurnburn, City Clerk

EXHIBIT A

Estia at Rocklin - DR2021-0012

Available at the Community Development Department, Planning Division

EXHIBIT B

Estia at Rocklin - DR2021-0012

Available at the Community Development Department, Planning Division