



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: June 07, 2016**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**www.rocklin.ca.us**

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**CITIZENS ADDRESSING THE COMMISSION**

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

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

**ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

**WRITTEN MATERIAL INTRODUCED INTO THE RECORD**

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

**COURT CHALLENGES AND APPEAL PERIOD**

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

**FURTHER INFORMATION**

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

**Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.**

## INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes - None**
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

## CONSENT ITEMS

None

## PUBLIC HEARINGS

7. **SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER  
GENERAL PLAN AMENDMENT, GPA2014-0001  
REZONE, Z2014-0009  
GENERAL DEVELOPMENT PLAN, PDG2015-0005  
TENTATIVE PARCEL MAP, DL2015-0001  
DESIGN REVIEW, DR2014-0016  
OAK TREE PRESERVATION PLAN PERMIT, TRE2015-0009**

This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit, Tentative Parcel Map, General Plan Amendment from RC to HDR for a portion of the site, a Rezone from C-2 to PD-R for a portion of the site, and a General Development Plan to establish zoning to allow the construction of a horizontal mixed use project with 20 townhome dwelling units and a 7,891 square foot retail office building. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration begins on May 19, 2016 and ends at 5:00 p.m. on June 7, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to [planner@rocklin.ca.us](mailto:planner@rocklin.ca.us).

The applicant is Gil Lee of USA Investment Associates, Inc. The property owner is USA Investments Associates, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001, Z2014-0009, PDG2015-0005, DL2015-0001, DR2014-0016, TRE2015-0009)

- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Plan Amendment to Change Land Uses From Retail Commercial (RC) to High Density Residential (HDR) And From Retail Commercial (RC) to Recreation Conservation (R-C) (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001)
- c. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Development Plan and a Rezone From Retail Business (C-2) to Multiple Family Residential (PD-R) And Open Area (O-A) (South Whitney Mixed Use Townhomes And Medical Office Center / PDG2015-0005 and Z2014-0009)
- d. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Parcel Map (South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001)
- e. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Design Review For Multiple-Family Residential Homes and an Oak Tree Preservation Permit (South Whitney Mixed Use Townhomes and Medical Center / DR2014-0016 and TRE2015-0009)

**NON PUBLIC HEARINGS**

- 8. Presentations or Informational Items**
- 9. Reports and Discussion Items from Planning Commissioners**
- 10. Reports from City Staff**
- 11. Adjournment**



City of Rocklin Economic and Community Development Department

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**Planning Commission  
STAFF REPORT**

**South Whitney Mixed Use Townhomes and Medical Center**

**General Plan Amendment, GPA2015-0001  
Rezone, Z2014-0009  
General Development Plan, PDG2015-0005  
Tentative Parcel Map, DL2015-0001  
Design Review, DR2014-0016  
Oak Tree Preservation Permit, TRE2015-0009**

**June 7, 2016**

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**Recommendation**

Staff finds the proposed project, subject to the recommended conditions of approval, to be consistent with the existing and proposed General Plan designations, the proposed and existing zoning pursuant to the Zoning Ordinance and the proposed General Development Plan, and the Citywide Design Review Guidelines, and further finds the proposed project to be compatible with the surrounding commercial and residential development.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001, Z2014-0009, PDG2015-0005, DL2015-0001, DR2014-0016, TRE2015-0009)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN OF THE CITY OF ROCKLIN TO CHANGE THE LAND USE DESIGNATION OF PORTIONS OF A 2.8-ACRE SITE FROM RETAIL COMMERCIAL (RC) TO HIGH DENSITY RESIDENTIAL (HDR) AND RECREATION/CONSERVATION (R-C) (South Whitney Mixed Use Townhomes and Medical Office Center / PDG2015-0005 and Z2014-0009)

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RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE PARCEL MAP (South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A DESIGN REVIEW FOR MULTIPLE-FAMILY RESIDENTIAL HOMES AND AN OAK TREE PRESERVATION PERMIT (South Whitney Mixed Use Townhomes and Medical Center / DR2014-0016 and TRE2015-0009)

**Proposal/Application Request**

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

- A General Plan Amendment to change a portion of the existing parcel from Retail Commercial (RC) to High Density Residential (HDR) and from RC to Recreation Conservation (R-C).
- A Rezone to change portions of the existing parcel from Retail Business (C-2) to Planned Development Residential (PD-R) and from C-2 to Open Area (OA).
- A General Development Plan to establish allowed uses and development standards in the PD-R zone.
- A Tentative Parcel Map to subdivide the approximately 2.81 gross acre parcels into two lots.
- A Design Review to approve the design of four multi-family townhome buildings totaling approximately 47,104 square feet, an office building of approximately 7,855 square feet, and the associated site design, parking, and landscaping.
- An Oak Tree Preservation Permit to allow the removal of up to 22 oak trees and provide protection for the on- and off-site trees to remain.

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**Location**

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



**Location Map**

**Owner/Applicant**

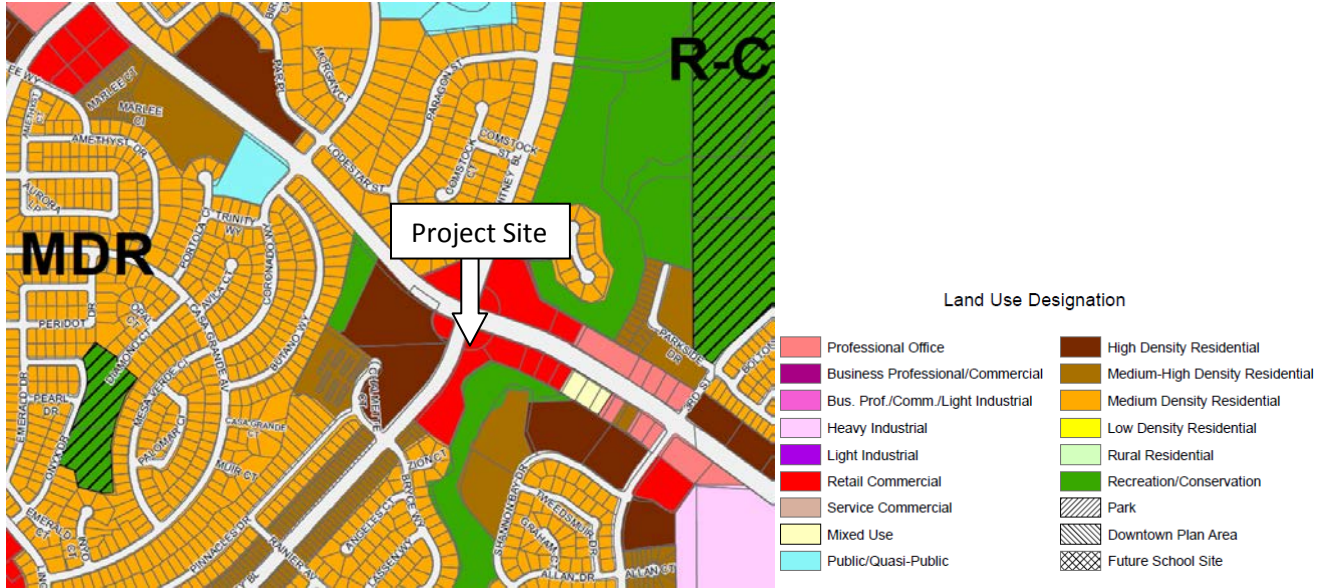
The applicant and property owner is Gil Lee of USA Investment Associates, Inc.

**Site Characteristics and Background**

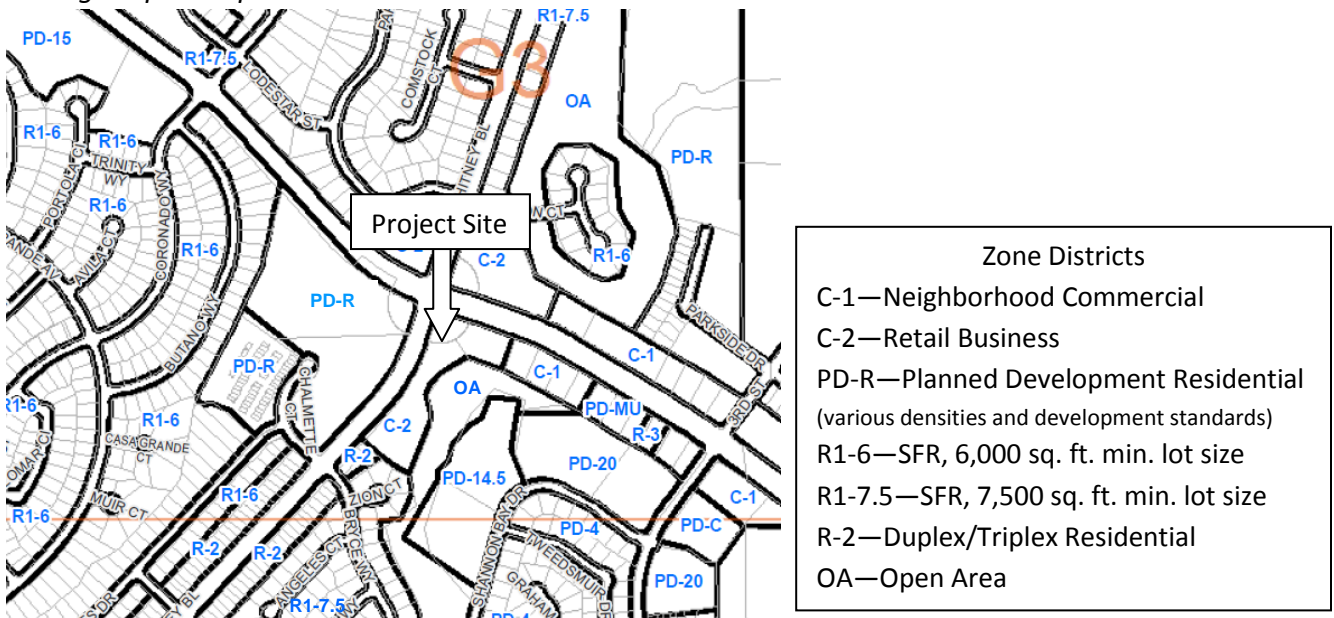
The subject site and immediate area around Sunset Boulevard was annexed in 1982 as part of the Rocklin Properties annexation. The project site has been vacant since before its annexation into the City. The bulk of the site is generally level while the eastern portion of the site slopes downhill to the east/southeast toward Antelope Creek. A portion of the existing parcel was determined to be riparian habitat along the creek. The site supports native and naturalized grasses and native oak trees.

**Surrounding Land Uses**

General Plan Map Excerpt



Zoning Map Excerpt



**Environmental Determination**

Consistent with the requirements of the California Environmental Quality Act an Initial Study was prepared to determine the project’s potential impacts on the environment. The study found that the development could have significant impacts with regard to

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Biological Resources and Cultural Resources; however, it was also able to identify mitigation measures that would reduce each of these potential impacts to a less than significant level. Therefore, a Mitigated Negative Declaration of environmental impacts was prepared for the project.

### **General Plan Compliance**

The project proposes to change the General Plan designation of approximately 1.25 acres of the existing 2.81 acre parcel from Retail Commercial (RC) to High Density Residential (HDR). The purpose of the HDR designation is to provide “areas for multi-family homes, conveniently near commercial and public facilities, arterial and collector streets and other intensive uses.” The density permitted within this designation is 15.5 or more dwelling units per acre.

The proposed project with 20 residential condominium units would yield 16.0 dwelling units per acre. The project is located on South Whitney Boulevard, an important collector street, with easy access to Sunset Boulevard, the City’s only arterial north-south thoroughfare, and in close proximity to existing commercial development. The project is therefore consistent with the HDR General Plan designation.

The townhome portion of the project also provides a transition from the existing residential development adjacent to the project site on the west and the medical office building proposed on the easterly portion of the site and the existing commercial uses beyond on Sunset Boulevard.

In addition, a narrow strip of land, approximately 0.74 acres, on the southerly side of the site is proposed to be changed from Retail Commercial (RC) to Recreation Conservation (R-C) to coincide with the identified boundary of the riparian habitat associated with Antelope Creek.

The existing RC designation would not be changed on the remaining approximately 0.82 acre portion of the existing parcel on which the retail office building is proposed.

### **Rezone Request and General Development Plan**

The requested rezone would apply a Planned Development-Residential (PD-R) zone district to approximately 1.25 acres and the Open Area (O-A) zone district to the 0.74 acre area identified as riparian habitat associated with Antelope Creek and / or included in the 50-foot from top of bank protected area required by the Rocklin General Plan. These zone districts would make the zoning consistent with the proposed General Plan designations.



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The accompanying General Development Plan would establish the uses and development standards for the PD-R zone. The existing C-2 zoning and proposed Open Area (OA) would be as set forth by the Rocklin Municipal Code.

### **Tentative Parcel Map**

The Tentative Parcel Map proposes to divide the existing approximately 2.8 acre parcel into two lots to coincide with the proposed land use designation and zone changes. Lot 1 (multi-family ) would be approximately 1.63 acres gross in size and Lot 2 (commercial) would be approximately 1.18 acres gross, inclusive of the total 0.74 acre area to be designated as open space and placed in conservation easements on both proposed lots. The boundary line between Lots 1 and 2 roughly follows an existing public utility easement and storm drain that traverses the lot and outflows to Antelope Creek. This storm drain and access would be maintained. An open space and conservation easement, consistent with the boundaries of the proposed OA zone district, would be recorded over the creek areas.

At a future date the applicant intends to further subdivide the project to convert the townhomes into twenty residential condominiums and create five commercial condominiums in the commercial building.

### **Design Review and Oak Tree Preservation Plan Permit**

This project is intended to be an extension of the previously approved Sunset Hills Townhomes project that was approved by City Council in June 2015 for the vacant property west across South Whitney Boulevard that is owned by the same entity. Much of the site amenities and landscaping are the same or similar, as is the architecture of the proposed townhome buildings.

Exhibit A to the draft resolution is the overall site civil drawings, including grading, drainage, stormwater quality, and oak tree preservation plans. This exhibit also includes landscaping, lighting, and signage for the entire project. Exhibit B is the architectural drawings for the townhomes and Exhibit C is the architectural drawings for the retail office building.

### **Site Design**

The shallow and irregular shape of the property lends itself to the division of the property between residential and commercial. The townhomes are proposed on the westerly portion of the site adjacent to the existing duplexes and single family residential. The commercial building is proposed on the easterly portion of the site adjacent to the existing commercial, with parking off the driveway through the narrow middle portion of the site. Two of the townhome buildings front onto South Whitney

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Boulevard to create a residential streetscape before transitioning to the proposed and existing commercial development.

#### *Grading and Retaining Wall*

In order to accommodate development, the site will be graded flat. The preliminary grading plan conceptually reflects approximately 6,000 cubic yards of soil removed from the site. The export material will be off-hauled to a location to be identified at the time of improvement plan preparation. Retaining walls are proposed along the westerly end of the project adjacent to the existing residential development. At the southwesterly corner of the site, adjacent to the open space area the retaining wall would be six feet high. At approximately the mid-point of the rear property line of 5845 Zion Court the retaining wall would be approximately 4.5 feet tall. The apparent height of the retaining walls, as viewed from the existing residences' backyards, will be increased by the 6 foot tall sound wall to be constructed on top of the retaining wall. As the retaining wall approaches South Whitney Boulevard, it tapers down to nothing. Staff has included a condition of approval for a permanent landscape barrier (e.g. a mow strip) to continue from the end of retaining wall / sound wall to the back of sidewalk to create a boundary between the project and the neighboring duplex' front yard.

#### *Drainage/Stormwater Quality*

The project site is within the Antelope Creek watershed, with Antelope Creek and its associated riparian habitat forming the eastern boundary of the project. The project design incorporates Low Impact Development elements, so that stormwater run-off will collect into and be treated by the drainage management areas before being discharged into Antelope Creek. The proposed storm drain system has been designed to City of Rocklin Storm Water Quality standards that are in compliance with the NPDES Phase II State Water Resources Control Board General Permit.

#### *Circulation, Fire Access, and Parking*

Two entries off of South Whitney Boulevard provide through-access to the overall site. The townhome garages are accessed off of the main driveway. The southern entry allows for full turning movements into and out of the project due to the median modifications approved with the Sunset Hills Townhomes project. The northern entry is limited to left-in and left-out due to the existing median. Both entries have sidewalks adjacent to the driveway to provide ADA and pedestrian access from the public rights-of-way. The project entries include enhanced paving to match that approved with Sunset Hills Townhomes, but no detail or specifications were provided. Staff has included a recommended condition of approval that the enhanced paving shall be to the satisfaction of the Directors of Economic and Community Development and Public Services to ensure an acceptable treatment is constructed.

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To provide access to the southern driveway on South Whitney Boulevard, the project shows the construction of a median break with a southbound left turn pocket on South Whitney Boulevard. These road improvements were approved with the Sunset Hills Townhomes, but conditions for their construction are also included for this project should it move forward and be constructed in advance of Sunset Hills Townhomes.

Because of the irregular shape of the property coupled with the constraints of the required open space and setbacks, some aspects of the site design were challenging such as providing adequate Fire access. The Fire Department has reviewed the project and found the location of the commercial trash enclosure acceptable along with the requirement for the striped paving to maintain the fire access at the southeast corner of the commercial building. Also, no fencing is proposed on the property line between the existing gas station and the proposed commercial building to provide required additional Fire equipment accessibility to the building.

The City's standard parking requirement for townhouses and condominiums with two or more bedrooms states each shall have at least 2.5 spaces per dwelling unit, 2.0 of which shall be in an enclosed garage and 0.5 is reserved for visitors (Rocklin Municipal Code 17.66.020.B.). Every unit has a two-car garage, thus the parking provided for the residences with 40 garage spaces meets the requirement. In addition to the garage parking, the project provides 10 visitor parking spaces, so the residential side of the project provides the required 50 parking spaces. The project has provided a parking enforcement plan as required by the RMC. It is attached as Exhibit D to the draft resolution of approval for the Design Review.

The City's standard parking requirement for commercial uses including retail and professional and medical offices is one parking space for every 200 square feet of gross floor area. The proposed retail office building is required to have 40 parking spaces and the commercial side of the project provides the required number of spaces. In total, the overall project provides the exact required number of spaces.

#### Walls and Fences

The project includes a six-foot masonry sound wall along the property line adjacent to the single family houses and a post-and-cable open space fence for the length of the open space and conservation easement area along the creek. It is anticipated that the retaining wall at the southwesterly corner of the site will have to wrap around and follow the creekside open space area for some distance therefore; staff has provided a condition to require a 4-foot tall decorative metal fence for the length of the retaining wall to prevent possible falls.

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### Oak Trees

As a result of the required site design and grading, a total of twenty-two oak trees will be removed for the project: twenty-one within the residential portion and one within the commercial portion of the existing site. Twenty-nine oak trees will be retained within the open space and conservation easement area on both proposed parcels. Some of these trees overhang the open space easement lines and will potentially have short-term construction impacts and long-term development impacts. Also, it appears there is at least one off-site protected oak tree on an adjacent single family property that overhangs the project site and is required to be protected during construction. To address these potential impacts, staff has provided a draft condition of approval that requires arborist-recommended protection measures be incorporated into the project design and improvement plans.

The applicant has indicated a desire to plant replacement oak trees in the open space area as partial mitigation for the removal of oak trees. Temporary irrigation will be provided for the mitigation plantings for the first five years to help the trees become established. The property owner will be responsible for maintaining all the oaks in the open space and conservation easement areas and conducting weed abatement and other general maintenance.

The remainder of the required mitigation is expected to be in the form of fees paid into the Oak Tree Preservation Fund for use in the maintenance and preservation of oaks elsewhere in the City.

If the project is required to construct the median changes in South Whitney Boulevard approved with Sunset Hills Townhomes, twelve additional oak trees will be removed. Nineteen existing oaks in the South Whitney Boulevard median will be preserved. Staff has included a condition of approval that this project would be responsible for mitigating for the oak trees removed with the median changes.

### Recreation Facilities

The project includes a small recreation area near the townhomes with a landscaped area and a gazebo. The applicant proposes that the residents of this project would be able to use the recreation facilities and amenities within the Sunset Hills Townhomes project including a tot lot, a pool area, and an open turf and picnic area.

### Trash Collection

The project is proposed with common trash collection. The townhomes have two shared toter storage enclosures. The commercial building has one common enclosure. To be compliant with Recology Auburn Placer's requirements, the commercial trash enclosure cannot be covered and through the standard condition of approval will be subject to Recology's approval during the plan check for the project.

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*Site and Architectural Lighting*

All project lighting shall be decorative and consistent with that of Sunset Hills Townhomes. The location of site lighting will be determined during the preparation of improvement plans. Staff has included standard lighting conditions that require the locations of the site lights to not interfere with landscaping and to not exceed twenty feet in height as measured from the finished grade to the bottom of the light fixture. Optional goose neck fixtures are proposed to illuminate the panel signs on the commercial building. Decorative building lights are proposed on the townhomes. The standard condition also requires all lighting to be down-lit and dark sky compliant.

*Site Landscaping*

The applicant has proposed to use a variety of trees, shrubs, and groundcovers throughout the project to create a Mediterranean theme that is similar to the landscaping approved for Sunset Hills Townhomes. The project entrances on South Whitney are designed to be amenities and create an appealing first impression of the project with enhanced landscaping around the project monument signs at both driveways.

The proposed preliminary plant list provides a mix of plants that are appropriate for the Rocklin climate, are generally locally available, and are in keeping with the Mediterranean theme. The list is intended to be a palette from which the project's landscape architect can choose when it is time to order plants. The final mix of plants from this list used in the project will be based on the availability of plant materials due to the drought, economy, season, etc.

Staff has included some recommended conditions of approval to address a few items on the landscaping plans (Exhibit A). First, the air-conditioning condenser units shall be screened from public vantage points and the screens shall be constructed of a durable, low-maintenance material (not wood as shown), to the satisfaction of the Economic and Community Development Director. Second, 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 (e.g. shrubs shall be provided in five gallon containers even though they are scheduled in one gallon containers, unless they are not available). Third, parking lot shade trees are not provided for the spaces next to the commercial building, so the standard condition of approval will be applied during plan check to require appropriate shade trees to the extent feasible given the layout in the vicinity of spaces 1 through 10.

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### Architecture

#### **Residential Buildings**

The four buildings include three- and four-bedroom multi-level townhouse units. The buildings are three stories with garages and living space on the ground floor and additional living space on the second and third floors. Two type D buildings with six units per building front on South Whitney Boulevard and two type F buildings with four units are in the interior of the site. One unit type has a two-car tandem garage while the others have a traditional two-car, side-by-side garage.

The proposed townhouses have the same architecture as the previously approved Sunset Hills Townhomes. The architecture is a contemporary interpretation of traditional styles, with varied massing, articulation of the building facades using windows, shutters, louvered metal awnings, porches, balconies, and other elements, and hipped and gabled rooflines. Exhibit B provides color and black and white elevations and floor plans representative of the two proposed townhouse building types. The proposed color schemes include earth tones of creams, tans, and greys with accent colors of dark red, sage green, and grey-blue. Materials include wood siding, Hardie panel siding, Hardie shingle siding, Hardie trim, metal railings, and enhanced decorative metal garage doors with windows. Roofing includes a mix of shingle and standing seam metal materials. The digital color and material board is provided in Exhibit B of the draft Design Review resolution.

#### **Commercial Building**

The retail office building's architecture is compatible with the townhouse architecture employing a mix of stucco and brick with metal storefront and window systems, accented with wall tiles, metal awnings, and optional goose neck lights to illuminate the proposed panel signs (see Signage section below).

### Signage

The project proposal includes a project identification sign at each of the entrances. The signs are consistent with the architecture of each building type, residential and commercial; the residential sign is also consistent with Sunset Hills Townhomes' approved monument signs. The size and location of the proposed free-standing signs are consistent with the provisions of the Sign Ordinance for multi-family entry and commercial signage and with the Design Review Guidelines. The project proposal also includes a sign program for the retail office building that is consistent with the Design Review Guidelines. To allow future tenants the opportunity to install internally illuminated channel letters as an alternative to the proposed non- or externally-illuminated panels, Staff has included a condition of approval that illuminated signs are permitted subject to compliance with the Sign Ordinance and Sign Design Guidelines.

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Staff has compared the proposed site layout, landscaping, and architectural designs with the provisions in the City's adopted Design Review Guidelines and determined that they are consistent with those criteria.

### **Strategic Plan**

This project aligns with several tenets of the City's Strategic Plan: three Vision Principles and a Strategic Area of Emphasis, Quality of Life. The mixed use nature, location, and design of the South Whitney Mixed Use project uphold and fulfill the Vision Principles of:

- Rocklin is a community of neighborhoods; each unique and essential in preserving and promoting a diverse and welcoming community
- Rocklin strives to be a sustainable community, both economically and environmentally
- Rocklin celebrates and builds on its rich history by protecting natural and cultural resources

The location and design of this mixed use townhome and commercial project is consistent with, and thus preserves, the existing unique neighborhood providing a transition between the existing single family residences and duplexes and the existing commercial development. The townhomes provide an additional housing choice in this neighborhood while the proposed retail office building brings additional commerce opportunities to the neighbor for employment and services. Being in an infill location within the existing neighborhood allows the City to economically provide services to the project. The preservation of oak trees and the project setback from Antelope Creek within the OA-zoned open space and conservation easement area help make this development unique and special while protecting existing natural resources, habitat, and water quality.

This project provides a "healthy balance between...growth and maintaining open space." The project works to fulfill two Quality of Life Desired Outcomes:

- Promote an environment where Rocklin residents can prosper and enjoy parks, open space, clean air and outdoor experiences
- Protect and promote our natural resources

*Prepared by Dara Dungworth, Senior Planner*

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\01 South Whitney MU SR DR2014-0014 PC (6-7-16) - final.docx

## RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF ROCKLIN RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE  
DECLARATION OF ENVIRONMENTAL IMPACTS

South Whitney Mixed Use Townhomes and Medical Center  
(DR2014-0016, \DL2015-0001, GPA2015-0001, Z2014-0009, PDG2015-0005 and TRE2015-0009)

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study on the South Whitney Mixed Use Townhomes and Medical Center project (DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009, PDG2015-0005 and TRE2015-0009) (the "Project") which identified potentially significant effects of the Project; and

WHEREAS, revisions to and/or conditions placed on the Project, were made or agreed to by the applicant before the mitigated negative declaration was released for public review, were determined by the environmental coordinator to avoid or reduce the potentially significant effects to a level that is clearly less than significant and that there was, therefore, no substantial evidence that the Project, as revised and conditioned, would have a significant effect on the environment; and

WHEREAS, the Initial Study and mitigated negative declaration of environmental impacts were then prepared, properly noticed, and circulated for public review.

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

Section 1. Based on the Initial Study, the revisions and conditions incorporated into the Project, the required mitigation measures, and information received during the public review process, the Planning Commission of the City of Rocklin finds that there is no substantial evidence that the Project, as revised and conditioned, may have a significant effect on the environment.

Section 2. The mitigated negative declaration reflects the independent judgment of the Planning Commission.

Section 3. All feasible mitigation measures identified in the City of Rocklin General Plan Environmental Impact Reports which are applicable to this Project have been adopted and undertaken by the City of Rocklin and all other public agencies with authority to mitigate the project impacts or will be undertaken as required by this project.

Section 4. The statements of overriding considerations adopted by the City Council when approving the City of Rocklin General Plan Update are hereby readopted for the purposes of this mitigated negative declaration and the significant identified impacts of this project



related to aesthetics, air quality, traffic circulation, noise, cultural and paleontological resources, biological resources, and climate change and greenhouse gases.

Section 5. A mitigated negative declaration of environmental impacts and Mitigation Monitoring Program prepared in connection with the Project, attached hereto as Exhibit 1 and incorporated by this reference, are recommended for approval for the Project.

Section 6. The Project Initial Study is attached as Attachment 1 and is incorporated by reference. All other documents, studies, and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the office of the Rocklin Economic and Community Development Director, 3970 Rocklin Road, Rocklin, California 95677. The custodian of these documents and other materials is the Rocklin Economic and Community Development Director.

Section 7. Upon approval of the Project by the City Council, the environmental coordinator shall file a Notice of Determination with the County Clerk of Placer County and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary



**ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN**

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3970 Rocklin Road  
Rocklin, California 95677  
(916) 625-5160

**EXHIBIT 1  
MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**

**SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER  
(DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009, PDG2015-0005 and TRE2015-0009)**

**Project Name and Description**

The South Whitney Mixed Use Townhomes and Medical Center project proposes the construction and operation of a mixed use development consisting of townhomes in four buildings totaling 20 units and approximately 47,104 square feet and a medical office building totaling approximately 7,891 square feet, with associated landscaping, parking and signage collectively on a 2.8 +/- acre site in the City of Rocklin. This project will require Design Review, Tentative Subdivision Map, General Plan Amendment, Rezone, General Development Plan and Oak Tree Preservation Plan entitlements. For more detail, please refer to the Project Description set forth in Section 3 of the Initial Study.

**Project Location**

The project site is generally located on the southeast side of South Whitney Boulevard, between Sunset Boulevard and Bryce Way, in the City of Rocklin. The Assessor's Parcel Number is 016-240-039.

**Project Proponent's Name**

The applicant is Gil Lee of USA Investment Associates, Inc. and the property owner is USA Investment Associates, Inc.

**Basis for Mitigated Negative Declaration Determination**

The City of Rocklin finds that as originally submitted the proposed project could have a significant effect on the environment. However, revisions in the project have been made by or agreed to by the project proponent, which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. Therefore a MITIGATED NEGATIVE DECLARATION has been prepared. The Initial Study supporting the finding stated above and describing the mitigation measures including in the project is incorporated herein by this

reference. This determination is based upon the criteria of the Guidelines of the State Secretary of Resources Section 15064 – Determining the Significance of the Environmental Effects Caused by a Project, Section 15065 – Mandatory Findings of Significance, and 15070 – Decision to Prepare a Negative Declaration or Mitigated Negative Declaration, and the mitigation measures described in the Mitigation Monitoring Plan for this Project.

**Date Circulated for Review:** May 19, 2016

**Date Adopted:** \_\_\_\_\_

**Signature:** \_\_\_\_\_  
Marc Mondell, Economic and Community Development Department Director

**MITIGATION MONITORING PROGRAM**  
**South Whitney Mixed Use Townhomes and Medical Center**  
**(DR2014-0016, DL2015-0001, GPA2015-0001,**  
**Z2014-0009, PDG2015-0005 and TRE2015-0009)**

The California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq., as amended by Chapter 1232) requires all lead agencies before approving a proposed project to adopt a reporting and monitoring program for adopted or required changes to mitigate or avoid significant environmental effects. The reporting or monitoring program shall be designed to ensure compliance during project implementation as required by AB 3180 (Cortese) effective on January 1, 1989 and Public Resources Code Section 21081.6. This law requires the lead agency responsible for the certification of an environmental impact report or adoption of a mitigated negative declaration to prepare and approve a program to both monitor all mitigation measures and prepare and approve a report on the progress of the implementation of those measures.

The responsibility for monitoring assignments is based upon the expertise or authority of the person(s) assigned to monitor the specific activity. The City of Rocklin Community Development Director or his designee shall monitor to assure compliance and timely monitoring and reporting of all aspects of the mitigation monitoring program.

The Mitigation Monitoring Plan identifies the mitigation measures associated with the project and identifies the monitoring activities required to ensure their implementation through the use of a table format. The columns identify Mitigation Measure, Implementation and Monitoring responsibilities. Implementation responsibility is when the project through the development stages is checked to ensure that the measures are included prior to the actual construction of the project such as: Final Map (FM), Improvement Plans (IP), and Building Permits (BP). Monitoring responsibility identifies the department responsible for monitoring the mitigation implementation such as: Economic and Community Development (ECDD), Public Services (PS), Community Facilities (CFD), Police (PD), and Fire Departments (FD).

The following table presents the Mitigation Monitoring Plan with the Mitigation Measures, Implementation, and Monitoring responsibilities. After the table is a general Mitigation Monitoring Report Form, which will be used as the principal reporting form for this, monitoring program. Each mitigation measure will be listed on the form and provided to the responsible department.

Revisions in the project plans and/or proposal have been made and/or agreed to by the applicant prior to this Negative Declaration being released for public review which will avoid the effects or mitigate those effects to a point where clearly no significant effects will occur. There is no substantial evidence before the City of Rocklin that the project as revised may have a significant effect on the environment, pursuant to CEQA Guidelines, Section 15070. These mitigation measures are as follows:

**MITIGATION MEASURES:****Biological Resources:**

To address potential impacts to nesting raptors and migratory birds, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-1 The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).*

*If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.*

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

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

**IMPLEMENTATION:**

Prior to the start of grading or construction activities to occur within the nesting season, the applicant shall submit documentation of a survey for nesting raptors and migratory birds to the City's Public Services and Economic and Community Development Departments. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and the California Department of Fish and Wildlife as detailed above.

**RESPONSIBILITY**

Applicant/Developer

Public Services Department

Economic and Community Development Department

California Department of Fish and Wildlife

**MITIGATION MEASURES:****Biological Resources:**

To ensure compliance with the City's Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-2 Prior to the issuance of improvement plans or grading permits, the applicant shall:*

*a) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.*

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

- The total number of surveyed oak trees;*
- The total number of oak trees to be removed;*
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and*
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.*

**IMPLEMENTATION:**

Prior to any grading or construction activity, the applicant/developer shall prepare, subject to approval by the City's Community Development Director, an oak tree mitigation plan which incorporates the steps noted above, including payment of necessary fees into the City's Oak Tree Mitigation Fund.

**RESPONSIBILITY**

Applicant/Developer

Economic and Community Development Department

**MITIGATION MEASURES:****Cultural Resources:**

To address the potential discovery of unknown resources, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*V.-1 If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.*

*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).*

**IMPLEMENTATION:**

If evidence of undocumented cultural resources is discovered during grading or construction operations, ground disturbance in the area shall be halted and a qualified professional archaeologist, the City's Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. Other procedures as specifically noted in the mitigation measure shall also be followed and complied with.

**RESPONSIBILITY**

Applicant/Developer

Public Services Department (Environmental Services Manager)



**MITIGATION MONITORING REPORT FORMS**

**Project Title:**

**Mitigation Measures:**

**Completion Date:** (Insert date or time period that mitigation measures were completed)

**Responsible Person:**

\_\_\_\_\_  
*(Insert name and title)*

**Monitoring/Reporting:**

\_\_\_\_\_  
Community Development Director

**Effectiveness Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN  
3970 Rocklin Road  
Rocklin, California 95677  
(916) 625-5160

**ATTACHMENT 1**

**INITIAL STUDY AND ENVIRONMENTAL CHECKLIST**

**South Whitney Mixed Use Townhomes and Medical Center**

**DR2014-0016, DL2015-0001, GPA2015-0001,  
Z2014-0009, PDG2015-0005 and TRE2015-0009**

**Southeast side of South Whitney Boulevard, between Sunset Boulevard and  
Bryce Way, in the City of Rocklin**

**APN 016-240-039.**

**May 19, 2016**

**PREPARED BY:**

**David Mohlenbrok, Environmental Services Manager, (916) 625-5162**

**CONTACT INFORMATION:**

This Initial Study has been prepared by the City of Rocklin, as Lead Agency, under the California Environmental Quality Act (CEQA). Any questions regarding this document should be addressed to David Mohlenbrok at the City of Rocklin Economic and Community Development Department, Planning Division, 3970 Rocklin Road, Rocklin, California 95677 (916) 625-5160.

**APPLICANT/OWNER:**

**The applicant is Gil Lee of USA Investment Associates, Inc. and the  
property owner is USA Investment Associates, Inc.**

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| Initial Study Page 1<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i> |
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## SECTION 1. INTRODUCTION

### A. Purpose of an Initial Study

The California Environmental Quality Act (CEQA) was enacted in 1970 for the purpose of providing decision-makers and the public with information regarding environmental effects of proposed projects; identifying means of avoiding environmental damage; and disclosing to the public the reasons behind a project’s approval even if it leads to environmental damage. The City of Rocklin has determined the proposed project is subject to CEQA and no exemptions apply. Therefore, preparation of an initial study is required.

An initial study is a preliminary analysis conducted by the lead agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the initial study concludes that the project, with mitigation, may have a significant effect on the environment, an environmental impact report should be prepared; otherwise the lead agency may adopt a negative declaration or mitigated negative declaration.

This Initial Study (IS) has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Rocklin CEQA Guidelines (1981, amended July 31, 2002).

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the South Whitney Mixed Use Townhomes and Medical Center project. The document relies on a combination of a previous environmental document and site-specific studies to address in detail the effects or impacts associated with the proposed project. In particular, this Initial Study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report for the Rocklin General Plan, as adopted by the Rocklin City Council on October 9, 2012 (the “General Plan EIR”).

### B. Document Format

This Initial Study is organized into five sections as follows:

Section 1, Introduction: provides an overview of the project and the CEQA environmental documentation process.

Section 2, Summary Information and Determination: Required summary information, listing of environmental factors potentially affected, and lead agency determination.

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| <p>Initial Study Page 2<br/>Reso. No.</p> | <p><i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i></p> |
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Section 3, Project Description: provides a description of the project location, project background, and project components.

Section 4, Evaluation of Environmental Impacts: provides a detailed discussion of the environmental factors that would be potentially affected by this project as indicated by the screening from the CEQA Guidelines Appendix G checklist.

Section 5, References: provides a list of reference materials used during the preparation of this Initial Study. The reference materials are available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and can also be found on the City’s website under Planning Department, Current Environmental Documents.

C. CEQA Process

To begin the CEQA process, the lead agency identifies a proposed project. The lead agency then prepares an initial study to identify the preliminary environmental impacts of the proposed project. This document has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) to analyze the possible environmental impacts of the project so that the public and the City of Rocklin decision-making bodies (Planning Commission, and/or City Council) can take these impacts into account when considering action on the required entitlements.

During the project approval process, persons and/or agencies may address either the Environmental Services staff or the City Council regarding the project. Public notification of agenda items for the City Council is posted 72 hours prior to the public meeting. The Council agenda can be obtained by contacting the Office of the City Clerk at City Hall, 3970 Rocklin Road, Rocklin, CA 95667 or via the internet at <http://www.rocklin.ca.us>

Within five days of project approval, the City will file a Notice of Determination with the County Clerk. The Notice of Determination will be posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues that were presented to the lead agency by any person, either orally or in writing, during the public comment period.

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| Initial Study Page 3<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i> |
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## SECTION 2. INITIAL STUDY SUMMARY AND DETERMINATION

### A. Summary Information

**Project Title:**

South Whitney Mixed Use Townhomes and Medical Center

**Lead Agency Name and Address:**

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

**Contact Person and Phone Number:**

David Mohlenbrok, Environmental Services Manager, 916-625-5162

**Project Location:**

The project site is generally located on the southeast side of South Whitney Boulevard, between Sunset Boulevard and Bryce Way, in the City of Rocklin. The Assessor’s Parcel Number is 016-240-039.

**Project Sponsor’s Name:**

The applicant is Gil Lee of USA Investment Associates, Inc. and the property owner is USA Investment Associates, Inc.

**Current General Plan Designation:** Retail Commercial (RC)

**Proposed General Plan Designation:** High Density Residential (HDR), Retail Commercial (RC) and Recreation-Conservation (R-C)

**Current Zoning:** Retail Business (C-2)

**Proposed Zoning:** Planned Development Residential, 16 units/acre (PD-16), Retail Business (C-2) and Open Area (OA)

**Description of the Project:**

The South Whitney Mixed Use Townhomes and Medical Center project proposes the construction and operation of a mixed use development consisting of townhomes in four buildings totaling 20 units and approximately 47,104 square feet and an office building totaling approximately 7,891 square feet, with associated landscaping, parking and signage collectively on a 2.8 +/- acre site in the City of Rocklin. This project will require Design Review, Tentative Subdivision Map, General Plan Amendment, Rezone, General Development Plan and Oak Tree Preservation Plan entitlements. For more detail please refer to the Project Description set forth in Section 3 of this Initial Study.

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| Initial Study Page 4<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i> |
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**Surrounding Land Uses and Setting:**

The proposed project site is vacant and bound by South Whitney Boulevard to the northwest and an existing retail commercial center and office building to the north east. To the north of the existing retail commercial center and office building is Sunset Boulevard and beyond that roadway are some additional retail commercial and office uses, Whitney Boulevard, and some medium density single-family residences. To the east are an open space area associated with Antelope Creek and developed High, Medium-High and Medium Density residential land uses. To the south are developed Medium-High and Medium Density residential land uses. To the west is South Whitney Boulevard, a developed Medium-High Density residential land use known as the Sunset Rocklin Townhomes, a vacant site approved for High Density Residential development and existing Medium Density single-family residences.

**Other Public Agencies Whose Approval May Be Required (e.g., Permits, Financing Approval, or Participation Agreement):**

- Rocklin Engineering Division approval of Improvement Plans
- Rocklin Building Inspections Division issuance of Building Permits
- Placer County Water Agency construction of water facilities
- South Placer Municipal Utility District construction of sewer facilities

**B. Environmental Factors Potentially Affected:**

Those factors checked below involve impacts that are “Potentially Significant”:

|                                     |                          |                          |                               |                          |                            |
|-------------------------------------|--------------------------|--------------------------|-------------------------------|--------------------------|----------------------------|
| <input type="checkbox"/>            | Aesthetics               | <input type="checkbox"/> | Agriculture Resources         | <input type="checkbox"/> | Air Quality                |
| <input type="checkbox"/>            | Biological Resources     | <input type="checkbox"/> | Cultural Resources            | <input type="checkbox"/> | Geology/Soils              |
| <input type="checkbox"/>            | Greenhouse Gas Emissions | <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Hydrology/Water Quality    |
| <input type="checkbox"/>            | Land Use/Planning        | <input type="checkbox"/> | Mineral Resources             | <input type="checkbox"/> | Noise                      |
| <input type="checkbox"/>            | Population/Housing       | <input type="checkbox"/> | Public Services               | <input type="checkbox"/> | Recreation                 |
| <input type="checkbox"/>            | Transportation/Traffic   | <input type="checkbox"/> | Utilities/Service Systems     | <input type="checkbox"/> | Mandatory Findings of Sig. |
| <input checked="" type="checkbox"/> | None After Mitigation    |                          |                               |                          |                            |

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| Initial Study Page 5<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>                 DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>                 PDG2015-0005 and TRE2015-0009</i> |
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C. Determination:

On the basis of this Initial Study:

- I find that the proposed project WILL NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that as originally submitted, the proposed project could have a significant effect on the environment; however, revisions in the project have been made by or agreed to by the project proponent which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached Environmental Checklist. An ENVIRONMENTAL IMPACT REPORT is required, to analyze the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Marc Mondell  
 Director of Economic and Community Development

\_\_\_\_\_ Date

|                                   |  |
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| Initial Study Page 6<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>                 DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>                 PDG2015-0005 and TRE2015-0009</i> |
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### SECTION 3. PROJECT DESCRIPTION

#### A. Project Location

The project site is generally located on the southeast side of South Whitney Boulevard, between Sunset Boulevard and Bryce Way, in the City of Rocklin. The Assessor’s Parcel Number is 016-240-039 (Please see Attachment A, Vicinity Map).

The City of Rocklin is located approximately 25 miles northeast of Sacramento, and is within the County of Placer. Surrounding jurisdictions include: unincorporated Placer County to the north and northeast, the City of Lincoln to the northwest, the Town of Loomis to the east and southeast, and the City of Roseville to the south and southwest.

#### B. Description

The South Whitney Mixed Use Townhomes and Medical Center project proposes the construction and operation of a mixed use development consisting of townhomes in four buildings totaling 20 units and approximately 47,104 square feet and an office building totaling approximately 7,891 square feet, with associated landscaping, parking and signage collectively on a 2.8 +/- acre site in the City of Rocklin. The four townhome buildings are located on the southern portion of the site and are proposed as two three-story and 6-unit buildings 13, 709 square feet in size located along South Whitney Boulevard and two three-story and 4-unit buildings 9,843 square feet in size located along the back of the property towards Antelope Creek. There would be a small gazebo and lawn area associated with the townhomes. The office building is located on the northern portion of the site and is proposed as single-story buildings 1,100, 1,157, 1,400, 1,890 and 2,230 square feet in size. This project will require the following entitlements from the City of Rocklin: Design Review to ensure that the design makes the most efficient use of available resources and harmonizes with existing and proposed residential development, as well as with existing development of like character; a Tentative Subdivision Map to subdivide the one existing parcel into three lots; a General Plan Amendment to change the project site’s General Plan land use designation from Retail Commercial to Retail Commercial, High Density Residential and Recreation/Conservation; a Rezone to change the project site’s zoning designation from Retail Business to Retail Business, Planned Development Residential, 16 units/acre and Open Area; a General Development Plan to establish allowed land uses and development standards for within the Planned Development Residential, 16 units/acre zoning district, and an Oak Tree Preservation Plan to address the preservation, removal and mitigation of oak trees on the project site.

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| <p>Initial Study Page 7<br/>Reso. No.</p> | <p><i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i></p> |
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Access to the project would be from South Whitney Boulevard via two driveway connections. The southern driveway would be a full-access driveway with proposed median cuts and the northern driveway would allow for right-in/right-out only movements.

The project site is vacant. It is anticipated that site development will involve clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new driveways, buildings, and landscaping.

## SECTION 4. EVALUATION OF ENVIRONMENTAL IMPACTS

### A. Explanation of CEQA Streamlining and Tiering Utilized in this Initial Study

This Initial Study will evaluate this project in light of the previously approved General Plan EIR, which is hereby incorporated by reference. This document is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and can also be found on the City’s website under Planning Department, Publications and Maps.

CEQA Guidelines Section 15183 provides a means of streamlining analysis for qualifying projects. Under Section 15183, effects are not considered “peculiar to the project or the parcel” if they are addressed and mitigated by uniformly applied development policies and standards adopted by the City to substantially mitigate that effect (unless new information shows that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These policies and standards include those found in the Oak Tree Ordinance (Rocklin Municipal Code, Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code, Chapter 15.16), the Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the Goals and Policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to the project. Where the policies and standards will substantially mitigate the effects of the proposed project, the Initial Study concludes that these effects are “not peculiar to the project or the parcel” and thus need not be revisited in the text of the environmental document for the proposed project.

This Initial Study has also been prepared pursuant to CEQA Guidelines sections 15063 and 15168. Section 15063 sets forth the general rules for preparing Initial Studies. One of the identified functions of an Initial Study is for a lead agency to “[d]etermine, pursuant to a program EIR, tiering, or another appropriate process, which of a project’s effects were adequately examined by an earlier EIR or negative declaration... The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration.” (CEQA Guidelines, section 15063, subd. (b)(1)(C).). Here, the City has used this initial study to

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| <p>Initial Study Page 8<br/>Reso. No.</p> | <p><i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i></p> |
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determine the extent to which the General Plan EIR has “adequately examined” the effects of the proposed project.

Section 15168 sets forth the legal requirements for preparing “program EIRs” and for reliance upon program EIRs in connection with “[s]ubsequent activities” within the approved program. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego Redevelopment Agency* (2005) 134 Cal.App.4<sup>th</sup> 598, 614-617.) The General Plan EIR was a program EIR with respect to its analysis of impacts associated with eventual buildout of future anticipated development identified by the General Plan. Subdivision (c) of section 15168 provides as follows:

- (c) Use with Later Activities. Subsequent activities in the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared.
  - (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
  - (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
  - (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions on the project.
  - (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

Consistent with these principles, this Initial Study serves the function of a “written checklist or similar device” documenting the extent to which the environmental effects of the proposed project “were covered in the program EIR” for the General Plan. As stated below, the City has concluded that the impacts of the proposed project are “within the scope” of the analysis in the General Plan EIR. Stated another way, these “environmental effects of the [site-specific project] were covered in the program EIR.” Where particular impacts were not thoroughly analyzed in prior documents, site-specific studies were prepared for the project with respect to impacts that were not “adequately examined” in the General Plan EIR, or were not “within the scope” of the prior analysis. These studies are hereby incorporated by reference and are available for review during normal business hours at the Rocklin Economic and Community Development

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Department, 3970 Rocklin Road, Rocklin, CA 95677 and can also be found on the City’s website under Planning Department, Current Environmental Documents. The specific studies are listed in Section 5, References.

The Initial Study is a public document to be used by the City decision-makers to determine whether a project may have a significant effect on the environment. If the City as lead agency, finds substantial evidence that any effects of the project were not “adequately examined” in the General Plan EIR or were not “within the scope” of the analysis in that document AND that these effects may have a significant effect on the environment if not mitigated, the City would be required to prepare an EIR with respect to such potentially significant effects. On the other hand, if the City finds that these unaddressed project impacts are not significant, a negative declaration would be appropriate. If in the course of analysis, the City identified potentially significant impacts that could be reduced to less than significant levels through mitigation measures to which the applicant agrees, the impact would be considered to be reduced to a less than significant level, and adoption of a mitigated negative declaration would be appropriate.

**B. Significant Cumulative Impacts; Statement of Overriding Considerations**

The Rocklin City Council has previously identified the following cumulative significant impacts as unavoidable consequences of urbanization contemplated in the Rocklin General Plan, despite the implementation of all available and feasible mitigation measures, and on that basis has adopted a statement of overriding considerations for each cumulative impact:

1. Air Quality:

Development in the City and the Sacramento Valley Air Basin as a whole will result in the following: violations of air quality standards as a result of short-term emissions from construction projects, increases in criteria air pollutants from operational air pollutants and exposure to toxic air contaminants, the generation of odors and a cumulative contribution to regional air quality impacts.

2. Aesthetics/Light and Glare:

Development in the City and the South Placer region as a whole will result in substantial degradation of the existing visual character, the creation of new sources of substantial light and glare and cumulative impacts to scenic vistas, scenic resources, existing visual character and creation of light and glare.

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3. Traffic and Circulation:

Development in the City and the South Placer region as a whole will result in impacts to segments and intersections of the state/interstate highway system.

4. Noise

Development in the City and the South Placer region as a whole will result in impacts associated with exposure to surface transportation and stationary noise sources, and cumulative transportation noise impacts within the Planning area.

5. Cultural and Paleontological Resources

Development in the City and the South Placer region as a whole will result in cumulative impacts to historic character.

6. Biological Resources

Development in the City and the South Placer region as a whole will result in the loss of native oak and heritage trees, the loss of oak woodland habitat, and cumulative impacts to biological resources.

7. Climate Change and Greenhouse Gases

Development in the City and the South Placer region as a whole will result in the generation of greenhouse gas emissions.

C. Mitigation Measures Required and Considered

It is the policy and a requirement of the City of Rocklin that all public agencies with authority to mitigate significant effects shall undertake or require the undertaking of all feasible mitigation measures specified in the prior environmental impact reports relevant to a significant effect which the project will have on the environment. Project review is limited to effects upon the environment which are peculiar to the parcel or to the project which were not addressed as significant effects in the General Plan EIR or which substantial new information shows will be more significant than described in the General Plan EIR. This Initial Study anticipates that feasible mitigation measures previously identified in the General Plan has been, or will be, implemented as set forth in that document, and evaluates this Project accordingly.

D. Evaluation of Environmental Checklist:

- 1) A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each

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question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers take account of the whole action involved, including off-site as well as on-site elements, cumulative as well as project-level impacts, indirect as well as direct impacts, and construction as well as operational impacts.
- 3) If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant.
- 4) Answers of “Less than Significant with Mitigation Incorporated” describe the mitigation measures agreed to by the applicant and briefly explain how they reduce the effect to a less than significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.
- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. All prior EIRs and Negative Declarations and certifying resolutions are available for review at the Rocklin Economic and Community Development Department. In this case, a brief discussion will identify the following:
  - a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and
  - b) For effects that are “Less than Significant with Mitigation Measures Incorporated,” the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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E. Environmental Checklist

| I. <u>AESTHETICS</u><br><b>Would the project:</b>  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Have a substantial adverse effect on a scenic vista?  |                                |                                       |                              | <b>X</b>  |   |
| b) Substantially degrade the existing visual character or quality of the site and its surroundings?  |                                |                                       | <b>X</b>                     |           | <b>X</b>  |
| c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. |                                |                                       | <b>X</b>                     |           | <b>X</b>  |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    |                                |                                       | <b>X</b>                     |           | <b>X</b>  |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The development of a new townhome and office building project totaling 54,995 +/- square feet on a 2.8 +/- acre site will change the existing visual nature or character of the project site and area. The development of the project site would create new sources of light and glare typical of urban development. As discussed below, impacts to scenic vistas or viewsheds would not be anticipated.

**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur to the visual character of the Planning Area as a result of the future urban development that was contemplated by the General Plan. When previously undeveloped land becomes developed, aesthetic impacts include changes to scenic character and new sources of light and glare (City of Rocklin General Plan Update Draft EIR, 2011, pages

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4.3-1 through 4.3-18). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including open space areas, natural resource areas, hilltops, waterways and oak trees, from the encroachment of incompatible land use.

While vacant areas have a natural aesthetic quality, there are no designated scenic vistas within the city or Planning Area. Alteration of vacant areas would change the visual quality of various areas throughout the Planning Area. However, since there are no designated scenic vistas, no impact would occur in this regard.

The City of Rocklin does not contain an officially designated state scenic highway. State Route 65 (SR 65) borders the western portion of the city but is not considered a scenic highway. Likewise, Interstate 80 (I-80) traverses the eastern portion of the city but does not have a scenic designation. Therefore, no impacts are anticipated in association with damage to scenic resources within a state scenic highway.

All development in the Planning Area is subject to existing City development standards set forth in the City’s Zoning Ordinance as well as the City’s Design Review Guidelines. Together, the Zoning Ordinance and Design Review Guidelines help to ensure that development form, character, height, and massing are consistent with the City’s vision for the character of the community.

There are no specific features within the proposed project that would create unusual light and glare. Implementation of existing City Design Review Guidelines and the General Plan policies addressing light and glare would also ensure that no unusual daytime glare or nighttime lighting is produced. However, the impacts associated with increased light and glare would not be eliminated entirely, and the overall level of light and glare in the Planning Area would increase in general as urban development occurs and that increase cannot be fully mitigated.

The General Plan EIR concluded that, despite the goals and policies addressing visual character, views, and light and glare, significant aesthetic impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will change and degrade the existing visual character, will create new sources of light and glare and will contribute to cumulative impacts to scenic vistas, scenic resources, existing visual character and creation of light and glare. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

The development and construction of a new townhome and medical center site totaling approximately 54,995 +/- square feet on a 2.8 +/- acre site is consistent with the type of

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development contemplated and analyzed for this area of Rocklin. The building structures proposed are of consistent height and scale with surrounding development and anticipated future development and there are no unusual development characteristics of this project which would create aesthetic impacts not considered in the prior EIR. Existing buildings in the area include one- and two-story office buildings and single and multi-family residential buildings one and two stories in height, and across South Whitney Boulevard is an approved but yet to be built multi-family residential project consisting of two and three story townhomes. These buildings and the anticipated future development of buildings within the adjacent high density residential, retail commercial and mixed use land use designations are collectively all of similar size and scale to the proposed project.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for aesthetic/visual impacts incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Conclusion:**

The General Plan EIR states that there are no designated scenic vistas in the City. Because recognized or recorded scenic vistas or views do not exist in the project area, the proposed project is not anticipated to impact scenic vistas or viewsheds.

The proposed project would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, urbanization considered in the Rocklin General Plan. The surrounding area is partly developed with structures and site development characteristics substantially similar in scale and mass to the proposed project, and future development in the surrounding area is also anticipated to have structures and site development characteristics substantially similar in scale and mass to the proposed project. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the City’s General Plan. As noted above, the General Plan EIR concluded that development under the General Plan will result in significant unavoidable aesthetic impacts and a Statement of Overriding Consideration was adopted by the Rocklin City Council in regard to these cumulative impacts. The project does not result in a change to the finding because the site would be developed with typical urban uses that are consistent and compatible with surrounding existing and anticipated future development.

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The project site is not located near a state scenic highway or other designated scenic corridor; therefore impacts to these resources would not be anticipated. The project site does not contain any historic buildings or significant rock out croppings that have aesthetic value.

New and/or increased sources of light and glare would be introduced to the project area. However, as a part of the design and development review process for this project, the City will require that “All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off shoebox type lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground. The lighting design plan shall be approved by the Director of Community Development for compliance with this condition.” Adherence to the design and development review process standards will minimize light and glare impacts to a less than significant level.

The General Plan EIR identified General Plan project-specific and cumulative adverse aesthetic impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of these impacts.

**Significance:**

Aesthetic impacts have been adequately addressed in the General Plan EIR and as such are less than significant.

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II.

AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

|  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   |                                |                                       |                              | X         |   |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   |                                |                                       |                              | X         |   |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? |                                |                                       |                              | X         |   |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   |                                |                                       |                              | X         |   |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   |                                |                                       |                              | X         |   |

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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

As discussed below, impacts are not anticipated.

**Conclusion:**

The project area is not prime farmland, agricultural or forestry lands. This site has not been used for any type of agriculture for more than two decades, and has been zoned for urban development for more than ten years. Therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use.

The Farmland Mapping and Monitoring Program (FMMP) land classifications system monitors and documents land use changes that specifically affect California’s agricultural land and is administered by the California Department of Conservation (CDC). The FMMP land classification system is cited by the State CEQA Guidelines as the preferred information source for determining the agricultural significance of a property (CEQA Guidelines, Appendix G). The CDC, Division of Land Resource Protection, Placer County Important Farmland Map of 2012 designates the project site as urban and built-up land. This category is not considered Important Farmland under the definition in CEQA of “Agricultural Land” that is afforded consideration as to its potential significance (See CEQA Section 21060.1[a]).

The project site is not located adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production. Also, the project site contains no parcels that are under a Williamson Act contract. Therefore, because the project would not convert important farmland to non-agricultural uses, would not conflict with existing agricultural or forestry use zoning or Williamson Act contracts, or involve other changes that could result in the conversion of important farmlands to non-agricultural uses or the conversion of forest lands to non-forest uses, impacts of the project on agricultural or forestry uses would less than significant.

**Significance:**

There are no impacts to Agricultural and forestry resources.

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| <p>III. <u>AIR QUALITY</u><br/> <b>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determination. Would the project:</b></p>                                     | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Conflict with or obstruct implementation of applicable air quality plan?   |                                |                                       | <b>X</b>                     |           |   |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  |                                |                                       | <b>X</b>                     |           |   |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |                                |                                       | <b>X</b>                     |           |   |
| d) Expose sensitive receptors to substantial pollutant concentrations?  |                                |                                       | <b>X</b>                     |           |   |
| e) Create objectionable odors affecting a substantial number of people?   |                                |                                       | <b>X</b>                     |           |   |

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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

In the short-term, air quality impacts from the proposed project will result from construction related activities associated with grading and excavation to prepare the site for the installation of utilities and above ground structures and improvements. These air quality impacts will primarily be related to the generation of airborne dust (Particulate Matter of 10 microns in size or less (PM<sub>10</sub>)).

In the long term, air quality impacts from the proposed project will result from vehicle trip generation to and from the project site and the resultant mobile source emissions of air pollutants (primarily carbon monoxide and ozone precursor emissions).

As discussed below, a townhome and medical center development of this type would not be expected to create objectionable odors.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts that would occur to regional air quality as a result of the future urban development that was contemplated by the General Plan. These impacts included 8-hour ozone attainment, short-term construction emissions, operational air pollutants, increases in criteria pollutants, odors and regional air quality impacts. (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.2-1 through 4.2-43). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use, the Open Space, Conservation, and Recreation, and the Circulation Elements, and include policies that encourage a mixture of land uses, provisions for non-automotive modes of transportation, consultation with the Placer County Air Pollution Control District, and the incorporation of stationary and mobile source control measures.

The General Plan EIR concluded that, despite these goals and policies, significant air quality impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan and other development within the Sacramento Valley Air Basin as a whole will result in the following: violations of air quality standards as a result of short-term emissions from construction projects, increases in criteria air pollutants from operational air pollutants and exposure to toxic air contaminants, the generation of odors and a cumulative contribution to regional air quality impacts. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

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**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for air quality impacts incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Project Level Environmental Analysis:**

The firm of De Novo Planning Group, a Sacramento area consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Analysis report for the proposed project. The report, dated November 2014, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that De Novo Planning Group has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the De Novo Planning Group report, which is summarized below.

The analysis was prepared to estimate the criteria pollutant emissions from project construction and operation. The proposed South Whitney Mixed Use Townhomes and Medical Center project’s short-term construction-related and long-term operational emissions were estimated using the CalEEMod modeling program. CalEEMod estimates the emissions that result from various land uses, and includes considerations for trip generation rates, vehicle mix, average trip length by trip type, and average speed. Where project-specific data was available, that data was input into the CalEEMod model (i.e., construction phases and timing).

**Construction Emissions**

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers’ commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria air pollutants. Project construction activities also represent a source of fugitive dust, which includes particulate matter (PM) emissions. As construction of the proposed South Whitney Mixed Use Townhomes and Medical Center project would generate air pollutant emissions intermittently within the site and the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed South Whitney Mixed Use Townhomes and Medical Center project is in a non-attainment area for ozone and PM.

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The project is required to comply with all PCAPCD rules and regulations for construction, including, but not limited to, the following, which would be noted with City-approved construction plans:

- Rule 202 related to visible emissions; Rule 218 related to architectural coatings; Rule 228 related to fugitive dust, and Regulation 3 related to open burning.

The analysis found that the overall project’s maximum daily emissions from construction operations would be as follows:

**CONSTRUCTION EMISSIONS (lbs/day)**

|  | <b>Reactive Organic Gases (ROG)</b> | <b>Nitrous Oxides (NOx)</b> | <b>Inhalable Particulate Matter (PM<sub>10</sub>)</b> |
|--|-------------------------------------|-----------------------------|---|
| <b>Maximum Daily Emissions</b>   | 32.86                               | 32.50                       | 8.39  |
| <b>Placer County Air Pollution Control District (PCAPCD) Significance Thresholds</b> | 82                                  | 82                          | 82  |
| <b>Exceedance of PCAPCD Threshold</b>  | NO                                  | NO                          | NO  |

As shown, the project’s short-term construction-related emissions are not anticipated to exceed the PCAPCD’s significance thresholds for emissions of ROG, NOx and PM10, which means the proposed project would have less than significant construction-related impacts to air quality.

Operational Emissions

Operational emissions of ROG, NOx, PM<sub>10</sub> and CO would be generated by the proposed South Whitney Mixed Use Townhomes and Medical Center project from both mobile and stationary sources. Day-to-day activities such as vehicle trips to and from the project site would make up the majority of the mobile emissions. Emissions would occur from stationary sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment exhaust, and consumer products (e.g., deodorants, cleaning products, spray paint, etc.). The modeling performed for the project takes these factors into consideration.

The project is required to comply with all PCAPCD rules and regulations, such as those listed previously for construction, as well as the following for operations:

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- Rule 225 related to wood-burning appliances, and Rule 246 related to water heaters.

The analysis found that the overall project’s maximum operational emissions on a daily basis would be as follows:

| <b>OPERATIONAL EMISSIONS (lbs/day)</b>   |            |            |                        |
|--|------------|------------|------------------------|
|  | <b>ROG</b> | <b>NOx</b> | <b>PM<sub>10</sub></b> |
| <b>Maximum Daily Emissions</b>   | 33.17      | 4.02       | 7.42                   |
| <b>Placer County Air Pollution Control District (PCAPCD) Significance Thresholds</b> | 82         | 82         | 82                     |
| <b>Exceedance of PCAPCD Threshold</b>  | NO         | NO         | NO                     |

As shown, the project’s operational emissions of ROG, NOx and PM<sub>10</sub> would be below the applicable PCAPCD thresholds of significance. Accordingly, the project’s operational emissions would not contribute to the PCAPCD’s nonattainment status of ozone and PM, operations of the project would not violate an air quality standard or contribute to an existing or projected air quality violation and operationally-related impacts would be considered less than significant.

Cumulative Impacts

Placer County is classified as a severe non-attainment area for the federal ozone standards. In order to improve air quality and attain health-based standards, reductions in emissions are necessary within non-attainment areas. The project is part of a pattern of urbanization occurring in the greater Sacramento ozone non-attainment area. The growth and combined population, vehicle usage, and business activity within the non-attainment area from the project, in combination with other past, present and reasonably foreseeable projects within Rocklin and surrounding areas, would either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset project-related emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants.

To aid in determining an individual project’s cumulative contribution to regional air quality, the PCAPCD suggests a cumulative threshold of significance for operational emissions of 10 pounds per day for ROG and NOx. Per the PCAPCD document *CEQA Air Quality Handbook – Assessing and Mitigating Air Quality Impacts under CEQA*, it is very important to emphasize that the primary reason the District applies a 10 pounds per day standard as the threshold for a project’s cumulative impacts resulting from its ROG and NOx emissions is because Placer County lies within the federal ozone nonattainment area. Thus, if the proposed project would result in an

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increase of more than 10 lbs. /day of ROG and/or NOx (ozone precursors) during operations, the project could potentially result in a significant contribution towards a cumulative air quality impact, and mitigation would be recommended. Although a cumulative threshold, the PCAPCD cumulative thresholds are applied to project-level emissions. In other words, an increase of more than 10 pounds per day of ROG and/or NOx (ozone precursors) during project operations would be above the PCAPCD cumulative threshold of significance. It should be noted that a cumulative threshold of significance for PM10 or any other pollutant emission has not been established by the PCAPCD or the City.

As shown in the table below, the proposed project’s maximum mitigated (through the use of natural gas burning fireplaces/hearths and low VOC paints consistent with PCAPCD rules and regulations) operational emissions of NOx and ROG would be below the PCAPCD’s 10 lbs. /day cumulative threshold of significance and the project would have a less than significant cumulative emissions impact.

**MITIGATED OPERATIONAL EMISSIONS FOR CUMULATIVE CONSIDERATION (lbs/day)**

|  | ROG  | NOx  |
|--|------|------|
| <b>Maximum Daily Emissions</b>   | 2.42 | 3.54 |
| <b>Placer County Air Pollution Control District (PCAPCD) Significance Thresholds</b> | 10.0 | 10.0 |
| <b>Exceedance of PCAPCD Threshold</b>  | NO   | NO   |

The General Plan EIR identified a cumulative contribution to regional air quality impacts as a significant and unavoidable impact, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The project does not result in a change to this finding because the site is being developed with a land use that is equal to or less intense (from a trip generation and associated emissions standpoint) than the Retail Commercial land use that was anticipated by and analyzed within the General Plan EIR.

**Conclusion:**

The proposed project site is located within the boundaries of the Placer County Air Pollution Control District (PCAPCD), which is within the Sacramento Valley Air Basin (SVAB). Placer County is in attainment for PM<sub>10</sub>, but is located within the Sacramento region’s severe non-attainment area for federal ozone standards. The PCAPCD has the primary responsibility for planning, maintaining, and monitoring the attainment of air quality standards in Placer County. The PCAPCD along with other local air districts in the Sacramento region are required to comply and implement the State Implementation Plan (SIP) to demonstrate how and when the region can attain the federal ozone standards. Accordingly, the Sacramento Metropolitan Air Quality Management Air District (SMAQMD) prepared the *Sacramento Regional 8-Hour Ozone*

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*Attainment and Reasonable Further Progress Plan* in December 2008, with input from the other air districts in the region. The Placer County Air District adopted the Plan on February 19, 2009. The California Air Resources Board (CARB) determined that the Plan meets Clean Air Act requirements and approved the Plan on March 26, 2009 as a revision to the SIP. An update to the Plan, the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 SIP Revisions)*, has been prepared and was approved and adopted on September 26, 2013. The *2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 Plan)* have been submitted to the U.S. Environmental Protection Agency (EPA) as a revision to the SIP. Accordingly, the 2013 Plan is the applicable air quality plan for the proposed site.

The 2013 Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the federal Clean Air Act requirements, including the National Ambient Air Quality standards (NAAQS). Adoption of all reasonably available control measures is required for attainment. Measures could include, but are not limited to the following: regional mobile incentive programs; urban forest development programs, and local regulatory measures for emission reductions related to architectural coating, automotive refinishing, natural gas production and processing, asphalt concrete, and various others.

A conflict with, or obstruction of, implementation of the 2013 Plan could occur if a project generates greater emissions than what has been projected for the site in the emission inventories of the 2013 Plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on the City's General Plan and zoning designations for the region. Because the project site's Retail Commercial land use designation existed at the time that the emission inventories for the 2013 Plan were developed, the discussion that follows focuses on the portion of the project site that is being proposed to be amended from Retail Commercial to High Density Residential.

The vehicle trips generated by the proposed project would be less than the number of trips that could be generated if the project site was built out per the Retail Commercial land use. Based on trip generation rates from the Rocklin Traffic Model, the proposed multi-family residential portion of the project would generate 130 daily trips (20 dwelling units X 6.5 daily trips/dwelling unit) and the proposed office portion of the project would generate 140 daily trips (7,891 square feet X 17.7 trips/1000 sf for office development). Conversely, the current Retail Commercial designation would be expected to generate 495 daily trips (1.3 acres X 43,560 sf/acre = 56,628 sf X 0.25 floor-to-area ratio X 35 trips/1000 sf for retail commercial development). Thus, the proposed project would generate 225 fewer daily trips on local roads and the project would result in fewer overall emissions than anticipated in the 2013 Plan. It should be noted that construction-related emissions associated with the proposed project would be consistent with what was included in emissions inventories for the site, as the same assumptions for construction activities and area of disturbance would occur. Therefore, the

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project would result in a reduction of the anticipated emissions inventories of the 2013 Plan and it will not conflict with or obstruct implementation of the 2013 Plan.

Construction activities, including grading, generate a variety of air pollutants; the most significant of which would be dust (PM<sub>10</sub>). To address short-term construction impacts, the City of Rocklin requires project applicants to incorporate into their project description a listing of mitigation measures recommended by the Placer County Air Pollution Control District by signing the City’s “Mitigation for Air Quality Impacts” form. These mitigation measures include the preparation of a dust control plan prior to the commencement of grading for approval by the City Engineer and the Placer County Air Pollution Control District. The dust control plan shall specify measures to reduce dust pollution during all phases of construction. The City’s “Mitigation for Air Quality Impacts” form and the associated short-term air quality mitigation measures are hereby incorporated by reference into this document. The specific measures noted on the City’s “Mitigation for Air Quality Impacts” form are as follows:

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site or exported from the site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning will be allowed only with the approval of the Placer County APCD.

The requirement for the proposed project to incorporate into the project description a listing of mitigation measures has been met with this application. In addition, the project is required to comply with all PCAPCD rules and regulations for construction, including Rule 202 related to visible emissions, Rule 218 related to architectural coatings, Rule 228 related to fugitive dust, and Regulation 3 related to open burning.

Per the air quality analysis conducted for the proposed project and as depicted in the Construction Emissions table above, the project’s construction-related air quality emissions are not anticipated to exceed the PCAPCD’s significance thresholds for emissions of ROG, NOx and

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PM<sub>10</sub>. Compliance with PCAPCD rules and regulations would help to ensure that the project's emissions would not substantially contribute to the PCAPCD's non-attainment status for ozone or PM. Therefore, construction activities associated with development of the proposed project would not substantially contribute to the PCAPCD's non-attainment status for ozone or PM. Because construction of the proposed project would comply with the PCAPCD's rules and regulations for construction, development of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and a less than significant short-term construction air quality impact would be anticipated.

Per the air quality analysis conducted for the proposed project and as depicted in the Operational Emissions table above, the project's operational air quality emissions are not anticipated to exceed the PCAPCD's significance thresholds for emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>. This project would not conflict or obstruct implementation of the PCAPCD Attainment Plans.

Per the air quality analysis conducted for the proposed project and as depicted in the Mitigated Operational Emissions for Cumulative Consideration table above, the proposed project's operational emissions for ROG and NO<sub>x</sub> would be below the PCAPCD cumulative thresholds of significance and the project would have a less than significant cumulative emissions impact.

The proposed project involves the development of residential uses; thus, the project would introduce sensitive receptors to the area. The nearest existing sensitive receptors to the project site are the residences located east, west and south of the project site. Emissions of CO would result from the incomplete combustion of carbon-containing fuels such as gasoline or wood and are particularly related to traffic levels. The project site is already planned for urban development; thus traffic on the surrounding roadways and intersections would not increase more than already anticipated for the area due to project implementation. Accordingly, CO levels at nearby intersections would not be expected to be higher than anticipated for the area. It should be noted that as older, more polluting vehicles are retired and replaced with newer, cleaner vehicles, the overall rate of emissions of CO for vehicle fleet throughout the State has been, and is expected to continue, decreasing. Therefore, emissions of CO would likely decrease from current levels over the lifetime of the project. In addition, as discussed above, the proposed project would generate fewer vehicle trips than allowed for the site under the current land use and zoning designations, which in turn would lead to decreased delays at nearby intersections.

Per PCAPCD guidance, if a project will degrade an intersection in the project vicinity from an acceptable Level of Service (LOS) (e.g., LOS A, B, C, or D) to an unacceptable LOS (e.g., LOS E or F), or if the project will substantially worsen an already existing LOS F, then the project has the potential to cause a potential a CO intersection hotspot. The South Whitney Medical Center and Townhomes Project Traffic Impact Analysis Report (KD Anderson & Associates, September 30, 2015) examined Level of Service (LOS) for intersections affected by the project. The analysis

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showed that the Whitney Boulevard/ Sunset Boulevard intersection is projected to operate below LOS C under the Cumulative No Project scenario (LOS F in the PM peak hour). Similarly, the General Plan EIR identified that the intersection would operate at LOS F in the PM peak hour in the cumulative condition, but the General Plan EIR included a mitigation measure that would improve the LOS to an acceptable C level. The project-specific analysis also showed that the project would not “substantially worsen” (increase anticipated delays by 10 seconds or more when project-generated traffic is included) an identified unacceptable peak hour intersection LOS. Because the Whitney Boulevard/Sunset Boulevard intersection is anticipated to be mitigated to an acceptable LOS C in the future and the addition of South Whitney Mixed Use Townhomes and Medical Center project trips does not substantially worsen an increase in anticipated delays, a substantial increase in levels of CO at surrounding intersections would not occur, and the project would not generate localized concentrations of CO that would exceed standards.

In addition to the CO emissions discussed above, Toxic Air Contaminants (TACs) are also a category of environmental concern. The California Air Resources Board (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommendations for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC. High volume freeways/roadways, stationary diesel engines, and facilities attracting heavy and constant diesel traffic were identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

Due to the predominantly residential nature of the project, relatively few vehicle trips associated with the proposed project would be expected to be composed of heavy-duty diesel-fueled trucks and their associated emissions. The project does not involve long-term operation of any stationary diesel engine or other on-site stationary source of TACs. In addition, emissions of DPM resulting from construction equipment and vehicles are minimal and temporary, affecting a specific receptor for a period of weeks or perhaps months, and would be regulated through compliance with PCAPCD’s rules and regulations.

As noted above, Table 4-1 of the CARB Handbook identifies different source categories that are of potential concern and provides recommendations for separation distances for sensitive land uses. There are two gasoline dispensing facilities located in the vicinity of the project site (Quickstop and Chevron located at the intersection of Sunset Boulevard/Whitney Boulevard). The Quickstop has four fuel dispensing stations and is located approximately 115 feet away from the project boundary and the Chevron has eight fuel dispensing stations and is located approximately 290 feet from the project boundary. The CARB Handbook recommends that a 50-foot separation distance be provided for typical fuel dispensing facilities (which the

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Quickstop and Chevron are based on their number of fuel dispensing stations) and sensitive receptors (the residential component of the project); the proposed project exceeds the recommended separation distance and implementation of the project would not result in an increased exposure to sensitive receptors to localized concentrations of TACs from gasoline dispensing facilities.

For freeways and roads with high traffic volumes, Table 4-1 recommends “Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.” Because the shortest distance between the South Whitney Mixed Use Townhomes and Medical Center project and SR-65 and I-80 is approximately 3,900 feet and 5,300 feet respectively, more than the 500 feet identified in the CARB Handbook, the project would not be exposed to TAC emissions impact from freeway sources.

In summary, sensitive receptors would not be exposed to significant levels of pollutant concentrations and impacts related to exposing sensitive receptors to substantial pollutants would be less than significant.

Typical odor sources include industrial or intensive agricultural uses. Residential and medical uses are not typically associated with the creation of objectionable odors; the proposed project is not an odor producing facility, nor is it located in proximity to any industrial, agricultural or other known odor source. Construction of the project, particularly diesel fumes from construction equipment, could cause objectionable odors. However construction emissions are minimal and temporary, and would likely only affect a specific receptor for a period of weeks or perhaps months. Furthermore, PCAPCD Rule 205, Nuisance, addresses the exposure of “nuisance or annoyance” air contaminant discharges, including odors, and provides enforcement of odor control. Rule 205 is complaint-based, where if public complaints are sufficient to cause the odor source to be a public nuisance, then the PCAPCD is required to investigate the identified source as well as determine an acceptable solution for the source of the complaint, which could include operational modifications to correct the nuisance condition. Thus, although not anticipated, if odor or air quality complaints are made upon the development of the proposed project, the PCAPCD would be required to ensure that such complaints are addressed and mitigated, as necessary.

Overall, the proposed project would not create objectionable odors nor would the future residents or employees of the project be substantially affected by any existing objectionable odors. As a result, a less than significant odor impact would occur.

**Significance:**

Compliance with the mitigation measures incorporated into the General Plan goals and policies would reduce impacts to air quality to a less-than-significant level.

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| <b>IV.</b><br><u><b>BIOLOGICAL RESOURCES</b></u><br><b>Would the project:</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> | <b>Impact for which General Plan EIR is Sufficient</b> |
|--|---------------------------------------|--|-------------------------------------|------------------|--|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? |                                       | <b>X</b>                                     |                                     |                  |  |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?   |                                       |  | <b>X</b>                            |                  |  |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   |                                       |  | <b>X</b>                            |                  |  |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   |                                       |  | <b>X</b>                            |                  |  |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  |                                       | <b>X</b>                                     |                                     |                  |  |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   |                                       |  |                                     | <b>X</b>         |  |

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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project will modify habitats through the removal of native and other plant material; the project site does contain oak trees, some of which will be removed with implementation of the project. The project site is subject to regular mowing for fire abatement purposes; these disturbances have diminished the ability of the project site’s habitat to support special status animal and plant species. Impacts to wetlands/waters of the U.S. and to special status animal and plant species are not anticipated to occur due to their lack of presence or potential presence on the project site.

**Prior Environmental Analysis**

The General Plan EIR analyzed the anticipated impacts that would occur to the biological resources of the Planning Area as a result of the future urban development that was contemplated by the General Plan. These impacts included special-status species, species of concern, non-listed species, biological communities and migratory wildlife corridors (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.10-1 through 4.10-47). Mitigation measures to address these impacts are incorporated into the General Plan in the Open Space, Conservation and Recreation Element, and include policies that encourage the protection and conservation of biological resources and require compliance with rules and regulations protecting biological resources, including the City of Rocklin Oak Tree Preservation Ordinance.

The General Plan EIR concluded that, despite these goals, policies and rules and regulations protecting biological resources, significant biological resources impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically the General Plan EIR found that buildout of the Rocklin General Plan will impact sensitive biological communities, will result in the loss of native oak and heritage trees, will result in the loss of oak woodland habitat and will contribute to cumulative impacts to biological resources. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for biological resources impacts incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

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**Project-Level Environmental Analysis:**

The firm of Abacus, a Sacramento area consulting firm with recognized expertise in arboriculture, prepared an arborist report for the South Whitney Mixed Use Townhomes and Medical Center project. Their report, dated March 17, 2016 is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Abacus has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Abacus report, which is summarized below.

**Conclusion:**

The proposed project would have a minor impact on biological resources (largely native and exotic grasses) as site development occurs. Based on a review of information contained in the City of Rocklin General Plan EIR (2012) and a review of the United States Fish and Wildlife (USFWS) National Wetlands Inventory database and aerial photography, the site does not contain areas of Waters of the United States (wetlands) as defined in the Clean Water Act; therefore impacts to wetland resources are not anticipated.

The project site has the potential, although limited, to contain special-status wildlife species, specifically potential nesting habitat for raptors and migratory birds. To address the potential impacts to nesting raptors and migratory birds, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-1 The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).*

*If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant/developer shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Documentation of the survey shall be provided to the City and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.*

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

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*qualified biologist may be required if the activity has the potential to adversely affect an active nest.*

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

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to nesting raptors and migratory birds to a less than significant level.

The surrounding area is partly developed in an urban fashion, including commercial development to the north and east and residential development to the east, west and south of the project site. The project site is also bound on the northwest by South Whitney Boulevard. As discussed above, there are no wetland resources on the project site. The proposed project is adjacent to Antelope Creek and consistent with City goals and policies, the project has established an open space/riparian corridor parallel to the creek that will not be developed and can serve as a wildlife movement corridor. Due to the proximity of local roadways to the site, the amount of surrounding development and the preservation of the open space/riparian corridor, the proposed project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

There are no native wildlife nursery sites on the project site or in the immediate vicinity; therefore the proposed project is not anticipated to interfere or impede the use of native wildlife nursery sites.

The City of Rocklin regulates the removal of and construction within the dripline of native oak trees with a trunk diameter of 6 inches or more under the Oak Tree Preservation Ordinance and the Oak Tree Preservation Guidelines. Seven oak species and five hybrids between these species are defined as “native oaks” by the City. Per the City’s oak tree ordinance, the diameter at breast height (DBH) of a multiple trunk tree is the measurement of the largest trunk only, and heritage trees are defined as native oak trees with a trunk diameter of 24 inches or more.

The City of Rocklin commissioned the firm of Phytosphere Research to evaluate, characterize, and make recommendations on the City’s urban forest, and from that effort, a 2006 report titled “Planning for the Future of Rocklin’s Urban Forest” was produced. One of the findings of this report was that the City’s overall tree canopy cover has increased from 11% in 1952 to 18% in 2003 (a 63% increase) due to the protection of existing oaks and growth of both new and existing trees. This finding supports the City’s on-going practice of requiring mitigation for oak tree removal through its Oak Tree Preservation Ordinance as being an effective way to maintain or even increase urban forest canopy.

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The project site includes a total of 49 native oak trees within the boundaries of the project site. Composition of the 49 native oak trees includes 1 Interior Live Oak, 1 Blue Oak and 47 Valley Oaks. No trees are recommended for removal by the project arborist as being dead, dying, or a hazard; 22 of the native oak trees are proposed for removal as a part of the development of the South Whitney Mixed Use Townhomes and Medical Office project.

To ensure compliance with the City’s Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-2 Prior to the issuance of improvement plans or grading permits, the applicant shall:*

*a) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.*

*b) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City’s Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:*

- The total number of surveyed oak trees;*
- The total number of oak trees to be removed;*
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and*
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.*

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to oak tree removal to a less than significant level.

There are no facts or circumstances presented by the proposed project which create conflicts with other local policies or ordinances protecting biological resources.

The project site is not within a Habitat Conservation Plan or Natural Community Conservation Plan area, nor is it within a local, regional, or state habitat conservation plan area; therefore no impact is anticipated.

Although biological resources may be impacted, land use development will follow the City’s General Plan guidelines and zoning regulations. As noted above, previous EIRs have identified,

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and the City has adopted, mitigation measures to reduce the direct biological resources impacts to less than significant levels. These mitigation measures are incorporated into the General Plan Open Space Conservation and Recreation Element as Goals and Policies and elements of the Open Space/Conservation Action Plan.

The General Plan EIR identified the above-noted biological resources impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of those impacts.

**Significance:**

Compliance with the mitigation measures incorporated into General Plan goals and policies and the project-specific mitigation measure described above would reduce impacts to biological resources to a less-than-significant level.

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| <b>V.</b><br><u>CULTURAL RESOURCES</u><br><b>Would the project:</b>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?  |                                |                                       |                              |           | <b>X</b>  |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?   |                                |                                       |                              |           | <b>X</b>  |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   |                                | <b>X</b>                              |                              |           |   |
| d) Disturb any human remains, including those interred outside of formal cemeteries?  |                                | <b>X</b>                              |                              |           |   |
| e) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code §21074? |                                |                                       | <b>X</b>                     |           |   |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project could affect unknown/undiscovered historical, archaeological, and/or paleontological resources or sites as development occurs.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural and paleontological resources within the Planning area as a result of the future urban development that was contemplated by the General Plan. These impacts included potential destruction or damage to any historical, cultural, and paleontological resources (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.8-1 through 4.8-21). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Open Space, Recreation and Conservation Elements, and include goals and policies that encourage the preservation and protection of historical, cultural and paleontological resources and the proper treatment and handling of such resources when they are discovered.

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The General Plan EIR concluded that despite these goals and policies, significant cultural resources impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will contribute to cumulative impacts to historic character. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Rocklin General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas.

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for cultural resources impacts incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Project-Level Environmental Analysis:**

The firm of Peak & Associates, a Sacramento area consulting firm with recognized expertise in cultural resources, prepared a cultural resource report for the South Whitney Mixed Use Center project site. The report, dated April 2015, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Peak & Associates has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Peak & Associates report, which is summarized below.

The Peak & Associates report concluded that records searches of the North Central Information Center, archival research, field parcel surveys and limited excavation efforts performed by a qualified archaeologist, queries sent to the Native American Heritage Commission and Native American contacts for the project site determined that no prehistoric or historic properties are located within the project site. The field survey resulted in a conclusion that there were no prehistoric or historic period resources located in the project area and thus there were no resources eligible for the California Register; therefore the proposed South Whitney Mixed Use Townhomes and Medical Center project would not impact known sites of historical or cultural

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significance on the project site. However, the project site may contain unknown cultural resources that could potentially be discovered during construction activities.

**Conclusion:**

The project site is currently vacant and may contain unknown cultural resources that could potentially be discovered during construction activities. To address the potential discovery of unknown cultural resources, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*V.-1 If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the City’s Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.*

*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).*

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to unknown cultural resources to a less than significant level.

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Per Assembly Bill 52 (AB-52, Gatto 2014), as of July 1, 2015 Public Resources Code Sections 21080.3.1 and 21080.3 require public agencies to consult with the Native American Heritage Commission (NAHC) and Native American tribes for the purpose of mitigating impacts to tribal cultural resources; that consultation process is described in part below:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section (Public Resources Code Section 21080.1 (d))

As of the writing of this document, the United Auburn Indian Community (UAIC) and the Lone Band of Miwok Indians (IBMI) are the only tribes that are traditionally and culturally affiliated with the project area that have requested notification. Consistent with Public Resources Code (PRC) Section 21080.3.1 (d) and per AB-52, the City of Rocklin provided formal notification of the South Whitney Mixed Use project and the opportunity to consult on it to the designated contacts of the UAIC and IBMI in a letter received by those organizations on January 11, 2016 and March 18, 2016, respectively. The UAIC and IBMI had 30 days to request consultation on the project pursuant to AB-52 and they did not respond prior to February 9, 2016 and April 18, 2016, respectively, the end of the 30-day periods. As such, the City of Rocklin has complied with AB-52 and may proceed with the CEQA process for this project per PRC Section 21082.3 (d) (3). Given that the UAIC and IBMI did not submit a formal request for consultation on the proposed project within the required 30 day period, that no other tribes have submitted a formal request to receive notification from the City of Rocklin pursuant to PRC Section 21080.3.1, and that there have been no other concerns expressed regarding tribal cultural resources in the project area, the project is not anticipated to cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074. Therefore, the project’s impact on tribal cultural resources is considered less than significant.

**Significance:**

Compliance with the mitigation measures incorporated into the General Plan goals and policies and the project-specific mitigation measure described above would reduce impacts to cultural resources to a less-than-significant level.

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| <b>VI.</b><br><u><b>GEOLOGY AND SOILS</b></u><br><b>Would the project:</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> | <b>Impact for which General Plan EIR is Sufficient</b> |
|--|---------------------------------------|--|-------------------------------------|------------------|--|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:<br><br>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. |                                       |  | <b>X</b>                            |                  | <b>X</b>   |
| ii) Strong seismic ground shaking?   |                                       |  |                                     |                  | <b>X</b>   |
| iii) Seismic-related ground failure, including liquefaction?   |                                       |  |                                     |                  | <b>X</b>   |
| iv) Landslides?  |                                       |  |                                     |                  | <b>X</b>   |
| b) Result in substantial soil erosion or the loss of topsoil?  |                                       |  |                                     |                  | <b>X</b>   |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?  |                                       |  |                                     |                  | <b>X</b>   |
| d) Be located on expansive soil, as defined in Table I8-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   |                                       |  |                                     |                  | <b>X</b>   |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   |                                       |  |                                     | <b>X</b>         |  |

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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Branches of the Foothill Fault system, which are not included on the Alquist-Priolo maps, pass through or near the City of Rocklin and could pose a seismic hazard to the area including ground shaking, seismic ground failure, and landslides. Construction of the proposed project will involve clearing and grading of the site, which could render the site susceptible to a temporary increase in erosion from the grading and construction activities.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts of local soils and geology on development that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included seismic hazards such as groundshaking and liquefaction, erosion, soil stability, and wastewater conflicts (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.6-1 through 4.6-27). The analysis found that while development and buildout of the General Plan can result in geological impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City’s Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding geologic hazards and compliance with local, state and federal standards related to geologic conditions.

These goals, policies and standards include, but are not limited to, erosion control measures in the City’s Improvement Standards and Standard Specifications, the City’s Grading and Erosion and Sediment Control Ordinance, the City’s Stormwater Runoff Pollution Control Ordinance, and goals and policies in the General Plan Community Safety Element requiring soils and geotechnical reports for all new development, enforcement of the building code, and limiting development of severe slopes.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for geology and soils impacts incorporated as goals and policies in the Rocklin General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City ordinances, rules and regulations.

In addition, the proposed project would be subject to the provisions of the City’s Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of

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Rocklin to safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses with nutrients, sediments, or other earthen materials generated or caused by surface runoff on or across the permit area; to comply with the City’s National Pollutant Discharge Elimination System permit issued by the California Regional Water Quality Control Board; and to ensure that the intended use of a graded site is consistent with the City of Rocklin General Plan, provisions of the California Building Standards Code as adopted by the City relating to grading activities, City of Rocklin improvement standards, and any applicable specific plans or other land use entitlements. This chapter (15.28) also establishes rules and regulations to control grading and erosion control activities, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction and erosion control plans for all graded sites.

Also, a geotechnical report, prepared by a qualified engineer, will be required with the submittal of project improvement plans. The report will provide site-specific recommendations for the construction of all features of the building foundations and structures to ensure that their design is compatible with the soils and geology of the project site.

**Conclusion:**

The City of Rocklin is located in an area known to be subject to seismic hazards, but it is not near any designated Alquist-Priolo active earthquake faults. The Foothill Fault System has been identified in previous environmental studies as potentially posing a seismic hazard to the area; however, the Foothill Fault system is located near Folsom Lake, and not within the boundaries of the City of Rocklin. There are, however, two known and five inferred inactive faults within the City of Rocklin. Existing building code requirements are considered adequate to reduce potential seismic hazards related to the construction and operation of the proposed project to a less than significant level.

It should also be noted that the site does not contain significant grade differences and therefore, does not possess the slope/geological conditions that involve landslide hazards. The potential for liquefaction due to earthquakes and groundshaking is considered minimal due to the site specific characteristics that exist in Rocklin; Rocklin is located over a stable granite bedrock formation and much of the area is covered by volcanic mud (not unconsolidated soils which have liquefaction tendencies).

Standard erosion control measures are required of all projects, including revegetation and slope standards. The project proponent will be required to prepare an erosion and sediment control plan through the application of the City’s Improvement Standards and Standard Specifications as a part of the City’s development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board’s Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available

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Technology (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), and the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30). The application of standard erosion control measures to the proposed project, as well as compliance with the above noted Ordinances, would reduce potential erosion-related impacts to a less than significant level for on-site grading.

A geotechnical report, prepared by a qualified engineer, will be required with the submittal of the project improvement plans. The report will be required to provide site-specific recommendations for the construction of all features of the building foundations and structures to ensure that their design is compatible with the soils and geology of the project site. Through the preparation of such a report and implementation of its recommendations as required by City policy during the development review process, impacts associated with unstable soil or geologic conditions would be reduced to a less than significant level.

Sewer service is available to the project site and the proposed project will be served by public sewer. Septic tanks or alternative wastewater disposal systems would not be necessary; therefore impacts associated with the disposal of wastewater are not anticipated.

Compliance with the City’s development review process and the City’s Improvement Standards and Standard Specifications and the Uniform Building Code will reduce any potential geology and soils impacts to a less than significant level.

**Significance:**

Compliance with the City’s development review process, the City’s Improvement Standards and Standard Specifications and the Uniform Building Code will reduce any potential geology and soils impacts to a less-than-significant level.

| <b>VII.</b><br><u><b>GREENHOUSE GAS EMISSIONS</b></u><br><b>Would the project:</b>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      |                                |                                       | <b>X</b>                     |           |   |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? |                                |                                       | <b>X</b>                     |           |   |

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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is therefore by definition a cumulative impact. A project contributes to this potential cumulative impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases (GHG).

Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Neither the Placer County Air Pollution Control District nor the City of Rocklin has established significance thresholds for measuring the significance of a project’s incremental contribution to global climate change. However, individual projects can contribute to greenhouse gas emission reductions by incorporating features that reduce vehicle emissions and maximize energy-efficiency.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts that would occur related to climate change and greenhouse gas emissions as a result of the future urban development that was contemplated by the General Plan. These impacts included consistency with greenhouse gas reduction measure, climate change environmental effects on the City and generation of greenhouse gas emissions (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.15-1 through 4.15-25). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Circulation Elements, and include goals and policies that encourage the use of alternative modes of transportation and promote mixed use and infill development.

The General Plan EIR concluded that despite these goals and policies, significant greenhouse gas emission impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in the generation of greenhouse gas emissions which are cumulatively considerable. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to this impact, which was found to be significant and unavoidable.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

Generation of greenhouse gas emissions as a result of development activities are discussed in the Rocklin General Plan. Policies and mitigation measures have been included in the General

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Plan that encourage the use of alternative modes of transportation and promote mixed use and infill development.

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for greenhouse gas emissions impacts incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Project Level Environmental Analysis:**

The firm of De Novo Planning Group, a Sacramento area consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Analysis report for the proposed project. This analysis was prepared to estimate the project’s greenhouse gas emissions from construction activities, motor vehicle trips, and utility use. Their report, dated November 2014, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that De Novo Planning Group has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the De Novo Planning Group report, which is summarized below.

**Greenhouse Gas Emissions**

Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential and agricultural sectors. Therefore, the cumulative global emission of GHGs contributing to global climate change can be attributed to every nation, region, city and virtually every individual on Earth. A project’s GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

The analysis found that the overall project’s construction CO<sub>2</sub> emissions would be a total of approximately 283.80 metric tons of CO<sub>2</sub> emissions (MTCO<sub>2</sub>e) for the assumed construction period. The analysis also found that the operation of the project would result in 570.83 metric tons of CO<sub>2</sub> emissions on an annual basis.

**Conclusion:**

In September 2006, then Governor Arnold Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels

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by the year 2020. AB 32 delegated the authority for its implementation to the California Air Resources Board (CARB) and directs CARB to enforce the statewide cap. In accordance with AB 32, CARB prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. Based on the reduction goals called for in the 2008 Scoping Plan, a 29 percent reduction in GHG levels relative to a Business As Usual (BAU) scenario would be required to meet 1990 levels by 2020. The BAU condition is project and site specific and varies. The BAU scenario is based on what could or would occur on a particular site in the year 2020 without implementation of a proposed project or consideration of any State regulation emission reductions or voluntary GHG reduction measures. The CARB, per the 2008 Scoping Plan, explicitly recommends that local governments utilize a 15 percent GHG reduction below “today’s” levels by 2020 to ensure that community emissions match the State’s reduction target, where today’s levels would be considered 2010 BAU levels.

In 2011, the baseline or BAU level for the Scoping Plan was revised to account for the economic downturn and State regulation emission reductions (i.e., Pavley, Low Carbon Fuel Standard [LCFS], and Renewable Portfolio Standard [RPS]). Accordingly, the Scoping Plan emission reduction target from BAU levels required to meet 1990 levels by 2020 was modified from 29 percent to 21.7 percent where the BAU level is based on 2010 levels singularly, or 16 percent where the BAU level is based on 2010 levels and includes State regulation emission reductions noted above. The amended Scoping Plan was re-approved August 24, 2011.

The Scoping Plan must be updated every five years. The *First Update to the Climate Change Scoping Plan* (Scoping Plan Update) was approved by CARB on May 22, 2014 and builds upon the initial Scoping Plan with new strategies and recommendations. The Scoping Plan Update highlights the State’s progress towards the 2020 GHG emission reduction goals defined in the original Scoping Plan and evaluates how to align the State’s longer-term GHG reduction strategies with other State policy priorities for water, waste, natural resources, clean energy, transportation and land use. According to the Scoping Plan Update, the State is on track to meet the 2020 GHG goal and has created a framework for ongoing climate action that could be built upon to maintain and continue economic sector-specific reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050, as required by AB 32.

Global climate change is a change in the average weather of the Earth, which can be measured by wind patterns, storms, precipitation, and temperature. It is exacerbated by greenhouse gases, which trap heat in the atmosphere (thus the “greenhouse” effect). Greenhouse gases include carbon dioxide, methane, and nitrous oxide, and are emitted by natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the Earth’s temperature, and is natural and desirable, as without it the Earth’s surface would significantly cooler.

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Scientific evidence suggests that emissions from human activities, such as electricity production and vehicle emissions, have elevated the concentration of these gases in the atmosphere, and are increasing the rate and magnitude of climate change to a degree that could present hazardous conditions. Potential adverse effects of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels, changes to ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

The potential for climate change impacts at specific locations remains uncertain, and to assign specific impacts to the project site would be speculative. Some conclusions can be drawn about the potential in general for the project area to be subject to increased likelihood of flooding, drought, and susceptibility to the increased potential for infectious diseases as cited above. An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is a cumulative process. A project contributes to a potential GHG emissions impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases. Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Estimated GHG emissions attributable to future development would primarily be associated with increases of carbon dioxide (CO<sub>2</sub>) and other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O).

The PCAPCD, as part of the Sacramento Regional GHG Thresholds Committee, has recently developed regional GHG emission thresholds. The thresholds were based on project data provided by the PCAPCD and other regional air districts, including the Sacramento Air Quality Management District (SMAQMD). The SMAQMD recently adopted the thresholds, and the PCAPCD recommends using their adopted threshold of 1,100 metric tons of CO<sub>2</sub> equivalent units per year (MTCO<sub>2</sub>e/year) for construction and operation. Projects exceeding the 1,100 MTCO<sub>2</sub>e/year GHG screening level threshold of significance would be required to perform a further detailed analysis showing whether the project would comply with AB 32 reduction goals. For that further detailed analysis and in accordance with CARB and PCAPCD recommendations, the City of Rocklin, as lead agency, requires a quantitative GHG analysis for development projects in order to demonstrate that such a project would promote sustainability and implement operational GHG reduction strategies that would reduce the project's GHG emissions from BAU levels by 15 percent; that 15 percent reduction threshold is in compliance with AB 32 and CARB's recommendation from the 2008 Scoping Plan that local governments utilize a 15 percent reduction below 2010 BAU levels by 2020. It should be noted that although CARB's 2011 Scoping Plan emission reduction target modified the State's overall emission reduction target from 29 percent to 21.7 percent, the 2011 Scoping Plan did not provide a specific recommendation for emission reductions for local governments and thus the City of Rocklin has chosen to continue to apply the 15 percent emission reduction target from the 2008 Scoping Plan. In accordance with the reduction recommendation set forth in the 2008

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Scoping Plan for local governments, the City of Rocklin, as lead agency, utilizes a threshold of a 15 percent reduction from BAU levels, where BAU levels are based on 2010 levels, compared to a project’s estimated 2020 levels. Therefore, if the proposed project does not meet the 1,100 metric tons screening threshold and it also does not show a 15 percent reduction of project-related GHG emissions between BAU levels and estimated 2020 levels, the project would be considered to result in a cumulatively considerable contribution to global climate change. GHG emission reduction measures could include, but are not limited to, compliance with local, State, or federal plans or strategies for GHG reductions, on-site and off-site mitigation recommendations from the Office of the Attorney General, and project design features. It should be noted that the proposed project would be required to comply with the minimum mandated measures of the 2010 California Green Building Standards Code (CalGreen Code), such as a 20 percent mandatory reduction in indoor water use and diversion of 50 percent of construction waste from landfills. A variety of voluntary CalGreen Code measures also exist that would further reduce GHG emissions, but are not mandatory.

Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. The proposed project’s short term construction-related and long-term operational GHG emissions were estimated using the CalEEMod software. CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify GHG emissions from land use projects. The model quantifies direct emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Emissions are expressed in annual metric tons of CO<sub>2</sub> equivalent units of measure (i.e., MTCO<sub>2</sub>e), based on the global warming potential of the individual pollutants.

As noted above, short-term emissions of GHG associated with construction of the proposed project are estimated to be 283.80 MTCO<sub>2</sub>e, which is below the 1,100 MTCO<sub>2</sub>e/year threshold. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Due to the size of the proposed project, the project’s estimated construction-related GHG contribution to global climate change would be considered negligible on the overall global emissions scale.

The long-term operational GHG emissions estimate for the proposed project incorporates the project’s potential area source and vehicle emissions, emissions associated with utility and water usage, and the generation of wastewater and solid waste. As noted above, the annual GHG emissions associated with the proposed project by year 2020 would be 570.83 MTCO<sub>2</sub>e/year. Because the level of emissions is lower than the 1,100 MTCO<sub>2</sub>e significance threshold, the proposed project would not hinder the State’s ability to reach the GHG reduction target nor conflict with any applicable plan, policy, or regulation related to GHG reduction and the impact of the South Whitney Mixed Use project on global climate change is considered less than significant and no mitigation measures are required.

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This Initial Study evaluates a “subsequent activity” that was already evaluated by the General Plan EIR, and the proposed project is actually a less intense use than which was evaluated by that EIR. The General Plan EIR identified the generation of greenhouse gas emissions as a significant and unavoidable impact, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The project does not result in a change to this finding because the development and operation of the proposed project will generate greenhouse gas emissions. It should be noted that the project site is being developed with a land use that is equal to or less intense (from a trip generation and associated emissions standpoint) than the Retail Commercial land use that was anticipated by and analyzed within the General Plan EIR. The project-specific GHG study confirms that a project of this type falls within the prior General Plan EIR analysis. While the proposed project would cumulatively contribute to the significant and unavoidable impact of generation of greenhouse gas emissions as recognized in the General Plan EIR, the proposed project itself will not generate enough greenhouse gas emissions to measurably influence global climate change; project-specific impacts related to GHG emission and global climate change would be less than significant as a result of the level of the project’s emissions being lower than the PCACPD’s 1,100 MTCO<sub>2</sub>e significance threshold and through the application of General Plan policies and mitigation measures that encourage the use of alternative modes of transportation and promote mixed use and infill development.

**Significance:**

Compliance with the mitigation measures incorporated into the General Plan goals and policies would reduce impacts related to GHG emissions to a less-than-significant level.

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| <b>VIII.</b><br><u>HAZARDS AND HAZARDOUS MATERIALS</u><br><b>Would the project:</b>  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  |                                |                                       |                              |           | <b>X</b>  |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.  |                                |                                       | <b>X</b>                     |           |   |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  |                                |                                       | <b>X</b>                     |           |   |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   |                                |                                       |                              | <b>X</b>  |   |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? |                                |                                       |                              | <b>X</b>  |   |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  |                                |                                       |                              | <b>X</b>  |   |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  |                                |                                       | <b>X</b>                     |           |   |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   |                                |                                       |                              |           | <b>X</b>  |

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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Construction and operation of a townhome and medical center project is not anticipated to involve the transportation, use and disposal of large amounts of hazardous materials. Construction activities would involve the transportation, use and disposal of small amounts of hazardous materials.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated human health and hazards impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included wildland fire hazards, transportation, use and disposal of hazardous materials, and emergency response and evacuation plans (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.7-1 through 4.7-30). The analysis found that while development and buildout of the Rocklin General Plan can introduce a variety of human health and hazards impacts, these impacts would be reduced to a less than significant level through the application of development standards in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding hazardous conditions, and compliance with local, state and federal standards related to hazards and hazardous materials.

These goals, policies and standards include, but are not limited to, Chapter 2.32 of the Rocklin Municipal Code which requires the preparation and maintenance of an emergency operations plan, preventative measures in the City’s Improvement Standards and Standard Specifications, compliance with local, state and federal standards related to hazards and hazardous materials and goals and policies in the General Plan Community Safety and Open Space, Conservation and Recreation Elements requiring coordination with emergency management agencies, annexation into fee districts for fire prevention/suppression and medical response, incorporation of fuel modification/fire hazard reduction planning, and requirements for site-specific hazard investigations and risk analysis.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for human health and hazards impacts incorporated as goals and policies in the General Plan and the City’s Improvement Standards, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with the Rocklin Municipal Code and other City rules and regulations.

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In addition, Chapter 2.32 of the Rocklin Municipal Code requires the development of emergency procedures in the City through the Emergency Operations Plan. The Emergency Operations Plan provides a framework to guide the City’s efforts to mitigate and prepare for, respond to, and recover from major emergencies or disasters. To implement the Emergency Operations Plan, the City has established a Disaster Council, which is responsible for reviewing and recommending emergency operations plans for adoption by the City Council. The Disaster Council plans for the protection of persons and property in the event of fires, floods, storms, epidemic, riot, earthquake and other disasters.

**Conclusion:**

Construction, operation and maintenance activities would use hazardous materials, including fuels (gasoline and diesel), oils and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents), and fertilizers, pesticides, herbicides and yard/landscaping equipment. While these products noted above may contain known hazardous materials, the volume of material would not create a significant hazard to the public through routine transport, use, or disposal and would not result in a reasonably foreseeable upset and accident condition involving the release of hazardous materials. Compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection would be required to ensure that there is not a significant hazardous materials impact associated with the construction, operation and maintenance of the proposed project. Therefore, the General Plan EIR sufficiently covers any impacts associated with hazards to the public or the environment through transport, use, or disposal of hazardous materials. Additionally, hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be considered less than significant, due to required compliance with various federal, State, and local laws and regulations.

The proposed project is not located within ¼ mile of an existing school. Although townhome and medical center projects of this nature would not typically emit any significant amounts of hazardous materials, substances, or waste or be involved in the transportation of hazardous materials, substances, or waste, there are existing rules and regulations, as indicated above, that address hazardous materials management and environmental protection. Therefore, a less than significant hazardous materials emission or handling impact would be anticipated.

The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Government Code 65962.5 is known as the Cortese List. The Cortese database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with Underground Storage

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Tanks (USTs) having a reportable release and all solid waste disposal facilities from which there is known migration. The Department of Toxic Substances Control (DTSC) EnviroStor database and State Water Resources Control Board GeoTracker database were searched on March 11, 2016 and no open hazardous sites were identified on the proposed project site. The adjacent Quick Stop Market at 2850 Sunset Boulevard was noted as having a permitted Underground Storage Tank (UST) and also as a Leaking UST site, but the Leaking UST case was closed by the Regional Water Quality Control Board on September 1, 2006. There would be no significant hazard to the public or to the environment associated with nearby known hazardous waste sites; therefore there would be no impact in this regard.

The proposed project site is not located within an airport land use plan or within the vicinity of a private airstrip, therefore the project would result in a less than significant safety hazard for people residing or working in the project area.

The City’s existing street system, particularly arterial and collector streets, function as emergency evacuation routes. The project’s design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, therefore a less than significant impact on emergency routes/plans would be anticipated.

The proposed project has been reviewed by the Rocklin Fire Department and has been designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires to a less than significant level.

**Significance:**

Compliance with the mitigation measures incorporated into the General Plan goals and policies and applicable City Code and compliance with applicable Federal, State and local laws and regulations would reduce impacts related to hazards and hazardous materials to a less-than-significant level.

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| <b>IX.</b><br><u>HYDROLOGY AND WATER QUALITY</u><br><b>Would the project:</b>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Violate any water quality standards or waste discharge requirements?   |                                |                                       |                              |           | <b>X</b>  |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? |                                |                                       | <b>X</b>                     |           |   |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  |                                |                                       |                              |           | <b>X</b>  |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   |                                |                                       |                              |           | <b>X</b>  |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   |                                |                                       |                              |           | <b>X</b>  |
| f) Otherwise substantially degrade water quality?   |                                |                                       |                              |           | <b>X</b>  |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?  |                                |                                       | <b>X</b>                     |           |   |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   |                                |                                       | <b>X</b>                     |           |   |

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| IX. HYDROLOGY AND WATER QUALITY (cont'd.)<br>Would the project:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? |                                |                                       |                              |           | <b>X</b>  |
| j) Inundation by seiche, tsunami, or mudflow?  |                                |                                       |                              |           | <b>X</b>  |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project would involve grading activities that would remove vegetation and expose soil to wind and water erosion and potentially impact water quality. Waterways in the Rocklin area have the potential to flood and expose people or structures to flooding. Additional impervious surfaces would be created with the development of the proposed project.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated hydrology and water quality impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included water quality, ground water quality and supply, drainage, flooding, risks of seiche, tsunami and mudflow (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.9-1 through 4.9-37). The analysis found that while development and buildout of the General Plan can result in hydrology and water quality impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City’s Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies related to hydrology, flooding and water quality, and compliance with local, state, and federal water quality standards and floodplain development requirements.

These goals, policies and standards include, but are not limited to, flood prevention and drainage requirements in the City’s Improvement Standards and Standard Specifications, the City’s Grading and Erosion and Sediment Control Ordinance, the Stormwater Runoff Pollution Control Ordinance, the State Water Resources Control Board General Construction Activity Storm Water Permit requirements, and goals and policies in the General Plan Open Space, Conservation and Recreation and Safety Elements requiring the protection of new and existing development from flood and drainage hazards, the prevention of storm drainage run-off in excess of pre-development levels, the development and application of erosion control plans

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and best management practices, the annexation of new development into existing drainage maintenance districts where warranted, and consultation with the Placer County Flood Control and Water Conservation District and other appropriate entities.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR as well as relevant standards from the City’s Improvement Standards for hydrology and water quality impacts, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with the Rocklin Municipal Code and other City rules and regulations.

The proposed project would be subject to the provisions of the City’s Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of Rocklin to safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses with nutrients, sediments, or other earthen materials generated or caused by surface runoff on or across the permit area; to comply with the City’s National Pollutant Discharge Elimination System permit issued by the California Regional Water Quality Control Board; and to ensure that the intended use of a graded site is consistent with the City of Rocklin General Plan, provisions of the California Building Standards Code as adopted by the City relating to grading activities, City of Rocklin improvement standards, and any applicable specific plans or other land use entitlements. This chapter (15.28) also establishes rules and regulations to control grading and erosion control activities, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction and erosion control plans for all graded sites. Chapter 8.30 of the Rocklin Municipal Code, Stormwater Runoff Pollution Control Ordinance, prohibits the discharge of any materials or pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater, into the municipal storm drain system or watercourse. Discharges from specified activities that do not cause or contribute to the violation of plan standards, such as landscape irrigation, lawn watering, and flows from fire suppression activities, are exempt from this prohibition.

In addition, the project would be required to prepare an erosion and sediment control plan through the application of the City’s Improvement Standards and Standard Specifications that are a part of the City’s development review process.

**Conclusion:**

Storm water runoff from the project site will be collected in stormwater drainage pipes and then directed through water quality treatment devices/areas as Best Management Practices (BMP) features and then into the City’s storm drain system. The purpose of the Best

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Management Practices features is to ensure that potential pollutants are filtered out before they enter the storm drain system. The City’s storm drain system maintains the necessary capacity to support development on the proposed project site. Therefore, violations of water quality standards or waste discharge requirements are not anticipated.

To address the potential for polluted water runoff during project construction, the project would be required to prepare an erosion and sediment control plan through the application of the City’s Improvement Standards and Standard Specifications as a part of the City’s development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board’s Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), and the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), which includes the preparation of a Stormwater Pollution Prevention Plan (SWPPP).

The proposed project would not alter the course of a stream or a river. The proposed project would not substantially alter the existing drainage pattern of the site or area because the City’s policies of requiring new developments to detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels (unless the Placer County Flood Control and Water Conservation District’s Flood Control Manual requires otherwise) and to coordinate with other projects’ master plans to ensure no adverse cumulative effects will be applied. Per the Placer County Flood Control and Water Conservation District Dry Creek Watershed Flood Control Plan, onsite stormwater detention is generally not recommended anywhere in the Dry Creek watershed because it has been determined that on-site detention would be detrimental to the overall watershed, unless existing downstream drainage facilities cannot handle post-construction runoff from the project site. Substantial erosion, siltation or flooding, on- or off-site, and exceedance of the capacity of existing or planned drainage systems would not be anticipated to occur.

According to FEMA flood maps (Map Panel 06061CO477F, effective date November 21, 2001) the developable portion of the project site is located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the proposed project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

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Compliance with the mitigation measures incorporated into Rocklin General Plan goals and policies, the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the City’s Improvement Standards would reduce impacts to hydrology and water quality to a less than significant level.

**Significance:**

Compliance with the mitigation measures incorporated into Rocklin General Plan goals and policies, the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30) and the City’s Improvement Standards would reduce impacts to hydrology and water quality to a less-than-significant level.

| X.<br><u>LAND USE AND PLANNING</u><br><b>Would the project:</b>  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Physically divide an established community?   |                                |                                       |                              | X         |   |
| b) Conflict with any applicable land use plan, policy, regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |                                |                                       | X                            |           |   |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  |                                |                                       |                              | X         |   |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Approval of the project would allow the construction and operation of a new townhome and office facility totaling 54,995 +/- square feet and associated parking and landscaping on a 2.8 +/- acre site. The project site is designated Retail Commercial (RC) on the General Plan land use map and is zoned Retail Business (C-2). The project requires General Plan Amendment, Rezone, General Development Plan, Tentative Subdivision Map and Design Review entitlements to allow

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for a townhome and office building project such as the one being proposed. As discussed below, land use impacts are not anticipated.

Because the proposed project site is adjacent to a creek (Antelope Creek), biological assessments and site reviews in the field were conducted with City staff to verify that the project meets the City’s General Plan Action Plan Item specifying that the developable area be outside of the required creek setback which is the top of bank plus 50 feet or to the edge of riparian vegetation, whichever distance is greater.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts on land use as a result of the future urban development that was contemplated by the General Plan. These impacts included dividing an established community and potential conflicts with established land uses within and adjacent to the City (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.1-1 through 4.1-38). The analysis found that while development and buildout of the General Plan can result in land use impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding land use impacts.

These goals and policies include, but are not limited to goals and policies in the General Plan Land Use Element requiring buffering of land uses, reviewing development proposals for compatibility issues, establishing and maintaining development standards and encouraging communication between adjacent jurisdictions.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to land use incorporated as goals and policies in the Rocklin General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Conclusion:**

The proposed project site is currently vacant and the entire project is within the City of Rocklin. The proposed project would construct and operate a new townhome and office facility totaling 54,995 +/- square feet and associated parking and landscaping at this location, which would not physically divide an established community.

The project site is currently designated on the City’s General Plan land use map as Retail Commercial (RC) and is currently zoned Retail Business (C-2). The townhome portion of the

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project site requires a General Plan Amendment to High Density Residential (HDR) and a Rezone and General Development Plan to Planned Development Residential, 16 dwelling units per acre (PD-16). The purpose of the Retail Commercial land use designation is to: provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other; to provide areas for retail and service establishments intended to meet daily convenience needs of residential areas, and to provide areas for highway traveler services and uses normally associated with travelers and vacationers. The purpose of the High Density Residential land use designation is to provide areas for multi-family homes, conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses. The office portion of the project provides for professional offices in a concentrated area for the convenience of the public and the townhome portion of the project provides areas for multi-family homes, conveniently near commercial uses and arterial and collector streets.

The C-2 zoning designation is consistent with the Retail Commercial (RC) land use designation and the proposed PD-16 zoning designation is consistent with the proposed High Density Residential (HDR) land use designation. Upon approval of the proposed General Plan Amendment, Rezone and General Development Plan, the proposed project will be consistent with the site’s land use and zoning designations and the development of the project would not conflict with land use designations and would not be anticipated to have an impact on land use and planning.

The development of a townhome and office facility is considered to be compatible with the existing nearby development of retail commercial, residential and professional office uses and the anticipated future development of residential, retail commercial, mixed use and professional office uses in the project vicinity.

The proposed project is not located within the area of a habitat conservation plan or natural community conservation plan; therefore no impact has been identified.

**Significance:**

Compliance with the mitigation measures incorporated into the General Plan goals and policies would ensure that development of the infill site would not result in significant impacts to land use and planning.

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| <b>XI.</b><br><u>MINERAL RESOURCES</u><br><b>Would the project:</b>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                |                                |                                       |                              |           | <b>X</b>  |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? |                                |                                       |                              |           | <b>X</b>  |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

As discussed below, no impact is anticipated because the project site does not contain known mineral resources.

**Conclusion:**

The Rocklin General Plan and associated EIR analyzed the potential for “productive resources” such as, but not limited to, granite and gravel (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.6-4 through 4.6-5 and 4.6-17). The City of Rocklin planning area has no mineral resources as classified by the State Geologist. The Planning Area has no known or suspected mineral resources that would be of value to the region and to residents of the state. The project site is not delineated in the Rocklin General Plan or any other plans as a mineral resource recovery site. Mineral resources of the project site have not changed with the passage of time since the General Plan EIR was adopted. Based on this discussion, the project is not anticipated to have a mineral resources impact.

**Significance:**

No impact is anticipated.

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| <b>XII.</b><br><u>NOISE</u><br><b>Would the project result in:</b>  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   |                                |                                       | <b>X</b>                     |           |   |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   |                                |                                       | <b>X</b>                     |           |   |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  |                                |                                       | <b>X</b>                     |           |   |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  |                                |                                       | <b>X</b>                     |           |   |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? |                                |                                       |                              | <b>X</b>  |   |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  |                                |                                       |                              | <b>X</b>  |   |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Development of the proposed project will result in an increase in short-term noise impacts from construction activities. As discussed below, the development and operation of a 54,995 +/- square foot townhome and office building facility is not anticipated to have significant long-term operational noise impacts.

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**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts of noise associated with the future urban development that was contemplated by the General Plan. These impacts included construction noise, traffic noise, operational noise, groundborne vibration, and overall increased in noise resulting from implementation of the General Plan Update (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.5-1 through 4.5-48).

Mitigation measures to address these impacts are incorporated into the General Plan in the Noise Element, which includes policies that require acoustical analyses to determine noise compatibility between land uses, application of stationary and mobile noise source sound limits/design standards, restriction of development of noise-sensitive land uses unless effective noise mitigations are incorporated into projects, and mitigation of noise levels to ensure that the noise level design standards of the Noise Element are not exceeded.

The General Plan EIR concluded that, despite these goals and policies, significant noise impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in exposure of persons to, or generation of, noise levels in excess of applicable noise standards, will result in exposure to surface transportation noise sources and stationary noise sources in excess of applicable noise standards and will contribute to cumulative transportation noise impacts within the Planning Area. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts associated with noise incorporated as goals and policies in the Rocklin General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Project-Level Environmental Analysis:**

The firm of JC Brennan & Associates, Inc., a Sacramento area consulting firm with recognized expertise in noise, prepared an environmental noise assessment of the South Whitney Mixed Use project. Their report, dated June 9, 2014 is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that JC Brennan & Associates, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based

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on its review of the analysis and these other considerations, City staff accepts the conclusions in the JC Brennan & Associates, Inc. report, which is summarized below.

Background Information on Noise

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sounds and noise are highly subjective from person to person. The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound and for this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

Measuring sound directly would require a very large and awkward range of numbers, so to avoid this, the decibel (dB) scale was devised. The decibel scale is logarithmic, not linear. In other words, two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic scale is A-weighted, an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70 dBA sound is half as loud as an 80 dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level ( $L_{eq}$ ). The  $L_{eq}$  is the foundation of the composite noise descriptor,  $L_{dn}$ , and shows very good correlation with community response to noise. The day/night average level ( $L_{dn}$ ) is based upon the average noise level over a 24-hour day, with a +10 dB weighting applied to noise occurring during nighttime (10:00 p.m. – 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because  $L_{dn}$  represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

The City of Rocklin General Plan includes criteria for stationary (non-transportation) and transportation noise sources. Because the proposed project is located adjacent to South Whitney Boulevard and Sunset Boulevard, this analysis focuses on whether roadway noise levels would exceed City of Rocklin exterior or interior noise levels standards at the residential portion of the project. For transportation noise sources, the maximum allowable exterior noise level standard for outdoor activity areas is 65 dB Ldn and the maximum allowable interior noise level standard is 45 dB Ldn. The analysis also examines whether noise levels from parking lot activities associated with the proposed offices would exceed City of Rocklin stationary noise source standards. For stationary noise sources, the maximum allowable exterior noise level

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standard for the receiving land use is 55 dBA during daytime hours and 45 dBA during nighttime hours.

Noise Sources

As noted above, the noise source concerns associated with the South Whitney Mixed Use Townhomes and office project is South Whitney Boulevard and Sunset Boulevard and the parking lot activities of the proposed office center use. Noise impacts associated with these noise sources were evaluated and compared to noise level performance criteria for transportation and stationary noise sources contained within the City of Rocklin General Plan Noise Element.

Traffic Noise

To determine future traffic noise levels on the project site, JC Brennan & Associates, Inc. staff utilized cumulative plus project traffic predictions for South Whitney Boulevard and Sunset Boulevard per a project-specific traffic study.

It should be noted that the City of Rocklin 60 dB Ldn exterior noise level standard applies specifically to outdoor use areas or “outdoor activity” areas. The table below shows the predicted future traffic noise levels at the proposed project site.

| <b>PREDICTED FUTURE TRAFFIC NOISE LEVELS</b>  |                                 |  |
|---|---------------------------------|--|
| Location  | Traffic Noise Levels, Ldn (dBA) | Distance to 60 DB Ldn Traffic Noise Contour (ft.)* |
| <b>South Whitney Boulevard (Cumulative Plus Project)</b>  |                                 |  |
| Common Outdoor Activity Area  | 57                              | 80   |
| Nearest Residential Building Façade   | 61                              | 80   |
| Nearest Office Building Façade  | 61                              | 80   |
| <b>Sunset Boulevard (Cumulative Plus Project)</b>   |                                 |  |
| Common Outdoor Activity Area  | 53                              | 422  |
| Nearest Residential Building Façade   | 54                              | 422  |
| Nearest Office Building Façade  | 61                              | 422  |
| * Distance to noise contours is from the roadway centerline, or the median center.<br>Sources: JC Brennan & Associates, Inc. (2014) |                                 |  |

The data in the table above indicates that future traffic noise levels at the residential common outdoor activity area (gazebo shade structure) of the proposed project are predicted to comply with the City of Rocklin 60 dB Ldn exterior noise level standard. Therefore, no additional exterior traffic noise reduction measures would be required.

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Interior Traffic Noise Levels

Standard construction practices, consistent with the Uniform Building Code typically provides an exterior-to-interior noise level reduction of approximately 25 dB, assuming that air conditioning is included for each unit, which allows residents to close windows for the required acoustical isolation. Therefore, as long as exterior noise levels at the building facades do not exceed 70 dB Ldn, the interior noise levels will typically comply with the interior noise level standard of 45 dB Ldn.

Based upon the noise analysis, the building facades closest to South Whitney Boulevard and Sunset Boulevard would be exposed to a maximum exterior noise level of 61 dB Ldn. Therefore, there are no residential or office facades predicted to be exposed to exterior traffic noise levels exceeding 70 dB Ldn or higher and the interior noise levels are predicted to be less than 45 dB Ldn and no noise reduction measures would be required.

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Analysis of Parking Lot Noise Levels

The City of Rocklin General Plan includes criteria for stationary noise sources, which are reflected in the table below.

**EXTERIOR NOISE LEVEL DESIGN STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING STATIONARY NOISE SOURCES**

| Noise Level Descriptor | Daytime (7:00 a.m.-10:00 p.m.) | Nighttime (10:00 p.m.-7:00 a.m.) |
|------------------------|--------------------------------|----------------------------------|
| Hourly Leq, dB         | 55 dBA                         | 45 dBA                           |

The City can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels.

“Fixed” noise sources which are typically of concern include, but are not limited to, the following:

- |                      |                                       |
|----------------------|---------------------------------------|
| HVAC Systems         | Cooling Towers/Evaporative Condensers |
| Pump Stations        | Lift Stations                         |
| Emergency Generators | Boilers                               |
| Steam Valves         | Steam Turbines                        |
| Generators           | Fans                                  |
| Air Compressors      | Heavy Equipment                       |
| Conveyor Systems     | Transformers                          |
| Pile Drivers         | Grinders                              |
| Drill Rigs           | Gas or Diesel Motors                  |
| Welders              | Cutting Equipment                     |
| Outdoor Speakers     | Blowers                               |
| Loading Docks        | Amplified Music and Voice             |

The types of uses which may typically produce the noise sources described above include but are not limited to industrial facilities including pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, businesses using amplified sound systems, car washes, loading docks, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, schools, playgrounds, and athletic fields.

J.C. Brennan & Associates Inc. utilized noise level data collected for previous parking lot studies and predicted a conservative number of arrivals and departures.

A typical sound exposure level due to automobile arrivals/departures, including car doors slamming and people conversing is approximately 71 dB at a distance of 50 feet and 63 dB Lmax at 50 feet. Based upon the project design incorporating 40 parking spaces, J.C. Brennan & Associates Inc. conservatively predicted a peak hour trip generation of 40 trips per hour. The property line of the nearest sensitive receiver is approximately 105 feet away from the center of the office parking lot. The proposed parking lot would result in a peak hour noise level of 51.4 dB Leq at a distance of 50 feet. At a distance of 105 feet, parking lot noise levels would be

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45 dB Leq and 57 dB Lmax. Therefore, predicted parking lot noise is expected to comply with the City of Rocklin General Plan Noise Element daytime (7:00 a.m. to 10:00 p.m.) hourly noise level criterion of 55 dB Leq and the nighttime (10:00 p.m. to 7:00 a.m.) hourly noise level criterion of 45 dB Leq.

**Conclusion:**

The primary goal for the City of Rocklin General Plan with respect to noise is: “To protect City residents from the harmful and annoying effects of exposure to excessive noise”. To implement that goal, the City has adopted Noise Compatibility Guidelines prepared by the State Office of Noise Control. The objective of the Noise Compatibility Guidelines is to assure that consideration is given to the sensitivity to noise of a proposed land use in relation to the noise environment in which it is proposed to be located.

Potential noise impacts can be categorized into short-term construction noise impacts and long-term or permanent noise impacts. The City has adopted standard conditions for project approvals which address short-term impacts. These include limiting traffic speeds to 25 mph and keeping equipment in clean and tuned condition. The proposed project would be subject to these standard conditions. The proposed project would also 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 to the satisfaction of the City Engineer or Building Official. Therefore, impacts associated with the ambient noise environment during construction would be less than significant.

As noted above, the proposed project is predicted to comply with the City of Rocklin 60 dB Ldn and 45 dB Ldn exterior and interior noise level standards for residential uses. In addition, the project will comply with the City of Rocklin interior noise level standard for office uses, and parking lot activities will comply with the City of Rocklin stationary noise source criteria at the residential portion of the project site.

The City of Rocklin, including the project site, is not located within an airport land use plan or within two miles of an airport, and is therefore not subject to obtrusive aircraft noise related to airport operations. Therefore, there is no airport related noise impact.

**Significance:**

Compliance with the mitigation measures incorporated into the General Plan goals and policies, and the City of Rocklin Construction Noise Guidelines would reduce noise related impacts to a less-than-significant level.

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| <b>XIII.</b><br><u>POPULATION AND HOUSING</u><br><b>Would the project:</b>  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure.) |                                |                                       | <b>X</b>                     |           |   |
| b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?  |                                |                                       |                              | <b>X</b>  |   |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   |                                |                                       |                              | <b>X</b>  |   |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project will result in the development and operation of a 54,995 +/- square feet townhome and office building facility, which will provide housing and employment opportunities. The proposed project would not induce substantial population growth or displace substantial numbers of people.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated population and housing impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included population growth and availability of housing opportunities (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.11-1 through 4.11-13). The analysis found that while development and buildout of the General Plan can result in population and housing impacts, implementation of the General Plan would not contribute to a significant generation of growth that would substantially exceed any established growth projections nor would it displace substantial numbers of housing units or people. Moreover, the project will not construct off-site infrastructure that would induce substantial development, unplanned or otherwise. As such, population and housing impacts were determined to be less than significant.

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**Conclusion:**

The project site is currently designated on the City’s General Plan land use map as Retail Commercial (RC) and is currently zoned Retail Business (C-2), and a portion of the project site is being proposed as High Density Residential (HDR) and Planned Development Residential, 16 dwelling units per acre (PD-16). The addition of 20 townhome housing units and offices is not considered to induce substantial population growth in an area, nor does the addition of 20 townhome housing units into a City that is projected to have approximately 29,283 dwelling units at the buildout of the General Plan represent a significant addition.

The project site is currently vacant and the proposed project will not displace existing residents or existing housing.

**Significance:**

The proposed project would have a less than significant impact on population and housing.

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| XIV.<br><u>PUBLIC SERVICES</u>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                |                                       |                              |           |   |
| 1. Fire protection?  |                                |                                       | X                            |           |   |
| 2. Police protection?  |                                |                                       | X                            |           |   |
| 3. Schools?  |                                |                                       | X                            |           |   |
| 4. Other public facilities?  |                                |                                       | X                            |           |   |

**DISCUSSION OF DETERMINATION:**

**Project Impact:**

The proposed project would create a need for the provision of new and/or expanded public services or facilities.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts on the demand for fire and police protection and school and recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for fire, police and school services, provision of adequate fire flow, and increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-1 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in public services and facilities impacts, these impacts would be reduced to a less than significant level through compliance with state and local standards related to the provision of public services and facilities and through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to public services and facilities.

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These goals, policies and standards include, but are not limited to the California Fire Code, the California Health and Safety Code, Chapters 8.12 and 8.20 of the Rocklin Municipal Code, and goals and policies in the General Plan Community Safety and Public Services and Facilities Elements requiring studies of infrastructure and public facility needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project, maintaining inter-jurisdictional cooperation and coordination and requiring certain types of development that may generate higher demand or special needs to mitigate the demands/needs.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to public services incorporated as goals and policies in the Rocklin General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for the project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Conclusion:**

Development of the proposed project could increase the need for fire protection services. The City collects construction taxes for use in acquiring capital facilities such as fire suppression equipment. Operation and maintenance funding for fire suppression is provided through financing districts and from general fund sources. The proposed project would pay construction taxes, participate in any applicable financing districts and contribute to the general fund through property and sales taxes. Participation in these funding mechanisms would ensure fire protection service to the site.

Development of the proposed project could increase the need for police patrol and police services to the site. Funding for police services is primarily from the general fund, and is provided for as part of the City’s budget process. The proposed project would pay construction taxes, participate in any applicable financing districts and contribute to the general fund through property and sales taxes. Participation in these funding mechanisms would ensure police protection services to the site; therefore police protection impacts would be anticipated to be less than significant.

The proposed project will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance school facilities. Participation in these funding mechanisms, as applicable, will reduce school impacts to a less than significant level as a matter of state law. The need for other public facilities would not be created by this project and the impact is anticipated to be less than significant.

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**Significance:**

The proposed project may increase the need for public services, but compliance with General Plan goals and policies and payment of necessary fees, including participation in any applicable financing district, would reduce the impact to a less than significant level.

| <b>XV.</b><br><u>RECREATION</u>  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? |                                |                                       | <b>X</b>                     |           |   |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        |                                |                                       | <b>X</b>                     |           |   |

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project, the development the development and operation of 54,995 +/- square feet townhome and office building facility, would not be anticipated to increase the use of, and demand for, recreational facilities in a way that results in a significant impact.

**Prior Environmental Analysis:**

The General Plan EIR analyzed the anticipated impacts on the demand for recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-30 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in recreation facilities impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to recreation facilities. The General Plan has established a parkland standard of five acres per 1,000 population, and has adopted goals and policies to insure that this standard is met. These goals and policies call for the provision of new park and recreational facilities as needed by new

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development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less than significant level.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable mitigation measures from the General Plan EIR, including the mitigation measures for impacts to recreation incorporated as goals and policies in the Rocklin General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Conclusion:**

The proposed project, a townhome and office building facility, is not anticipated to significantly increase the use of, and demand for, recreational facilities. The City of Rocklin provides parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time that a parcel or subdivision map is recorded. The residential portion of the proposed project includes a small gazebo shade structure that provides an opportunity for outdoor recreation. Employees and residents of the project could utilize City recreational facilities but the use is anticipated to be minimal and is not anticipated to significantly increase the use of existing facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated, nor is the minimal use anticipated to require the construction or expansion of recreational facilities; therefore, the project would have less than significant impacts regarding the increase in use of recreational facilities.

**Significance:**

Compliance with General Plan goals and policies and payment of necessary fees, including park and recreation fees, would ensure the impacts to recreational facilities are less than significant.

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| <b>XVI.</b><br><u>TRANSPORTATION/TRAFFIC</u><br><b>Would the project:</b>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, freeways, pedestrian and bicycle paths, and mass transit)? |                                |                                       | <b>X</b>                     |           |   |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  |                                |                                       |                              |           | <b>X</b>  |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   |                                |                                       |                              | <b>X</b>  |   |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  |                                |                                       | <b>X</b>                     |           |   |
| e) Result in inadequate emergency access?   |                                |                                       | <b>X</b>                     |           |   |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  |                                |                                       |                              |           | <b>X</b>  |

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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

As discussed below, the proposed project is anticipated to cause increases in traffic because an undeveloped site will become developed, but not to a degree that would significantly affect level of service (LOS) standards. Parking capacity is not anticipated to be an issue with the proposed project.

**Prior Environmental Review:**

The General Plan EIR analyzed the anticipated impacts on transportation that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included signalized intersections in Rocklin, Loomis, Roseville, Lincoln and Placer County, state/interstate highway segments and intersections, transit service, bicycle and pedestrian facilities, and conflicts with at-grade railways (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.4-1 through 4.4-98).

Mitigation measures to address these impacts are incorporated into the General Plan in the Circulation Element, and include policies that require the monitoring of traffic on City streets to determine improvements needed to maintain an acceptable level of service, updating the City’s Capital Improvement Program (CIP) and traffic impact fees, providing for inflationary adjustments to the City’s traffic impact fees, maintaining a minimum level of service (LOS) of “C” for all signalized intersections during the PM peak period on an average weekday, maintaining street design standards, and interconnecting traffic signals and consideration of the use of roundabouts where financially feasible and warranted to provide flexibility in controlling traffic movements at intersections.

The General Plan EIR concluded that, despite these goals and policies, significant transportation impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan will result in increased traffic volumes at state/interstate highway intersections and impacts to state/interstate highway segments. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on utility and service systems incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied

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development policies and standards and/or as conditions of approval for the project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Project-Level Environmental Analysis:**

The firm of KD Anderson & Associates, Inc., a Sacramento area consulting firm with recognized expertise in transportation, prepared a traffic impact analysis of the proposed project. Their report, dated September 30 2015, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that KD Anderson & Associates, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the KD Anderson & Associates, Inc. report, which is summarized below.

Daily Trip Generation

An estimate of the proposed project’s daily and p.m. peak hour trip generation has been made based on trip generation rates derived from the Institute of Traffic Engineers (ITE) 9<sup>th</sup> Edition Trip Generation Manual. The table below identifies the resulting trip generation estimates for the proposed project. As shown, the proposed residential project would generate 905 daily trips, with 83 trips occurring during the p.m. peak hour.

| PROJECT TRIP GENERATION  |           |                      |                             |          |       |
|--|-----------|----------------------|-----------------------------|----------|-------|
| Land Use Category  | Quantity  | Daily Trip Rate/Unit | PM Peak Hour Trip Rate/Unit |          |       |
|  |           |                      | Inbound                     | Outbound | Total |
| <i>Proposed Project</i>  |           |                      |                             |          |       |
| Townhomes  | 20 du     | 159                  | 11                          | 5        | 16    |
| Office Building  | 7,900 sf  | 295                  | 8                           | 20       | 28    |
| Total  |           | 454                  | 19                          | 25       | 44    |
| <i>Current General Plan Land Use Designation (Retail Commercial)</i> |           |                      |                             |          |       |
| Retail   | 36,000 sf | 1,071                | 38                          | 42       | 80    |

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Current Background Traffic Conditions

Roadways providing access to the project site include Sunset Boulevard and South Whitney Boulevard. Sunset Boulevard is a four-six lane arterial roadway that extends from Woodside Drive to State Route 65 and South Whitney Boulevard is a two lane collector street providing access primarily to residential areas. Chalmette Court and Bryce Way are two lane local streets that provide access to the area of Rocklin immediately west and north of the proposed project. South Whitney Boulevard is the access street for the project’s two driveways. Driveway #1 is the westernmost driveway on South Whitney Boulevard and it will provide a full access via a new median opening, and Driveway # 2 will be a right-in right-out only access and is located roughly 250 feet west of the Sunset Boulevard intersection.

New traffic counts were made for this study in May 2015, when Rocklin schools were in session. Intersection turning movement counts were made at study intersections (South Whitney Boulevard/Sunset Boulevard and South Whitney Boulevard/Chalmette Court/Bryce Way) during the two hour periods of 7:00a.m to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.; the highest hourly traffic volume period within the two hour window was identified as the peak hour.

The table below identifies current intersection Levels of Service (LOS) at the two study locations. As shown, the overall LOS at South Whitney Boulevard/Chalmette Court/Bryce Way is LOS A, which meets the City’s LOS C goal. Sunset Boulevard/Whitney Boulevard is LOS B (AM) and LOS C (PM), which also meets the City’s LOS C goal.

| EXISTING INTERSECTION LEVELS OF SERVICE        |              |                             |                 |                         |                             |                 |                         |
|--|--------------|-----------------------------|-----------------|-------------------------|-----------------------------|-----------------|-------------------------|
|  |              | Time Period                 |                 |                         |                             |                 |                         |
|  |              | AM Peak Hour (7:00-9:00 AM) |                 |                         | PM Peak Hour (4:00-6:00 PM) |                 |                         |
| Intersection                                   | Control      | LOS                         | Volume/Capacity | Average Delay (sec/veh) | LOS                         | Volume/Capacity | Average Delay (sec/veh) |
| S. Whitney Boulevard/Chalmette Court/Bryce Way | All-Way Stop | A                           | -               | 8.2                     | A                           | -               | 8.3                     |
| Sunset Boulevard/Whitney Boulevard             | Signal       | B                           | .700            | -                       | C                           | .710            | -                       |

Existing Plus Project Traffic Conditions and Levels of Service

Project trips were superimposed onto the current background traffic volumes to create the “Existing Plus Project” condition, which is reflected in the table below.

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| EXISTING PLUS PROJECT PEAK HOUR INTERSECTION LEVELS OF SERVICE |              |          |                     |                               |                       |                     |                               |
|--|--------------|----------|---------------------|-------------------------------|-----------------------|---------------------|-------------------------------|
| Intersection   | Control      | Existing |                     |                               | Existing Plus Project |                     |                               |
|  |              | LOS      | Volume/<br>Capacity | Average<br>Delay<br>(sec/veh) | LOS                   | Volume/<br>Capacity | Average<br>Delay<br>(sec/veh) |
| AM Peak Hour (7:00 – 9:00 AM)                                  |              |          |                     |                               |                       |                     |                               |
| S. Whitney Blvd./Bryce Way                                     | All-Way Stop | A        | -                   | 8.2                           | A                     | -                   | 8.2                           |
| S. Whitney Blvd./West Access<br>(overall)                      | NB Stop      | -        | -                   | -                             | (A)                   | -                   | (0.5)                         |
| WB left turn   |              | -        | -                   | -                             | A                     | -                   | 7.6                           |
| NB left + right turn   |              | -        | -                   | -                             | A                     | -                   | 9.7                           |
| S. Whitney Blvd./East Access<br>(overall)                      | NB Stop      | -        | -                   | -                             | (A)                   | -                   | (0.1)                         |
| NB right turn  |              | -        | -                   | -                             | A                     | -                   | 9.3                           |
| Sunset Blvd./Whitney Blvd.                                     | Signal       | C        | 0.700               | -                             | C                     | 0.707               | -                             |
| PM Peak Hour (4:00-6:00 PM)                                    |              |          |                     |                               |                       |                     |                               |
| S. Whitney Blvd./Bryce Way                                     | All Way Stop | A        | -                   | 8.2                           | A                     | -                   | 8.3                           |
| S. Whitney Blvd./West Access<br>(overall)                      | NB Stop      | -        | -                   | -                             | (A)                   | -                   | (0.5)                         |
| WB left turn   |              | -        | -                   | -                             | A                     | -                   | 7.7                           |
| NB left + right turn   |              | -        | -                   | -                             | B                     | -                   | 10.6                          |
| S. Whitney Blvd./East Access<br>(overall)                      | NB Stop      | -        | -                   | -                             | (A)                   | -                   | (0.3)                         |
| NB right turn  |              | -        | -                   | -                             | A                     | -                   | 9.5                           |
| Sunset Blvd./Whitney Blvd.                                     | Signal       | C        | 0.710               | -                             | C                     | 0.714               | -                             |

As shown, the project does not result in any change to the AM or PM peak hours Level of Service at any location. Levels of Service at each intersection will remain LOS C or A, which are within the adopted minimum standard (i.e., LOS C or better).

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Existing Plus Approved Projects Plus Project

The traffic impacts of the proposed project have also been considered within the context of future traffic conditions in this area of Rocklin assuming other approved but as yet unconstructed projects under an “Existing Plus Approved Projects (EPAP)” condition, which is reflected in the table below.

| EXISTING PLUS APPROVED PROJECTS (EPAP) PLUS PROJECT PEAK HOUR INTERSECTION LEVELS OF SERVICE |              |                                 |                     |                               |                   |                     |                               |
|--|--------------|---------------------------------|---------------------|-------------------------------|-------------------|---------------------|-------------------------------|
| Intersection   | Control      | Existing Plus Approved Projects |                     |                               | EPAP Plus Project |                     |                               |
|  |              | LOS                             | Volume/<br>Capacity | Average<br>Delay<br>(sec/veh) | LOS               | Volume/<br>Capacity | Average<br>Delay<br>(sec/veh) |
| AM Peak Hour (7:00 – 9:00 AM)  |              |                                 |                     |                               |                   |                     |                               |
| S. Whitney Blvd./Bryce Way   | All-Way Stop | A                               | -                   | 8.3                           | A                 | -                   | 8.4                           |
| S. Whitney Blvd./West Access<br>(overall)  | NB-SB Stop   | (A)                             | -                   | (1.2)                         | (A)               | -                   | (1.5)                         |
| EB left turn   |              | A                               |                     | 7.6                           | A                 |                     | 7.6                           |
| WB left turn   |              | -                               |                     |                               | A                 |                     | 7.6                           |
| NB left + right turn   |              | -                               |                     |                               | B                 |                     | 10.0                          |
| SB left + right turn   |              | B                               |                     | 11.2                          | B                 |                     | 12.2                          |
| S. Whitney Blvd./East Access<br>(overall)  | NB-SB Stop   | (A)                             | -                   | (0.1)                         | (A)               | -                   | (0.2)                         |
| NB right turn  |              | -                               |                     | -                             | A                 |                     | 9.5                           |
| SB right turn  |              | A                               |                     | 9.3                           | A                 |                     | 9.4                           |
| Sunset Blvd./Whitney Blvd.   | Signal       | C                               | 0.726               | -                             | C                 | 0.732               | -                             |
| PM Peak Hour (4:00-6:00 PM)  |              |                                 |                     |                               |                   |                     |                               |
| S. Whitney Blvd./Bryce Way   | All Way Stop | A                               | -                   | 8.2                           | A                 | -                   | 8.3                           |
| S. Whitney Blvd./West Access<br>(overall)  | NB-SB Stop   | (A)                             | -                   | (0.7)                         | (A)               | -                   | (1.1)                         |
| EB left turn   |              | A                               |                     | 7.7                           | A                 |                     | 7.7                           |
| WB left turn   |              | -                               |                     | -                             | A                 |                     | 7.7                           |
| NB left + right turn   |              | -                               |                     | -                             | B                 |                     | 11.4                          |
| SB left + right turn   |              | B                               |                     | 11.5                          | B                 |                     | 12.6                          |
| S. Whitney Blvd./East Access<br>(overall)  | NB-SB Stop   | (A)                             | -                   | (0.0)                         | (A)               | -                   | (0.3)                         |
| NB right turn  |              | -                               |                     | -                             | A                 |                     | 9.6                           |
| SB right turn  |              | A                               |                     | 9.5                           | A                 |                     | 9.5                           |
| Sunset Blvd./Whitney Blvd.   | Signal       | C                               | 0.729               | -                             | C                 | 0.733               | -                             |

As shown, the project does not result in any change to the AM or PM peak hours Level of Service at any location in the existing plus approve projects condition with and without the South Whitney Mixed Use Townhomes and Medical Center project. Levels of Service at each intersection will remain LOS C or A, which are within the adopted minimum standard (i.e., LOS C or better).

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Future (Cumulative Year 2030) Traffic Conditions

Information from the General Plan EIR has been employed to identify long term traffic conditions in the project vicinity. The table below compares cumulative AM and PM peak hour Levels of Service at study area intersections with and without the proposed project.

| CUMULATIVE PLUS PROJECT PEAK HOUR INTERSECTION LEVELS OF SERVICE               |              |                 |                     |                               |                         |                     |                               |
|--|--------------|-----------------|---------------------|-------------------------------|-------------------------|---------------------|-------------------------------|
| Intersection   | Control      | Cumulative Base |                     |                               | Cumulative with Project |                     |                               |
|  |              | LOS             | Volume/<br>Capacity | Average<br>Delay<br>(sec/veh) | LOS                     | Volume/<br>Capacity | Average<br>Delay<br>(sec/veh) |
| <b>AM Peak Hour (7:00 – 9:00 AM)</b>   |              |                 |                     |                               |                         |                     |                               |
| S. Whitney Blvd./Bryce Way   | All-Way Stop | B               | -                   | 11.6                          | B                       | -                   | 11.6                          |
| S. Whitney Blvd./West Access<br>(overall)                                      | NB-SB Stop   | (A)             | -                   | (1.2)                         | (A)                     | -                   | (1.3)                         |
| EB left turn   |              | A               |                     | 8.2                           | A                       |                     | 8.2                           |
| WB left turn   |              | A               |                     | 8.0                           | A                       |                     | 8.0                           |
| NB left + right turn   |              | B               |                     | 12.6                          | B                       |                     | 12.3                          |
| SB left + right turn   |              | C               |                     | 19.2                          | B                       |                     | 19.2                          |
| S. Whitney Blvd./East Access<br>(overall)                                      | NB-SB Stop   | (A)             | -                   | (0.1)                         | (A)                     | -                   | (0.1)                         |
| NB right turn  |              | B               |                     | 10.7                          | B                       |                     | 10.7                          |
| SB right turn  |              | B               |                     | 10.9                          | B                       |                     | 10.9                          |
| Sunset Blvd./Whitney Blvd.   | Signal       | <b>E</b>        | <b>0.993</b>        | -                             | <b>E</b>                | <b>0.992</b>        | -                             |
| With General Plan EIR<br>Improvements  |              | C               | 0.722               | -                             | C                       | 0.723               | -                             |
| <b>PM Peak Hour (4:00-6:00 PM)</b>   |              |                 |                     |                               |                         |                     |                               |
| S. Whitney Blvd./Bryce Way   | All Way Stop | C               | -                   | 16.0                          | C                       | -                   | 15.7                          |
| S. Whitney Blvd./West Access<br>(overall)                                      | NB-SB Stop   | (A)             | -                   | (1.2)                         | (A)                     | -                   | (0.8)                         |
| EB left turn   |              | A               |                     | 8.6                           | A                       |                     | 8.6                           |
| WB left turn   |              | A               |                     | 8.3                           | A                       |                     | 8.3                           |
| NB left + right turn   |              | C               |                     | 16.9                          | C                       |                     | 19.1                          |
| SB left + right turn   |              | <b>D</b>        |                     | 26.6                          | C                       |                     | 24.6                          |
| S. Whitney Blvd./East Access<br>(overall)                                      | NB-SB Stop   | (A)             | -                   | (0.2)                         | (A)                     | -                   | (0.2)                         |
| NB right turn  |              | B               |                     | 11.4                          | B                       |                     | 11.3                          |
| SB right turn  |              | B               |                     | 12.3                          | B                       |                     | 12.2                          |
| Sunset Blvd./Whitney Blvd.   | Signal       | <b>F</b>        | <b>1.192</b>        | -                             | <b>F</b>                | <b>1.185</b>        | -                             |
| With General Plan EIR<br>Improvements  |              | C               | 0.789               | -                             | C                       | 0.782               | -                             |
| <b>BOLD</b> indicates conditions in excess of adopted minimum LOS "C" standard |              |                 |                     |                               |                         |                     |                               |

As shown, the Sunset Boulevard/Whitney Boulevard intersection will not meet the City Of Rocklin’s minimum LOS C standard in the cumulative condition. The Sunset Boulevard/Whitney Boulevard intersection is projected to have LOS F with and without the addition of project traffic. The incremental change in V/C ratio resulting from the project is less than the 0.05

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increment permitted under City guidelines, and all other locations will satisfy the City's minimum LOS C standard. Thus, the project's cumulative impact at the study intersections is less than significant. It should be noted that the General Plan EIR also identified the intersection of Sunset Boulevard/Whitney Boulevard as going to LOS F in the cumulative condition, and the General Plan EIR identified a mitigation measure that would improve the LOS to C.

Because development of the project site has been assumed in previous city-wide traffic analyses such as the General Plan Update (2011), the table and discussion below evaluate the relative impact of the proposed project based on the difference in the site's potential and actual daily trip generation. The project site was designated as a Retail Commercial land use when the General Plan Update traffic analysis was completed.

An estimate of the proposed project's daily trip generation has been made based on applicable trip generation rates derived from the City of Rocklin traffic model. This estimate can be compared to an estimate of the project site's daily trip generation based on the assumption of retail commercial development that could be developed on the project site if it were maximized and built out per the General Plan land use designation of Retail Commercial and zoning designation of Retail Business which existed at the time the traffic analysis for the General Plan Update was completed.

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The vehicle trips generated by the proposed townhome and office building project would be less than the number of trips that could be generated if the project site was built out per the maximum yield under the current Retail Commercial land use and Retail Business zoning designations that existed at the time of the General Plan EIR analysis. Specifically, the table below identifies the resulting trip generation estimates for the proposed project. As shown, the proposed townhomes portion of the project would generate 130 daily trips and the proposed office portion of the project would generate 140 daily trips. Conversely, the maximum yield under a Retail Commercial designation would generate 495 daily trips. Thus, the proposed project would generate 225 fewer daily trips on Rocklin streets as compared to if retail commercial uses were built on the townhomes portion of the project site per its existing land use and zoning designations.

| TRIP GENERATION COMPARISON   |           |             |
|--|-----------|-------------|
| Description  | Quantity  | Daily Trips |
| Townhomes  | 20 units  | 130         |
| Office   | 7,891 sf  | 140         |
| Retail Commercial Use  | 14,157 sf | 495         |
| Net Difference (Retail Commercial Use – Townhomes Use)   |           | -225        |
| Note: Townhomes development: 20 units x 6.5 daily trips/unit = 130 daily trips (6.5 daily trips/unit derived from City of Rocklin Traffic Model; Office development: 7,891 sf X 17.7 trips/1000 sf – 140 daily trips (17.7 daily trips derived from City of Rocklin Traffic Model; Retail Commercial development: 1.3 acres X 43,560 sf/acre = 56,628 sf x 0.25 floor to area ratio (FAR) = 14,157 sf x 35 trips/1000 sf derived from the City of Rocklin Traffic Model = 495 daily trips. |           |             |

**Conclusion:**

As evidenced by the summary of the traffic impact analysis and trip generation comparison presented above and given the project’s anticipated reduction in demand for traffic capacity, capacity or level of service impacts from the proposed project are not anticipated. Because the above analysis has verified that the proposed project will not result in any significant traffic impacts more severe than those disclosed in the General Plan EIR, the City finds pursuant to CEQA Guidelines section 15168, subdivision (C) (4), that these cumulative “environmental effects of the [site-specific project] were covered in the program EIR.”

Vehicle Miles of Travel (VMT) is a transportation performance metric that is used as an input to air quality and noise analyses. VMT not only addresses the number of trips generated by a given land use, but also the length of those trips. By doing so, the placement of a given land use in proximity to complementary land uses, and available transit, walking and bicycling facilities are all considered. VMT can also be used to quantify the effects of proposed changes to a roadway network, transportation demand strategies, and investments in non-auto travel modes. VMT may be expressed in absolute numbers of as “per capita” rations, such as VMT per person,

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household, dwelling unit, employee, or service population (persons plus employees). For information purposes, the proposed South Whitney Mixed Use Townhomes and Office Center is projected to generate approximately 2,162 Vehicle Miles of Travel on an average daily weekday.

The project will be conditioned to contribute its fair share to the cost of circulation improvements via the existing citywide traffic impact mitigation (TIM) fee program that would be applied as a uniformly applied development policy and standard. The traffic impact mitigation fee program is one of the various methods that the City of Rocklin uses for financing improvements identified in the Capital Improvement Program (CIP). The CIP, which is overseen by the City’s Public Services Department, is updated periodically to respond to changing conditions and to assure that growth in the City and surrounding jurisdictions does not degrade the level of service on the City’s roadways. The roadway improvements that are identified in the CIP in response to anticipated growth in population and development in the City are consistent with the City’s Circulation Element. The traffic impact fee program collects funds from new development in the City to finance a portion of the roadway improvements that result from traffic generated by the new development. Fees are calculated on a citywide basis, differentiated by type of development in relationship to their relative traffic impacts. The intent of the fee is to provide an equitable means of ensuring that future development contributes their fair share of roadway improvements, so that the City’s General Plan Circulation policies and quality of life can be maintained.

*South Placer Regional Transportation Authority*

The South Placer Regional Transportation Authority (SPRTA) was formed through the establishment of a joint powers authority including the cities of Rocklin, Roseville and Lincoln, Placer County and the Placer County Transportation and Planning Agency in January 2002. SPRTA was formed for the implementation of fees to fund specialized regional transportation projects including planning, design, administration, environmental compliance, and construction costs. Regional transportation projects included in the SPRTA include Douglas Boulevard/Interstate 80 Interchange, Placer Parkway, Lincoln Bypass, Sierra College Boulevard Widening, State Route 65 Widening, Rocklin Road/Interstate 80 Interchange, Auburn Folsom Boulevard Widening, and Transit Projects. Similar to other members of SPRTA, the City of Rocklin has adopted a SPRTA fee for all development, and the proposed project would be

*Highway 65 Interchange Improvement Fee*

The cities of Rocklin and Roseville and Placer County have established the “Bizz Johnson” Highway Interchange Joint Powers Authority that has adopted an interchange traffic fee on all new development within Rocklin, Roseville and affected portions of Placer County. The purpose of the fee is to finance four interchanges on State Route 65 to reduce the impact of increased

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traffic from local development; the proposed project would be subject to payment of such a fee.

The development of the proposed project and the resulting addition of 54,995 +/- square feet of townhomes and offices would not result in project specific significant effects as demonstrated by the summary of the project’s traffic impact analysis and trip generation comparison that are presented above. Payment of traffic impact fees as described above will reduce traffic impacts from the proposed project to a less than significant level.

The proposed project is not anticipated to have any impacts on air traffic because it is not located near an airport or within a flight path.

The proposed project is evaluated by the City’s Engineering Services Manager to assess such items as hazards due to a design feature or incompatible uses. In addition, the proposed project is evaluated by representatives of the City of Rocklin’s Fire and Police Departments to ensure that adequate emergency access is provided. Through these reviews and any required changes, a less than significant hazard or emergency access impact is anticipated.

The City of Rocklin’s Zoning Ordinance contains off-street parking requirements for different types of development projects. In the case of a townhouse project, for units with two or more bedrooms, each unit shall have a total of 2.5 spaces, of which 2 are in enclosed garages and the 0.5 space is reserved for visitors. For the 20 units, 40 garage spaces and 10 visitor spaces are required; the project is providing 40 garage spaces and 10 visitor spaces. In the case of a retail commercial use project, 5 spaces are required for every 1,000 gross square feet of development. For the 7,891 square feet of offices, 40 parking spaces are required; the project is providing 40 parking spaces. Therefore, the project will result in an adequate supply of parking.

The City of Rocklin seeks to promote the use of public transit through development conditions requiring park-and-ride lots, and bus turnouts. Bike lanes are typically required along arterial and collector streets. In the vicinity of the project there are existing Class II bike facilities along South Whitney Boulevard and proposed Class II bike facilities along Sunset Boulevard. The proposed project does not conflict with these bike lane locations or with other policies or programs promoting alternative transportation.

**Significance:**

Compliance with the mitigation measures incorporated into the General Plan goals and policies and payment of traffic impact mitigation fees described above would reduce transportation and traffic impacts to a less-than-significant level.

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| Initial Study Page 85<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i> |
|------------------------------------|--|

| <b>XVII.</b><br><u>UTILITIES AND SERVICE SYSTEMS</u><br><b>Would the project:</b>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   |                                |                                       | <b>X</b>                     |           |   |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            |                                |                                       |                              | <b>X</b>  |   |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     |                                |                                       |                              | <b>X</b>  |   |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  |                                |                                       | <b>X</b>                     |           |   |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? |                                |                                       | <b>X</b>                     |           |   |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  |                                |                                       | <b>X</b>                     |           |   |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   |                                |                                       | <b>X</b>                     |           |   |

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| Initial Study Page 86<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>         DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>         PDG2015-0005 and TRE2015-0009</i> |
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**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed development and operation of a 54,995 +/- square foot townhomes and office building facility will increase the need for utility and service systems, but not to an extent that will impact the ability of the utility and service providers to adequately provide such services.

**Prior Environmental Review:**

The General Plan EIR analyzed the anticipated impacts on utilities and service systems that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included increased generation of wastewater flow, provision of adequate wastewater treatment, increased demand for solid waste disposal, and increased demand for energy and communication services (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.13-1 through 4.13-34). The analysis found that while development and buildout of the General Plan can result in utilities and service system impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to utilities and service systems.

These goals and policies include, but are not limited to, requiring studies of infrastructure needs, proportional share participation in the financial costs of public services and facilities, coordination of private development projects with public facilities and services needed to serve the project and encouraging energy conservation in new developments.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on utility and service systems incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied development policies and standards and/or as conditions of approval for this project to ensure consistency with the General Plan and compliance with City rules and regulations.

**Conclusion:**

The proposed project site is located within the South Placer Municipal Utility District (SPMUD) service area for sewer. SPMUD has provided a letter regarding the proposed project indicating that the project is within their service area and eligible for service, provided that their condition requirements and standard specifications are met. SPMUD has a Master Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. SPMUD collects connection fees to finance the maintenance and expansion of

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| <p>Initial Study Page 87<br/>Reso. No.</p> | <p><i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i></p> |
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its facilities. The proposed project is responsible for complying with all requirements of SPMUD, including compliance with wastewater treatment standards established by the Central Valley Water Quality Control Board. The South Placer Wastewater Authority (SPWA) was created by the City of Roseville, Placer County and SPMUD to provide regional wastewater and recycled water facilities in southwestern Placer County. The regional facilities overseen by the SPWA include the Dry Creek and Pleasant Grove Wastewater Treatment Plants, both of which receive flows from SPMUD (and likewise from Rocklin). To project future regional wastewater needs, the SPWA prepared the *South Placer Regional Wastewater and Recycled Water Systems Evaluation* (Evaluation) in June 2007. The Evaluation indicates that as of June 2004, flows to both the wastewater treatment plants were below design flows. Specifically, the Dry Creek Wastewater Treatment Plant (WWTP) had an average dry weather flow of 10 million gallons/day (mgd) and an average dry weather capacity of 18 mgd, while the Pleasant Grove Wastewater Treatment Plant had an average dry weather flow of 7 mgd, and an average dry weather capacity of 12 mgd. According to SPMUD, in 2009 the Dry Creek WWTP had an inflow of 10.3 mgd, with Rocklin’s portion being 2.4 mgd, and the Pleasant Grove WWTP had an inflow of 7.0 mgd, with Rocklin’s portion being 2.0 mgd. Consequently, both plants are well within their operating capacities and there remains adequate capacity to accommodate the projected wastewater flows from this project. A less than significant wastewater treatment impact is thus anticipated.

The proposed project would be conditioned to require connection into the City’s storm drain system, with Best Management Practices features located within the project’s drainage system at a point prior to where the project site runoff will enter the City’s storm drain system. Other than on-site improvements, new drainage facilities or expansion of existing facilities would not be required as a result of this project.

The proposed project is located within the Placer County Water Agency (PCWA) service area. The PCWA has a Master Plan, which is periodically updated, to provide water to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. The PCWA collects hook-up fees to finance the maintenance and expansion of its facilities. A less than significant water supply impact would be anticipated.

The PCWA service area is divided into five zones that provide treated and raw water to Colfax, Auburn, Loomis, Rocklin, Lincoln, small portion of Roseville, unincorporated areas of western Placer County, and a small community in Martis Valley near Truckee. The proposed project is located in Zone 1, which is the largest of the five zones. Zone 1 provides water service to Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay.

PCWA has planned for growth in the City of Rocklin and sized the water supply infrastructure to meet this growth (PCWA 2006). PCWA has provided a letter regarding the proposed project

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| <p>Initial Study Page 88<br/>Reso. No.</p> | <p><i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i></p> |
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indicating that the project is within their service area and eligible for service upon execution of a facilities agreement and payment of all required fees and charges. The project site would be served by the Foothill WTP, which treats water diverted from the American River Pump Station near Auburn, and the proposed project’s estimated maximum daily water treatment demands would not exceed the plant’s permitted capacity. Because the proposed project would be served by a water treatment plant that has adequate capacity to meet the project’s projected demand and would not require the construction of a new water treatment plant, the proposed project’s water supply and treatment facility impacts would be considered less than significant.

The Western Regional landfill, which serves the Rocklin area, has a total capacity of 36 million cubic yards and a remaining capacity of 29 million cubic yards. The estimated closure date for the landfill is approximately 2036. Development of the project site with urban land uses was included in the lifespan and capacity calculations of the landfill, and a less than significant landfill capacity impact would be anticipated.

Federal and State regulations regarding solid waste consist of the Federal Environmental Protection Agency regulations and the California Integrated Waste Management Act regulating waste reduction. These regulations primarily affect local agencies and other agencies such as the Landfill Authority. The proposed project will comply with all Federal, State, and local regulations regarding trash and waste and other nuisance-related issues as may be applicable. Recology would provide garbage collection services to the project site, provided their access requirements are met.

The proposed project is not anticipated to interfere with existing operations or exceed the service capacity of utilities or service systems because the development of this site with urban uses was anticipated in the General Plan. The addition of a 54,995 +/- square foot townhomes and office building facility is not anticipated to have a significant impact on utilities and service.

**Significance:**

Compliance with General Plan goals and policies and payment of necessary fees would ensure the impacts to public services are less than significant.

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| Initial Study Page 89<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i> |
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| <b>XVIII.</b><br><u>MANDATORY FINDINGS OF SIGNIFICANCE</u>  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact | Impact for which General Plan EIR is Sufficient |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|---|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory? |                                | <b>X</b>                              |                              |           |   |
| b) Does the project have impacts that are limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?   |                                |                                       | <b>X</b>                     |           |   |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   |                                |                                       | <b>X</b>                     |           |   |

**Conclusion:**

Development in the South Placer region as a whole will contribute to regional air pollutant emissions, thereby delaying attainment of Federal and State air quality standards, regardless of development activity in the City of Rocklin and application of mitigation measures; as a result, the General Plan EIR determined that there would be significant and unavoidable cumulative air

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| Initial Study Page 90<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>                 DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>                 PDG2015-0005 and TRE2015-0009</i> |
|------------------------------------|--|

quality impacts. Buildout of the proposed project represents less vehicle trip generation and associated air quality impacts than that which was analyzed in the EIR.

Development in the City and the South Placer region as a whole will result in cumulative, long-term impacts on biological resources (vegetation and wildlife), due to the introduction of domestic landscaping, homes, paved surfaces, and the relatively constant presence of people and pets, all of which negatively impact vegetation and wildlife habitat; as a result, the General Plan EIR determined that there would be cumulative significant and unavoidable biological resource impacts. Buildout of the proposed project represents conversion of the same vacant land area that was analyzed in the EIR.

Development in the City will substantially alter viewsheds and vistas as mixed urban development occurs on vacant land. In addition, new development will also generate new sources of light and glare; as a result, the General Plan EIR determined that there would be significant and unavoidable aesthetic impacts. Buildout of the proposed project represents conversion of the same vacant land area that was analyzed in the EIR.

The preceding analysis demonstrates that the effects discussed in the Mandatory Findings of Significance checklist section above will not occur as a consequence of the project. The project site is mostly surrounded by developed land. Specifically, the proposed project does not have the potential to: substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory. Although the proposed project could cause a significant effect on the environment, there will not be a significant effect in this case because of the project design and the application of the recommended mitigation measures and the City’s uniformly applied development policies and standards that will reduce the potential impacts to a less than significant level. Therefore, the project would have less than significant impacts.

The approval of the proposed project would not result in any new impacts that are limited, but cumulatively considerable, that are not already disclosed in the previously prepared environmental documents cited in this report. Therefore, the project would have less than significant impacts.

The approval of the proposed project would not have environmental effects that would cause substantial adverse effect on human beings. Therefore, the project would have less than significant impacts.

The preceding analysis demonstrates that these effects will not occur as a consequence of the project. The construction and operation of the South Whitney Mixed Use Townhomes and

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| Initial Study Page 91<br>Reso. No. | <i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i> |
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Office Center project would be consistent with the Rocklin General Plan and the Rocklin General Plan EIR.

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| <p>Initial Study Page 92<br/>Reso. No.</p> | <p><i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i></p> |
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**Section 5. References:**

Abacus Consulting Arborists, Consulting Arborist Report for Proposed 3 Acre Mixed Use Parcel, March 17, 2016

City of Rocklin General Plan, October 2012

City of Rocklin General Plan, Final Environmental Impact Report, August 2012

City of Rocklin General Plan, Draft Environmental Impact Report, August 2011

City of Rocklin Zoning Ordinance, Title 17 of the Rocklin Municipal Code

City of Rocklin Design Review Guidelines

De Novo Planning Group, Air Quality and Greenhouse Gas Analysis for the Whitney Medical 3-Acre Property, November 2014

JC Brennan & Associates, Environmental Noise Assessment, South Whitney Mixed Use Project, June 9, 2014

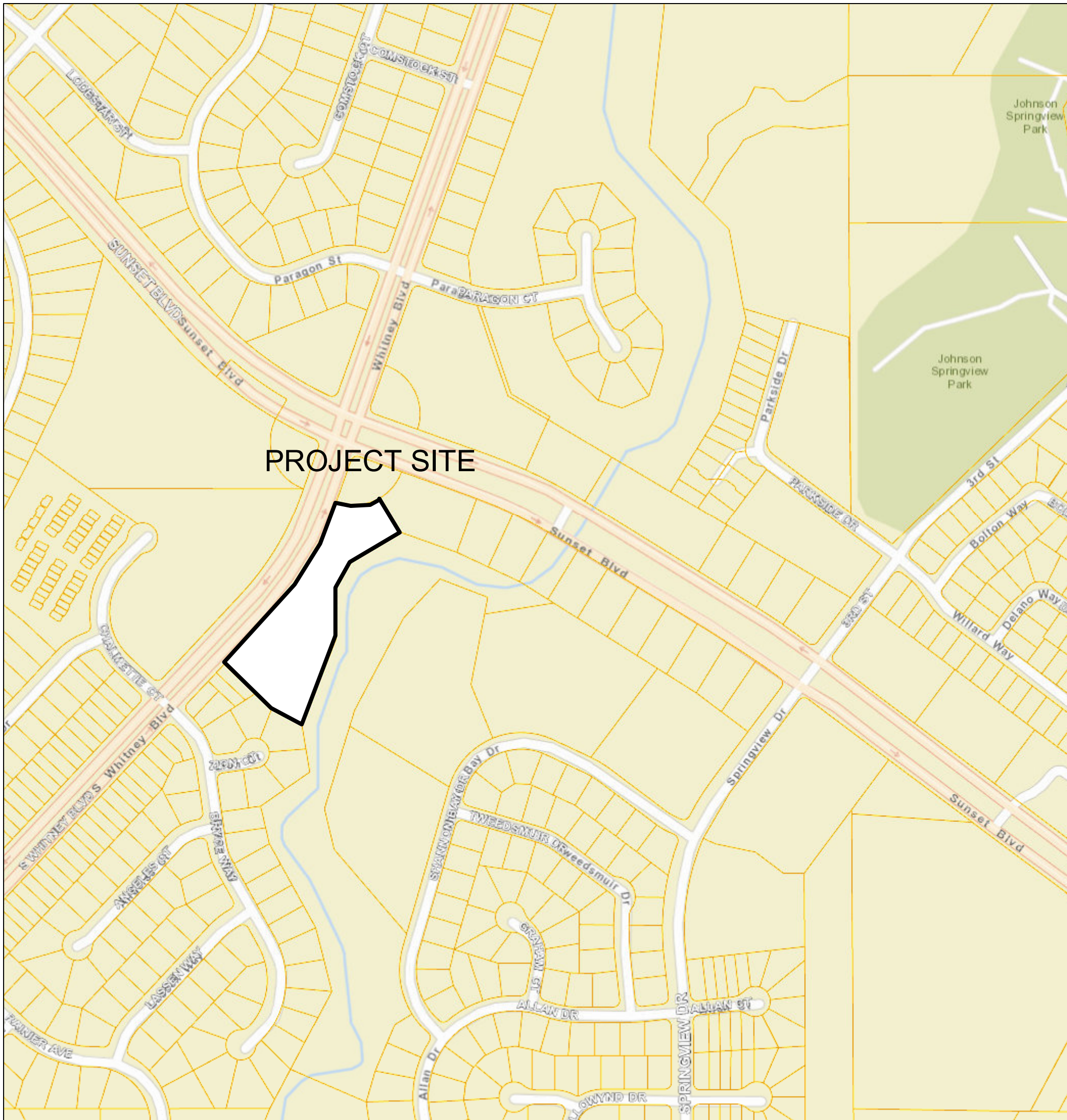
KD Anderson & Associates, Inc., Traffic Impact Analysis for the South Whitney Medical Center & Townhomes Project, September 30, 2015

Peak & Associates, Inc., Cultural Resource Assessment for the Whitney South Mixed Use Center Project, City of Rocklin, Placer County, California, April 2015

**Attachments**

- Attachment A – Project Vicinity Map
  - Attachment B – Project Site Plan
- 

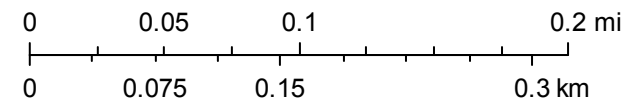
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| <p>Initial Study Page 93<br/>Reso. No.</p> | <p><i>South Whitney Mixed Use Townhomes and Office Center<br/>DR2014-0016, DL2015-0001, GPA2015-0001, Z2014-0009,<br/>PDG2015-0005 and TRE2015-0009</i></p> |
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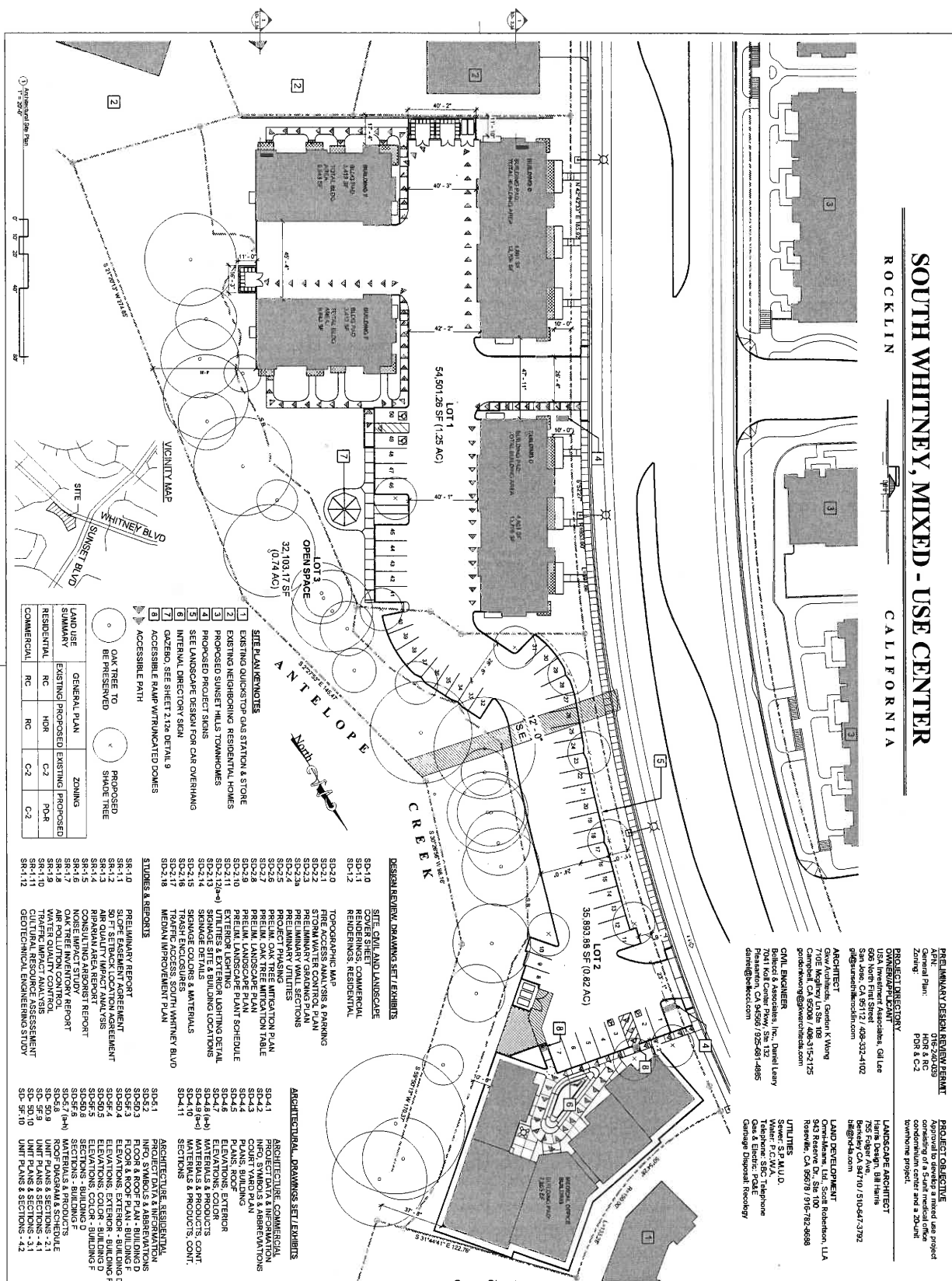
May 17, 2016

1:4,514

- City of Rocklin Boundary
- Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
City of Rocklin



**SOUTH WHITNEY, MIXED - USE CENTER**  
**ROCKLIN CALIFORNIA**

**PROJECT OWNER**  
 PRINCIPAL INVESTOR: USA INVESTMENT ASSOCIATES  
 GENERAL PARTNER: HIR & RC  
 ZONING: PDR & C-2

**PROJECT DIRECTOR**  
 OWNER ARCHITECT: GIL LAZAR  
 605 VINE STREET, SUITE 200  
 SAN JOSE, CA 95117 | 408-332-4102  
 gil@sunbeltrocklin.com

**ARCHITECT**  
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 CAMPBELL, CA 95008 | 408-315-2125  
 gpk@gayarchitects.com

**CIVIL ENGINEER**  
 BOLDUC & ASSOCIATES, INC.: DANIEL LEARY  
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 ROCKLIN, CA 95765 | 916-961-1495  
 dleary@bolduc.com

**LANDSCAPE ARCHITECT**  
 HIRSH DESIGN: BIR HANIN  
 605 VINE STREET, SUITE 200  
 SAN JOSE, CA 95117 | 408-647-3792  
 bir@hrd.com

**LAND DEVELOPMENT**  
 ORTHO-KLEIN, LLC: SCOTT ROBINSON, LIA  
 945 REDWOOD DR., STE 100  
 ROCKLIN, CA 95765 | 916-732-8688  
 gpk@ortho-klein.com


**UTILITIES**  
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 Telephone: SAC Telephone  
 7041 KOLB CENTER PKWY, STE 132  
 ROCKLIN, CA 95765 | 916-961-1495  
 dleary@bolduc.com


| LAND USE    | GENERAL PLAN | ZONING |
|-------------|--------------|--------|
| RESIDENTIAL | RC           | C-2    |
| COMMERCIAL  | RC           | C-2    |


- DESIGN REVIEW DRAWINGS SET EXHIBITS**
- SD-1.0 SITE, CIVIL AND LANDSCAPE COVER SHEET - COMMERCIAL/RESIDENTIAL
  - SD-1.1 TOPOGRAPHIC MAP
  - SD-1.2 FIRE ACCESS ANALYSIS & PARKING
  - SD-1.3 PRELIMINARY GRADING PLAN
  - SD-1.4 PRELIMINARY UTILITIES
  - SD-1.5 PROJECT PHASING
  - SD-1.6 PRELIM. LANDSCAPE PLAN
  - SD-1.7 PRELIM. LANDSCAPE PLAN SCHEDULE
  - SD-1.8 PRELIM. LANDSCAPE PLAN SCHEDULE
  - SD-1.9 UTILITIES & EXTERIOR LIGHTING DETAIL
  - SD-1.10 SIGNAGE COLOURS & MATERIALS
  - SD-1.11 TRASH ENCLOSURES
  - SD-1.12 MEDIAN IMPROVEMENT PLAN
- ARCHITECTURAL DRAWINGS SET EXHIBITS**
- SD-2.1 ARCHITECTURAL, RESIDENTIAL
  - SD-2.2 ARCHITECTURAL, COMMERCIAL
  - SD-2.3 ARCHITECTURAL, COMMERCIAL
  - SD-2.4 ARCHITECTURAL, COMMERCIAL
  - SD-2.5 ARCHITECTURAL, COMMERCIAL
  - SD-2.6 ARCHITECTURAL, COMMERCIAL
  - SD-2.7 ARCHITECTURAL, COMMERCIAL
  - SD-2.8 ARCHITECTURAL, COMMERCIAL
  - SD-2.9 ARCHITECTURAL, COMMERCIAL
  - SD-2.10 ARCHITECTURAL, COMMERCIAL

Cover Sheet

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


**ARCHITECTS**  
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 CAMPBELL, CA 95121 | (408) 315-2125  
 GORDONKWONG@GKWARCHITECTS.COM


**PROJECT MANAGER**  
 MRAY OZTEL, PROJECT MAN  
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 CAMPBELL, CA 95121 | (408) 796-1848  
 MRAYOZTEL@GKWARCHITECTS.COM





## RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE ELEMENT OF THE  
 GENERAL PLAN OF THE CITY OF ROCKLIN TO CHANGE  
 THE LAND USE DESIGNATION OF PORTIONS OF A 2.8-ACRE SITE FROM RETAIL  
 COMMERCIAL (RC) TO HIGH DENSITY RESIDENTIAL (HDR) AND  
 RECREATION/CONSERVATION (R-C)

(South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. A Mitigated Negative Declaration has been recommended for approval for this project via Planning Commission Resolution No.                     .

Section 2. The Planning Commission of the City of Rocklin finds and determines that:

A. The Planning Commission has considered a General Plan Amendment (GPA2015-0001) to change the land use designation of portions of an approximately 2.8-acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way (APN 016-240-039) from Retail Commercial (RC) to High Density Residential (HDR) and Recreation/Conservation (R-C).

B. The Planning Commission has considered the effect of the recommended approval of this General Plan Amendment (GPA2015-0001) on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.

D. The circulation and land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing the properties are developed in accordance with the policies and requirements of the Rocklin General Plan and applicable zoning and subdivision ordinances.

E. The circulation and land uses allowed by the proposed amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity.

F. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element.

Section 3. The Planning Commission hereby recommends City Council approval of the General Plan Amendment (GPA2015-0001), as shown in Exhibit A, attached hereto and by this reference incorporated herein:

PASSED AND ADOPTED this 7<sup>th</sup> day of June, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

DLD/

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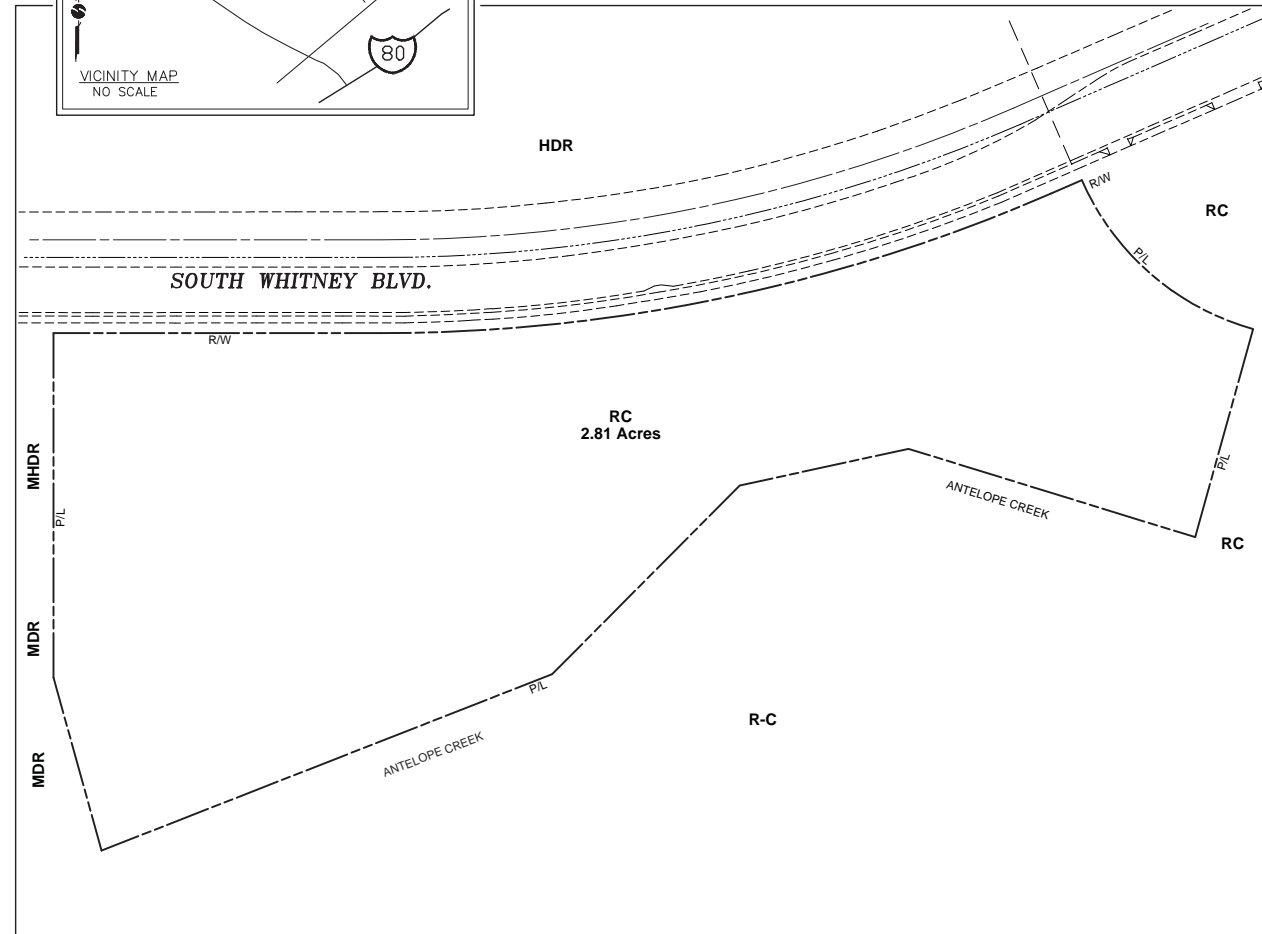
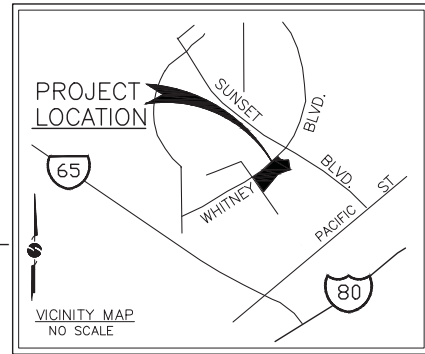
**EXHIBIT A**

*Map of Existing and Proposed General Plan Land Use Designations*

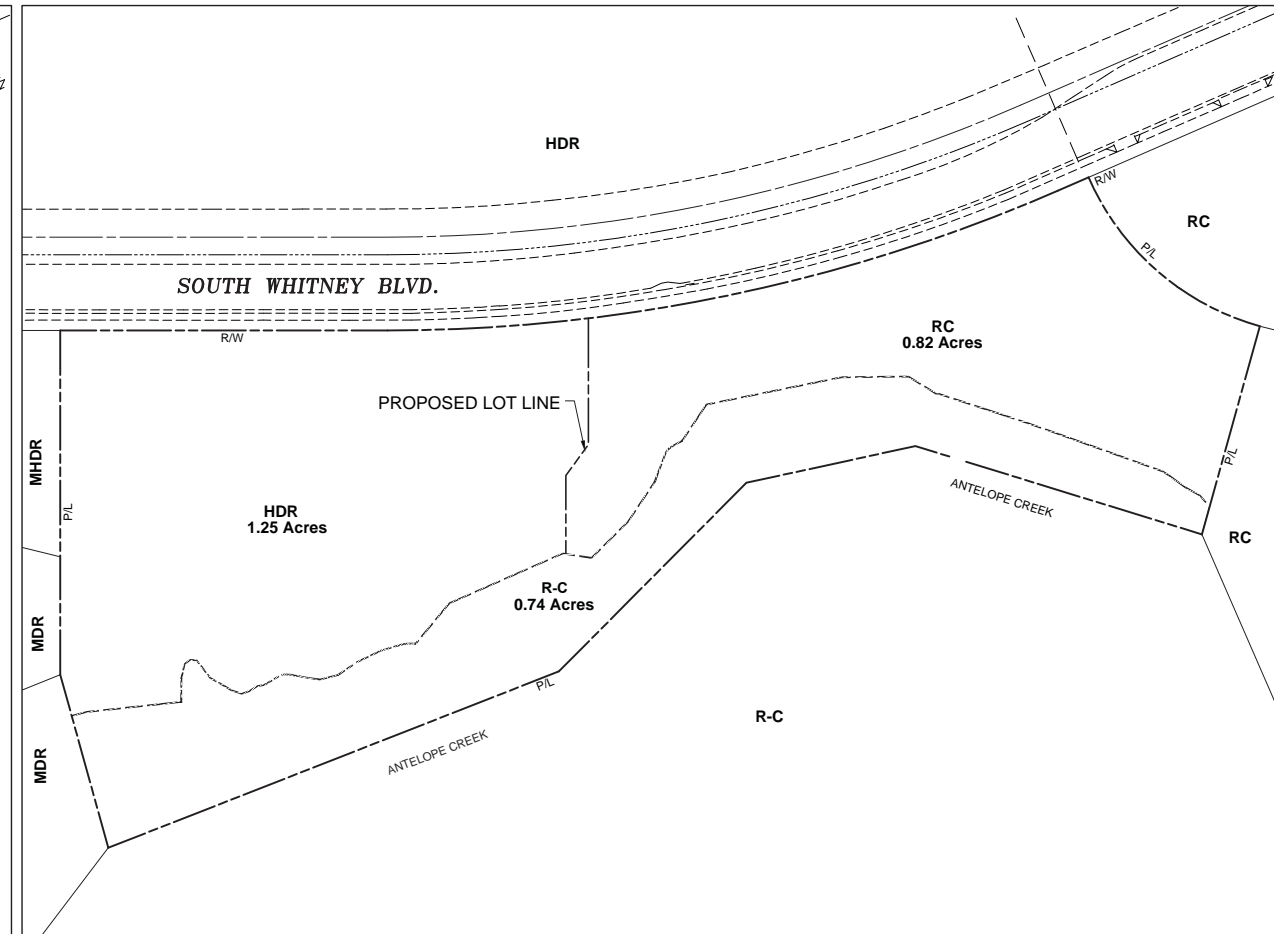
# EXHIBIT A

GPA2015-0001

# GENERAL PLAN AMENDMENT



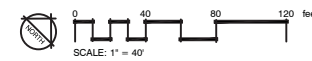
EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

OWNER /  
DEVELOPER/APPLICANT  
USA Investment Associates  
c/o Gil Lee  
606 North First Street  
San Jose, CA 95112  
408/666-8122

ASSESSOR PARCEL NUMBER  
016-240-039



USA Investments Associates  
*South Whitney Mixed Use*  
Rocklin, CA



## RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING APPROVAL OF A GENERAL DEVELOPMENT PLAN  
 AND A REZONE FROM RETAIL BUSINESS (C-2) TO  
 MULTIPLE FAMILY RESIDENTIAL (PD-R) AND OPEN AREA (O-A)

(South Whitney Mixed Use Townhomes and Medical Office Center /  
 PDG2015-0005 and Z2014-0009)

The Planning Commission of the City of Rocklin does resolve as follows:

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

A. The General Development Plan and Rezone (PDG2015-0005 and Z2014-0009) of portions of an approximately 2.81 gross acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way (APN 016-240-039) would create a new residential zone district, apply the PD-R and OA zone districts to portions of the property, and would establish residential development criteria for the proposed PD-R zoning designation.

B. A Mitigated Negative Declaration for this project has been recommended for approval via Planning Commission Resolution No. PC-2016-    .

C. The proposed General Development Plan and Rezoning are consistent with the concurrent General Plan Amendment (GPA2015-0001) and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed general development plan and rezoning.

E. The proposed General Development Plan and Rezoning are compatible with the land uses existing and permitted on the properties in the vicinity.

F. The land uses, and their density and intensity, allowed in the proposed General Development Plan and Rezoning are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The Planning Commission has considered the effect of the proposed General Development Plan and Rezoning on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

H. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing

available in Rocklin; and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. The Planning Commission of the City of Rocklin hereby recommends City Council approval of the South Whitney Mixed Use Townhomes and Medical Office Center / PDG2015-0005 and Z2014-0009 in the form as shown on Attachment 1, attached hereto and incorporated by reference herein, contingent upon City Council approval of the concurrent General Plan Amendment (GPA2015-0001).

PASSED AND ADOPTED this 7<sup>th</sup> day of June, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

DLD/

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## ATTACHMENT 1

## ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A GENERAL DEVELOPMENT PLAN AND REZONE FROM RETAIL BUSINESS (C-2) TO MULTIPLE FAMILY RESIDENTIAL (PD-R) AND OPEN AREA (O-A)

(Sunset Hills Townhomes / PDG2015-0005 AND Z2014-0009)

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

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

A. The General Development Plan and Rezone (PDG2015-0005 and Z2014-0009) of portions of an approximately 2.81 gross acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way (APN 016-240-039) would create a new residential zone district, apply the PD-R and OA zone districts to portions of the property, and would establish residential development criteria for the proposed PD-R zoning designation.

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

C. The proposed Rezone is consistent with the General Plan designations of the property and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed general development plan and rezoning.

E. The proposed general development plan and rezoning are compatible with the land uses existing and permitted on the properties in the vicinity.

F. The land uses, and their density and intensity, allowed in the proposed Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity.

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

H. The requested general development plan and zone changes would make the zoning of the property consistent with the General Plan designations; encourage a

creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. The City Council of the City of Rocklin hereby approves the General Development Plan and Rezone (PDG2015-0005 and Z2014-0009), as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on \_\_\_\_\_, 20\_\_, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on \_\_\_\_\_, 20\_\_, by the following roll call vote:

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

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading:  
Second Reading:  
Effective Date:



**EXHIBIT A**

South Whitney Mixed Use Townhomes and Medical Center / Z2014-0009

*Map of Existing and Proposed Zoning*

Ordinance xxx  
South Whitney Mixed Use Townhomes General Development Plan  
PDG2015-0005

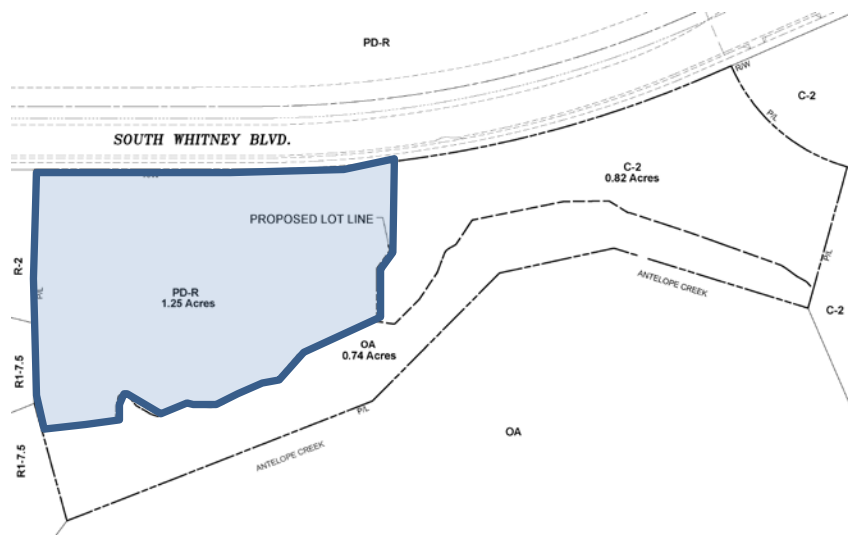
**BACKGROUND**

The South Whitney Mixed Use Townhomes project area, generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way, is an infill multiple family residential project adjacent to existing single family and duplex residential development and near existing and planned commercial development. It is across South Whitney Boulevard from a project, Sunset Hills Townhomes, that is similar in architecture and density and was approved by the City Council in June, 2015.

This General Development Plan applies to the residentially zoned portion of the South Whitney Mixed Use Townhomes and Medical Center project and establishes allowed uses and development standards for this PD-R zone.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60. PD Zone. Compatibility of this development with the surrounding residential and commercial projects is addressed by establishing design standards deemed to be compatible or potentially compatible with surrounding development.

**1. MAP**



Map indicating the area (shaded) included in the South Whitney Mixed Use Townhomes General Development Plan, PDG2015-0005.

**2. INTERPRETATION**

All provisions and definitions of the Rocklin Municipal Code shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the Rocklin Municipal Code and this

**3. ZONING DISTRICTS**

The following zoning districts are designated in the South Whitney Mixed Use Townhomes General Development Plan area:

PD-R Multi-Family Residential Development, 15.5 minimum dwelling units per acre.

Purpose: To provide areas for multi-family homes, conveniently located near commercial uses, employment centers, arterial and collector streets and other intensive uses.

**4. ALLOWED USES**

A. Permitted Uses – The following uses are permitted in the PD-R zone:

- i) Apartments, townhouses, condominiums (for residential use, including cluster developments)
- ii) Accessory structures and uses (subject to regulations in Zoning Ordinance Chapter 17.08.090 and 17.08.100)
- iii) Duplexes, triplexes.

B. Conditional Uses – The following uses are permitted in the PD-R zone subject to the issuance of a conditional use permit:

- i) Rest homes
- ii) Community care facilities, day care center, or residential facilities

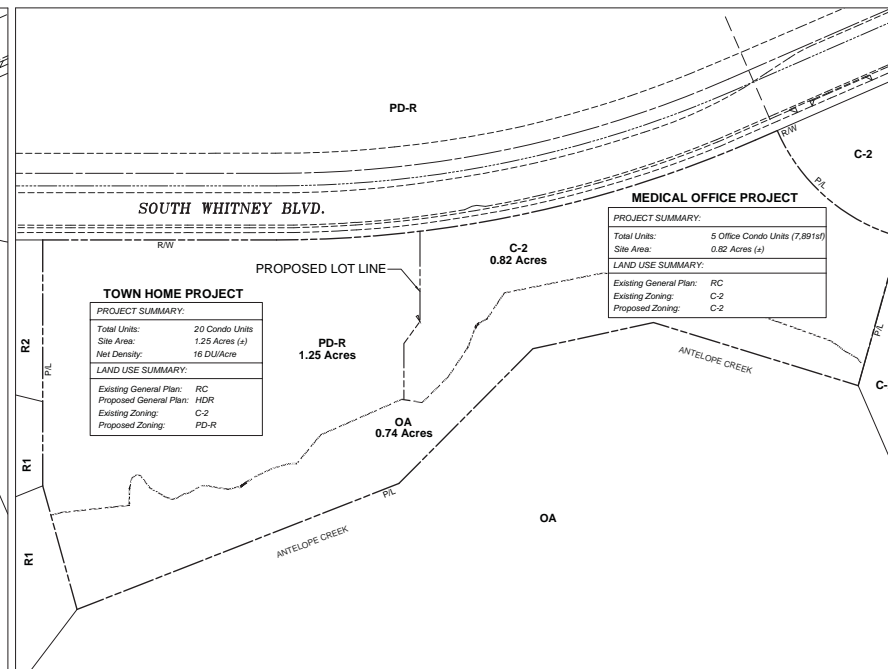
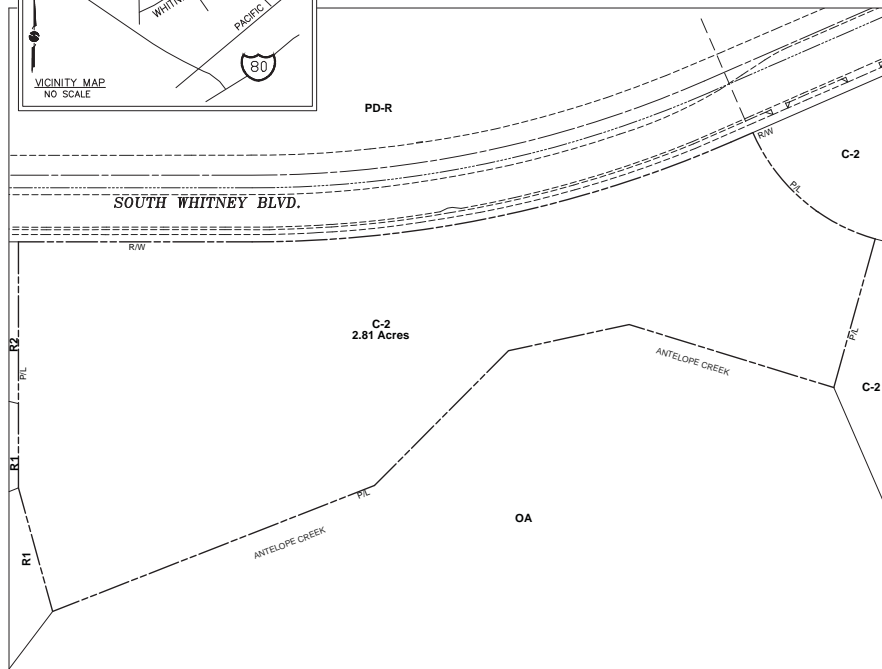
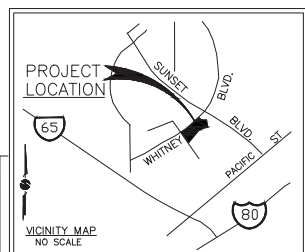
**5. RESIDENTIAL DEVELOPMENT STANDARDS**

|                                       |           |
|---------------------------------------|-----------|
| Minimum Lot Area                      | none      |
| Minimum Lot Width                     | none      |
| Principal Structure Building Setbacks |           |
| Front. Main Living Space              | 10 feet   |
| Side, Interior                        | 10 feet   |
| Side, Street                          | 12.5 feet |
| Rear                                  | 15 feet   |
| Maximum Lot Coverage                  | 60 %      |
| Maximum Building Height               |           |
| Principal                             | 40 feet   |
| With Use Permit                       | 50 feet   |
| Accessory                             | 20 feet   |

# EXHIBIT A

PDG2015-0005

## RE-ZONING MAP



**TOWN HOME PROJECT**

|                          |                |
|--------------------------|----------------|
| <b>PROJECT SUMMARY:</b>  |                |
| Total Units:             | 20 Condo Units |
| Site Area:               | 1.25 Acres (+) |
| Net Density:             | 16 DU/Acre     |
| <b>LAND USE SUMMARY:</b> |                |
| Existing General Plan:   | RC             |
| Proposed General Plan:   | HDR            |
| Existing Zoning:         | C-2            |
| Proposed Zoning:         | PD-R           |

**MEDICAL OFFICE PROJECT**

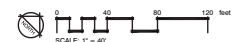
|                          |                                |
|--------------------------|--------------------------------|
| <b>PROJECT SUMMARY:</b>  |                                |
| Total Units:             | 5 Office Condo Units (7,891sf) |
| Site Area:               | 0.82 Acres (+)                 |
| <b>LAND USE SUMMARY:</b> |                                |
| Existing General Plan:   | RC                             |
| Existing Zoning:         | C-2                            |
| Proposed Zoning:         | C-2                            |

**Land Use Summary**

|                        |                              |
|------------------------|------------------------------|
| Total Site Area:       | 2.81 Acres (+/-)             |
| Existing General Plan: | RC                           |
| Proposed General Plan: | HDR, RC and OA (open area)   |
| Existing Zoning:       | C-2                          |
| Proposed Zoning:       | PD-R, C-2 and OA (open area) |
| Proposed OA:           | 0.74 Acres                   |
| Proposed PD-R:         | 1.25 Acres, 20 Units         |
| Proposed C-2:          | 0.82 Acres, 5 Units          |
| Proposed Density:      | PD-R: 16 units per acre      |

OWNER / DEVELOPER/APPLICANT  
USA Investment Associates  
c/o Gil Lee  
606 North First Street  
San Jose, CA 95112  
408/666-8122

ASSESSOR PARCEL NUMBER  
016-240-039



USA Investments Associates  
*South Whitney Mixed Use*  
Rocklin, CA



## PLANNING COMMISSION RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
RECOMMENDING APPROVAL OF A TENTATIVE PARCEL MAP

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

The Planning Commission of the City of Rocklin does resolve as follows:

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

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

B. A Mitigated Negative Declaration has been recommended for approval for this project via Planning Commission Resolution No.           .

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

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

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

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

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

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

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

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

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

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Utilities

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

2. Riparian Area and Creek Protection

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

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

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

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

3. Reciprocal Easements

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

4. Finance Districts

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

It is anticipated that the following will be necessary:

Annexation into: CFD No. 1, CFD No. 5, Lighting & Landscaping District No. 2

5. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2015-0001), Rezone (Z2014-0009), General Development Plan (PDG2015-0005), and the Design Review/Oak Tree Preservation Plan Permit (DR2014-0016/TRE2015-0009) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 7<sup>th</sup> day of June, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\05 South Whitney Mixed Use PC Reso (DL2015-0001) - final.doc



EXHIBIT A

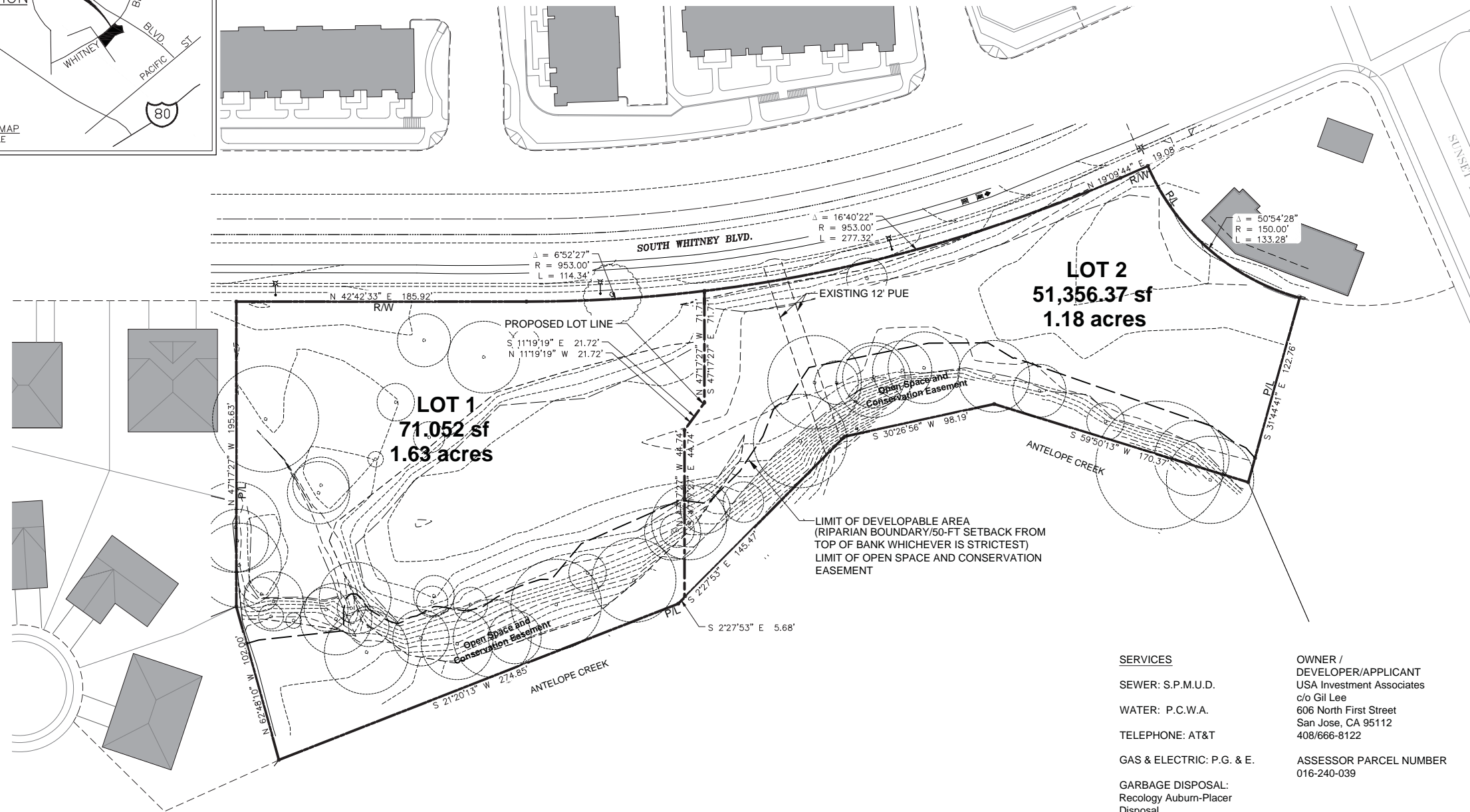
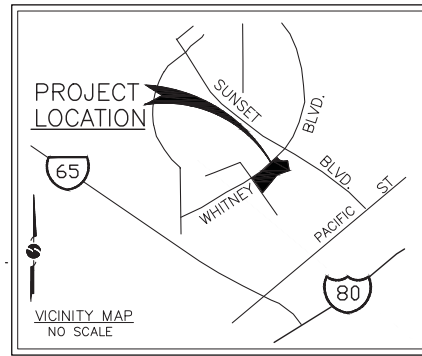
South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001

Available at the Community Development Department, Planning Division

# EXHIBIT A

DL2015-0001

## TENTATIVE PARCEL MAP



**SERVICES**

SEWER: S.P.M.U.D.

WATER: P.C.W.A.

TELEPHONE: AT&T

GAS & ELECTRIC: P.G. & E.

GARBAGE DISPOSAL:  
Recology Auburn-Placer  
Disposal

**OWNER / DEVELOPER/APPLICANT**

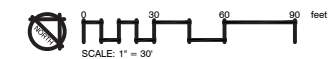
USA Investment Associates  
c/o Gil Lee  
606 North First Street  
San Jose, CA 95112  
408/666-8122

ASSESSOR PARCEL NUMBER  
016-240-039

**PROPOSED POTENTIAL EASEMENTS:**

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

USA Investments Associates  
*South Whitney Mixed Use*  
Rocklin, CA



**omni•means**  
ENGINEERS PLANNERS  
SACRAMENTO 943 Reserve Dr. #100  
Roseville, CA 95678 (916) 782-8688  
With offices in:  
WALNUT CREEK  
REDDING  
VISALIA  
1626TPM001.dwg 12-1-14

## PLANNING COMMISSION RESOLUTION PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING APPROVAL OF A DESIGN REVIEW FOR MULTI-FAMILY HOMES AND A  
 RETAIL OFFICE BUILDING

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

The Planning Commission of the City of Rocklin does resolve as follows:

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

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

B. A Mitigated Negative Declaration has been recommended for approval for this project via Planning Commission Resolution No.           .

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

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

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

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

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

H. The design of the site and buildings or structures is consistent with the goals, policies, land use designations in the General Plan and with the zoning,

regulations, standards, and restrictions proposed in the Rezone (Z-2013-04) being processed concurrently.

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

B. Conditions

1. Utilities

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

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

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from AT&T and Pacific Gas & Electric (AT&T, PG&E, ENGINEERING)
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)

## 2. Schools

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

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

## 3. Fire Service

- a. Prior to issuance of a Building Permit a Fire Hazard Mitigation Plan shall be prepared for the property, which shall include a Fuel Modification Plan. The Fire Hazard Mitigation Plan shall be reviewed and approved by the Rocklin Fire Chief. Implementation of the Fire Hazard Mitigation Plan shall be the responsibility of the property owner(s). (FIRE, PLANNING)
- b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)
- c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

#### 4. Improvements / Improvement Plans

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

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

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

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - 1) Stormwater Management
    - a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)
    - b. Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the

Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)

- i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
  - iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
- c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
  - f. The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the

State Regional Water Quality Control Board as part of the project's drainage improvement plans.

- 2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.
  - 3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.
- b. All on site standard improvements, including but not limited to:
- i. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where



necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- ii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
  - iii. To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, exits, and fire access lanes.
- d. The following on-site special improvements:
- i. Along the project's westerly property line, adjacent to the existing duplex and single family residences, a 6-foot tall masonry sound wall shall be constructed from the open space boundary to the 10 foot setback line from South Whitney Boulevard. Said wall shall be decorative masonry (split face on both sides, with decorative cap, and decorative stone pilasters with cap). The stone veneer on the pilasters shall match the ledge stone approved for Sunset Hills Townhomes' masonry walls, or be an approved equivalent. Pilasters shall be located at wall ends, corners, and at changes of height, if any. Pilasters shall be at approximately 36 inches square and shall be fully covered with the decorative rock veneer, to the satisfaction of the Economic and Community Development Director.
  - ii. Open space boundary fencing:
    - Where there is a retaining wall along the open space boundary, a 4-foot tall decorative metal wrought-iron style fence, of medium gauge or better steel or aluminum, powder coated black or dark green, shall be constructed on top of the retaining wall.
    - Where there is no retaining wall, a post and cable fence shall be installed along the length of the open space boundary. Said fencing shall be constructed of a single steel cable strung between steel posts approximately 3'-6" high spaced approximately 6 feet on center and set in concrete. A gate shall be located at the public utility

easement as indicated on Exhibit A and to the satisfaction of the Public Services Director.

- iii. Permanent landscape barriers:
  - Permanent landscape barriers shall be installed along the boundary between the developable area of the sites and the open space and conservation easement areas where there is post and cable fencing to provide a clear visual edge for maintenance purposes and a physical barrier to retard the spread of plants between the groomed landscaping and the adjacent open space vegetation.
  - A permanent landscape barrier shall be installed along the project boundary from the end of the masonry sound wall to the back of sidewalk adjacent to the existing duplex to provide a clear visual edge for maintenance purposes and to contain the landscaping within the project site.
  - Permanent landscape barriers should consist of a concrete mow strip, concrete curbing, or other durable method / material to the satisfaction of the Economic and Community Development Director.
- iv. Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas disturbed by grading of the project site but not developed.
- v. Enhanced paving at both driveways consistent with that of Sunset Hills Townhomes, to the satisfaction of the Director of Public Services and Director of Economic and Community Development.
- e. The following off-site improvements:
 

If not already completed, the median modifications required to construct the southbound left turn lane into the project within South Whitney Boulevard previously approved with the Sunset Hills Townhomes project (Council Resolution 2015-143, SD-2013-03).
- f. Improvement plans shall include landscape plans for new landscaping and modifications to existing landscaping in the public right-of-way (back of sidewalk and the median) along / in South Whitney Boulevard.
  - i. The right-of-way landscape plans shall conform with the requirements of Condition 7, below, to the satisfaction of the Director of Public Services.

- ii. Landscaping at the back of walk shall conform with Exhibit A, to the satisfaction of the Director of Public Services.
  - iii. If not already installed with the median modifications required to construct the southbound left turn lane into the project, landscaping within the modified median shall be as approved with the Sunset Hills Townhomes project (Council Resolution 2015-143, SD-2013-03)
- g. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
- Recommendations for building pad and footing construction;
  - Use of soil stabilizers or other additives; and
  - Recommendations for surface drainage.
- h. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans): (ENGINEERING)
- i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
  - ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel,

- natural gas) generators to minimize the use of temporary diesel power generators.
- iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
  - iv. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
  - v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
  - vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
  - vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
  - viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
  - ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
  - x. All construction equipment shall be maintained in clean condition.
  - xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
  - xii. All exposed surfaces shall be revegetated as quickly as feasible.
  - xiii. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
  - xiv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite

to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

- xv. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
  - xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
  - xvii. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
  - xviii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
  - xix. Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- i. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
- i. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find

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

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

- j. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).
  - ii. If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required

and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.

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

- iii. If construction activities are scheduled to occur during the non-breeding season (September- January), a survey is not required and no further studies are necessary. {MM IV.-1}
  
- k. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:
  - i. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.
  
  - ii. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of

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

5. Improvements in the Public Right-of-Way

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

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

- a. Prior to the issuance of improvement plans or a grading permit, the applicant/developer shall clearly indicate on the construction documents that on-site and off-site oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance. {MM IV.-2} (ENGINEERING, PLANNING)
- b. The applicant/developer shall mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information, to be shown on the improvement plans:
  - The total number of surveyed oak trees;
  - The total number of oak trees to be removed;



- The total number of oak trees to be removed that are to be removed because they are sick or dying, and;
  - The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories. Multi-trunk trees are calculated using the largest trunk's diameter at breast height;
  - The total number of replacement trees, if any, planted towards satisfying required mitigation. {MM IV.-2}  
(ENGINEERING, PLANNING)
- c. The applicant/developer shall retain a certified arborist to review the design of the project improvements (e.g. retaining walls, parking lot area, etc.) and recommend measures to protect on- and off-site trees that are designated to remain, both during construction and afterwards. These measures shall be incorporated into the project's grading and / or improvement plans, for review and approval of the City Engineer and Economic and Community Development Director. The protection measures shall include appropriate fencing around those trees to remain. The protection measures shall be approved prior to the issuance of improvement plans or a grading permit for all or any portion of the project. (ENGINEERING, PLANNING)
- d. The applicant/developer shall retain a certified arborist to prepare and implement an inspection plan providing for the periodic inspection of the site during grading and construction, and verification to the City Engineer that the approved protection measures are properly implemented.  
(ENGINEERING, PLANNING)
- e. If mitigation for oak tree removal includes the planting of replacement oak trees, replacement trees shall be located within the open space area where there is sufficient room for new trees to grow. Any replacement oak trees shall be shown on the improvement plans. Temporary irrigation shall be provided for five years to establish the trees. Replacement trees are subject replacement if they fail within five years of planting. All replacement oak trees shall be species from the Native Oak Tree list found in the City of Rocklin Oak Tree Preservation Guidelines.  
(ENGINEERING, PLANNING, BUILDING)
- f. If this project moves forward ahead of the Sunset Hill Townhomes project, the applicant/developer shall be responsible for satisfying the mitigation requirements for the removal of oak trees associated with the median improvements in South Whitney Boulevard in compliance with Council Resolution 2015-143 approving the Tentative Subdivision Map (SD-2013-03).

7. Landscaping

- a. Final landscape plans shall be provided by the developer and approved by the Director of Economic and Community Development. The landscape plans shall comply with the following requirements: (PLANNING)
  - i. The landscaping plan shall be prepared by a landscape architect and shall include:
    - 1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials:
      - i. Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock. Plant varieties shall be provided in the largest nursery container locally available regardless of which category and of what size they are shown in the Plant Schedule.
      - ii. Plant quantities shall be adjusted at the determination of the Economic and Community Development Director to achieve compliance with Exhibit A and the Design Review Guidelines.
    - 2) A section diagram of proposed tree staking.
    - 3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
    - 4) Provision for the shading of parking spaces by shade trees planted at a minimum of one for every five parking spaces. In the vicinity of the commercial building, shade trees shall be provided to the extent feasible. Trees in front of parking spaces may be counted as parking shade if the proposed tree would provide an adequate canopy to shade the parking lot. Additional parking lot shade trees are not required where they would conflict with existing oak trees identified to be retained in the open space and whose canopies overhang the developed area of the project.
    - 5) Along the northerly side of the office building (facing South Whitney Boulevard), a mix of shrubs and

groundcovers shall be added to screen and soften the building façade.

- ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the water Conservation and Landscaping Act. Government Code §65591, et seq.
- b. The parking lot lighting plan shall be designed to accommodate the required shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)
- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

8. Landscaping Maintenance Agreement

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

9. Signage

- a. All signs shall conform to the Sign Ordinance of the City of Rocklin, Design Review Guidelines, and the sign design(s) and location(s) as shown on Exhibit A. (PLANNING)
- b. Project signage shall be substantially similar to Exhibit A, to the satisfaction of the Economic and Community Development Director. (PLANNING)
- c. If the project signs are to be illuminated, ground mounted lighting shall comply with the following, to the satisfaction of the Economic and Community Development Director: (PLANNING)
  - i. The light source shall be designed and oriented so that it shines only on the sign itself and not into the sky or elsewhere, and

- ii. The light source itself shall be screened, with a permanent physical barrier, such that it is not visible from the adjacent streets or driveways.
- d. Signs comprised of Individual internally illuminated channel letters may be allowed on the commercial building in compliance with the Sign Ordinance and the Design Review Guidelines and subject to approval by the Economic and Community Development Director. (PLANNING)

10. Residential Architecture

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

11. Commercial Architecture

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

12. Recreation Amenities

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

13. Screening of Mechanical Equipment

- a. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been located as far as possible from the public right-of-way. (PLANNING)
- b. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public vantage points, to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building; the material(s) shall be durable and low-maintenance, not wood. (PLANNING)

14. Air Quality

- a. Electrical receptacles shall be installed in the front and back exterior walls of the buildings to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. If outdoor grills or fireplaces are incorporated into the common areas, they shall be installed to operate with natural gas. (BUILDING, PLANNING)
- c. 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)
- d. Prior to the issuance of building permits, the application shall demonstrate that woodburning appliances such as fireplaces, pellet stoves, and woodstoves will not be installed (the use of propane or natural gas fueled fireplaces is permitted if demonstrated to be in compliance with applicable regulations). (III.-1) (BUILDING)

15. Noise

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

16. Security

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

17. Maintenance

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

18. Outdoor Storage

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

19. Parks

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

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

20. Phasing

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

21. 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)

22. Indemnification and Duty to Defend

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

23. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2015-0001), Rezone (Z2014-0009), General Development Plan (PDG2015-0005), and the Tentative Parcel Map (DL2015-0001) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 7<sup>th</sup> day of June, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\06 South Whitney Mixed Use PC Reso (DR2014-0014) - final.doc



EXHIBIT A

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

Available at the Community Development Department, Planning Division

EXHIBIT B

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

Available at the Community Development Department, Planning Division

EXHIBIT C

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

Available at the Community Development Department, Planning Division

EXHIBIT D

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

Available at the Community Development Department, Planning Division

**SOUTH WHITNEY, MIXED - USE CENTER**

ROCKLIN

CALIFORNIA

**PRELIMINARY DESIGN REVIEW PERMIT**

APN: 016-240-039  
 General Plan: HDR & RC  
 Zoning: PDR & C-2

**PROJECT OBJECTIVE**

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

**PROJECT DIRECTORY**

**OWNER/APPLICANT**  
 USA Investment Associates, Gil Lee  
 606 North First Street  
 San Jose, CA 95121 / 408-332-4102  
 gil@sunsethillsrocklin.com

**ARCHITECT**  
 Gkw Architects, Gordon K Wong  
 710E Mcglincy Ln Ste 109  
 Campbell, CA 95008 / 408-315-2125  
 gordonkwong@gkwarchitects.com

**CIVIL ENGINEER**  
 Bellecci & Associates, Inc., Daniel Leary  
 7041 Koll Center Pkwy, Ste 132  
 Pleasanton, CA 94566 / 925-681-4885  
 daniel@bellecci.com

**LANDSCAPE ARCHITECT**  
 Harris Design, Bill Harris  
 755 Folger Ave,  
 Berkeley CA 94710 / 510-647-3792  
 bill@hd-la.com

**LAND DEVELOPMENT**  
 Omni-Means, Ltd., Scott Robertson, LLA  
 943 Reserve Dr., Ste 100  
 Roseville, CA 95678 / 916-782-8688

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



**GORDON K WONG, ARCHITECT LIC# 34045**  
 710E MCGLINCY LANE SUITE 109  
 CAMPBELL, CA 95121 / 408 315 2125  
 GORDONKWONG@GKWARCHITECTS.COM



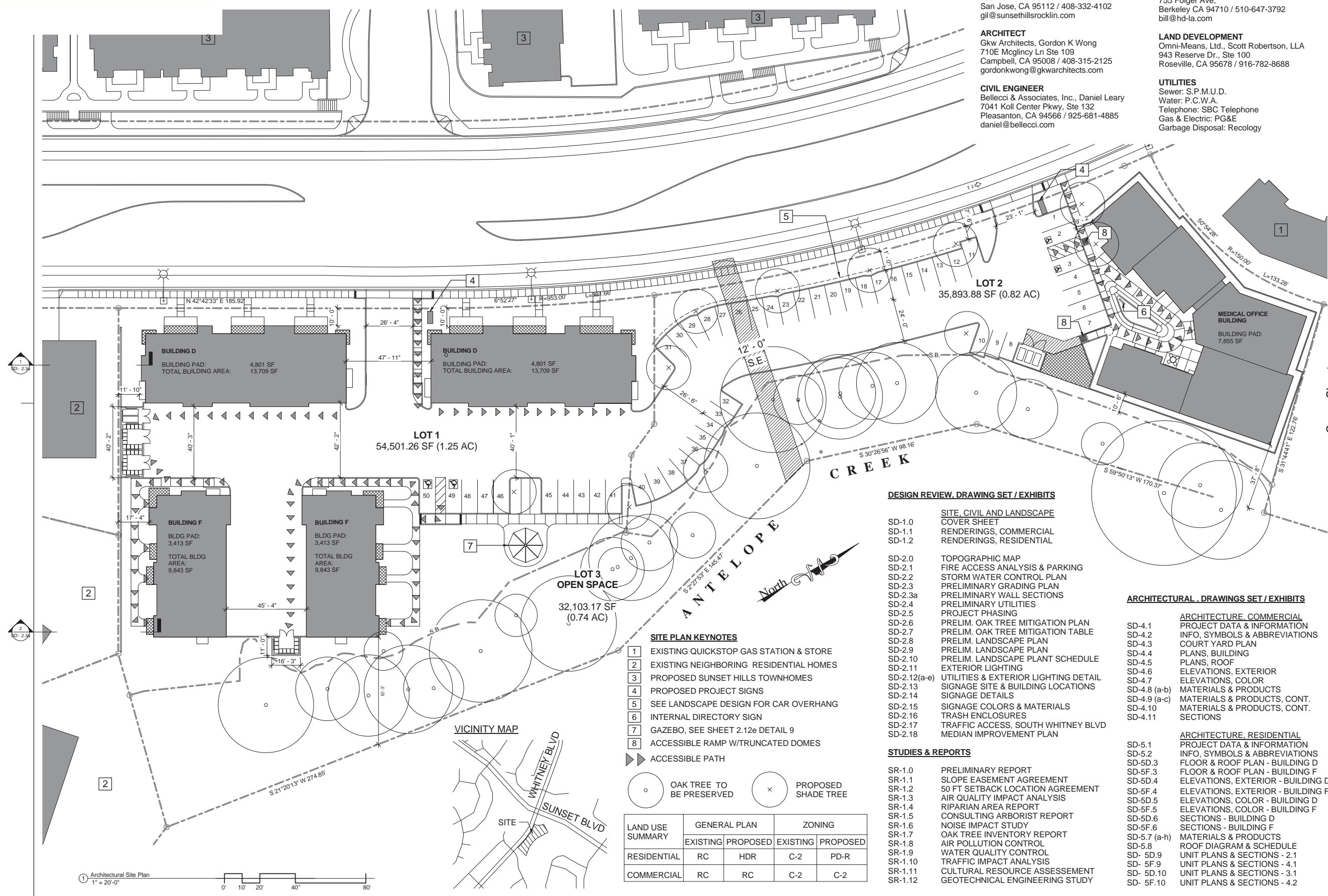
South Whitney Medical Office Building  
 City of Rocklin, California  
 by USA Investment Associates

Project Revision Schedule

Cover Sheet

Not for Construction  
**SD- 1.0**

SCALE 1" = 20'-0"  
 5/12/2016 9:44:58 AM



**DESIGN REVIEW, DRAWING SET / EXHIBITS**

- SD-1.0 SITE, CIVIL AND LANDSCAPE COVER SHEET
- SD-1.1 RENDERINGS, COMMERCIAL
- SD-1.2 RENDERINGS, RESIDENTIAL
- SD-2.0 TOPOGRAPHIC MAP
- SD-2.1 FIRE ACCESS ANALYSIS & PARKING
- SD-2.2 STORM WATER CONTROL PLAN
- SD-2.3 PRELIMINARY GRADING PLAN
- SD-2.3a PRELIMINARY WALL SECTIONS
- SD-2.4 PRELIMINARY UTILITIES
- SD-2.5 PROJECT PHASING
- SD-2.6 PRELIM. OAK TREE MITIGATION PLAN
- SD-2.7 PRELIM. OAK TREE MITIGATION TABLE
- SD-2.8 PRELIM. LANDSCAPE PLAN
- SD-2.9 PRELIM. LANDSCAPE PLAN
- SD-2.10 PRELIM. LANDSCAPE PLANT SCHEDULE
- SD-2.11 EXTERIOR LIGHTING
- SD-2.12(a-e) UTILITIES & EXTERIOR LIGHTING DETAIL
- SD-2.13 SIGNAGE SITE & BUILDING LOCATIONS
- SD-2.14 SIGNAGE DETAILS
- SD-2.15 SIGNAGE COLORS & MATERIALS
- SD-2.16 TRASH ENCLOSURES
- SD-2.17 TRAFFIC ACCESS, SOUTH WHITNEY BLVD
- SD-2.18 MEDIAN IMPROVEMENT PLAN

**ARCHITECTURAL, DRAWINGS SET / EXHIBITS**

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

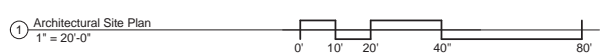
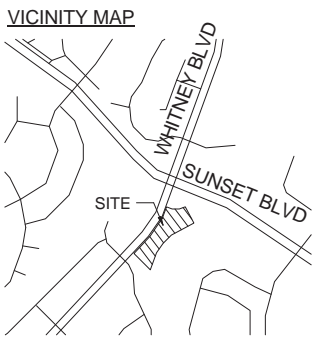
- SD-5.1 ARCHITECTURE, RESIDENTIAL PROJECT DATA & INFORMATION
- SD-5.2 INFO, SYMBOLS & ABBREVIATIONS
- SD-5D.3 FLOOR & ROOF PLAN - BUILDING D
- SD-5F.3 FLOOR & ROOF PLAN - BUILDING F
- SD-5D.4 ELEVATIONS, EXTERIOR - BUILDING D
- SD-5F.4 ELEVATIONS, EXTERIOR - BUILDING F
- SD-5D.5 ELEVATIONS, COLOR -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

**SITE PLAN KEYNOTES**

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



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





SOUTH WHITNEY, MIXED-USE CENTER AERIAL VIEW, RENDERED



MEDICAL OFFICE BUILDING FACADE, RENDERED



MEDICAL OFFICE BUILDING FACADE, RENDERED



MEDICAL OFFICE BUILDING SIGNAGE, RENDERED



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Renderings, Commercial

South Whitney Medical Office Building  
City of Rocklin, California

by USA Investment Associates

Project Revision  
Schedule

Renderings,  
Commercial

Not for  
Construction  
SD- 1.1

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FRONT FACADE RENDERING, BUILDING F



FRONT FACADE RENDERING, BUILDING D



TOWNHOMES AERIAL VIEW, RENDERED



TOWNHOMES SIGNAGE, RENDERED



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Renderings, Residential

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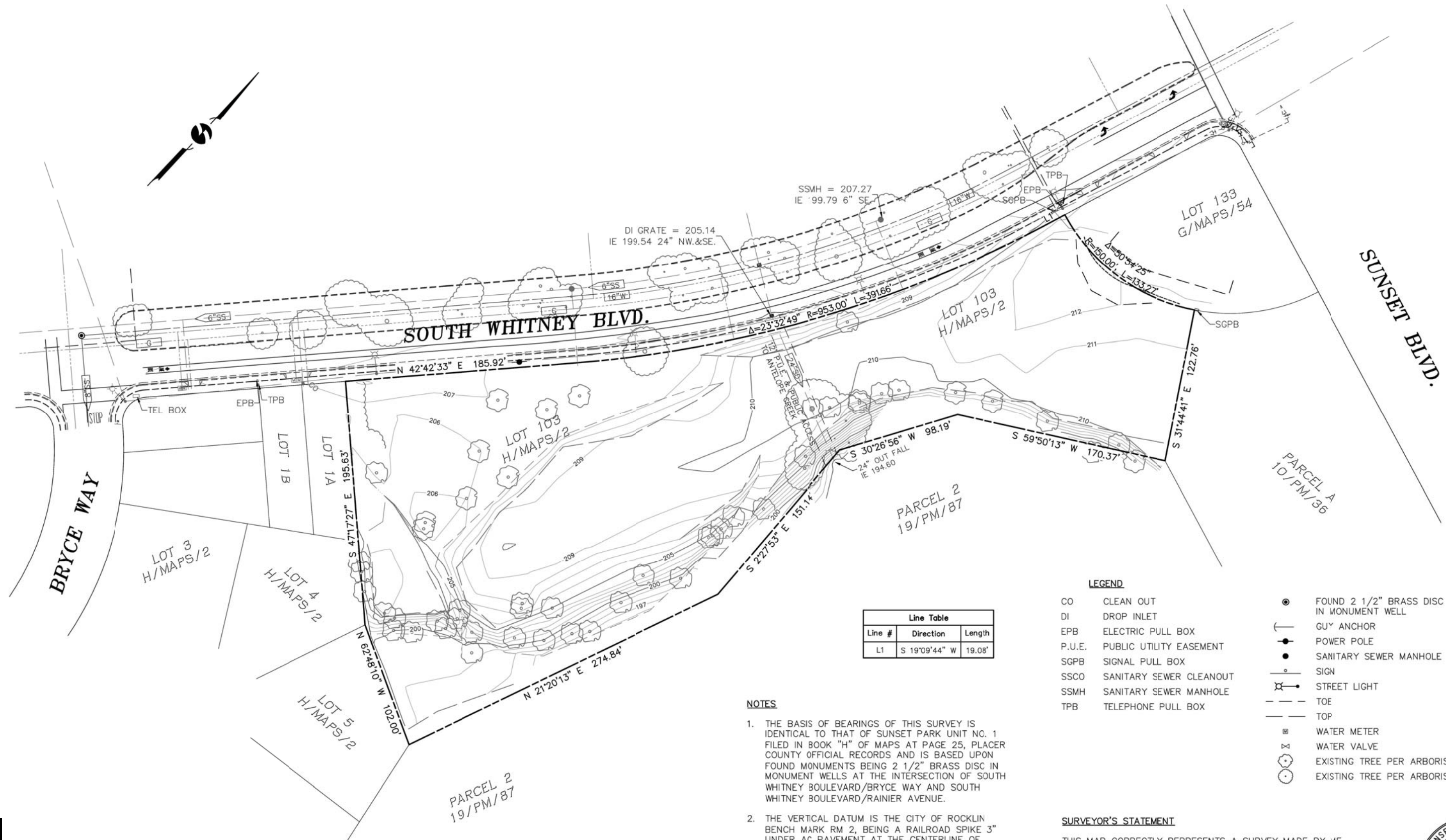
Project Revision  
Schedule

Renderings,  
Residential

Not for  
Construction  
SD- 1.2

SCALE

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DI GRATE = 205.14  
IE 199.54 24" NW.&SE.

SSMH = 207.27  
IE 99.79 6" SE.

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

**NOTES**

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

**LEGEND**

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

**SURVEYOR'S STATEMENT**

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

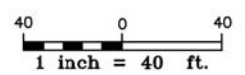
*B R H*  
BRIAN R. HOWARD, PLS 7250



Packet Pg. 168

Agenda Item #7.e.1

| REVISIONS   |      |    |
|-------------|------|----|
| DESCRIPTION | DATE | BY |
|             |      |    |
|             |      |    |



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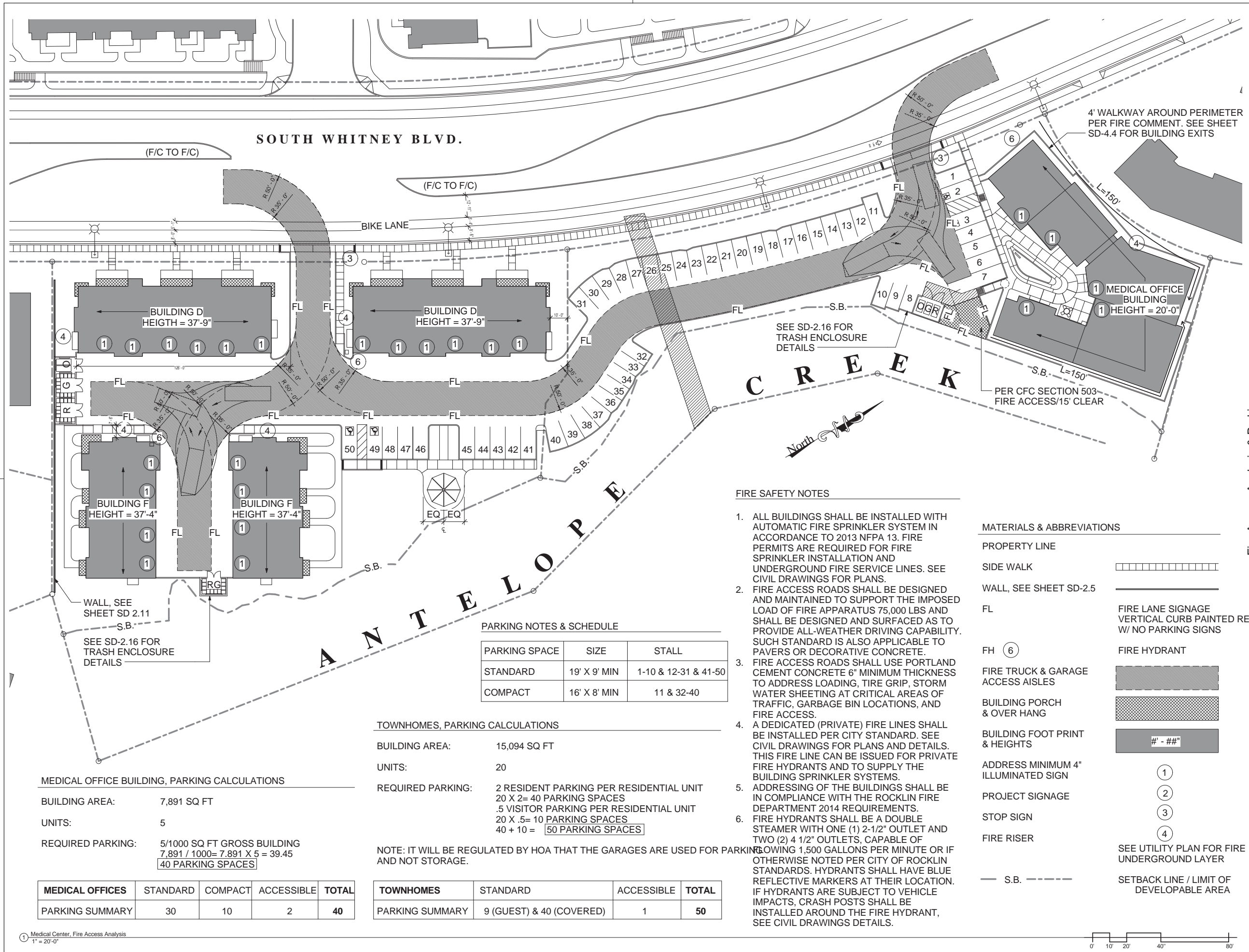
also in: ROSEVILLE VISALIA WALNUT CREEK SAN LUIS OBISPO & NAPA

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

|           |              |
|-----------|--------------|
| SCALE     | SCALE 1"=40' |
| DESIGNED  | JFB          |
| DRAWN     | JFB          |
| CHECKED   | BRH          |
| FILE NAME | 1626X017     |
| DATE      | 3-3-15       |

SD





**LICENSED ARCHITECT**  
 GORDON K. WONG  
 STATE OF CALIFORNIA  
 C-34455

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 GORDONK@GKNARCHITECTS.COM

**ARCHITECTS**  
 RESIDENTIAL COMMERCIAL

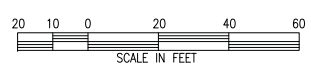
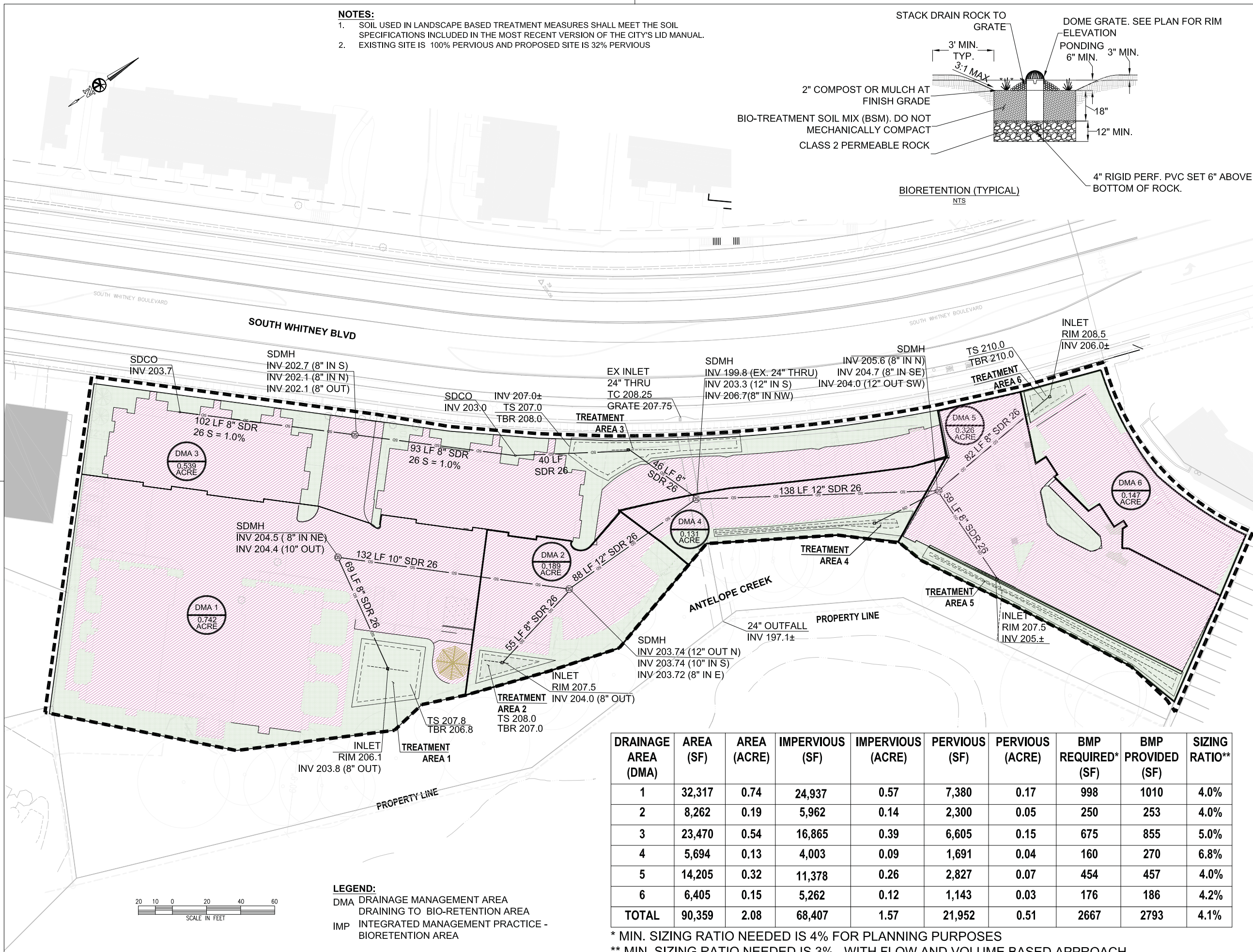
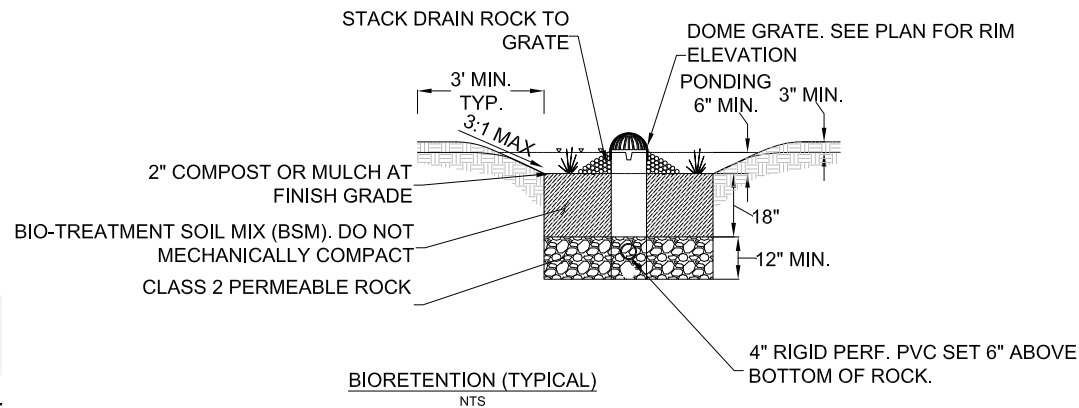
South Whitney Medical Office Building  
 City of Rocklin, California  
 by USA Investment Associates

Project Revision Schedule

Fire Access Analysis & Parking  
 Not for Construction  
**SD- 2.1**  
 SCALE 1" = 20'-0"  
 5/12/2016 9:45:13 AM

**NOTES:**

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



**LEGEND:**  
 DMA DRAINAGE MANAGEMENT AREA  
 DRAINING TO BIO-RETENTION AREA  
 IMP INTEGRATED MANAGEMENT PRACTICE -  
 BIORETENTION AREA

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

\* MIN. SIZING RATIO NEEDED IS 4% FOR PLANNING PURPOSES  
 \*\* MIN. SIZING RATIO NEEDED IS 3%, WITH FLOW AND VOLUME BASED APPROACH

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South Whitney Medical Center  
 City of Rocklin, California  
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Project Schedule  
 Revision

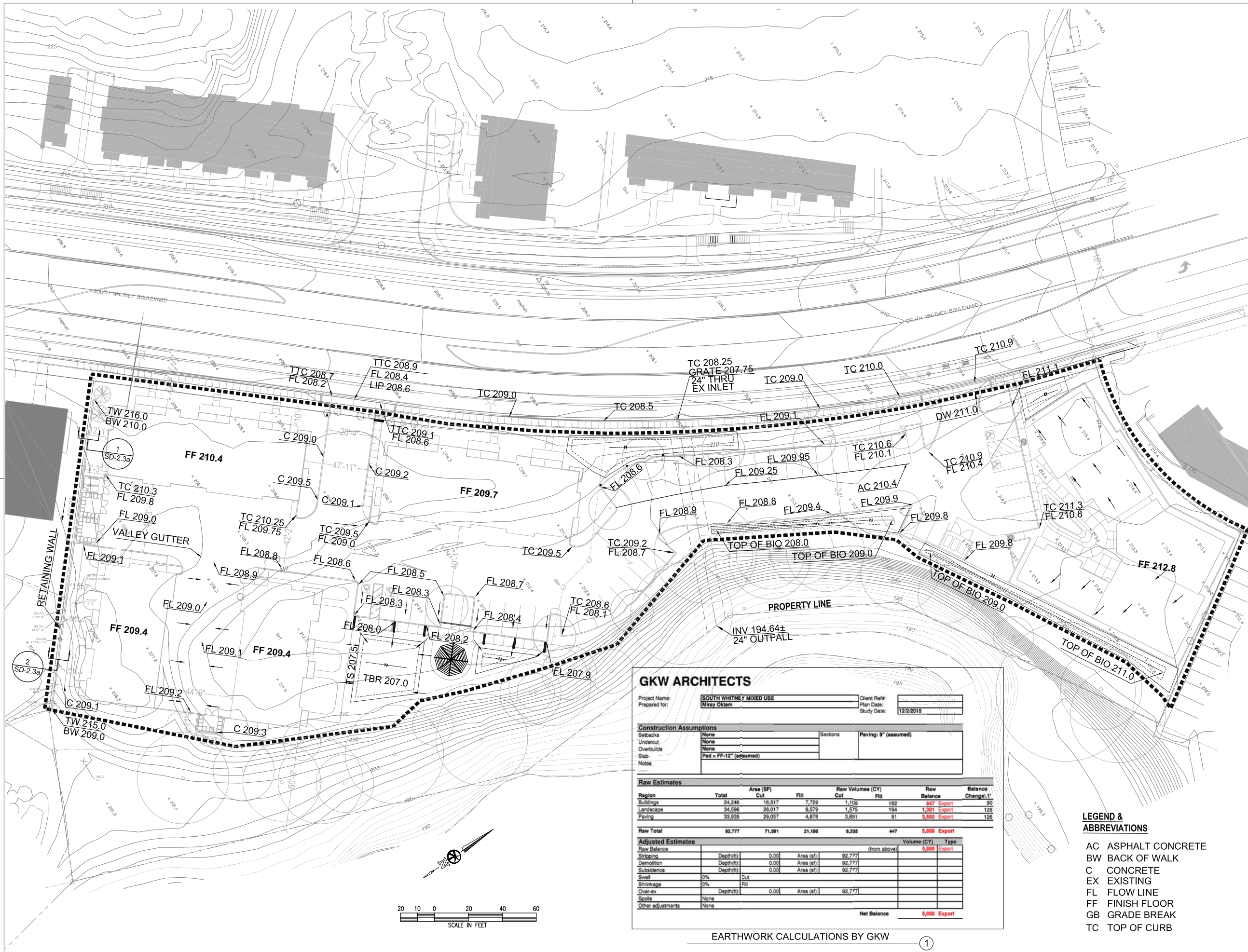
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**STORM DRAIN PLAN**

Not for Construction  
 SD- 2.2

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MARCH 2016



**GKW ARCHITECTS**

Project Name: SOUTH WHITNEY MIXED USE Client Refr: \_\_\_\_\_  
 Prepared for: Miray Oskem Plan Date: 1/24/16  
 Study Date: 12/2/2015

**Construction Assumptions**

|            |                        |          |                      |
|------------|------------------------|----------|----------------------|
| Setbacks   | None                   | Sections | Paving: 9" (assumed) |
| Undercut   | None                   |          |                      |
| Overbuilds | None                   |          |                      |
| Slab       | Pad = FF-12" (assumed) |          |                      |

**Raw Estimates**

| Region           | Total         | Area (SF)     | Raw Volumes (CY) | Raw Balance  | Balance Change, 1' |
|------------------|---------------|---------------|------------------|--------------|--------------------|
| Buildings        | 24,246        | 18,517        | 7,729            | 1,109        | 162                |
| Landscape        | 34,596        | 29,017        | 8,579            | 1,575        | 194                |
| Paving           | 33,935        | 29,057        | 4,876            | 3,651        | 91                 |
| <b>Raw Total</b> | <b>92,777</b> | <b>71,591</b> | <b>21,186</b>    | <b>6,335</b> | <b>447</b>         |


**Adjusted Estimates**

| Raw Balance        | Depth (ft) | Area (sf) | Volume (CY)  | Type                |
|--------------------|------------|-----------|--------------|---------------------|
| Striping           | 0.00       | 92,777    | (from above) | Export              |
| Demolition         | 0.00       | 92,777    |              |                     |
| Subsidence         | 0.00       | 92,777    |              |                     |
| Swell              | 0%         | Cut       |              |                     |
| Shrinkage          | 0%         | Fill      |              |                     |
| Over-ex            | 0.00       | Area (sf) | 92,777       |                     |
| Soils              | None       |           |              |                     |
| Other adjustments  | None       |           |              |                     |
| <b>Net Balance</b> |            |           |              | <b>5,888 Export</b> |

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

EARTHWORK CALCULATIONS BY GKW

①



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South Whitney Medical Center  
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Project Schedule  
 Revision

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**Preliminary Grading Plan**

Not for Construction

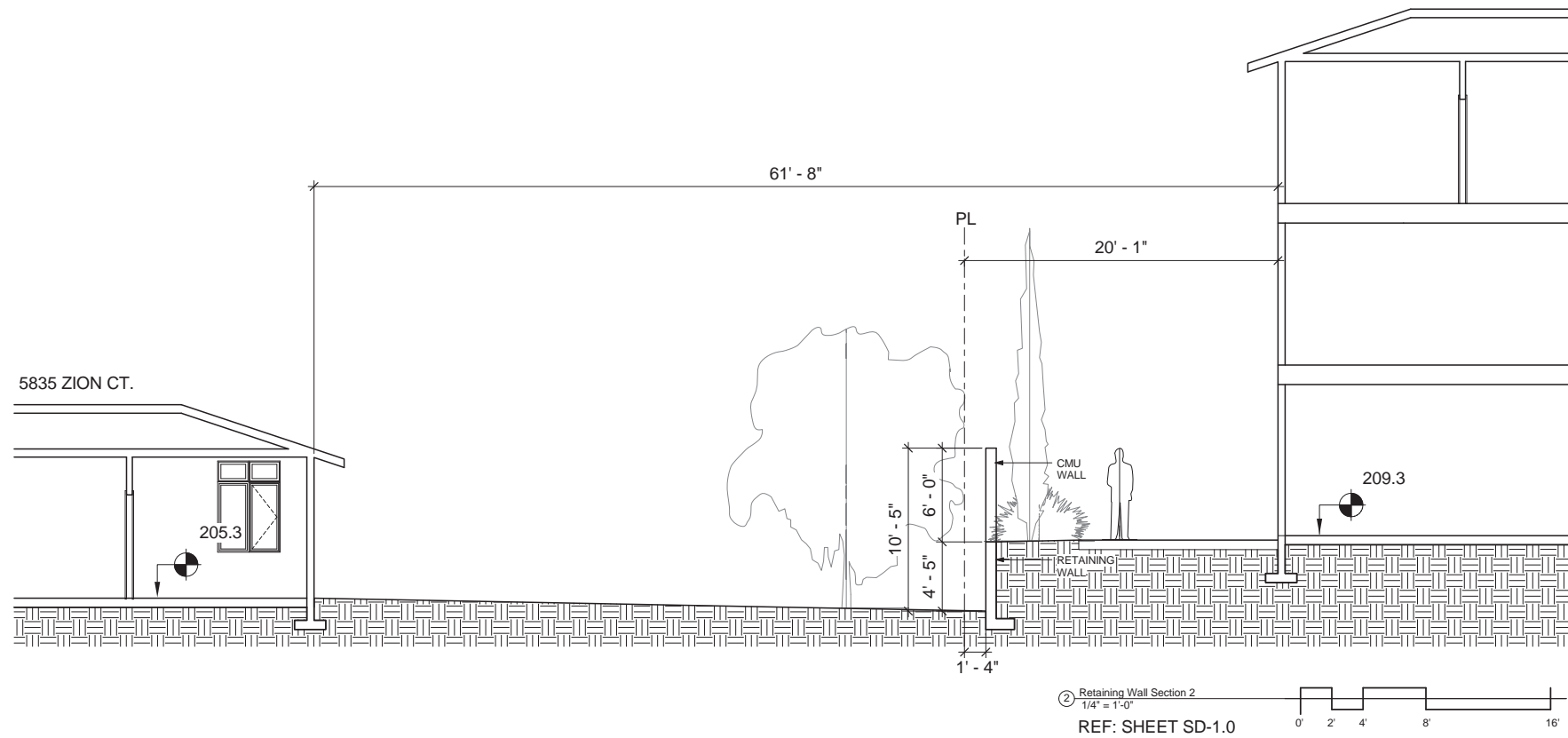
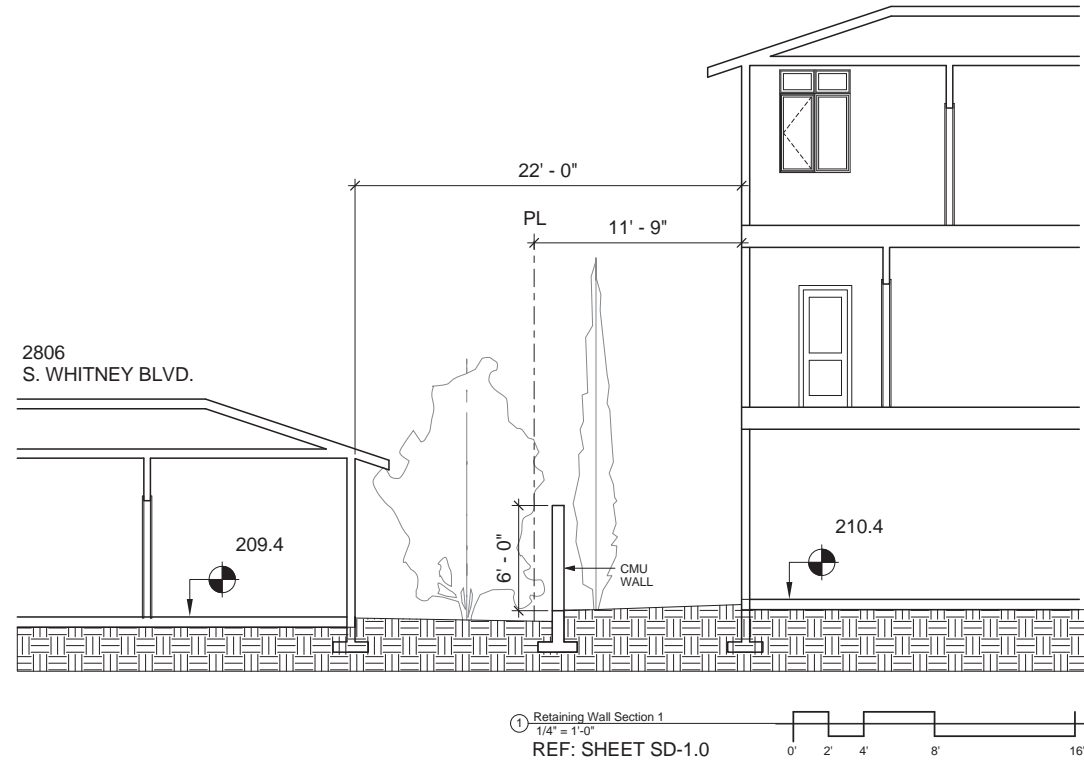
SD- 2.3

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MARCH 2016



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



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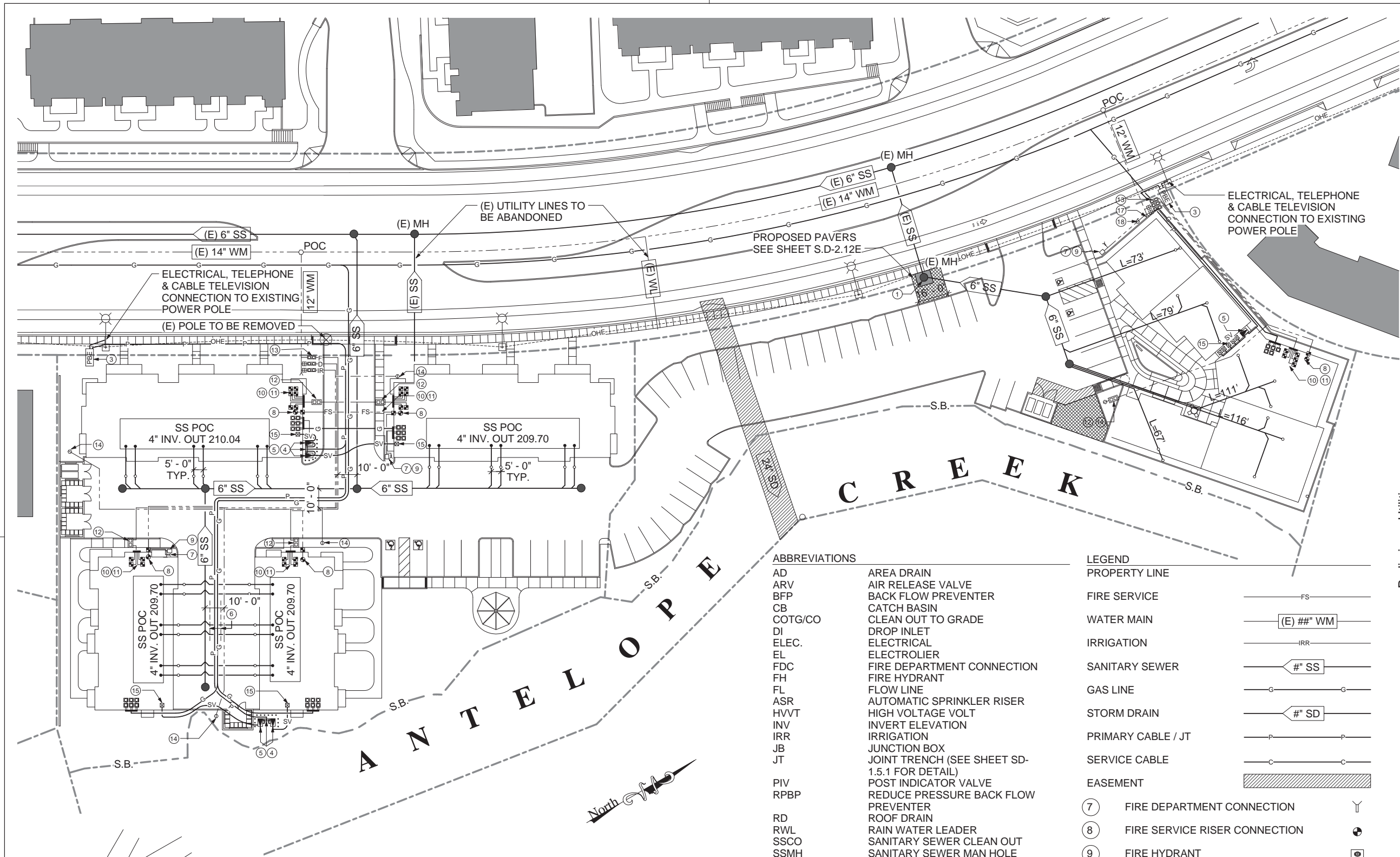
Preliminary Wall Sections

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

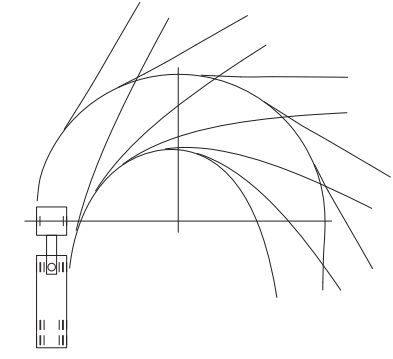
Project Revision Schedule

Preliminary Wall Sections  
Not for Construction  
SD- 2.3a

SCALE 1/4" = 1'-0"  
5/12/2016 9:45:14 AM



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



PER SPMUD REQUIREMENTS:  
2007 STERLING LT9513 MAINTENANCE  
VEHICLE TURNING RADIUS

ROCKLIN WATER SYSTEM / FIRE FLOW TEST

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

ABBREVIATIONS

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

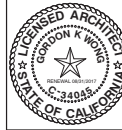
- 1 MAN HOLE, SEE SHEET 2.12e
- 2 CLEAN OUT
- 3 PULL BOX ELECTRICAL
- 4 3 WAY JUNCTION & PAD
- 5 BUILDING SERVICE & PAD
- 6 18" PG&E JOINT TRENCH, SEE SHEET 2.12c, DETAIL 7

LEGEND

- PROPERTY LINE
- FIRE SERVICE
- WATER MAIN
- IRRIGATION
- SANITARY SEWER
- GAS LINE
- STORM DRAIN
- PRIMARY CABLE / JT
- SERVICE CABLE
- EASEMENT

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

Preliminary Utilities



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City of Rocklin, California

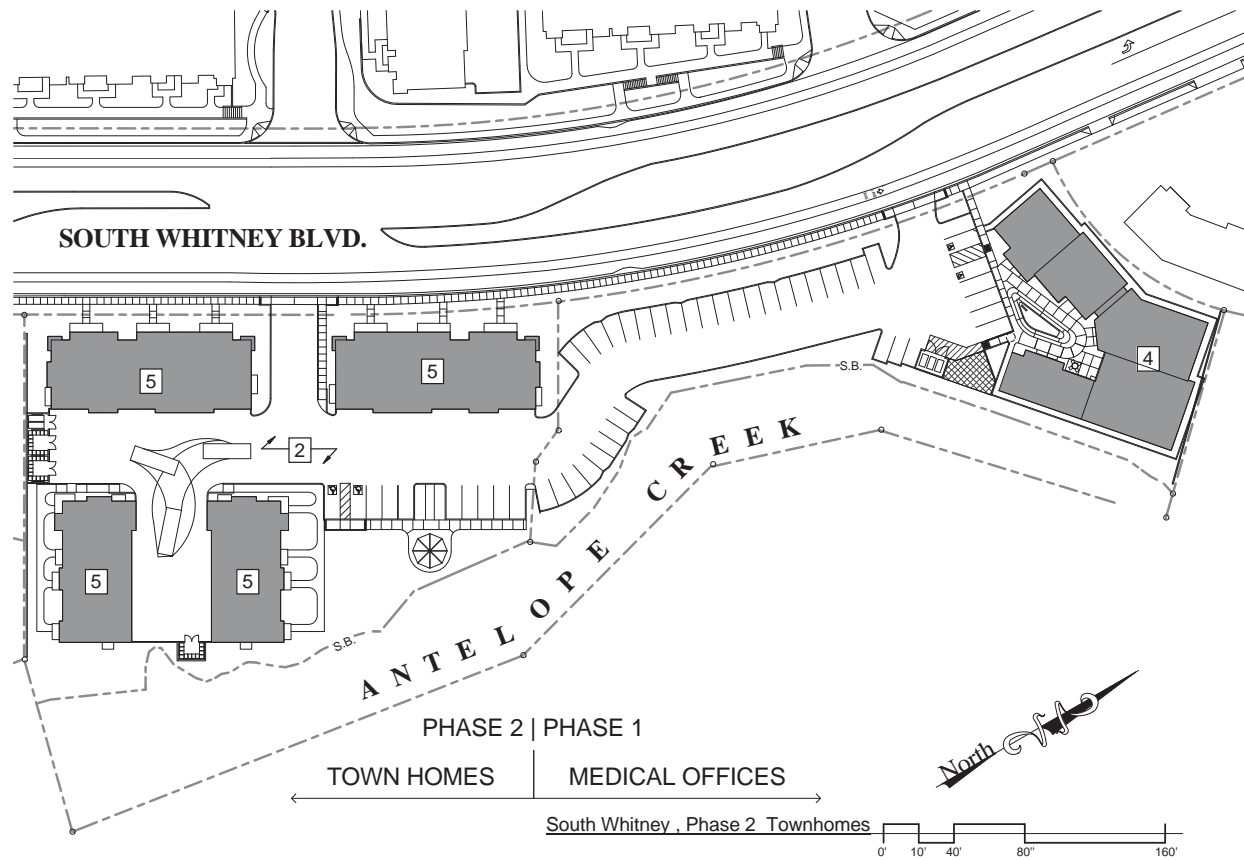
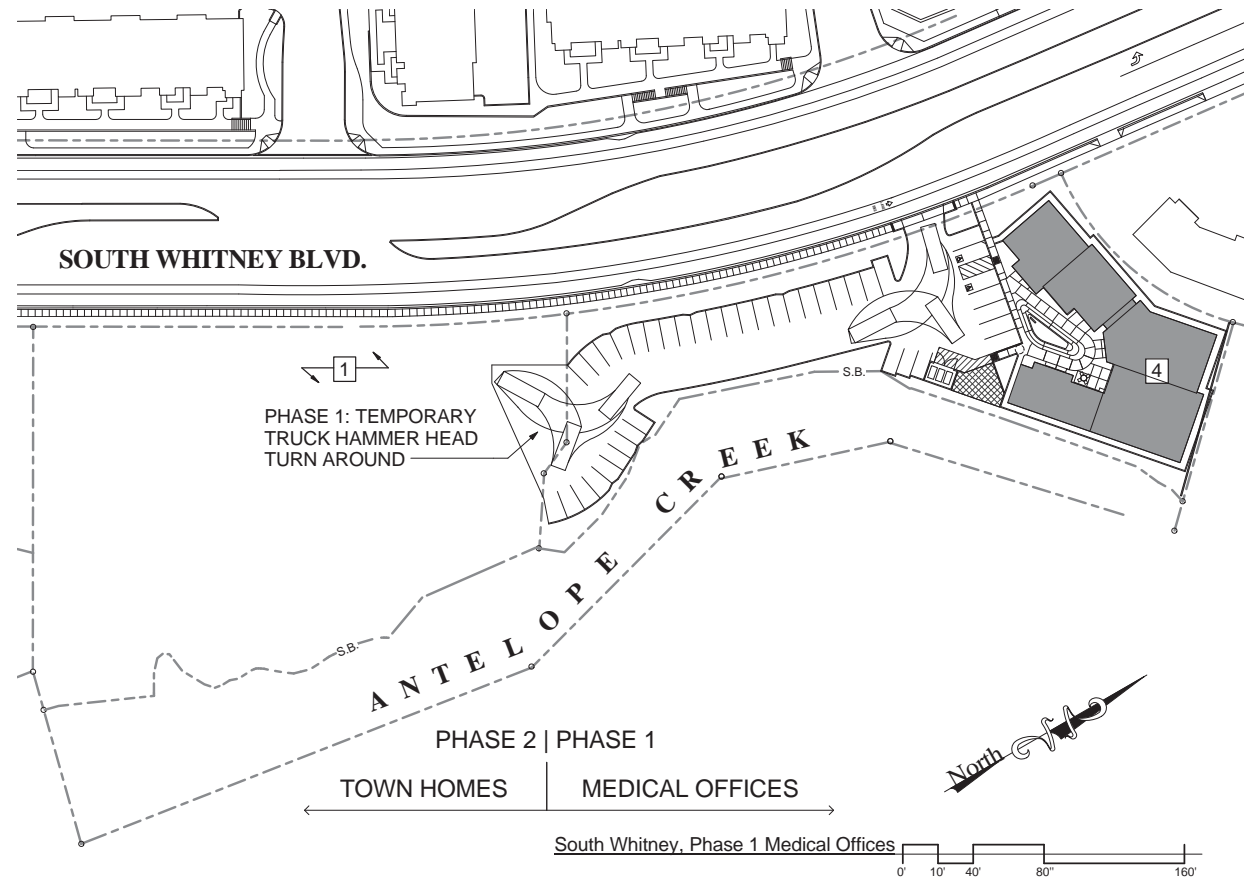
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Project Revision Schedule

Preliminary Utilities

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SD- 2.4

SCALE 1" = 20'-0"  
5/12/2016 9:45:17 AM



**KEY NOTES**

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



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Project Phasing

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City of Rocklin, California  
by USA Investment Associates

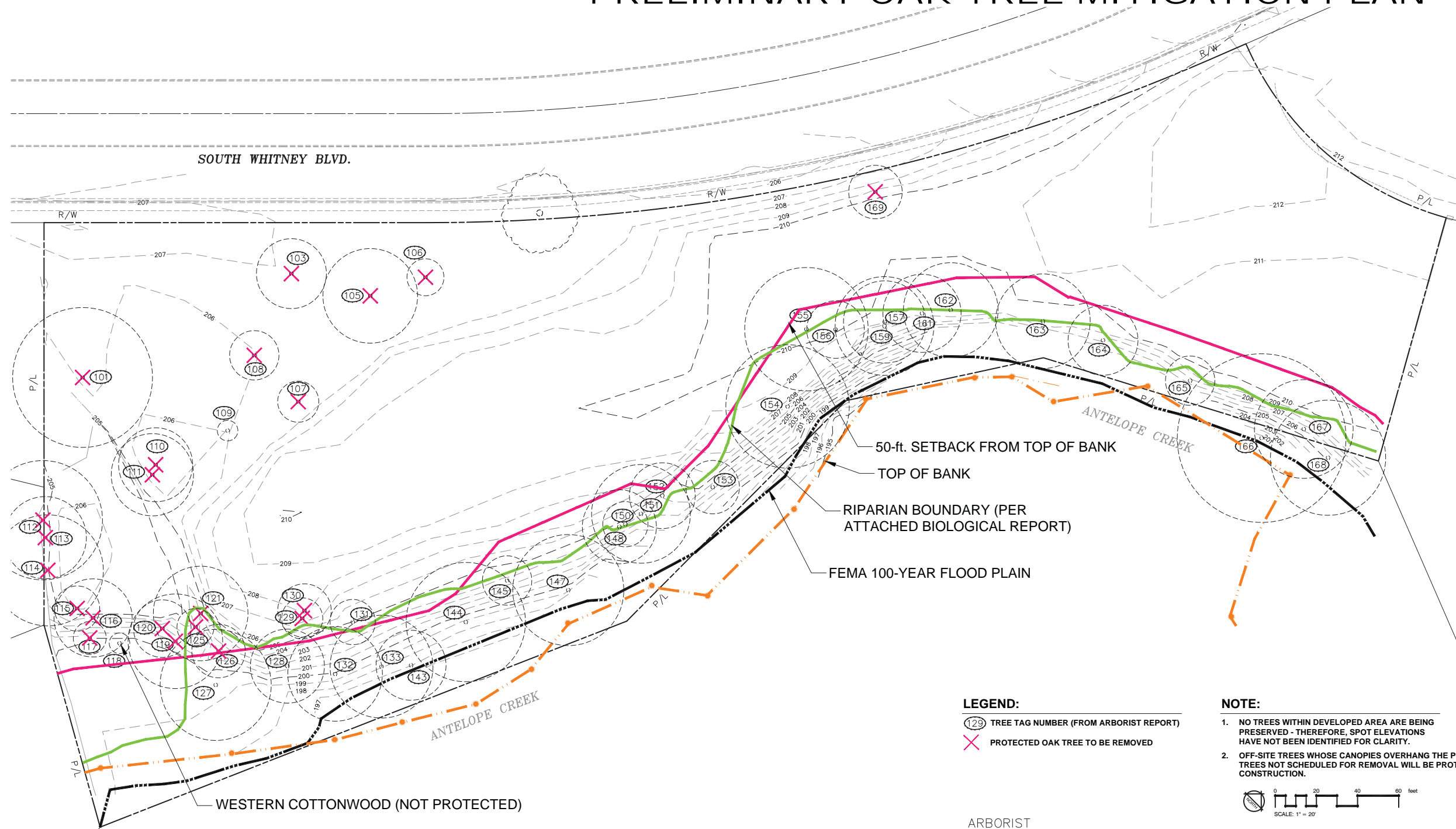
Project Revision Schedule

Project Phasing

Not for Construction  
SD- 2.5

SCALE 1" = 40'-0"  
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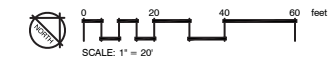
# PRELIMINARY OAK TREE MITIGATION PLAN



**LEGEND:**  
 (129) TREE TAG NUMBER (FROM ARBORIST REPORT)  
 X PROTECTED OAK TREE TO BE REMOVED

**NOTE:**

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



USA Investments Associates  
 South Whitney Mixed Use  
 Rocklin, CA

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

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

1626UP0001.dwg 8-20-15 SD - 2.6

# PRELIMINARY OAK TREE MITIGATION TABLE

| Tree# | Common Name | Botanical Name | Rating         | Stems | DBH | Inches / Code   | TDBR | Canopy r (ft) | Notes  | Action (if left in place)                                    |
|-------|-------------|----------------|----------------|-------|-----|-----------------|------|---------------|--|--|
| 1     | 101         | Valley Oak     | Quercus lobata | 4     | 2   | 31 @ 2', 10     | 31   | 34            | Good   | Remove deadwood  |
| 2     | 103         | Valley Oak     | Quercus lobata | 3     | 2   | 12 @ 2', 8 @ 2' | 12   | 17            | Co-dominant leader at 1' with included bark, north stem has co-dominant leader at 6' with included bark, full canopy                         | Remove deadwood, reinspect in 3 years                        |
| 3     | 105         | Valley Oak     | Quercus lobata | 4     | 1   | 13              | 13   | 23            | Co-dominant leader at 7'   | Remove deadwood, reinspect in 3 years                        |
| 4     | 106         | Valley Oak     | Quercus lobata | 4     | 2   | 6, 6            | 6    | 9             | Co-dominant leader at base   | Remove crossing limb   |
| 5     | 107         | Valley Oak     | Quercus lobata | 3     | 2   | 7, 6            | 7    | 10            | Co-dominant leader at 1' with included bark, narrow angle attachment at 7' in north stem - will require future cable                         | Re-inspect in 3 years  |
| 6     | 108         | Valley Oak     | Quercus lobata | 3     | 4   | 4, 4, 6, 6      | 6    | 12            | Splits into 4 stems at 6' with narrow angle attachment   | Remove crossing limb, remove deadwood, re-inspect in 3 years |
| 7     | 110         | Valley Oak     | Quercus lobata | 3     | 2   | 8, 9            | 9    | 18            | Co-dominant leader at 1' and 4' in south stem with included bark, narrow angle attachments mid canopy, unbalanced canopy to north north west | Remove deadwood  |
| 8     | 111         | Valley Oak     | Quercus lobata | 3     | 1   | 15              | 15   | 20            | Co-dominant leader at 8' with included bark  | Add 1 cable, remove deadwood                                 |
| 9     | 112         | Valley Oak     | Quercus lobata | 3     | 1   | 18              | 18   | 29            | Co-dominant leader at 8', epicormic growth, over-weight limb to northeast  | Remove deadwood, prune to balance                            |
| 10    | 113         | Valley Oak     | Quercus lobata | 3     | 1   | 19              | 19   | 20            | Lost co-dominant leader at 4', wound is closed, sparse canopy  | Re-inspect in 3 years  |
| 11    | 114         | Valley Oak     | Quercus lobata | 3     | 2   | 14, 12          | 14   | 27            | Epicormic growth, unbalanced canopy to south and southeast   | Remove deadwood, prune to balance                            |
| 12    | 115         | Valley Oak     | Quercus lobata | 3     | 1   | 8               | 8    | 11            |  |  |
| 13    | 116         | Valley Oak     | Quercus lobata | 4     | 2   | 4, 8            | 8    | 19            |  | Remove debris on uphill side                                 |
| 14    | 117         | Valley Oak     | Quercus lobata | 4     | 1   | 6               | 6    | 8             |  | Remove debris on uphill side                                 |
| 15    | 119         | Valley Oak     | Quercus lobata | 3     | 1   | 17              | 17   | 23            | Dominant, epicormic growth, co-dominant leader at 7' with included bark  | Remove deadwood, add 1 cable                                 |
| 16    | 120         | Valley Oak     | Quercus lobata | 4     | 1   | 7               | 7    | 14            | Slight lean  | Remove debris at base  |
| 17    | 121         | Valley Oak     | Quercus lobata | 3     | 2   | 9, 10           | 10   | 23            | Suppressed, unbalanced canopy to north west, epicormic growth, co-dominant leader at 1'  | Remove deadwood, prune to balance, re-inspect in 3 years     |
| 18    | 125         | Valley Oak     | Quercus lobata | 3     | 2   | 6, 2            | 6    | 9             | Poor taper, epicormic growth   | Reinspect in 3 years   |
| 19    | 126         | Valley Oak     | Quercus lobata | 3     | 1   | 6               | 6    | 13            | Good   | Remove deadwood, prune to balance                            |
| 20    | 129         | Valley Oak     | Quercus lobata | 3     | 1   | 12 @ 2'         | 12   | 10            | Poor taper, narrow angle attachment and included bark at 2'  | Remove smaller limb at 2', reinspect in 3 years              |
| 21    | 130         | Valley Oak     | Quercus lobata | 4     | 1   | 12              | 12   | 13            | Good   | Remove deadwood  |
| 22    | 169         | Valley Oak     | Quercus lobata | 3     | 4   | 2, 7, 6, 3      | 7    | 13            | Good   | Remove deadwood, remove 2 smaller stems                      |

|    |     |                   |                    |   |   |                  |     |     |   |   |
|----|-----|-------------------|--------------------|---|---|------------------|-----|-----|---|---|
| 23 | 127 | Valley Oak        | Quercus lobata     | 3 | 2 | 19 @ 5', 16 @ 5' | 19  | 27  | Dominant, co-dominant leader at base with included bark base to 5', sparse canopy, epicormic growth | Remove deadwood                                     |
| 24 | 128 | Valley Oak        | Quercus lobata     | 3 | 1 | 14               | 14  | 18  | Limb tip dieback, epicormic growth, mid canopy narrow angle attachments                             | Remove deadwood, reinspect in 3 years               |
| 25 | 131 | Valley Oak        | Quercus lobata     | 4 | 1 | 6                | 6   | 11  | Closing wound at 6" to north  | Reinspect in 3 years                                |
| 26 | 132 | Valley Oak        | Quercus lobata     | 3 | 1 | 17               | 17  | 23  | Codominant leader with narrow angle at 8' and 12', epicormic growth                                 | Remove deadwood, reinspect in 3 years               |
| 27 | 133 | Valley Oak        | Quercus lobata     | 4 | 1 | 19               | 19  | 25  | Good  | Remove deadwood                                     |
| 28 | 143 | Valley Oak        | Quercus lobata     | 3 | 1 | 8                | 8   | 17  | Suppressed, unbalanced canopy to east   | Prune to balance                                    |
| 29 | 144 | Valley Oak        | Quercus lobata     | 3 | 1 | 23 @ 2'          | 23  | 29  | Narrow angles throughout canopy, crossing limbs   | Remove crossing limbs, remove deadwood              |
| 30 | 145 | Valley Oak        | Quercus lobata     | 3 | 1 | 7                | 7   | 12  | Good  | Remove deadwood                                     |
| 31 | 147 | Valley Oak        | Quercus lobata     | 3 | 1 | 14               | 14  | 27  | Sparse canopy, epicormic growth   |   |
| 32 | 148 | Valley Oak        | Quercus lobata     | 3 | 1 | 10               | 10  | 18  | Unbalanced canopy to southwest  | Prune to balance                                    |
| 33 | 150 | Valley Oak        | Quercus lobata     | 3 | 1 | 9                | 9   | 11  | Poor taper  |   |
| 34 | 151 | Valley Oak        | Quercus lobata     | 3 | 2 | 5, 12            | 12  | 24  | Included bark base to 2', epicormic growth, sparse canopy   | Prune to balance                                    |
| 35 | 152 | Valley Oak        | Quercus lobata     | 3 | 1 | 8                | 8   | 16  | Suppressed, unbalanced canopy to north northwest  | Remove deadwood                                     |
| 36 | 153 | Valley Oak        | Quercus lobata     | 4 | 1 | 8                | 8   | 13  | Unbalanced canopy to northwest  |   |
| 37 | 154 | Valley Oak        | Quercus lobata     | 3 | 1 | 14               | 14  | 30  | Suppressed, unbalanced canopy to northwest  | Remove deadwood                                     |
| 38 | 155 | Valley Oak        | Quercus lobata     | 4 | 1 | 28               | 28  | 30  | Trash at base, dominant   | Remove deadwood, remove trash, reinspect every year |
| 39 | 156 | Blue Oak          | Quercus douglasii  | 3 | 1 | 7                | 7   | 14  | Codominant leader at 6'   | Remove smaller stem at 6'                           |
| 40 | 157 | Valley Oak        | Quercus lobata     | 3 | 1 | 8                | 8   | 20  | Poor taper  | Remove deadwood                                     |
| 41 | 159 | Interior Live Oak | Quercus wislizenii | 4 | 2 | 11, 10           | 11  | 24  |   | Clean crotch, remove deadwood                       |
| 42 | 161 | Valley Oak        | Quercus lobata     | 3 | 1 | 13               | 13  | 19  | Epicormic growth, narrow angle attachments  | Reinspect in 3 years                                |
| 43 | 162 | Valley Oak        | Quercus lobata     | 3 | 2 | 12, 14           | 14  | 23  | Narrow angles   | Remove deadwood                                     |
| 44 | 163 | Valley Oak        | Quercus lobata     | 3 | 1 | 16               | 16  | 23  | Codominant leader at 15' with included bark   | Remove deadwood, reinspect in 3 years               |
| 45 | 164 | Valley Oak        | Quercus lobata     | 3 | 1 | 10               | 10  | 17  | Sparse canopy, epicormic growth   | Remove deadwood, reinspect in 3 years               |
| 46 | 165 | Valley Oak        | Quercus lobata     | 3 | 1 | 6                | 6   | 12  | Slight lean   |   |
| 47 | 167 | Valley Oak        | Quercus lobata     | 3 | 1 | 14               | 14  | 24  | Codominant leader at 15' with included bark, sparse canopy  | Reinspect in 3 years                                |
| 48 | 168 | Valley Oak        | Quercus lobata     | 3 | 2 | 6, 19            | 19  | 28  | Good  |   |
|    |     |                   |                    |   |   |                  | 583 | 249 |   |   |

|            |                    |                   |   |   |        |    |  |  |   |  |
|------------|--------------------|-------------------|---|---|--------|----|--|--|---|--|
| 109        | Valley Oak         | Quercus lobata    |   | 1 | 5      | 5  |  |  | Not Protected due to size   |  |
| 118        | Western Cottonwood | Populus fremontii | 1 | 1 | 13     | 13 |  |  | Top failure - mostly deadwood, Not Protected - not oak                            |  |
| 166        | Valley Oak         | Quercus lobata    | 2 | 2 | 23, 36 | 36 |  |  | Large deadwood in center  | If to remain: no public access OR remove deadwood, add two cables, re-inspect every year |
| Not Tagged | Valley Oak         | Quercus lobata    |   | 1 | 18     | 18 |  |  | Inaccessible off-site to west, unbalanced canopy to north, large old pruning cuts | NOT INSPECTED ADEQUATELY   |

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

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

Total Number of Oak Trees to be Removed = 22

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

■ Represents Protected Oak Trees To Be Removed As a Result of Development  
■ Represents Trees That Do Not Require Mitigation Due to Rating, size of Trunk, or Not Protected by Species Type

## ARBORIST

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 Auburn, CA 95604  
 530-305-0165



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

1626UPO001.dwg 8-20-15 SD - 2.7





**PLANT MATERIAL KEY**

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

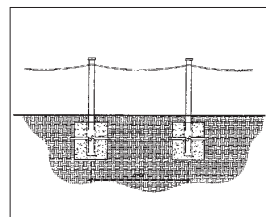
\*See Sheet SD 2.10 For Complete Plant Schedule



Sound Wall



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



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



Ornamental Fence



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South Whitney Medical Center  
City of Rocklin, California  
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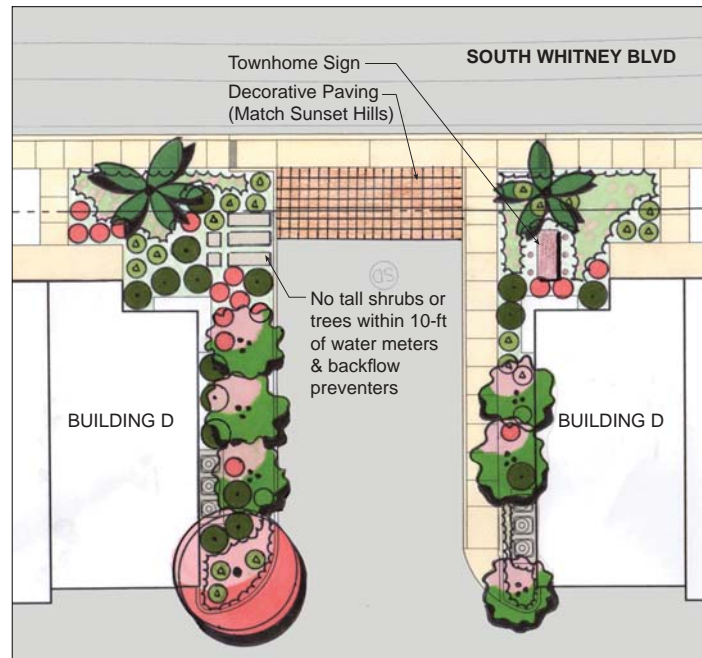
Project Schedule  
Revision

Preliminary  
Landscape Plan

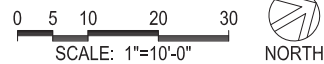
Not for  
Construction

SHEET SD 2.8

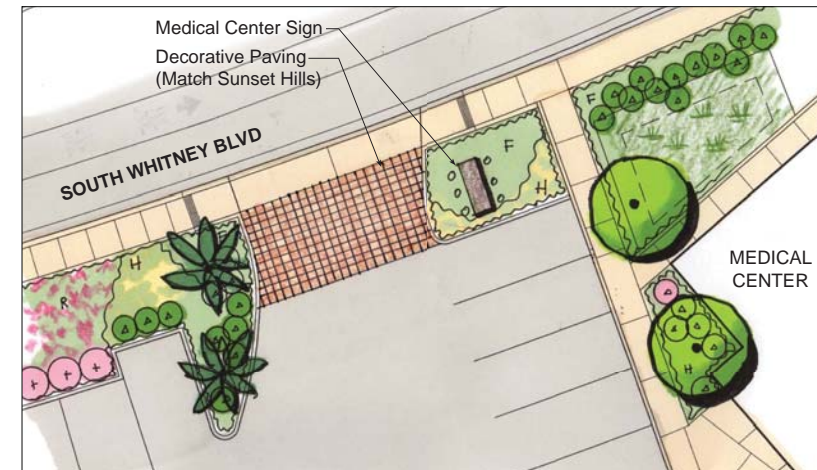
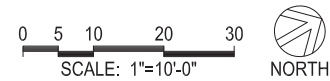
SCALE: 1"=20'-0"  
5/13/16



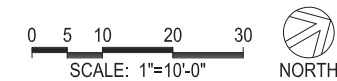
SOUTH ENTRANCE - BLOW-UP PLAN



ENHANCED PLANTING AREA - BLOW-UP PLAN



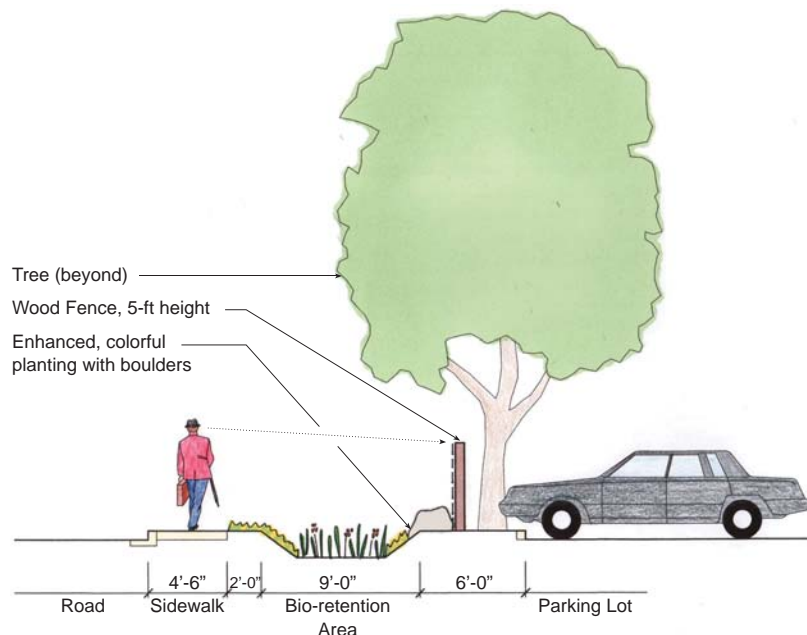
NORTH ENTRANCE - BLOW-UP PLAN



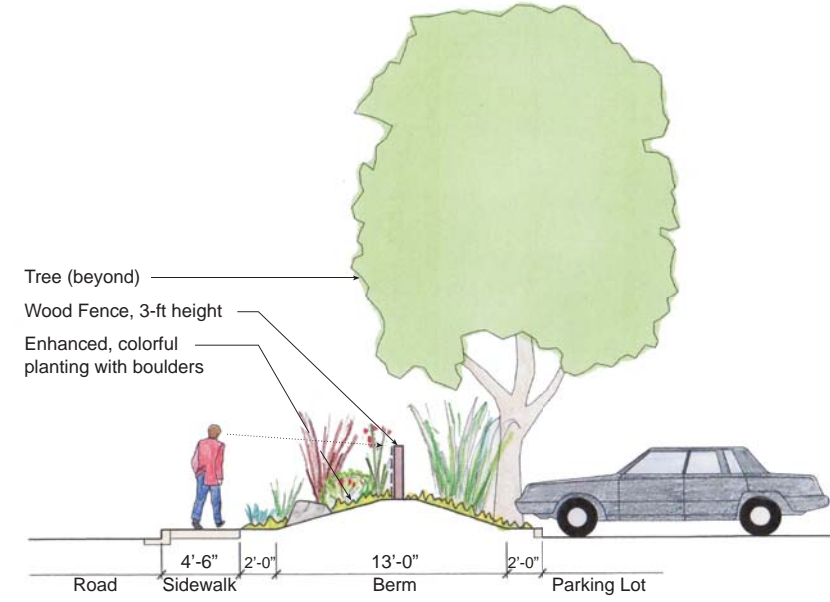
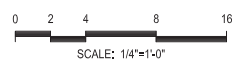
PLANT SCHEDULE

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

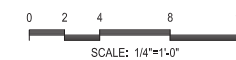
NOTE: SEE SHEET SD 2.10 FOR COMPLETE PLANT LIST



SECTION A: Wood Fence At Bio-retention Area



SECTION B: Wood Fence At Planting Area



**HARRIS DESIGN ARCHITECTS**  
 RESIDENTIAL / COMMERCIAL

**HARRIS DESIGN**  
 Landscape Architecture  
 255 Folger Avenue  
 Berkeley, CA 94710  
 www.harrisdesign.com

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

Project Schedule  
 Revision

Preliminary  
 Landscape Plan  
 Not for  
 Construction  
 SHEET SD 2.9  
 SCALE: VARIES  
 5/13/16

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PLANT SCHEDULE

| Quantity      | Symbol  | Botanic Name                       | Common Name                         | Cont Size & Height   | Water-Use | Spacing |
|---------------|---|------------------------------------|-------------------------------------|----------------------|-----------|---------|
| <u>Trees</u>  |   |                                    |                                     |                      |           |         |
| 5             |  | Acer rubrum 'Autumn Blaze'         | Autumn Blaze Maple                  | 15 Gal; 7'-8'        | Medium    |         |
| 4             |  | Calocedrus decurrens               | Incense Cedar                       | 15 Gal; 3'-4'        | Medium    |         |
| 7             |  | Cercis occidentalis                | Western Redbud Multi-trunk          | 15 Gal; 4'-6'        | Medium    |         |
| 8             |  | Lagerstroemia indica 'Muskogee'    | Muskogee Crape Myrtle               | 15 Gal; 7'-8'        | Low       |         |
| 2             |  | Pistacia chinensis 'Keith Davey'   | Keith Davey Chinese Pistache        | 15 Gal; 7'-8'        | Low       |         |
| 4             |  | Prunus cerasifera 'Newport'        | Newport Flowering Plum              | 15 Gal; 7'-8'        | Medium    |         |
| 7             |  | Pyrus calleryana 'Capital'         | Columnar Flowering Pear             | 15 Gal; 7'-8'        | Medium    |         |
| 17            |  | Quercus ilex                       | Holly Oak                           | 15 Gal; 7'-8'        | Low       |         |
| 3             |  | Quercus lobata                     | Valley Oak                          | 15 Gal; 7'-8'        | Medium    |         |
| 4             |  | Syagrus romanzoffiana              | Queen Palm                          | 15'-0" Bare trunk ht | Medium    |         |
| <u>Shrubs</u> |   |                                    |                                     |                      |           |         |
|               |   | Agapanthus praecox orientalis      | Lily of the Nile                    | 5 Gal                | Medium    | 2'-0"   |
|               |   | Anigozanthos flavidus 'Big Red'    | Red Kangaroo Paw                    | 5 Gal                | Low       | 3'-0"   |
|               |   | Arctostaphylos x 'Emerald Carpet'  | Emerald Carpet Manzanita            | 1 Gal                | Low       | 5'-0"   |
|               |   | Berberis thunbergii 'Atropurpurea' | Red Leaf Japanese Barberry          | 5 Gal                | Low       | 5'-0"   |
|               |   | Berberis thunbergii 'Rose Glow'    | Rosy Glow Barberry                  | 5 Gal                | Low       | 5'-0"   |
|               |   | Calandrinia spectabilis            | Rock Purselane                      | 1 Gal                | Low       | 2'-6"   |
|               |   | Callistemon citrinus 'Little John' | Dwarf Bottle Brush                  | 5 Gal                | Low       | 3'-0"   |
|               |   | Ceanothus x 'Joyce Coulter'        | Ceanothus Joyce Coulter             | 5 Gal                | Low       | 5'-0"   |
|               |   | Cistus x skanbergii                | Coral Rockrose                      | 5 Gal                | Low       | 2'-6"   |
|               |   | Dietes bicolor                     | Fortnight Lily                      | 5 Gal                | Low       | 3'-0"   |
|               |   | Festuca glauca 'Elijah Blue'       | Blue Fescue                         | 1 Gal                | Low       | 1'-6"   |
|               |   | Grevillea lanigera 'Coastal Gem'   | Coastal Gem Grevillea               | 1 Gal                | Low       | 6'-0"   |
|               |   | Hemerocallis hybrid                | Daylily ("Evergreen" Variety)       | 2 Gal                | Medium    | 2'-0"   |
|               |   | Hemerocallis hybrid 'Bitsy'        | Bitsy Daylily ("Evergreen" Variety) | 1 Gal                | Medium    | 1'-6"   |
|               |   | Juniperus squamata 'Blue Carpet'   | Blue Carpet Juniper                 | 5 Gal                | Low       | 5'-0"   |
|               |   | Muhlenbergia rigens                | Deer Grass                          | 5 Gal                | Low       | 4'-0"   |
|               |   | Nandina domestica 'Compacta'       | Compact Heavenly Bamboo             | 5 Gal                | Low       | 3'-0"   |
|               |   | Nandina domestica 'Moon Bay'       | Moon Bay Nandina                    | 5 Gal                | Low       | 3'-0"   |
|               |   | Nassella tenuissima                | Mexican Feather Grass               | 5 Gal                | Low       | 2'-0"   |

Shrubs Cont.

| Quantity | Symbol | Botanic Name                                | Common Name                     | Cont Size & Height | Water-Use | Spacing |
|----------|--------|---|---------------------------------|--------------------|-----------|---------|
|          |        | Nerium oleander 'Petite Salmon'             | Dwarf Oleander Petite Salmon    | 5 Gal              | Low       | 3'-0"   |
|          |        | Phormium tenax 'Atropurpureum'              | Bronze Flax                     | 5 Gal              | Low       | 4'-0"   |
|          |        | Phormium tenax 'Atropurpureum Compactum'    | New Zealand Flax                | 5 Gal              | Low       | 2'-0"   |
|          |        | Phormium tenax 'Chocolate'                  | New Zealand Flax                | 5 Gal              | Low       | 4'-0"   |
|          |        | Phormium tenax 'Yellow Wave'                | New Zealand Flax                | 5 Gal              | Low       | 4'-0"   |
|          |        | Prunus caroliniana 'Compacta'               | Carolina Cherry                 | 5 Gal              | Low       | 5'-0"   |
|          |        | Rhamnus californica 'San Bruno Mound'       | California Coffeeberry          | 5 Gal              | Low       | 5'-0"   |
|          |        | Raphiolepis indica 'Ballerina'              | Indian Hawthorn                 | 5 Gal              | Low       | 3'-0"   |
|          |        | Raphiolepis indica 'Clara'                  | Clara Indian Hawthorn           | 5 Gal              | Low       | 4'-0"   |
|          |        | Raphiolepis indica 'Indian Princess'        | Indian Princess Indian Hawthorn | 5 Gal              | Low       | 4'-0"   |
|          |        | Rosa x 'Flower Carpet Coral'                | Flower Carpet Coral Rose        | 2 Gal              | Low       | 4'-0"   |
|          |        | Rosmarinus officinalis 'Irene'              | Irene Rosemary                  | 1 Gal              | Low       | 5'-0"   |
|          |        | Rosmarinus officinalis 'Lockwood de Forest' | Dwarf Rosemary                  | 1 Gal              | Low       | 5'-0"   |
|          |        | Salvia greggii 'Lipstick'                   | Autumn Sage                     | 5 Gal              | Low       | 3'-0"   |
|          |        | Tulbaghia violacea 'Silver Lace'            | Silver Lace Society Garlic      | 1 Gal              | Medium    | 2'-0"   |
|          |        | Yucca recurvifolia                          | Soft Leaf Yucca                 | 5 Gal              | Low       | 10'-0"  |

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

**PRELIMINARY LANDSCAPE PLAN OVERVIEW**

**Total Project Area:** 2.81 Acres

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

**Landscape Area:**

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

**Parking Area Shade:**

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

**Bio-Retention Areas:**

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

**Irrigation Design:**

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



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255 Folger Avenue  
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South Whitney Medical Center  
City of Rocklin, California  
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Project Schedule  
Revision

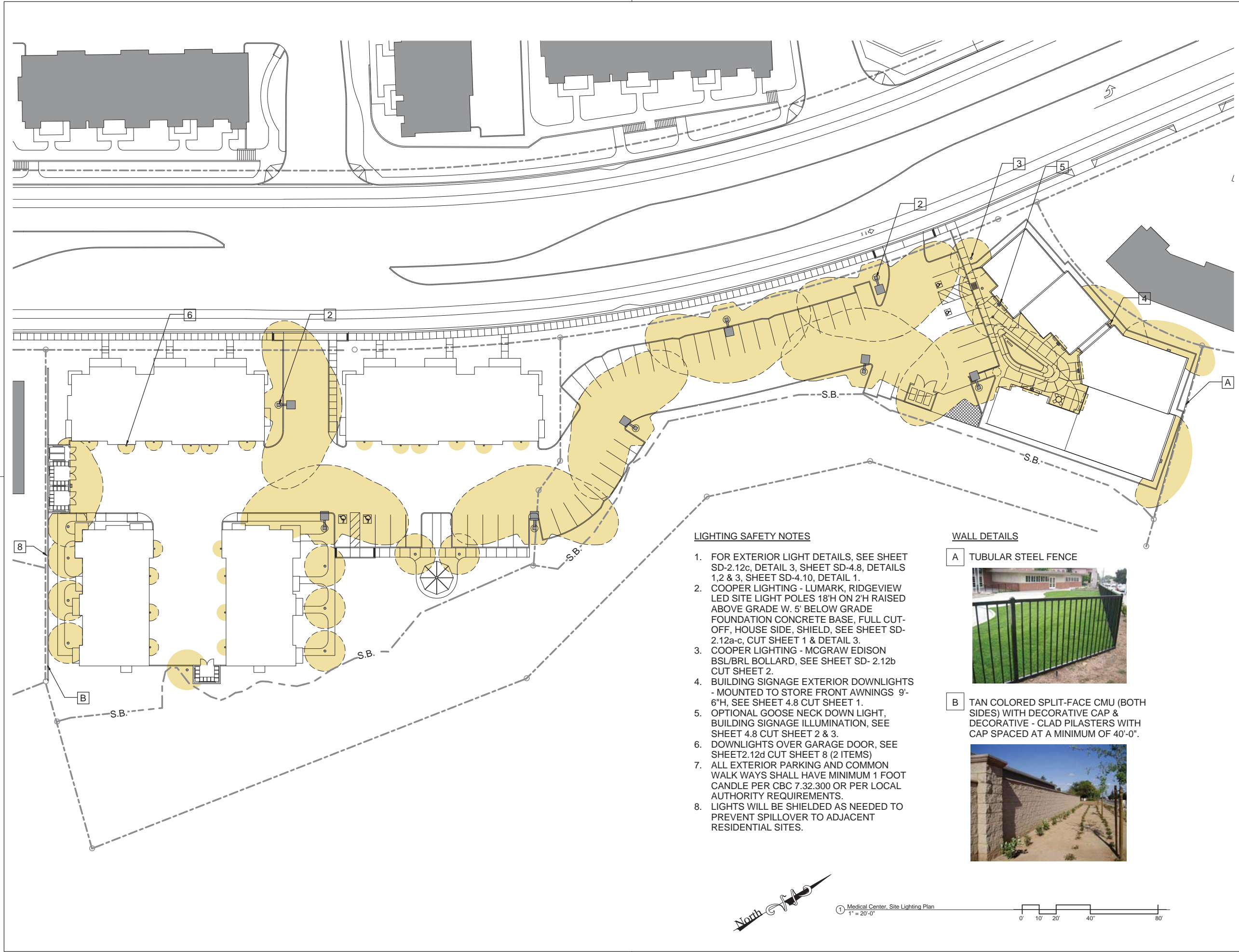
Preliminary  
Landscape Plan

Not for  
Construction

SHEET SD 2.10

SCALE: N/A

5/13/16



**LIGHTING SAFETY NOTES**

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

**WALL DETAILS**

**A** TUBULAR STEEL FENCE



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



Exterior Lighting & Wall Types

South Whitney Medical Office Building  
City of Roshlin, California

by USA Investment Associates



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MIRAY OKTEM, PROJECT MAN.  
710E MCGILVER LANE SUITE 109  
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MIRAYOKTEM@GNWARCHITECTS.COM



Project Revision Schedule

Exterior Lighting & Wall Types

Not for Construction

SD- 2.11

SCALE 1" = 20'-0"

5/12/2016 9:45:24 AM



## K803 - SOLITAIRE LED PENDANT



PROJECT: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

### Product Specification

#### LED ENGINE

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

#### OPTICS

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

#### LENS

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

#### CAST HOUSING

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

#### PLUMBIZER

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

#### DRIVER

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

#### PHOTOMETRICS

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

#### CHROMATICITY

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

#### LUMEN MAINTENANCE

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

#### WIRING

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

#### THERMALS

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

#### FINISH

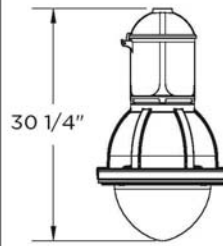
Housing is finished with a 13 step Kingcoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, federal green and rain forest. RAL and custom color matches are available. Please see the King Color selector for complete list of colors.

#### MISCELLANEOUS

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

#### WARRANTY

K803 LED Solitaire comes with a 7 year limited warranty.



#### CERTIFICATION:

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

#### DRIVER INFO:

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

#### EPA:

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

#### FIXTURE WEIGHT:

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



VO03  
10-21-2015

### Power & Lumens

### SOLITAIRE LED PENDANT - K803

Test Voltage: 120v  
Nominal Color Temperature: 4000K\*  
8060 Engine Series: 60 Emitters (100W Max)  
8084 Engine Series: 84 Emitters (200W Max)  
LED Engine + Driver Rated Life = 100,000hrs\*\*

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

| Fixture Catalogue Code               | Photometric Test Report Number | Distribution | Nominal Watts | mA @ Emitter | Driver Output Current | Engine Series | BUG Rating | Delivered Lumens <sup>1</sup> | Efficacy (LM/W) <sup>2</sup> | HID Equivalent <sup>3</sup> |
|--------------------------------------|--------------------------------|--------------|---------------|--------------|-----------------------|---------------|------------|-------------------------------|------------------------------|-----------------------------|
| <b>Flat Lens</b>                     |                                |              |               |              |                       |               |            |                               |                              |                             |
| K803-P4FL-III-60(SSL)-8060-120.277   | 800NP4FL306040                 | Type III     | 60            | 300mA        | 3000mA                | 8060          | 2-0-2      | 7269                          | 120.7                        | 70 - 100                    |
| K803-P4FL-V-60(SSL)-8060-120.277     | 800NP4FL506040                 | Type V       | 60            | 300mA        | 3000mA                | 8060          | 2-0-1      | 7452                          | 122.4                        | 70 - 100                    |
| K803-P4FL-III-75(SSL)-8060-120.277   | 800NP4FL307540                 | Type III     | 75            | 400mA        | 4000mA                | 8060          | 2-0-2      | 8731                          | 117.5                        | 100 - 150                   |
| K803-P4FL-V-75(SSL)-8060-120.277     | 800NP4FL507540                 | Type V       | 75            | 400mA        | 4000mA                | 8060          | 3-0-1      | 8922                          | 118.8                        | 100 - 150                   |
| K803-P4FL-III-100(SSL)-8060-120.277  | 800NP4FL310040                 | Type III     | 100           | 480mA        | 4800mA                | 8060          | 2-0-2      | 11646                         | 111.4                        | 150 - 175                   |
| K803-P4FL-V-100(SSL)-8060-120.277    | 800NP4FL510040                 | Type V       | 100           | 480mA        | 4800mA                | 8060          | 3-0-1      | 11792                         | 113.5                        | 150 - 175                   |
| K803-P4FL-III-120(SSL)-8060-120.277  | 800NP4FL312040                 | Type III     | 120           | 600mA        | 6000mA                | 8060          | 2-0-2      | 13964                         | 115.3                        | 150 - 200                   |
| K803-P4FL-V-120(SSL)-8060-120.277    | 800NP4FL512040                 | Type V       | 120           | 600mA        | 6000mA                | 8060          | 3-0-1      | 14416                         | 118                          | 150 - 200                   |
| K803-P4FL-III-150(SSL)-8084-120.277  | 800NP4FL315040                 | Type III     | 150           | 500mA        | 7500mA                | 8084          | 3-0-3      | 16407                         | 109.7                        | 200 - 250                   |
| K803-P4FL-V-150(SSL)-8084-120.277    | 800NP4FL515040                 | Type V       | 150           | 500mA        | 7500mA                | 8084          | 4-0-1      | 16859                         | 112.2                        | 200 - 250                   |
| <b>Sag Lens</b>                      |                                |              |               |              |                       |               |            |                               |                              |                             |
| K803-P4SA-III-60(SSL)-8060-120.277   | 800NP4SA306040                 | Type III     | 60            | 300mA        | 3000mA                | 8060          | 1-2-1      | 6739                          | 111.6                        | 70 - 100                    |
| K803-P4SA-V-60(SSL)-8060-120.277     | 800NP4SA506040                 | Type V       | 60            | 300mA        | 3000mA                | 8060          | 2-1-1      | 6732                          | 112.4                        | 70 - 100                    |
| K803-P4SA-III-75(SSL)-8060-120.277   | 800NP4SA307540                 | Type III     | 75            | 400mA        | 4000mA                | 8060          | 2-2-2      | 8024                          | 107.8                        | 100 - 150                   |
| K803-P4SA-V-75(SSL)-8060-120.277     | 800NP4SA507540                 | Type V       | 75            | 400mA        | 4000mA                | 8060          | 3-2-1      | 8088                          | 108.7                        | 100 - 150                   |
| K803-P4SA-III-100(SSL)-8060-120.277  | 800NP4SA310040                 | Type III     | 100           | 480mA        | 4800mA                | 8060          | 3-2-2      | 10645                         | 102.2                        | 150 - 175                   |
| K803-P4SA-V-100(SSL)-8060-120.277    | 800NP4SA510040                 | Type V       | 100           | 480mA        | 4800mA                | 8060          | 3-2-1      | 10695                         | 103.6                        | 150 - 175                   |
| K803-P4SA-III-120(SSL)-8060-120.277  | 800NP4SA312040                 | Type III     | 120           | 600mA        | 6000mA                | 8060          | 2-2-2      | 12607                         | 105.6                        | 150 - 200                   |
| K803-P4SA-V-120(SSL)-8060-120.277    | 800NP4SA512040                 | Type V       | 120           | 600mA        | 6000mA                | 8060          | 3-2-1      | 12879                         | 107.7                        | 150 - 200                   |
| K803-P4SA-III-150(SSL)-8084-120.277  | 800NP4SA315040                 | Type III     | 150           | 500mA        | 7500mA                | 8084          | 3-2-3      | 14815                         | 100.6                        | 200 - 250                   |
| K803-P4SA-V-150(SSL)-8084-120.277    | 800NP4SA515040                 | Type V       | 150           | 500mA        | 7500mA                | 8084          | 1-2-1      | 15144                         | 102.6                        | 200 - 250                   |
| <b>Shallow Lens</b>                  |                                |              |               |              |                       |               |            |                               |                              |                             |
| K803-P4SH-III-60(SSL)-8060-120.277   | 800NP4SH306040                 | Type III     | 60            | 300mA        | 3000mA                | 8060          | 1-0-1      | 6626                          | 111.5                        | 70 - 100                    |
| K803-P4SH-V-60(SSL)-8060-120.277     | 800NP4SH506040                 | Type V       | 60            | 300mA        | 3000mA                | 8060          | 2-3-1      | 6919                          | 116.7                        | 70 - 100                    |
| K803-P4SH-III-75(SSL)-8060-120.277   | 800NP4SH307540                 | Type III     | 75            | 400mA        | 4000mA                | 8060          | 2-0-2      | 7999                          | 107.9                        | 100 - 150                   |
| K803-P4SH-V-75(SSL)-8060-120.277     | 800NP4SH507540                 | Type V       | 75            | 400mA        | 4000mA                | 8060          | 3-3-1      | 8329                          | 113.2                        | 100 - 150                   |
| K803-P4SH-III-100(SSL)-8060-120.277  | 800NP4SH310040                 | Type III     | 100           | 480mA        | 4800mA                | 8060          | 2-3-2      | 10914                         | 105.3                        | 150 - 175                   |
| K803-P4SH-V-100(SSL)-8060-120.277    | 800NP4SH510040                 | Type V       | 100           | 480mA        | 4800mA                | 8060          | 3-3-2      | 11054                         | 107.3                        | 150 - 175                   |
| K803-P4SH-III-120(SSL)-8060-120.277  | 800NP4SH312040                 | Type III     | 120           | 600mA        | 6000mA                | 8060          | 3-3-3      | 13260                         | 110.1                        | 150 - 200                   |
| K803-P4SH-V-120(SSL)-8060-120.277    | 800NP4SH512040                 | Type V       | 120           | 600mA        | 6000mA                | 8060          | 3-3-2      | 13216                         | 110.8                        | 150 - 200                   |
| K803-P4SH-III-150(SSL)-8084-120.277  | 800NP4SH315040                 | Type III     | 150           | 500mA        | 7500mA                | 8084          | 3-3-3      | 15507                         | 104.7                        | 200 - 250                   |
| K803-P4SH-V-150(SSL)-8084-120.277    | 800NP4SH515040                 | Type V       | 150           | 500mA        | 7500mA                | 8084          | 3-3-2      | 15621                         | 105.9                        | 200 - 250                   |
| <b>Deep Dish Lens</b>                |                                |              |               |              |                       |               |            |                               |                              |                             |
| K803-P4RAD-III-60(SSL)-8060-120.277  | 800NP4RD306040                 | Type III     | 60            | 300mA        | 3000mA                | 8060          | 2-3-2      | 7016                          | 117.5                        | 70 - 100                    |
| K803-P4RAD-V-60(SSL)-8060-120.277    | 800NP4RD506040                 | Type V       | 60            | 300mA        | 3000mA                | 8060          | 2-3-1      | 7269                          | 120.5                        | 70 - 100                    |
| K803-P4RAD-III-75(SSL)-8060-120.277  | 800NP4RD307540                 | Type III     | 75            | 400mA        | 4000mA                | 8060          | 2-3-2      | 8442                          | 114.1                        | 100 - 150                   |
| K803-P4RAD-V-75(SSL)-8060-120.277    | 800NP4RD507540                 | Type V       | 75            | 400mA        | 4000mA                | 8060          | 3-3-1      | 8714                          | 116.8                        | 100 - 150                   |
| K803-P4RAD-III-100(SSL)-8060-120.277 | 800NP4RD310040                 | Type III     | 100           | 480mA        | 4800mA                | 8060          | 3-3-3      | 11276                         | 108.5                        | 150 - 175                   |
| K803-P4RAD-V-100(SSL)-8060-120.277   | 800NP4RD510040                 | Type V       | 100           | 480mA        | 4800mA                | 8060          | 3-3-2      | 11644                         | 111                          | 150 - 175                   |
| K803-P4RAD-III-120(SSL)-8060-120.277 | 800NP4RD312040                 | Type III     | 120           | 600mA        | 6000mA                | 8060          | 3-3-3      | 13711                         | 114.2                        | 150 - 200                   |
| K803-P4RAD-V-120(SSL)-8060-120.277   | 800NP4RD512040                 | Type V       | 120           | 600mA        | 6000mA                | 8060          | 3-3-2      | 13864                         | 115.3                        | 150 - 200                   |
| K803-P4RAD-III-150(SSL)-8084-120.277 | 800NP4RD315040                 | Type III     | 150           | 500mA        | 7500mA                | 8084          | 3-3-3      | 15979                         | 108.2                        | 200 - 250                   |
| K803-P4RAD-V-150(SSL)-8084-120.277   | 800NP4RD515040                 | Type V       | 150           | 500mA        | 7500mA                | 8084          | 3-3-2      | 16235                         | 109.7                        | 200 - 250                   |

<sup>1</sup>Color temperature is nominal, please see test report for specific chromaticity information

<sup>2</sup>Contact factory for TM21 information

<sup>3</sup>Due to the continuous advancements in LED technology, luminaire delivered lumen and efficacy is subject to change without notice at the discretion of King Luminaire

<sup>4</sup>Equivalence should always be confirmed by performing a photometric layout, due to the variability of performance requirements and application criteria

### Utilities & Exterior Lighting Details

South Whitney Medical Office Building  
City of Rocklin, California

by USA Investment Associates

Project Revision Schedule

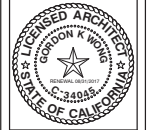
Utilities & Exterior Lighting Details

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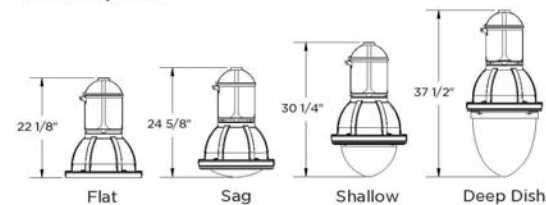
MIRAY OKTEM, PROJECT MAN.  
710E MCGILVER LANE SUITE 109  
CAMPBELL, CA 95121 (408) 786-1645  
MIRAYOKTEM@GKNARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045  
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CAMPBELL, CA 95121 (408) 315-2125  
GORDONWONG@GKNARCHITECTS.COM

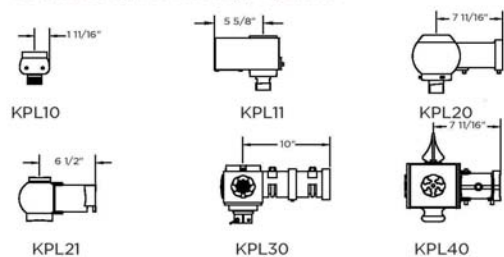


### Fixture Options

#### Lens Options

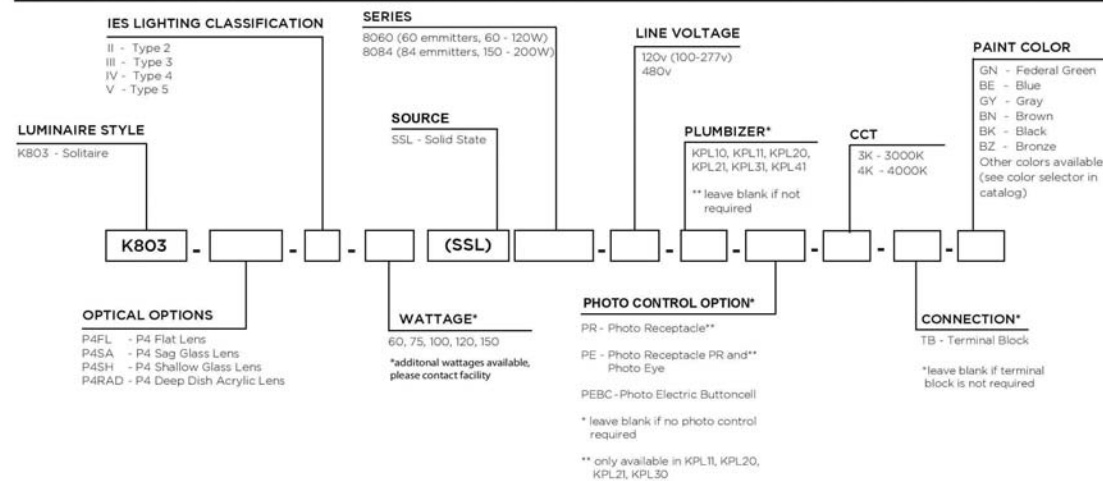


#### Plumbizer/Mounting Options



### SOLITAIRE LED PENDANT - K803

### How to Order



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

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

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

#### DESCRIPTION

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

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

#### SPECIFICATION FEATURES

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

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

**Optical**  
LAMP ENCLOSURE: One piece tempered glass with internal flutes for even disbursement of illumination. Decorative colored glass optional. Globe is fully gasketed via EPDM material. Socket is porcelain, medium-base for HID lamp sources and

polycarbonate/PBT GX24q-3/q-4 base for compact fluorescent lamps.

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

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



### BSL/BRL BOLLARD

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



NOTE: In select finishes only.

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

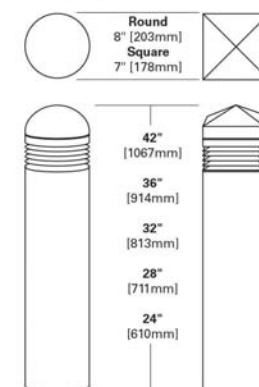
**High Reactance Ballast Input Watts**  
50W HPS HPF (62 Watts)  
50W MP HPF (69 Watts)  
70W HPS HPF (86 Watts)  
70W MP HPF (94 Watts)  
100W HPS HPF (115 Watts)  
100W MP HPF (129 Watts)  
150W HPS HPF (170 Watts)  
150W MP HPF (185 Watts)

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



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#### DIMENSIONS



#### WATTAGE TABLE

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

COOPER Lighting  
www.cooperlighting.com

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

Utilities & Exterior Lighting Details, cont.

South Whitney Medical Office Building  
City of Rocklin, California

by USA Investment Associates

Project Revision Schedule

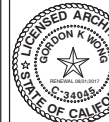
Utilities & Exterior Lighting Details, cont.

Not for Construction

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710E MCGILVER LANE SUITE 109  
CAMPBELL, CA 95012 (408) 315-2125  
GORDONWONG@GRAWEDISON.COM





# CR4™

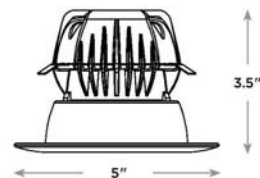
4" LED Downlight

## Product Description

The CR4™ LED downlight delivers 575 lumens of exceptional 90+ CRI light while achieving over 60 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite™ Technology. The CR4 is available in a warm color temperature and easily installs into most standard four-inch recessed IC or non-IC housings, making the CR4 perfect for use in both residential and light commercial, new construction or retrofit, applications.

## Performance Summary

- Utilizes Cree TrueWhite™ Technology
- Delivered Light Output: 575 lumens
- Input Power: 9.5 watts
- CRI: 90
- CCT: 2700K, 3000K, 3500K, 4000K
- Limited Warranty\*: 5 years
- Lifetime: Designed to last 50,000 hours
- Dimming: Dimmable to 5%\*



## QUICKSHIP™

For full list of Cree Quick Ship products visit [www.cree.com/lighting/quickship](http://www.cree.com/lighting/quickship)

## Ordering Information

Example: CR4-575L-27K-12-E26

| CR4    | 575L     | 12                  |  |              |  |                      |
|--------|----------|---------------------|--|--------------|--|----------------------|
| Series | Size     | Source Lumen Output | CCT  | Voltage      | Base Type  | Options              |
| CR4    | 4 4 inch | 575L 575 Lumens     | 27K 2700K<br>30K 3000K<br>35K 3500K<br>40K 4000K | 12 120 Volts | E26 Edison Base<br>GU24 GU24 Base (Title 24 Compliant) | D Specular Reflector |

\* See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms  
 \* Reference [www.cree.com/lighting](http://www.cree.com/lighting) for recommended dimmers

# CR4™

## Product Specifications

**CREE TRUEWHITE™ TECHNOLOGY**  
 A revolutionary way to generate high-quality white light, Cree TrueWhite™ Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy - a true no compromise solution.

## CONSTRUCTION & MATERIALS

- Durable upper housing protects LEDs, driver and power supply. Adjustable flip clips resist heat while providing retention for flush ceiling fit
- Thermal management system uses the lower reflector to conduct heat away from LEDs and transfer it to the plenum space for optimal performance. LED junction temperatures stay below specified maximum even when installed in attic insulation
- Suitable for insulated and non-insulated ceilings
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane

## OPTICAL SYSTEM

- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation and color fringing. This ensures smooth light patterns are projected with no hot spots and minimal striations
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness
- Diffusing lens shields direct view of LEDs

## ELECTRICAL SYSTEM

- Integral, high-efficiency driver and power supply
- Power Factor: > 0.9
- Input Voltage: 120V, 60Hz
- Dimming: Dimmable to 5% with most incandescent dimmers\*

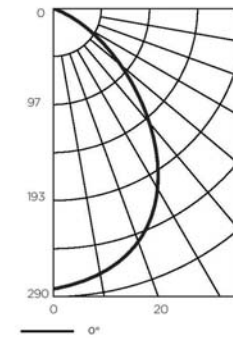
## REGULATORY & VOLUNTARY QUALIFICATIONS

- ENERGY STAR® qualified
- cULus Listed
- Exceeds California Title-24 high efficacy luminaire requirements
- Suitable for wet locations

\* Reference [www.cree.com/lighting](http://www.cree.com/lighting) for recommended dimmers

## Photometry

CR4-575 BASED UPON CREE TEST REPORT #: 2,066



### Intensity (Candlepower) Summary

| Angle | Mean CP |
|-------|---------|
| 0°    | 276     |
| 5°    | 274     |
| 15°   | 260     |
| 25°   | 237     |
| 35°   | 210     |
| 45°   | 168     |
| 55°   | 104     |
| 65°   | 31      |
| 75°   | 1       |
| 85°   | 0       |
| 90°   | 0       |

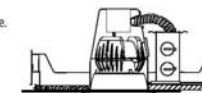
### Zonal Lumen Summary

| Zone | Lumens | % Fix  |
|------|--------|--------|
| 0-30 | 209.4  | 36.40% |
| 0-40 | 330.2  | 57.40% |
| 0-60 | 506.9  | 88.20% |
| 0-90 | 575    | 100%   |

Reference [www.cree.com/lighting](http://www.cree.com/lighting) for detailed photometric data

## Installation

- Designed to easily install in standard 4" downlight housings.\*
- Quick install system utilizes a unique retention feature. Simply attach socket to CR4. Move light to ready position and slide into housing.



NOTE: Reference [www.cree.com/lighting](http://www.cree.com/lighting) for detailed installation instructions.

\*Reference [www.cree.com/lighting](http://www.cree.com/lighting) for a list of compatible housings.

## Application Reference

| Open Space |        |         |     |       |            |
|------------|--------|---------|-----|-------|------------|
| Spacing    | Lumens | Wattage | LPW | w/ft² | Average FC |
| 4 x 4      | 575    | 9.5     | 61  | 0.52  | 38         |
| 6 x 6      |        |         |     | 0.25  | 18         |
| 8 x 8      |        |         |     | 0.14  | 10         |
| 10 x 10    |        |         |     | 0.08  | 6          |

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane.  
 LLF: 1.0 Initial. Open Space: 50' x 40' x 10'

| Corridor      |        |         |     |       |            |
|---------------|--------|---------|-----|-------|------------|
| Spacing       | Lumens | Wattage | LPW | w/ft² | Average FC |
| 4' on Center  | 575    | 9.5     | 61  | 0.33  | 15         |
| 6' on Center  |        |         |     | 0.23  | 10         |
| 8' on Center  |        |         |     | 0.17  | 8          |
| 10' on Center |        |         |     | 0.13  | 6          |

10' Ceiling, 80/50/20 Reflectances, Light levels on the ground.  
 LLF: 1.0 Initial. Corridor: 6' Wide x 100' Long

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US: [www.cree.com/lighting](http://www.cree.com/lighting) T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada) T (800) 473-1234 F (800) 890-7507



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Rev. Date V2 08/25/2014



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Canada: [www.cree.com/canada](http://www.cree.com/canada) T (800) 473-1234 F (800) 890-7507

8. EXTERIOR RECESSED LIGHTS, GARAGE, RESIDENTIAL  
 REF: SHEET SD-2.4, KEYNOTE 6

Utilities & Exterior Lighting Details, cont.

South Whitney Medical Office Building



California  
 by USA Investment Associates

Project Revision Schedule

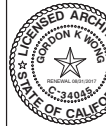
Utilities & Exterior Lighting Details, cont.

Not for Construction

SD- 2.12d

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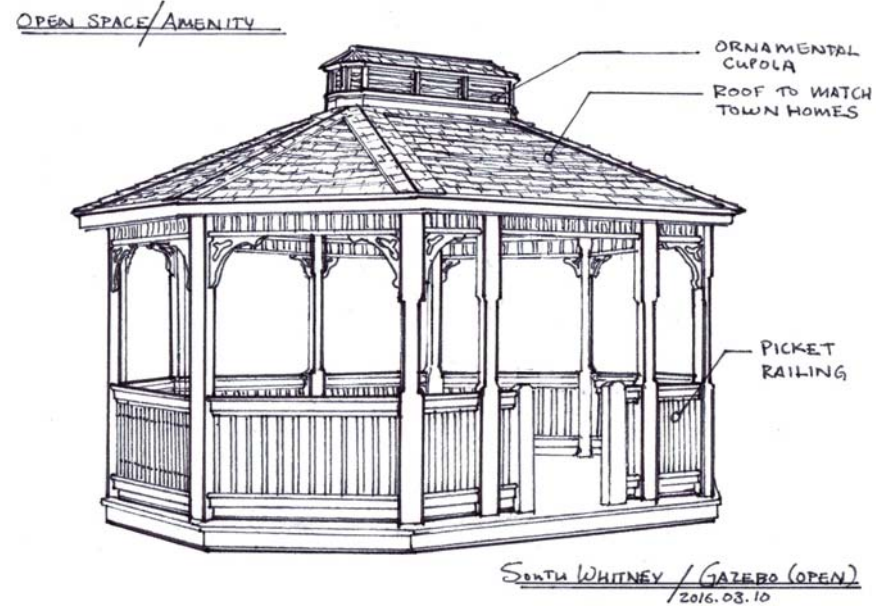


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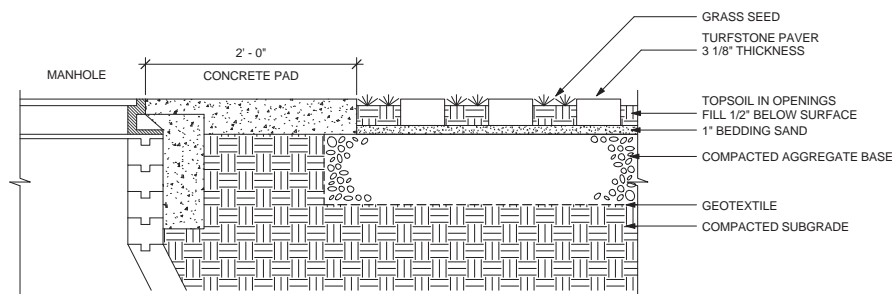
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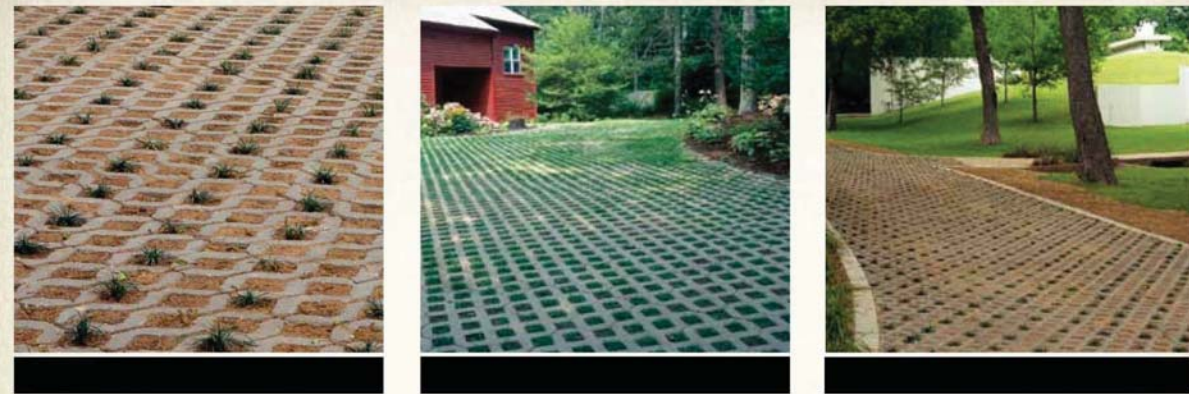




9. GAZEBO  
REF: SHEET SD-1.0, KEYNOTE 7



10. Manhole Detail  
1 1/2" = 1'-0"  
REF: SHEET SD-2.4, KEYNOTE 1 @ MANHOLE



### Turfstone Permeable Pavers

Nowadays, concern for the Earth's resources is at an all time high. In response, Belgard has created the environmentally responsible Turfstone pavers. This high-tech design allows rainwater to be filtered back into the soil naturally and gradually, resulting in the control and stabilization of soil erosion.

The eco-friendly design of Turfstone allows greenery to grow right through it, creating a highly unique hardscape design that works with the natural beauty of the land.

Belgard Pavements can be used for driveways, access roads, stream beds and lakeshore stabilization.


The availability of shapes and packaging configuration may vary by region. Check with your Authorized Belgard Dealer for availability. Dimensions are nominal installed.

Belgard units are made from a "no-slump" concrete mix. Made under extreme pressure and high frequency vibrations. Belgard Pavers meet the ASTM standard C-936 to an average compressive strength of 8000 PSI, a water absorption maximum of 5 percent and will meet or exceed ASTM C-936 and freeze-thaw testing per section 8 of ASTM C-67.

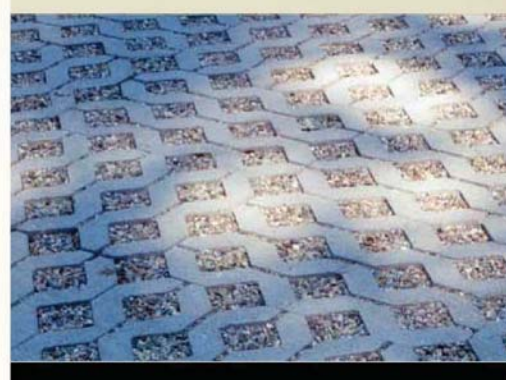
#### Benefits PICP

- Reduces pollution from rain water run off
- Reduces runoff from common rainstorms by as much as 100%
- 50 year life-cycle for surface
- Compatible with underground storm water storage systems
- Outperforms similar systems in harsh climate or freeze thaw cycles
- Replaces detention/retention ponds

**TURFSTONE**



2.67 sq. ft. per unit  
133 sq. ft. per pallet  
Specs: 24" x 16" x 3 1/8"  
Weight: 58 lbs.  
Void Opening XX%  
Apertures: 3 3/16" x 3 3/16"





375 Northridge Rd, Ste 250, Atlanta, GA 30350 1-877-BELGARD (235-4273) www.belgard.biz

11. MANHOLE ACCESS AREA TURFSTONE  
REF: SHEET SD-2.4, KEYNOTE 1



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Utilities & Exterior Lighting Details, cont.

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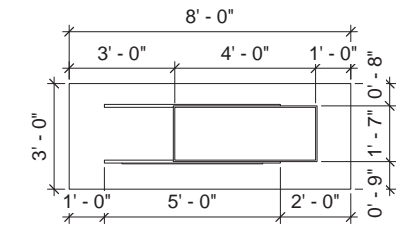
Project Revision Schedule

Utilities & Exterior Lighting Details, cont.  
Not for Construction

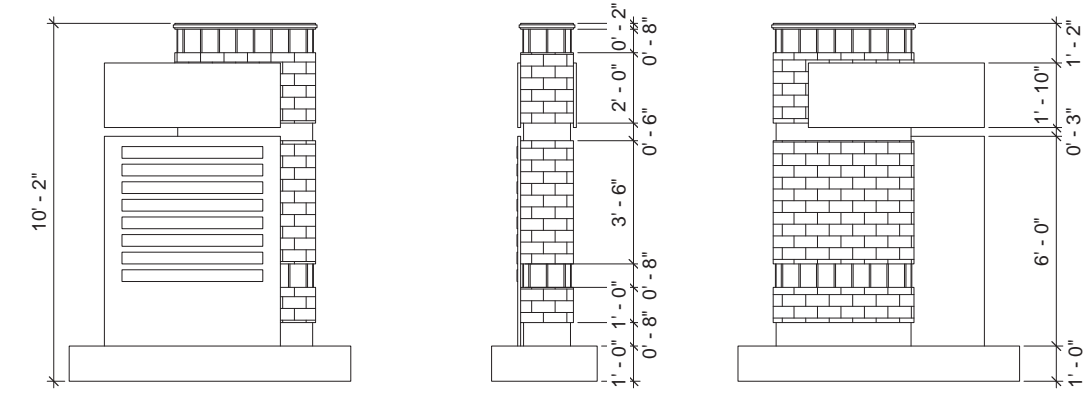
SD- 2.12e

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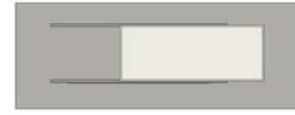


Plans

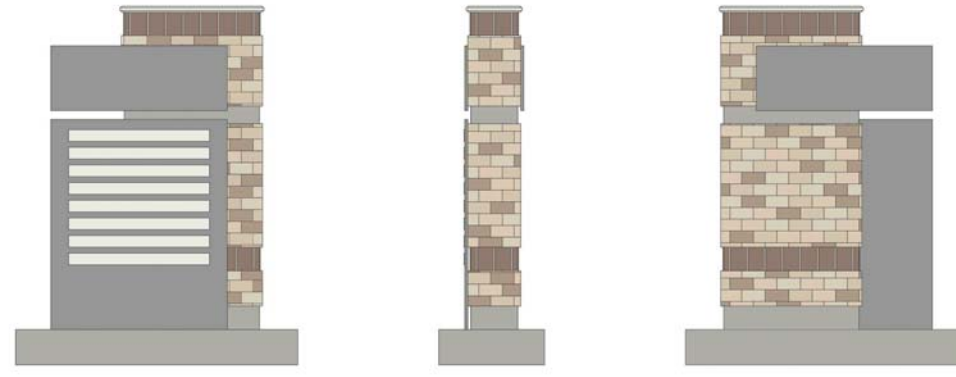


Elevations

① Medical Office Building, Freestanding Sign  
1/2" = 1'-0"



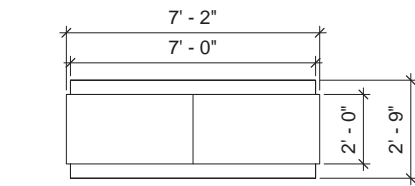
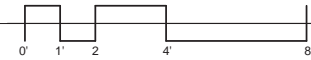
Plans



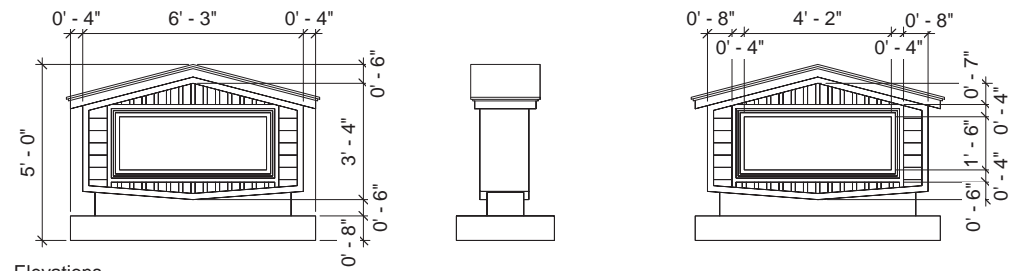
Elevations

Medical Center, Colored Elevation

FOR MATERIALS, SEE SHEET 2.11  
"SIGNAGE COLORS & MATERIALS"



Plans

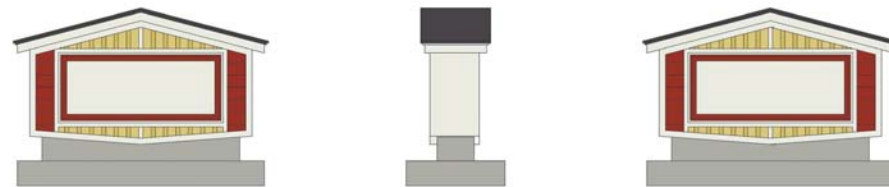


Elevations

② Townhomes, Freestanding Sign  
1/2" = 1'-0"



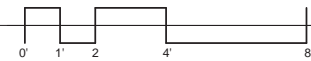
Plans



Elevations

Townhomes, Colored Elevation

FOR MATERIALS, SEE SHEET 2.11  
"SIGNAGE COLORS & MATERIALS"



Signage Details



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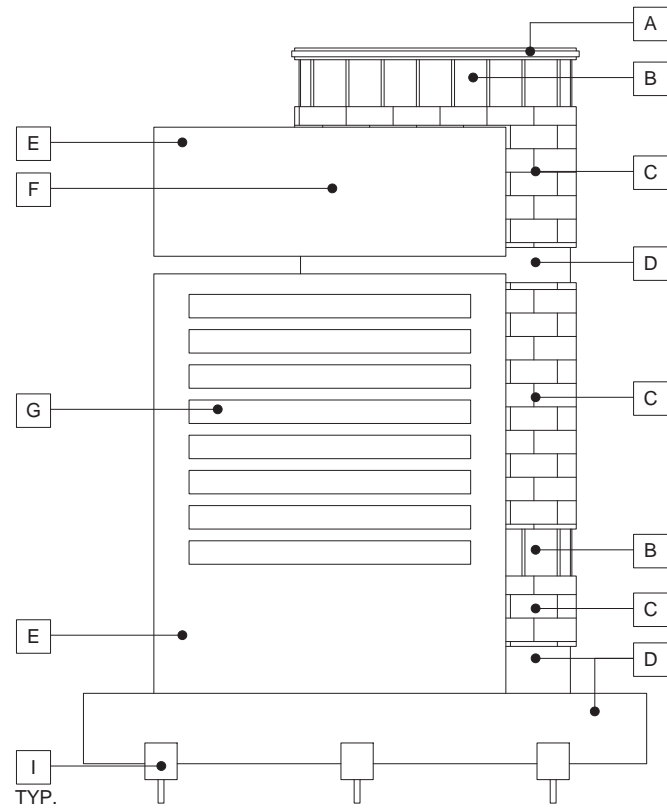
South Whitney Medical Office Building  
City of Rocklin, California  
by USA Investment Associates

Project Revision Schedule



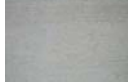

Signage Details

Not for Construction  
SD- 2.14

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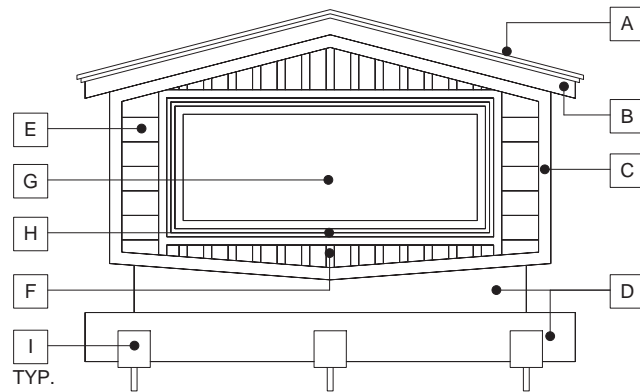
**SIGN, MATERIALS**

- A. CAP
- B. VENEER BRICK, SOLDIER COURSE  
 BELDEN  
FACE BRICK:  
671 SMOOTH
- C. VENEER BRICK, RUNNING BOND  
 BELDEN  
FACE BRICK:  
DAPPLE GRAY
- D. CONCRETE  

- E. BRUSHED ALUMINUM STEEL  

- F. 7.5" HIGH BUILDING NAME
- G. 4" HIGH WHITE PAINTED METAL W/ 2.5" HIGH TENANTS NAME
- H. SIGNAGE ILLUMINATION (SEE SHEET SD-4.10 FOR SPECS)







① Medical Center Sign, Materials & Colors  
1" = 1'-0"



SOUTH WHITNEY MEDICAL CENTER SIGN, RENDERED



**SIGN, MATERIALS**

- A. PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK  

- B. FASCIA BOARD, ARCTIC WHITE  

- C. HARDIE TRIM BOARD, ARCTIC WHITE  

- D. CONCRETE  

- E. HARDIE PLANK LAP SIDING, RED  

- F. 1/2" x 1" PAINTED WOOD DETAIL, HARRIS CREAM  

- G. PAINTED METAL PLATE, 6" TEXT PROJECT NAME
- H. WOOD PAINTED TRIM, WHITE & RED
- I. SIGNAGE ILLUMINATION (SEE SHEET SD-4.10 FOR SPECS)

② Townhomes Sign, Materials & Color  
1" = 1'-0"



SOUTH WHITNEY TOWNHOMES SIGN, RENDERED



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Signage Colors & Materials

South Whitney Medical Office Building  
City of Rocklin, California  
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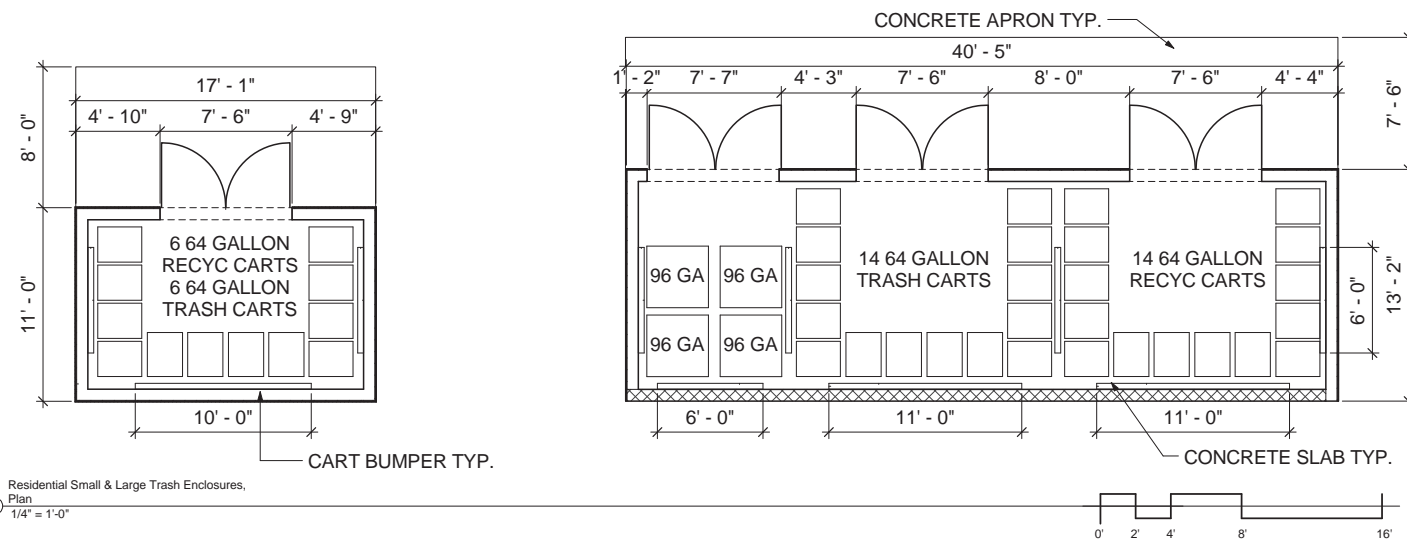
Project Revision Schedule

Signage Colors & Materials

Not for Construction  
SD- 2.15

SCALE 1" = 1'-0"  
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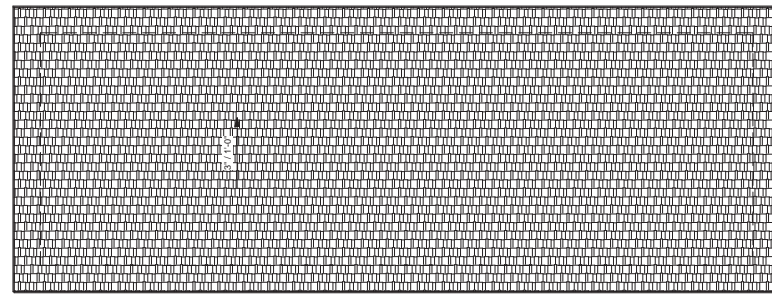
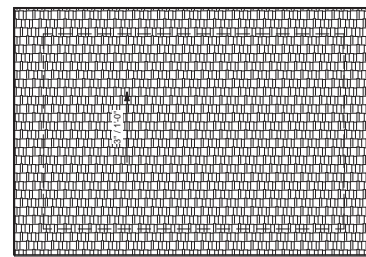
RESIDENTIAL TRASH ENCLOSURE



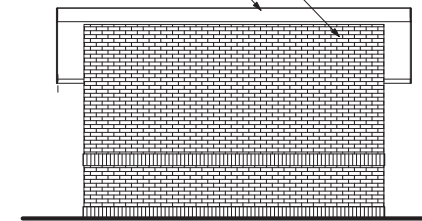
1 Residential Small & Large Trash Enclosures, Plan  
1/4" = 1'-0"

5 Residential, Left  
1/4" = 1'-0"

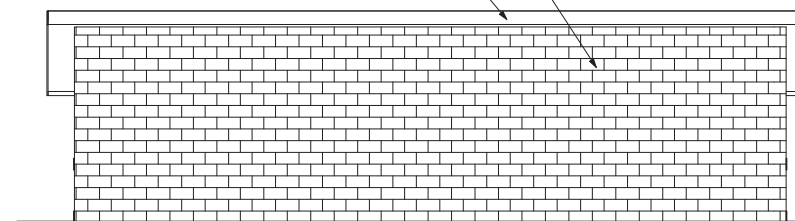
6 Residential, Right  
1/4" = 1'-0"



FAUX BRICK, COLOR TO MATCH TOWNHOMES  
FASCIA TO MATCH TOWNHOMES TYP

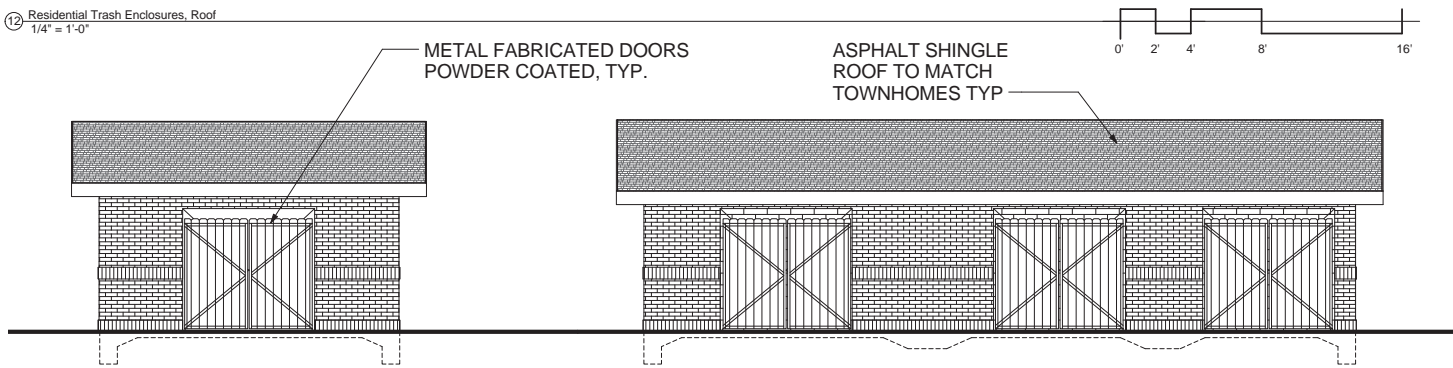


SPLIT FACE CMU BLOCK TO MATCH 6' PRIVACY WALL  
FASCIA TO MATCH TOWNHOMES TYP



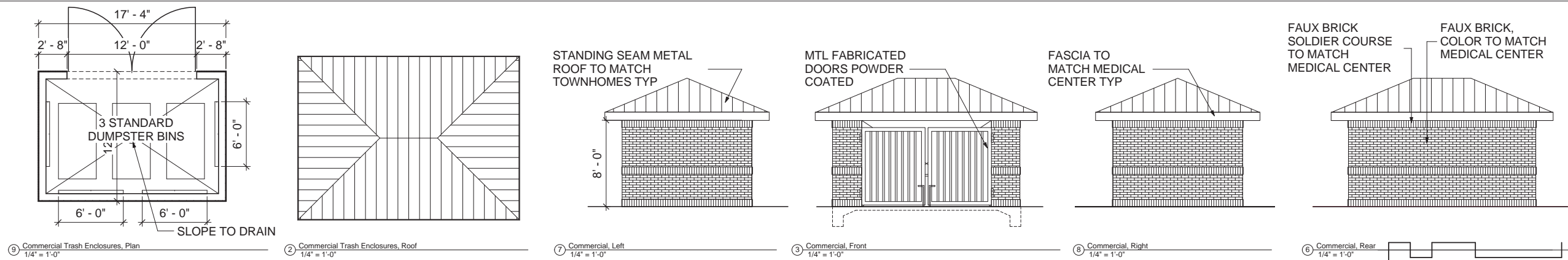
11 Residential, Rear  
1/4" = 1'-0"

12 Residential Trash Enclosures, Roof  
1/4" = 1'-0"



10 Residential, Front  
1/4" = 1'-0"

COMMERCIAL TRASH ENCLOSURE



9 Commercial Trash Enclosures, Plan  
1/4" = 1'-0"

2 Commercial Trash Enclosures, Roof  
1/4" = 1'-0"

7 Commercial, Left  
1/4" = 1'-0"

3 Commercial, Front  
1/4" = 1'-0"

8 Commercial, Right  
1/4" = 1'-0"

6 Commercial, Rear  
1/4" = 1'-0"

Trash Enclosures



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South Whitney Medical Office Building  
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Trash Enclosures

Not for Construction

SD- 2.16

SCALE 1/4" = 1'-0"

5/12/2016 9:45:50 AM






| ABBREVIATIONS |                    |            |                               |
|---------------|--------------------|------------|-------------------------------|
| <b>A</b>      |                    | <b>G</b>   |                               |
| ABV           | ABOVE              | GALV       | GALVANIZED                    |
| AC            | ASPHALT CONCRETE   | GC         | GENERAL CONTRACTOR            |
| AD            | AREA DRAIN         | GL         | GLASS                         |
| ADDL          | ADDITIONAL         | GND        | GROUND                        |
| AFF           | ABOVE FINISH FLOOR | GWB        | GYP SUM WALL BOARD            |
| ASPH          | ASPHALT            | GYP        | GYSUM                         |
| <b>B</b>      |                    | <b>H</b>   |                               |
| BITUM         | BITUMINOUS         | HDBD       | HARDBOARD                     |
| BKG           | BACKING            | HDR        | HEADER                        |
| BLDG          | BUILDING           | HDWR       | HARDWARE                      |
| BM            | BEAM               | HDWD       | HARDWOOD                      |
| BR            | BACKER ROD         | HTR        | HEATER                        |
| BUR           | BUILT-UP-ROOF      | HVAC       | HEATING, VENT. & A.C.         |
| BDR           | BEDROOM            |            |                               |
| BW            | BOTTOM OF WALL     |            |                               |
| <b>C</b>      |                    | <b>I</b>   |                               |
| CAB           | CABINET            | IN         | INCH                          |
| CB            | CATCH BASIN        | INCAND     | INCANDESCENT                  |
| CEM           | CEMENT             | INSUL      | INSULATION                    |
| CF            | CUBIC FEET         | INT        | INTERIOR                      |
| CJ            | CONTROL JOINT      | INV        | INVERT                        |
| CL            | CLOSET             |            |                               |
| CTL           | CENTERLINE         | <b>J</b>   |                               |
| CLG           | CEILING            | JST        | JOIST                         |
| CONC          | CONCRETE           | JT         | JOINT                         |
| CPT           | CARPET             |            |                               |
| <b>D</b>      |                    | <b>K</b>   |                               |
| DR            | DECK               | K          | KIPS                          |
|               | DRAIN              | KIT        | KITCHEN                       |
|               |                    | KP         | KICK PLATE                    |
| <b>E</b>      |                    | <b>L</b>   |                               |
| (E)           | EXISTING           | LOC        | LOCATION                      |
| E             | EAST               | LT         | LIGHT                         |
| ELEC          | ELECTRICAL PANEL   |            |                               |
| EP            | EXTERIOR           | <b>M</b>   |                               |
| EXT           |                    | MB         | MACHINE BOLT                  |
|               |                    | MDF        | MEDIUM DENSITY                |
| <b>F</b>      |                    | FBD        | FIBERBOARD                    |
| FDN           | FOUNDATION         | MECH       | MECHANICAL                    |
| FH            | FIRE HYDRANT       | MEMB       | MEMBRANE                      |
| FIN           | FINISH             | MET        | METAL                         |
| FF            | FINISH FLOOR       | MH         | MANHOLE                       |
| FL            | FLOW LINE          | MSC        | MISCELLANEOUS                 |
| FLUOR         | FLUORESCENT        | MTD        | MOUNTED                       |
| FOC           | FACE OF CONCRETE   | MTL        | METAL                         |
| FOF           | FACE OF FINISH     |            |                               |
| FOS           | FACE OF STUD       |            |                               |
| FR            | FIRE RATED         |            |                               |
| FS            | FLOOR SINK         |            |                               |
| FSL           | FIRE SPRINKLER     |            |                               |
| FTG           | FOOTING            |            |                               |
| FURR          | FURRING            |            |                               |
|               |                    | <b>N</b>   |                               |
|               |                    | (N)        | NEW                           |
|               |                    | N          | NORTH                         |
|               |                    | NIC        | NOT IN CONTRACT               |
|               |                    | NOM        | NOMINAL                       |
|               |                    | NP         | NO PARKING                    |
|               |                    | NR         | NON-RATED                     |
|               |                    | NTS        | NOT TO SCALE                  |
|               |                    | <b>O</b>   |                               |
|               |                    | OA         | OVERALL                       |
|               |                    | OC         | ON CENTER                     |
|               |                    | OD         | OUTSIDE DIAMETER/ DIMENSION   |
|               |                    | OFCl       | OWNER FURNISHED CONTRACTOR    |
|               |                    |            | INSTALLED                     |
|               |                    | OFOI       | OWNER FURNISHED OWNER INSTALL |
|               |                    | <b>P</b>   |                               |
|               |                    | PENN       | PENETRATION                   |
|               |                    | PERF       | PERFORATED                    |
|               |                    | PERP       | PERPENDICULAR                 |
|               |                    | PL         | PLATE                         |
|               |                    | PL         | PROPERTY LINE                 |
|               |                    | PLAS       | PLASTER                       |
|               |                    | PLBG       | PLUMBING                      |
|               |                    | PLWD       | PLYWOOD                       |
|               |                    | PNL        | PANEL                         |
|               |                    | POC        | POINT OF CONNECTION           |
|               |                    | PP         | PERMEABLE PAVERS              |
|               |                    | PREFAB     | PREFABRICATED                 |
|               |                    | PSF        | POUNDS PER SQUARE FOOT        |
|               |                    | PSI        | POUNDS PER SQUARE INCH        |
|               |                    | PTD        | PAINTED                       |
|               |                    | PTR        | PRESSURE TREATED              |
|               |                    | PTRWDQ     | PRESSURE TREATED WOOD         |
|               |                    | <b>QTY</b> | <b>QUANTITY</b>               |
|               |                    | <b>R</b>   |                               |
|               |                    | R          | REVEAL OR RISER               |
|               |                    | RAD        | RADIUS                        |
|               |                    | RCP        | REINFORCED CONCRETE PIPE      |
|               |                    | RD         | ROOF DRAIN                    |
|               |                    | REF        | REFERENCE                     |
|               |                    | REFL       | REFLECTED                     |
|               |                    | REFR       | REFRIGERATOR                  |
|               |                    | RET        | RETAINING OR RETARDANT        |
|               |                    | REG        | REGISTER                      |
|               |                    | RO         | ROUGH OPENING                 |
|               |                    | <b>S</b>   |                               |
|               |                    | SCD        | SEE CIVIL DRAWINGS            |
|               |                    | SCHD       | SCHEDULE                      |
|               |                    | SD         | STORM DRAIN                   |
|               |                    | SECT       | SECTION                       |
|               |                    | SED        | SEE ELECTRICAL DRAWINGS       |
|               |                    | SF         | SQUARE FOOT OR FEET           |
|               |                    | SHR        | SHOWER                        |
|               |                    | SHT        | SHEET                         |
|               |                    | SHTG       | SHEATHING                     |
|               |                    | SIM        | SIMILAR                       |
|               |                    | SJ         | SEISMIC JOINT                 |
|               |                    | SL         | SEALANT                       |
|               |                    | SLD        | SEE LANDSCAPE DRAWINGS        |
|               |                    | SM         | SHEET METAL                   |
|               |                    | SMD        | SEE MECHANICAL DRAWINGS       |
|               |                    | SOF        | SOFFIT                        |
|               |                    | SOG        | SLAB ON GRADE                 |
|               |                    | SPD        | SEE PLUMBING DRAWINGS         |
|               |                    | SPEC/S     | SPECIFICATION                 |
|               |                    | SQ         | SQAURE                        |
|               |                    | SS         | SANITARY SEWER                |
|               |                    | SSD        | SEE STRUCTURAL DRAWINGS       |
|               |                    |            | SOUND TRANSMISSION            |
|               |                    |            | COEFFICIENT                   |
|               |                    | STC        | STANDARD                      |
|               |                    | STD        | STEEL                         |
|               |                    | STL        | STORAGE                       |
|               |                    | STOR       | STRUCTURAL                    |
|               |                    | STRL       | SQUARE YARD                   |
|               |                    | SY         |                               |
|               |                    | <b>T</b>   |                               |
|               |                    | T&B        | TOP AND BOTTOM                |
|               |                    | T&G        | TONGUE AND GROOVE             |
|               |                    | TC         | TOP OF CURB                   |
|               |                    | TOC        | TOP OF CONCRETE               |
|               |                    | TOP        | TOP OF PAVING                 |
|               |                    | TOS        | TOP OF STEEL                  |
|               |                    | TRD        | TREAD                         |
|               |                    | TW         | TOP OF WALL                   |
|               |                    | <b>U</b>   |                               |
|               |                    | UL         | UNDERWRITERS LABORATORIES     |
|               |                    | UTIL       | UTILITIES                     |
|               |                    | <b>V</b>   |                               |
|               |                    | VCP        | VITREOUS CLAY PIPE            |
|               |                    | VERT       | VERTICAL                      |
|               |                    | VTR        | VENT THROUGH ROOF             |
|               |                    | <b>W</b>   |                               |
|               |                    | W          | WEST OR WIDTH                 |
|               |                    | WC         | WATER CLOSET                  |
|               |                    | WD         | WOOD                          |
|               |                    | WDW        | WINDOW                        |
|               |                    | W/O        | WITHOUT                       |
|               |                    | WP         | WATER PROOF                   |
|               |                    | WPT        | WORKING POINT                 |
|               |                    | WR         | WATER RESISTANT               |

| GENERAL NOTES   |  |
|---|--|
| <ul style="list-style-type: none"> <li>THE PROJECT SHALL FOLLOW CONDITIONS FOR DECORATIVE PILASTERS/COLUMNS FOR THE WROUGHT IRON PERIMETER FENCE AND THE MASONRY/ SOUND WALLS, CONSISTENT WITH THE CITY'S DESIGN REVIEW GUIDELINES.</li> <li>THE PROJECT SHALL ERRECT TUBULAR STEEL FENCES AROUND THE DETENTION BASIN.</li> <li>THE PROJECT SHALL HAVE ADDITIONAL ENHANCEMENTS WITHIN THE LANDSCAPING ALONG THE PUBLIC RIGHTS-OF-WAYS, INCLUDING BOULDERS AND/OR OTHER FEATURES/ AMENITIES, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR. OWNER SHALL CONSIDER SOLUTIONS WHICH WORK FOR BOTH SUNSET HILLS AND SOUTH WHITNEY MIXED-USE FOR DEVELOPMENT CONSISTENCY.</li> <li>THE PROJECT SHALL PROVIDE NON-WOOD AC SCREENS WITH A GATED ACCESS FOR MAINTENANCE OF THE UNITS.</li> <li>MINIMUM PLANT NUMBERS FOR VARIOUS TREE SPECIES AND THE GROUND COVER SPACING, AT A MINIMUM, SHALL BE PROVIDED PRIOR TO BUILDING PLAN APPROVALS. APPROVAL SHALL BE TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR, INCLUDING SPECIFIED MINIMUM SPACING FOR GROUND COVER AND SHRUBS.</li> <li>THE PROJECT SHALL INCLUDE DECORATIVE PAVING/PAVERS AT THE ENTRANCES. PAVERS SHALL MATCH ACROSS THE STREET PROJECT SUNSET HILLS, ROCKLIN TREATMENT.</li> <li>PRIOR TO CONSTRUCTION, OWNER SHALL HOLD NEIGHBORHOOD MEETINGS AND MEET INDIVIDUALLY WITH THE PLANNING COMMISSIONERS.</li> </ul> |  |

| SYMBOLS |                          |
|---------|--------------------------|
|         | CERAMIC FLOOR TILES      |
|         | CARPET                   |
|         | CONCRETE PAD             |
|         | EXISTING STRUCTURES      |
|         | PROPOSED STRUCTURES      |
|         | KEY NOTE                 |
|         | DATUM REFERENCE          |
|         | DETAIL REFERENCE         |
|         | APPROXIMATE LINE OF WORK |
|         | DOOR TYPE                |
|         | REVISION                 |
|         | BUILDING SECTION         |
|         | WALL TYPE                |
|         | INTERIOR ELEVATION       |
|         | WINDOW TYPE              |
|         | REMOVE                   |
|         | ROOM TAG                 |

| APPLICABLE CODES & REGULATIONS  |  |
|---|--|
| <ul style="list-style-type: none"> <li>2013 CALIFORNIA BUILDING CODES PART 1.6, 10 &amp; 11A/B</li> <li>2013 CALIFORNIA BUILDING CODES PART 2, 2.5, 3-5, 8-9, 12</li> <li>2013 CALIFORNIA RESIDENTIAL CODE PART 2.5</li> <li>2013 CALIFORNIA MECHANICAL CODE</li> <li>2013 CALIFORNIA PLUMBING CODE</li> <li>2013 CALIFORNIA FIRE CODE</li> <li>2012 INTERNATIONAL BUILDING CODE</li> <li>2010 CALIFORNIA GREEN BUILDING CODES</li> <li>2011 CITY OF ROCKLIN DESIGN REVIEW GUIDELINES</li> <li>ALL OTHER STATE AND LOCAL LAWS, ORDINANCES &amp; REGULATIONS</li> <li>ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.</li> <li>PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SITE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.</li> </ul> |  |



**ARCHITECTS**  
RESIDENTIAL / COMMERCIAL

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South Whitney Town+Homes  
City of Rocklin, California  
by USA Investment Associates

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Project Schedule  
Revision  
01 10.05.2013

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Info, Symbols, Abbreviations & General Notes  
Not for Construction  
**SD - 5.2**

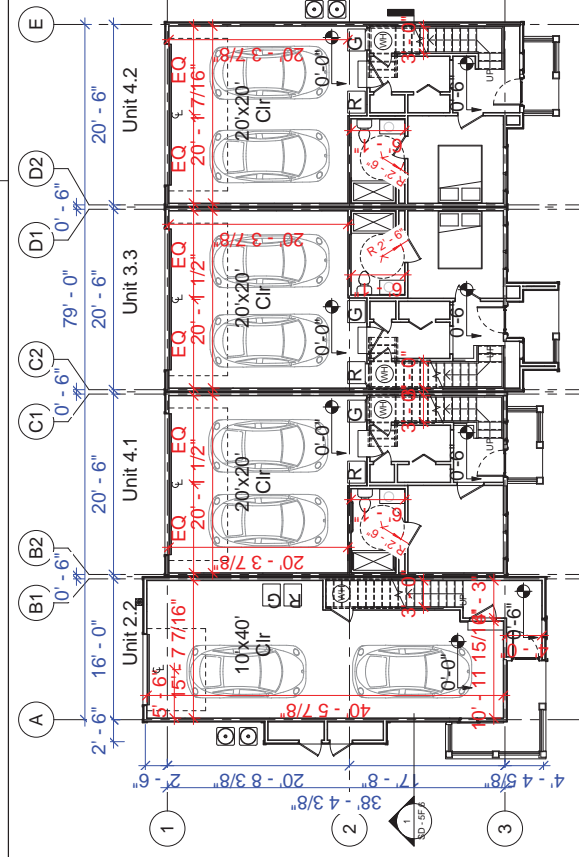
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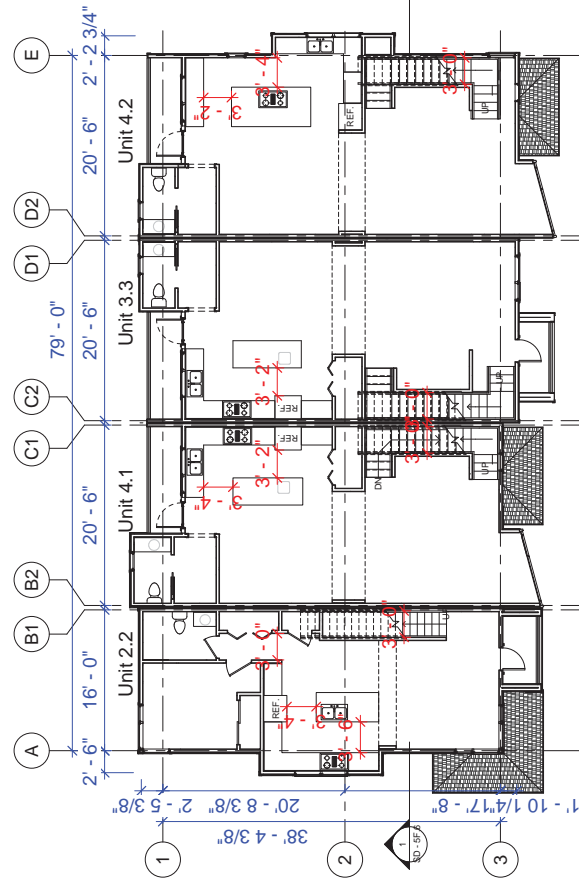
Info, Symbols, Abbreviations & General Notes



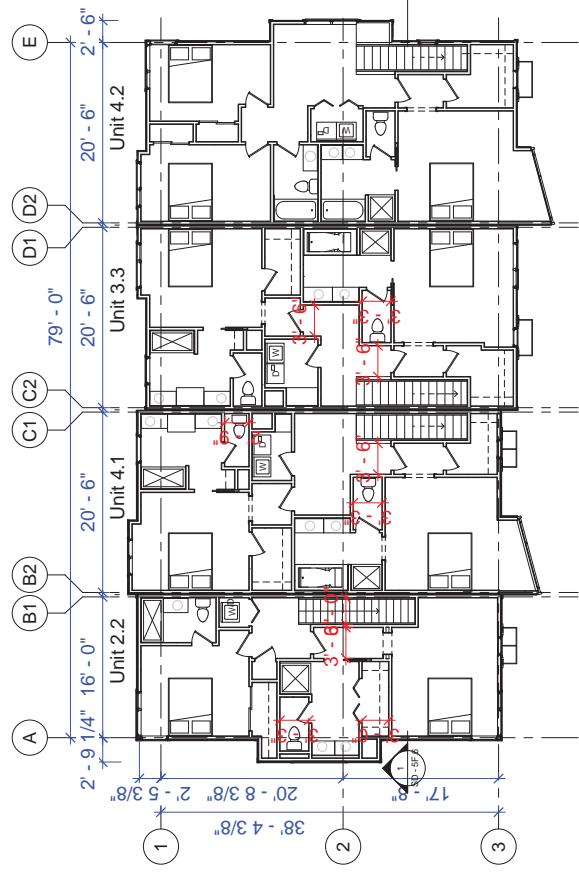




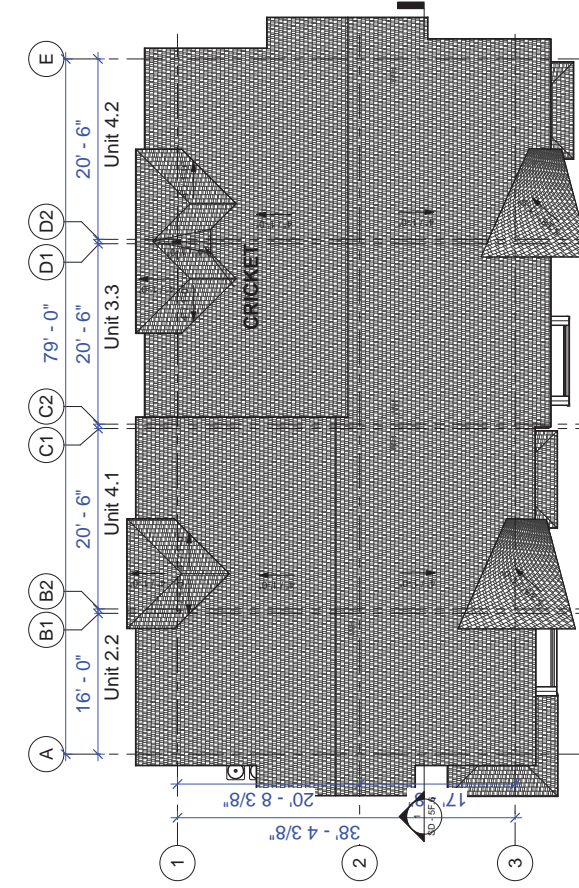
① Building F, 4 Plex, Level 1, F.F.  
1/8" = 1'-0"



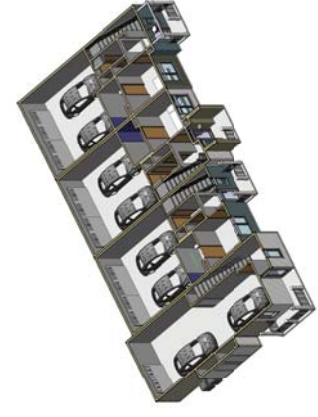
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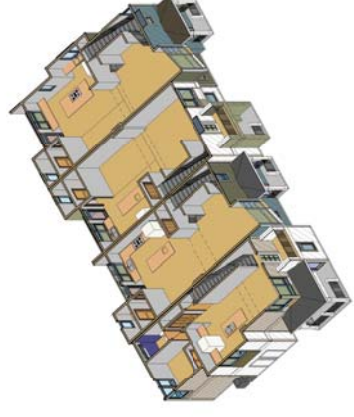
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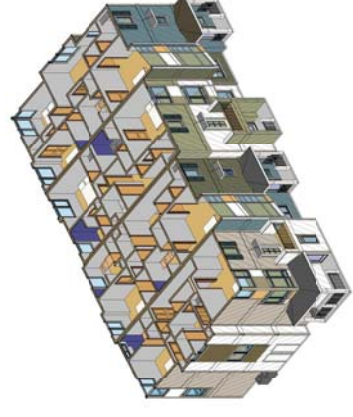
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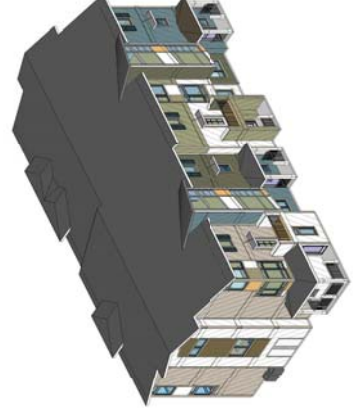
⑤ Building F, 4 Plex, Axon 1st Floor



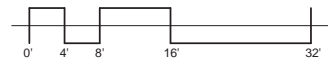
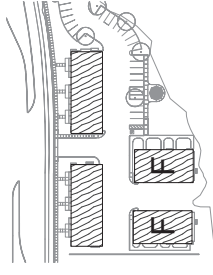
⑥ Building F, 4 Plex, Axon 2nd Floor



⑦ Building F, 4 Plex, Axon 3rd Floor



⑧ Building F, 4 Plex, Axon Roof



Building F, 4 Plex, Level 1,2,3 & Roof Plans

BUILDING FOOT PRINT = 3450 SF

South Whitney Town+Homes

City of Rocklin California

by USA Investment Associates

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Building F, 4 Plex,  
Level 1,2,3 & Roof  
Plans  
Not for  
Construction

SD - 5F.3

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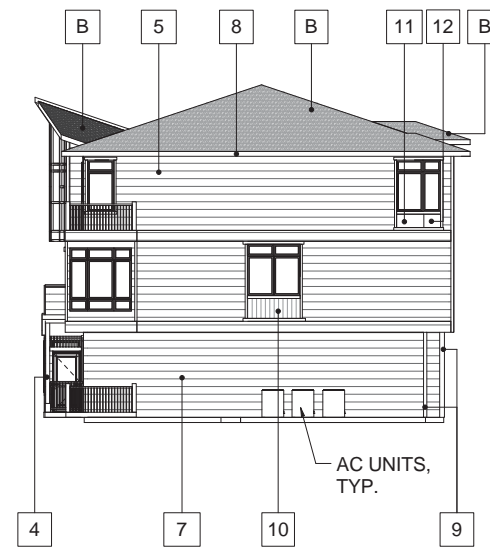




1 North Elevation, Materials  
1/8" = 1'-0"



3 South Elevation, Materials  
1/8" = 1'-0"



2 East Elevation, Materials  
1/8" = 1'-0"



4 West Elevation, Materials  
1/8" = 1'-0"

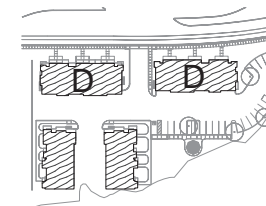


Roof Schedule: Single or Standing Seam, See sheet SD 5.1

- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
- 5 HARDIE PLANK DESIGN COLLECTION, LAP SIDING, CUSTOM BEADED CEDARMILL
- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
- 7 HARDIE SHINGLE DESIGN COLLECTION, SIDING, STRAIGHT EDGE PANEL
- 8 HARDIE TRIM BOARDS, 4/4 RUSTIC, 3/4" X 9.25"
- 9 HARDIE TRIM BOARDS, 4/4 SMOOTH, 3/4" X 3.5"
- 10 WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



Building D, 6 Plex, Elevations & Materials

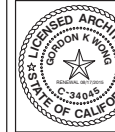
South Whitney Town+Homes  
City of Rocklin California  
by USA Investment Associates

Project Schedule  
Revision  
01 10.05.2013

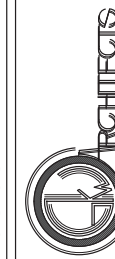
Building D, 6 Plex,  
Elevations &  
Materials  
Not for  
Construction

SD- 5D.4

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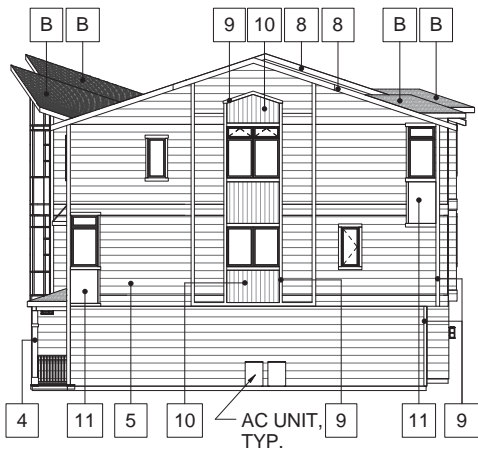


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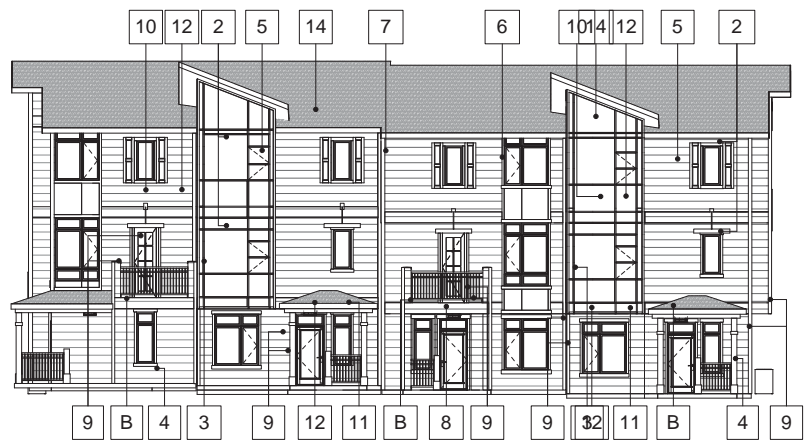




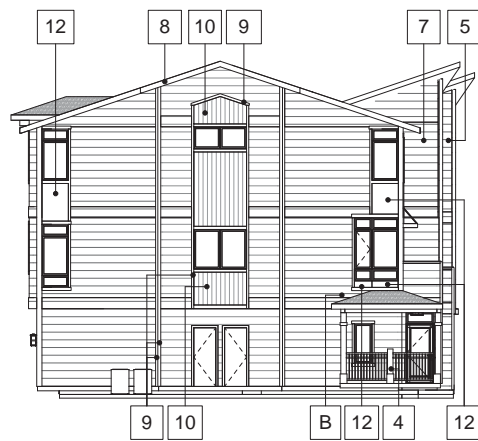
① North Elevation, Materials  
1/8" = 1'-0"



② East Elevation, Materials  
1/8" = 1'-0"



③ South Elevation, Materials  
1/8" = 1'-0"



④ West Elevation, Materials  
1/8" = 1'-0"

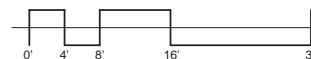
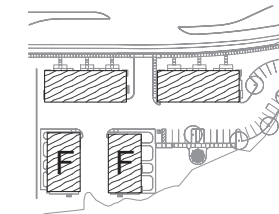


Roof Schedule: Single or Standing Seam, See sheet SD-5.1

- A PRESIDENTIAL TL SHINGLE ROOF, CHARCOAL BLACK
- B PRESIDENTIAL TL SHINGLE ROOF, COUNTRY GREY
- C STANDING SEAM COOL METAL ROOF, FLINT GREY
- D STANDING SEAM COOL METAL ROOF, MEDIUM BRONZE

Exterior Material Legend

- 1 PRESIDENTIAL TL SHINGLE ROOF OR STANDING SEAM METAL ROOF, SEE ROOF SCHEDULE
- 2 METAL AWNINGS WITH STRUTS OR ASTRAGALS
- 3 PAINTED METAL COPING
- 4 8 X 8 POSTS WITH TRIM ACCENTS
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- 6 HARDIE PANEL DESIGN COLLECTION, VERTICAL SIDING, SIERRA 8
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- 11 WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- 12 WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH (SHERWIN-WILLIAMS, EXTRA WHITE)
- 13 METAL ROD RAILING
- 14 GLASS FACADE
- 15 OVERHEAD GARAGE DOOR, 16'-0" X 6'-8"
- 16 OVERHEAD GARAGE DOOR, 8'-0" X 6'-8"



Building F, Elevations & Materials

South Whitney Town+Homes  
City of Rocklin, California  
by USA Investment Associates

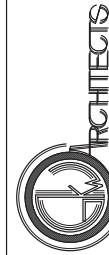
Project Schedule  
Revision  
01 10.05.2013

Building F,  
Elevations &  
Materials  
Not for  
Construction  
SD - 5F.4

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ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1  
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

① North Elevation, Colors  
 1/8" = 1'-0"



ROOF TYPE: 1  
 EXTERIOR TYPE: 8

④ West Elevation, Colors  
 1/8" = 1'-0"



ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1 ROOF TYPE: 1  
 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8 EXTERIOR TYPE: 2 EXTERIOR TYPE: 8

③ South Elevation, Colors  
 1/8" = 1'-0"



ROOF TYPE: 1  
 EXTERIOR TYPE: 8

② East Elevations, Colors  
 1/8" = 1'-0"

Roof Color Schedule

1 COLOR: CHARCOAL BLACK

ROOF MATERIAL TYPE:  
 PRESIDENTIAL TL SHINGLE,  
 TRIPLE LAMINATE



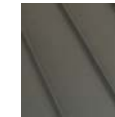
2 COLOR: COUNTRY GREY

ROOF MATERIAL TYPE:  
 PRESIDENTIAL TL SHINGLE,  
 TRIPLE LAMINATE



3 COLOR: FLINT GREY

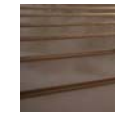
ROOF MATERIAL TYPE:  
 COOL METAL ROOFING,  
 STANDING SEAM



SOLAR REFLECTION INDEX: 43

4 COLOR: MEDIUM BRONZE

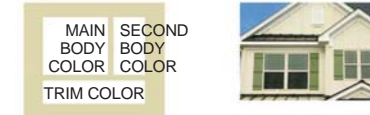
ROOF MATERIAL TYPE:  
 COOL METAL ROOFING,  
 STANDING SEAM



SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James  
 Hardie Panels, Color Plus

Legend



Explore these color options and more great ideas by visiting JamesHardie.com



TIPS FOR COLOR SELECTION

For a truly distinct home, consider the following tips when selecting color and color combinations:  
 • Coordinate with a lighter trim color will emphasize the line on your home.  
 • Coordinate with soft neutral tones like white and tan colors will make your home appear larger.  
 • Use design tools online for a more personalized color palette.  
 • Ask for colors that align with your neighborhood or environment.  
 • Use a color wheel for special details that you want to highlight.

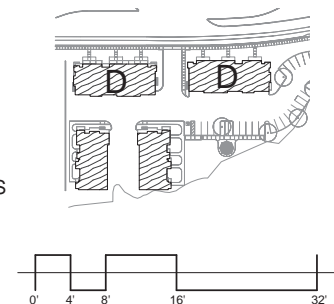
- |                    |                    |
|--------------------|--------------------|
| 1 NAVAJO BEIGE     | 6 HEATHERED MOSS   |
| NAVAJO BEIGE       | BOOTHBAY BLUE      |
| ARCTIC WHITE       | HEATHERED MOSS     |
|                    | MOUNTAIN SAGE      |
|                    | KHAKUI BROWN       |
| 2 ARCTIC WHITE     | 7 MOUNTAIN SAGE    |
| ARCTIC WHITE       | HEATHERED MOSS     |
|                    | MOUNTAIN SAGE      |
|                    | COBBLE STONE       |
|                    | NAVAJO BEIGE       |
| 3 COBBLE STONE     | 8 BOOTHBAY BOOTH   |
| COBBLE STONE       | ARCTIC WHITE       |
|                    | BOOTHBAY BOOTH     |
|                    | MOUNTAIN SAGE      |
|                    | NAVAJO BEIGE       |
|                    | COBBLE STONE       |
| 4 TIMBER BARK      | 9 COUNTRY LANE RED |
| TIMBER BARK        | KHAKUI BROWN       |
|                    | COUNTRY LANE RED   |
|                    | SANDSTONE BEIGE    |
|                    | ARCTIC WHITE       |
|                    | MONTEREY TAUPE     |
| 5 SAND STONE BEIGE | 10 EVENING BLUE    |
| SANDSTONE BEIGE    | COUNTRY LANE RED   |
|                    | EVENING BLUE       |
|                    | MONTEREY TAUPE     |
|                    | KHAKUI BROWN       |
|                    | COBBLE STONE       |

PAINTED PANEL SCHEDULE

WOOD SIDING PAINTED BROWN, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)

WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)

WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



Building D, 6 Plex, Elevations & Colors

South Whitney Town+Homes  
 City of Rocklin, California  
 by USA Investment Associates

Project Schedule  
 Revision  
 01 10.05.2013

Building D, 6 Plex,  
 Elevations &  
 Colors  
 Not for  
 Construction

SD- 5D.5

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ROOF TYPE: 1    ROOF TYPE: 1    ROOF TYPE: 1    ROOF TYPE: 1  
 EXTERIOR TYPE: 8    EXTERIOR TYPE: 2    EXTERIOR TYPE: 8    EXTERIOR TYPE: 3

① North Elevation, Colors  
 1/8" = 1'-0"



ROOF TYPE: 1  
 EXTERIOR TYPE: 3

④ West Elevation, Colors  
 1/8" = 1'-0"



ROOF TYPE: 1    ROOF TYPE: 1    ROOF TYPE: 1    ROOF TYPE: 1  
 EXTERIOR TYPE: 3    EXTERIOR TYPE: 1    EXTERIOR TYPE: 2    EXTERIOR TYPE: 8

③ South Elevation, Colors  
 1/8" = 1'-0"



ROOF TYPE: 1  
 EXTERIOR TYPE: 8

② East Elevations, Colors  
 1/8" = 1'-0"

Roof Color Schedule

- 1 **COLOR: CHARCOAL BLACK**  
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 2 **COLOR: COUNTRY GREY**  
 ROOF MATERIAL TYPE: PRESIDENTIAL TL SHINGLE, TRIPLE LAMINATE
- 3 **COLOR: FLINT GREY**  
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM  
 SOLAR REFLECTION INDEX: 43
- 4 **COLOR: MEDIUM BRONZE**  
 ROOF MATERIAL TYPE: COOL METAL ROOFING, STANDING SEAM  
 SOLAR REFLECTION INDEX: 31

Exterior Color Schedule: James Hardie Panels, Color Plus

Legend

|                 |                   |
|-----------------|-------------------|
| MAIN BODY COLOR | SECOND BODY COLOR |
| TRIM COLOR      |                   |

**TIPS FOR COLOR SELECTION**

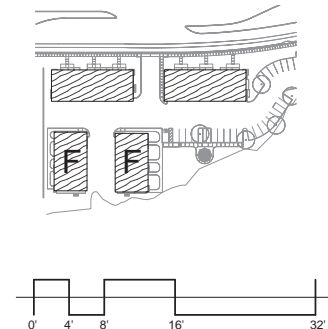
For a truly distinct home, consider the following tips when selecting color and color combinations:

- Combinations with a lighter trim color will emphasize the color on your home.
- Combinations with soft contrast between body and trim colors will make your home appear larger.
- Use deeper body colors for a warm, personalized look.
- Look for colors that align with your neighborhood or environment.
- Use a third color for special details that you want to highlight.

- |                    |                    |
|--------------------|--------------------|
| 1 NAVAJO BEIGE     | 6 HEATHERED MOSS   |
| NAVAJO BEIGE       | BOOTHBAY BLUE      |
| ARCTIC WHITE       | HEATHERED MOSS     |
| 2 ARCTIC WHITE     | 7 MOUNTAIN SAGE    |
| ARCTIC WHITE       | HEATHERED MOSS     |
| NAVAJO BEIGE       | NAVAJO BEIGE       |
| 3 COBBLE STONE     | 8 BOOTHBAY BOOTH   |
| COBBLE STONE       | ARCTIC WHITE       |
| NAVAJO BEIGE       | BOOTHBAY BOOTH     |
| 4 TIMBER BARK      | 9 COUNTRY LANE RED |
| TIMBER BARK        | ARCTIC WHITE       |
| ARCTIC WHITE       | MONTEREY TAUPE     |
| 5 SAND STONE BEIGE | 10 EVENING BLUE    |
| SANDSTONE BEIGE    | COUNTRY LANE RED   |
| KHAKUI BROWN       | EVENING BLUE       |
|                    | MONTEREY TAUPE     |
|                    | COBBLE STONE       |

PAINTED PANEL SCHEDULE

- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, FOOTHILLS)
- WOOD SIDING PAINTED ORANGE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, ANJOU PEAR)
- WOOD SIDING PAINTED WHITE, SEMIGLOSS FINISH, (SHERWIN-WILLIAMS, EXTRA WHITE)



Building F, Elevations & Colors

South Whitney Town+Homes  
 City of Rocklin, California  
 by, USA Investment Associates

|                                 |            |
|---------------------------------|------------|
| Project Schedule                | Revision   |
| 01                              | 10.05.2013 |
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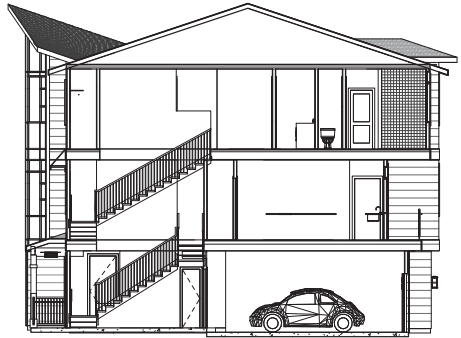




1 Section AA  
1/8" = 1'-0"



2 Section BB  
1/8" = 1'-0"



3 Section CC  
1/8" = 1'-0"



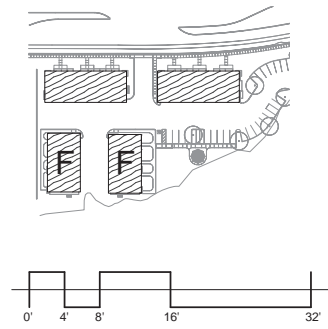
4 Section DD  
1/8" = 1'-0"



5 Section EE  
1/8" = 1'-0"



6 Section FF  
1/8" = 1'-0"



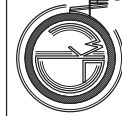
Building F, Sections

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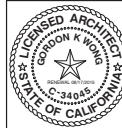
Project Schedule  
Revision  
01 10.05.2013

Building F,  
Sections  
Not for  
Construction  
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# Premium Steel

Masonite Steel doors feature high-definition decorative panel profiles that closely replicate the appearance of a high-end wood door with the ultimate in security. They truly make a statement with the addition of Masonite's glass inserts for a grand entrance.



MASONITE® STA-TRU® HD with Kordata® glass - door SHD404-686-1 - addlites SHD6L-490-686-1



## High Definition Steel

High-Definition profiles provide curb appeal and durability.

32

1. EXTERIOR DOORS

**Steel-Edge**  
 STA-TRU® HD LIMITED 20 YEAR WARRANTY  
 MASONITE® HD LIMITED 15 YEAR WARRANTY

**Wood-Edge**  
 STA-TRU® HD LIMITED 20 YEAR WARRANTY  
 MASONITE® HD LIMITED 5 YEAR WARRANTY  
 MASONITE® UTILITY LIMITED 1 YEAR WARRANTY

Standard features for steel-edge & wood-edge

- High-Definition Panel Profile
  - creates excellent shadow lines and distinct panel designs
- Internal Blocking
  - lock area is reinforced to provide solid mounting surface
- Two Finish Options
  - Masonite® HD features a baked-on primer for a more durable finish
  - Sta-Tru® HD has a prefinished white surface (no initial finishing required on door panel)
- Rot-Resistant Bottom Rail
  - high-performance composite material is utilized on all bottom rails

Steel-Edge features

- Interlocking Steel-Edge
  - has six 90° steel bends in each edge to ensure stability and resist warping
- Square-Edge Design
  - wood door appearance
- Vinyl Extrusion
  - looks facings together and provides an insulated thermal barrier
- Steel Reinforcements
  - hinges are flush mounted into steel reinforcements to help prevent hinge sag
  - 90-minute fire label available (opaque doors only)

Wood-Edge features

- Engineered Construction
  - finger-jointed hinge stile
  - laminated lumber lock stile
- Interlocking Design
  - grooved stiles add strength and structural rigidity
  - steel facings wrap over stiles with a 'J' bend
  - 20-minute fire label available (opaque doors only)

## James Hardie® ColorPlus® Technology Siding Products

artisan  
JamesHardie

### ARTISAN® LAP SIDING

Thickness: 5/8"  
 Length: 12' planks

#### Smooth

Widths: 5.25" (4" exp.),  
 7.25" (6" exp.),  
 8.25" (7" exp.)



Smooth in Mountain Sage



HardiePlank  
DESIGN COLLECTION

### HARDIEPLANK® LAP SIDING

Thickness: 5/16"  
 Length: 12' planks

#### Custom Beaded Cedarmill®

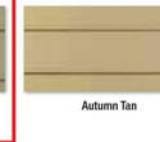
Width: 8.25" (7" exp.)



Sandstone Beige

#### Custom Beaded Smooth

Width: 8.25" (7" exp.)



Autumn Tan

#### Custom Colonial™ Roughsawn

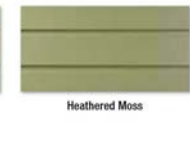
Available in H210® product zones only  
 Width: 8" (6.75" exp.)



Sandstone Beige

#### Custom Colonial™ Smooth

Available in H210® product zones only  
 Width: 8" (6.75" exp.)



Heathered Moss

### HardiePlank®

#### HARDIEPLANK® LAP SIDING

Thickness: 5/16"  
 Length: 12' planks

#### Select Cedarmill®

Widths: 6.25" (5" exp.),  
 7.25" (6" exp.),  
 8.25" (7" exp.)



Cobble Stone

#### Smooth

Widths: 6.25" (5" exp.),  
 7.25" (6" exp.),  
 8.25" (7" exp.)



Arctic White

### HardiePanel®

#### HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

#### Sierra 8

Sizes: 4' x 8' and 4' x 10'



Boothbay Blue

#### Stucco

Sizes: 4' x 8' and 4' x 10'



Autumn Tan

#### Cedarmill®

Sizes: 4' x 8' and 4' x 10'



Woodstock Brown

#### Smooth

Sizes: 4' x 8' and 4' x 10'



Countryside Red

### HardieShingle®

#### HARDIESHINGLE® SIDING

Thickness: 1/4"

#### Straight Edge Panel

Width: 48"  
 Height: 15.25" (7" exp.)



Khaki Brown

#### Staggered Edge Panel

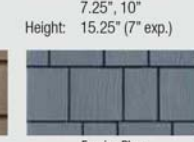
Width: 48"  
 Height: 15.875" (6" exp.)



Monterey Taupe

#### Individual Shingles

Not available in Denver  
 Widths: 4.2", 5.5", 6.75",  
 7.25", 10"



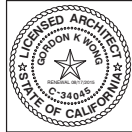
Evening Blue

2. EXTERIOR SIDING TYPES

Materials & Products

South Whitney Town+Homes  
 City of Rocklin, California

by USA Investment Associates



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 01 10.05.2013

Materials &  
 Products  
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 Construction  
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# James Hardie® ColorPlus® Technology Trim Products WEST



**ARTISAN® ACCENT TRIM**  
 Thickness: 1-1/2"  
 Length: 12' boards  
 Smooth Widths: 3.5", 5.5"



## HardieTrim® HARDIETRIM® BOARDS

Length: 12' boards

**4/4 Rustic**  
 Thickness: 3/4"  
 Widths: 3.5", 5.5", 7.25", 9.25", 11.25"



**5/4 Rustic**  
 Thickness: 1"  
 Widths: 3.5", 5.5", 7.25", 9.25", 11.25"



**4/4 Smooth**  
 Available in H210 zones of California & Desert only  
 Thickness: 3/4"  
 Widths: 3.5", 5.5", 7.25", 9.25", 11.25"



**5/4 Smooth**  
 Available in H210 zones of California & Desert only  
 Thickness: 1"  
 Widths: 3.5", 5.5", 7.25", 9.25", 11.25"



## HARDIETRIM® NT3™ BOARDS

Length: 12' boards

**4/4 Smooth**  
 Thickness: 3/4"  
 Widths: 5.5", 7.25"



**5/4 Smooth**  
 Thickness: 1"  
 Widths: 3.5", 4.5", 5.5", 7.25", 11.25"



## 4/4 HARDIETRIM® BATTEN BOARDS

**Rustic Grain®**  
 Thickness: 3/4"  
 Width: 2.5"



**Smooth**  
 Thickness: 3/4"  
 Width: 2.5"



## HardieSoffit® HARDIESOFFIT® PANELS

Thickness: 1/4"

**Vented & Non-Vented Cedarmill®**  
 Sizes: 12" x 12', 16" x 12', 24" x 8'



3. EXTERIOR TRIM

# James Hardie® ColorPlus® Technology Palette WEST

Effective: November 2012



**US Markets:** Oregon, Washington, California, Rockies, Desert, Boise and Hawaii

The following James Hardie® siding products are available in these ColorPlus® Technology colors: Artisan® Lap Siding, HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding and HardieTrim® Batten Boards.

|                         |                      |                         |                         |                       |                      |
|-------------------------|----------------------|-------------------------|-------------------------|-----------------------|----------------------|
|                         |                      |                         |                         |                       |                      |
| Arctic White JH10-20    | Navajo Beige JH30-10 | Cobble Stone JH40-10    | Heathered Moss JH50-20  | Boothbay Blue JH70-20 |                      |
|                         |                      |                         |                         |                       |                      |
| Sail Cloth JH20-10      | Harris Cream JH80-10 | Sandstone Beige JH30-20 | Monterey Taupe JH40-20  | Mountain Sage JH50-30 | Evening Blue JH70-30 |
|                         |                      |                         |                         |                       |                      |
| Traditional Red JH90-10 | Autumn Tan JH20-20   | Khaki Brown JH20-30     | Woodstock Brown JH30-30 | Parkside Pine JH60-30 | Iron Gray JH90-30    |
|                         |                      |                         |                         |                       |                      |
| Countrylane Red JH90-20 | Tuscan Gold JH80-20  | Chestnut Brown JH80-30  | Timber Bark JH40-30     |                       |                      |

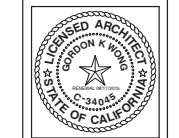
The following James Hardie® products are available in these ColorPlus® Technology colors: Artisan® Accent™ Trim Boards, HardieTrim® Boards and HardieSoffit® Panels.

|                      |                        |                      |                         |                     |
|----------------------|------------------------|----------------------|-------------------------|---------------------|
|                      |                        |                      |                         |                     |
| Arctic White JH10-20 | Sail Cloth JH20-10     | Navajo Beige JH30-10 | Sandstone Beige JH30-20 | Autumn Tan JH20-20  |
|                      |                        |                      |                         |                     |
| Cobble Stone JH40-10 | Monterey Taupe JH40-20 | Khaki Brown JH20-30  | Woodstock Brown JH30-30 | Timber Bark JH40-30 |

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.

**JamesHardie** 1.866.442.7343 | www.jameshardie.com **ColorPlus® Technology**

4. EXTERIOR COLORS



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 (408) 315-2125 LIC# 34045, CKW Architects.com



Materials & Products, cont.

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 City of Rocklin, California  
 by USA Investment Associates

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Steel

# security options

## SECURITY DOOR



**Turnkey Fortress.  
3 Locks in 1.**

- Triple locking protection with high-impact resilience
- Theft protection — insurance deductible up to \$1,500\*
- Door system includes door, frame and handleset options

Three latches secure the door at multiple locations

Heavy-duty lock mechanism is consumer friendly with a 1/4-turn deadbolt lock indicator

All latches are operated by a single lever. Deadbolt is independently engaged.

\*Masonite will cover the deductible on your homeowners insurance up to \$1,500 if entry is gained due to a failure of a properly locked and installed entry door system.

**Shock-Absorbing Composite Jamb**  
Our composite jamb is designed to naturally absorb shock by flexing and not splintering when forces are applied.

**Opaque/No Glass**  
Masonite's security door system is based on a steel door without glass, offering the highest resistance to intrusion, impact and ultimate privacy.

MIC-13402-2014-SFG-front125013.indd 34

6. EXTERIOR DOOR HARDWARE

### handleset options

#### Monaco Series\*



#### Sapphire Series\*



\*Available Finishes: satin nickel, antique black



### COLORPLUS® TECHNOLOGY ACCESSORIES

When using James Hardie products with ColorPlus® Technology, ensure long-lasting beauty by exclusively using ColorPlus® Touch-up and Matched Caulk instead of paint and caulk.

#### COLORPLUS® TOUCH-UP KIT:

Using ColorPlus Touch-Up on ColorPlus products is important to maintain the color consistency and durability delivered through a ColorPlus exterior. ColorPlus Touch-up is specially formulated to match ColorPlus Technology colors and offers better resistance to aging, color change and chalking when used on James Hardie products with ColorPlus Technology.

#### Edge coater

Edge coating is required for any cuts made in ColorPlus products. Edge coating seals the edges of the board and makes the joints and seams less visible. ColorPlus edge finishes shall be applied with the James Hardie Edge Coater. If any areas larger than a dime require touch-up, replace the area with a new piece of ColorPlus plank or panel.



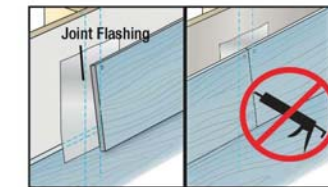
#### Touch-up pen

JH Touch-up pens are used for concealing nail heads and very small nicks and scrapes. Touch-up pens shall be used sparingly.



#### COLORPLUS® TECHNOLOGY MATCHED CAULK:

James Hardie recommends the use of caulks and sealants that remain 'permanently flexible.' Must be applied in accordance with the manufacturer's written instructions.



James Hardie's warranty provides coverage for defects in materials and workmanship on ColorPlus Technology products and ColorPlus Touch-up only. It does not warrant the appearance or performance of any third party coatings or finishes, including paint, used as touch-up and third party touch-up paints used on James Hardie products with ColorPlus Technology.

### TRIM ACCESSORIES

#### Flat Tabs

Reduces nail holes and improves the overall aesthetic of the installation. For trim applications around windows, doors, and band boards.



#### Corner Tabs

Reduces nail holes and improves the overall aesthetic of the installation. For trim applications on corners.



**JamesHardie**

1.866.442.7343 | www.jameshardie.com

**ColorPlus®** Technology

\*\*Product availability varies by region. Please check with your local representative or www.jameshardie.com or call 1-866-4HARDIE for availability in your area.

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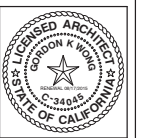
5. EXTERIOR APPLICATION

Materials & Products, cont.

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City of Rocklin, California  
by USA Investment Associates



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Packet Pg. 203

Agenda Item #7.e.

# Presidential Shake™ and Presidential Shake™ TL 15

**YOUR OBJECTIVE:**

To learn the correct procedures for installing Presidential Shake™ and Presidential Shake™ TL shingles

**PRESIDENTIAL SHAKE™ AND PRESIDENTIAL SHAKE™ TL SHINGLES**

Presidential Shake™ and Presidential Shake™ TL shingles are a premium oversized (14 1/4" x 40") roofing product. These shingles would fall in the "best" category when offering a choice of "good," "better" and "best" products.



Figure 15-1: Presidential Shake Shingle.

Presidential has the depth and dimension of hand-split cedar shakes. Constructed with two laminated layers and an exclusive, patented sculpted tab. Also, two different colors can be combined to create a one-of-a-kind look. Using our **Special Effects color combinations** provides dozens of options to custom design a roof.

The incomparable Presidential TL is a super-heavyweight shingle (480 lbs./square). Constructed using Tri-Laminate technology, the Presidential TL is made of two base layers and a top layer of premium materials.

Presidential Shake is available in an **impact resistant** design; specially manufactured with a reinforced fiberglass scrim to meet UL 2218 Class 4 impact resistance rating. **NOTE:** This product must be installed over a clean deck (no roof-overs) and Presidential impact resistant starter shingles as well as hip and ridge cap accessories must be used to obtain the UL 2218 rating.

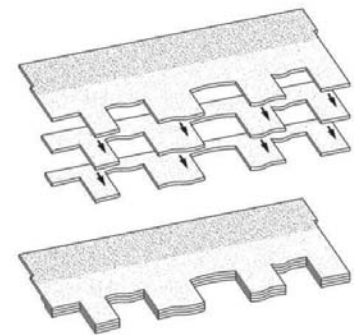


Figure 15-2: Presidential TL Tri-Laminate Construction.

Fastening, low slope underlayment and flashing requirements, are special because of the thickness, design and weight of the products. Open valleys are recommended; however, closed-cut valleys are also acceptable. Woven valleys are not recommended when applying Presidential and Presidential TL because the laminated shingle can buckle and become damaged when shaped into the valley.

On lower-sloped roofs where water drains slowly and due to the Presidential TL tri-laminate design, step flashing details are important to ensure a water-tight roof. Extra precautions such as putting a slater's-edge on step flashings under the shingle or applying two beads of asphalt cement lengthwise along the top of the step shingle (perpendicular to the shingle) should be considered when there are multiple roof penetrations or vertical obstructions in close proximity to each other (ex. several skylights on the same roof plane or a skylight close to a vertical wall).



Figure 15-3: Layers of a Presidential TL.

## Eastern Metal Supply

### Pre-Fabricated Sunshade System - ready-to-assemble

Available mitered or square cut with pre-punched holes  
Rectangular Tube or Bar Frames & Air Foil Blades from 2" to 12"

- Fast Assembly • Increased Strength • Minimal Welding for a Clean Look • Fewer Parts, Less Inventory



Mitered side frames with blades through center mullion



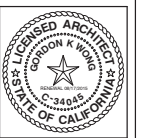
Pre-Fabricated Flat Bar Outriggers and Mullions

Materials & Products, cont.

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City of Rocklin California  
by USA Investment Associates

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| Project Schedule | Revision   |
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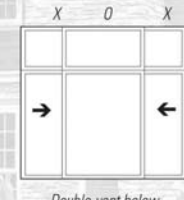
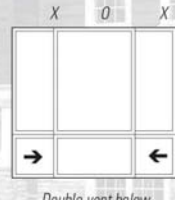
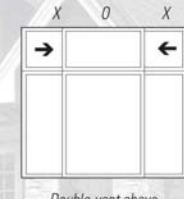
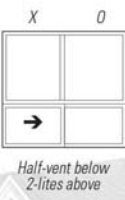
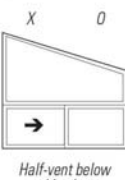
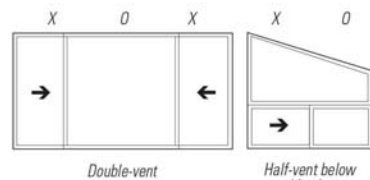
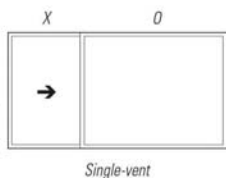
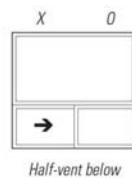
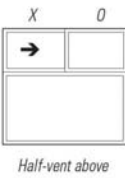
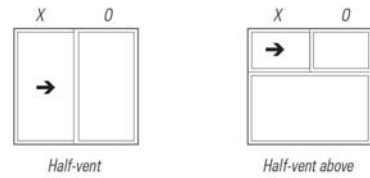
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770E McKinley Lane Suite 109, Campbell CA 95008  
(408) 315-2125 LIC# 34618, GKW Architects.com





# 6110 Horizontal Sliding Windows

## 6000 SERIES STYLE LINE VINYL



- HALF-VENT
  - Min 2'1" Max 6'5"
- HALF-VENT ABOVE
  - Min 2'2" Max 6'6"
- HALF-VENT BELOW
  - Min 2'2" Max 6'6"
- DOUBLE-VENT
  - Min 4'1" Max 10'6"
- DOUBLE-VENT BELOW
  - Min 4'2" Max 8'6"
- DOUBLE-VENT ABOVE
  - Min 4'2" Max 8'6"

Minimum egress for half-vent is 4'3"  
 Minimum egress for double-vent is 6'3" with a 24" vent.

*NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications.*

*Windows over 40 square feet shipped open for field glazing. Varies by location.*



6110-1  
NOVEMBER 2008

9. WINDOW MODEL

**Finish:**  
 Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

**Materials:**  
 All Signature Collection railing components are extruded from Ultrum™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every railing system is assembled with stainless steel, corrosion resistant fasteners. Signature Collection posts come in a variety of thicknesses. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

**Environmentally Responsible**  
 Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.

**Ultra Aluminum Lifetime Warranty**  
 Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. Visit our website for more information and a copy of the warranty.

ULTRAFENCE.COM | 800.656.4420

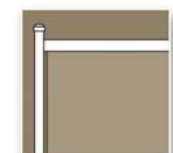
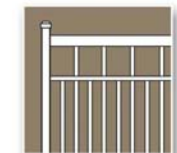
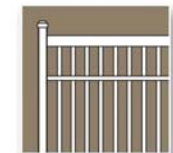
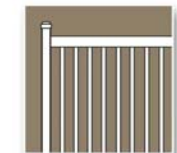
10. EXTERIOR RAILING MODEL

### Railing Specifications

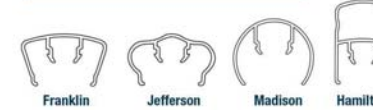
| Components                 | Commercial   | Commercial Continuous                                  |
|----------------------------|--|--|
| Square Picket              | 3/4" Sq. x .055 Thickness                              | 3/4" Sq. x .055 Thickness                              |
| Monticello Balluster Round | 3/4" Round x .070 Thickness                            | 3/4" Round x .070 Thickness                            |
| Hand Rail Top Cap Franklin | 1.337 H x 2.250 W 0.080 Thickness                      | 1.700 H x 2.250 W 0.080 Thickness                      |
| Jefferson                  | 1.337 H x 2.250 W 0.080 Thickness                      | 1.692 H x 2.250 W 0.080 Thickness                      |
| Madison                    | 1.601 H x 2.000 W 0.080 Thickness                      | 2.050 H x 2.500 W 0.080 Thickness                      |
| Hamilton                   | 2.488 H x 1.716 W 0.080 Thickness                      | 2.491 H x 2.078 W 0.080 Thickness                      |
| Bottom Rail                | 1.305 H x 1.352 W 0.070 Thickness                      | 1.305 H x 1.352 W 0.070 Thickness                      |
| Boss Screw Posts           | 2" x 2" x 0.080  | 2" x 2" x 0.080  |
|                            | 2" x 2" x 0.125  | 2" x 2" x 0.125  |
|                            | 2 1/2" x 2 1/2" x 0.100                                |  |
|                            | 3" x 3" x 0.125  |  |
| Spacing Between Pickets    | 3 3/4" (1 3/4" Available)                              | 3 3/4" (1 3/4" Available)                              |
| Post Spacing               | 72 1/2" on Center Based on 2" Post (8' Wide Available) | 72 1/2" on Center Based on 2" Post (8' Wide Available) |
| Heights Available          | 36" & 42"  | 36" & 42"  |
| Signature Columns          | 6" x 6" Round or Square 0.100 Thickness                | 6" x 6" Round or Square 0.100 Thickness                |
|                            | 8" x 8" Round or Square 0.100 Thickness                | 8" x 8" Round or Square 0.100 Thickness                |

### Design Options

Signature has more handrail designs than most of our competitors, with a profile and color to fit all types of architecture.



### Profile Options

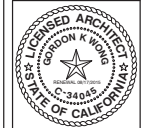


### Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown represent an approximate comparison and may vary slightly from actual product color.



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by USA Investment Associates

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Materials & Products, cont.

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## Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to **meet just about any storefront application and condition.** The Series 1000 is 1-3/4" x 4"; and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are **easily adapted to 5/16" or 3/8" infills.** The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedicts Medical Arts Building, Ogden, UT  
Architect: Babcock Design Group

### Features

- Three different assembly methods: Screw Spine, Shear Block and Stacking
- Tested by independent laboratories:
  - Air Infiltration: <.06 allowable at 6.24 PSF
  - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes



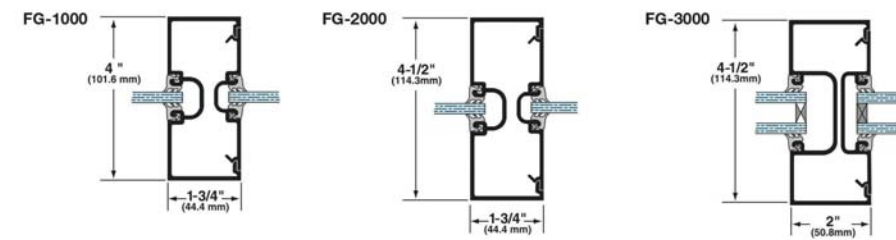
**Oldcastle BuildingEnvelope™** *Engineering your creativity™*

11. GLASS FACADE MODEL

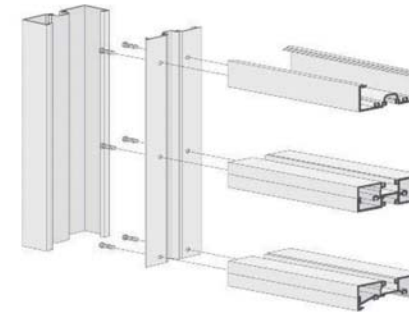
standard flush glaze systems

standard flush glaze systems

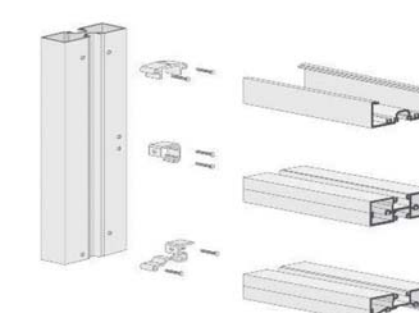
### Details



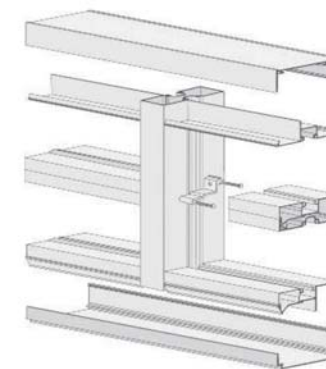
### Screw Spine Assembly



### Shear Block Assembly



### Stack Assembly



### 135° Corner



### Adjustable Mullion



**Oldcastle BuildingEnvelope™**

2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404  
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

12. GLASS FACADE SYSTEM

Materials & Products, cont.



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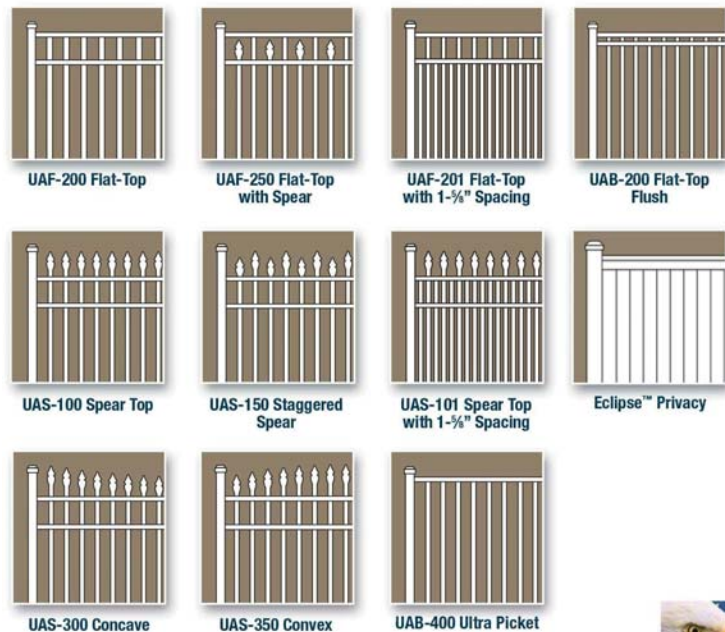


Fencing Specifications

| Components                     | Residential Series   | Commercial Series  | Industrial Series                                 |
|--------------------------------|--|--|---|
| <b>Pickets</b>                 | 5/8" sq. x .050  | 3/4" sq. x .055  | 1" sq. x .062                                     |
| <b>Ultra Picket</b>            | 1" x 3/4" x .062   |  |   |
| <b>Light Commercial Picket</b> | 1" x 3/4" x .050   |  |   |
| <b>Rails</b> Top Wall          | 1 1/4" x .062  | 1 1/4" x .065  | 1 1/2" x .070                                     |
| Side Wall                      | 1" x .080  | 1 1/4" x .088  | 1 1/2" x .100                                     |
| <b>Standard Posts</b>          | 2" sq. x .060<br>2" sq. x .080<br>2" sq. x .125<br>2 1/2" sq. x .100 | 2" sq. x .080<br>2" sq. x .125<br>2 1/2" sq. x .100<br>3" sq. x .125 | 2 1/2" sq. x .100<br>3" sq. x .125                |
| <b>Gate Posts</b>              | 2" sq. x .125<br>2 1/2" sq. x .100                                   | 3" sq. x .125<br>4" sq. x .125                                       | 3" sq. x .125<br>4" sq. x .125                    |
| <b>Picket Spacing</b>          | 3 13/16"<br>1 1/2" optional  | 3 1/2"<br>1 1/2" optional  | 3 3/4"<br>1 1/2" optional                         |
| <b>Ultra Picket</b>            | 3 1/8"   |  |   |
| <b>Post Spacing</b>            | 72 1/2" on center  | 72 1/2" on center  | 8" wide optional                                  |
| <b>Heights Available</b>       | 36" 42" 48"<br>54" 60" 72"   | 36" 42" 48"<br>54" 60" 72"   | 36" 48" 60" 72"<br>84" 96" 108"<br>120" 132" 144" |

Design Options

Ultra Fencing is available in a wide selection of design configurations.



ULTRAFENCE.COM | 800.656.4420

13. EXTERIOR RAILING/ FENCING MODEL

Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown represent an approximate comparison and may vary slightly from actual product color.

Finish:

Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

Materials:

All Ultra Fence™ components are extruded from Ultrum™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every fence system is assembled with stainless steel, corrosion resistant fasteners, with heads painted to match the finish of the fence. Ultra offers posts in a variety of thicknesses, punched to accept the channel on the fence. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

Ultra Aluminum Lifetime Warranty

Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. Visit our website for more information and a copy of the warranty.

Environmentally Responsible

Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.



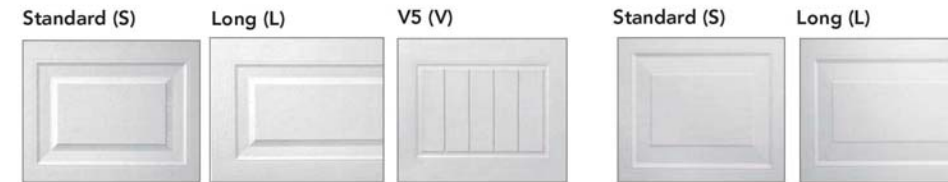
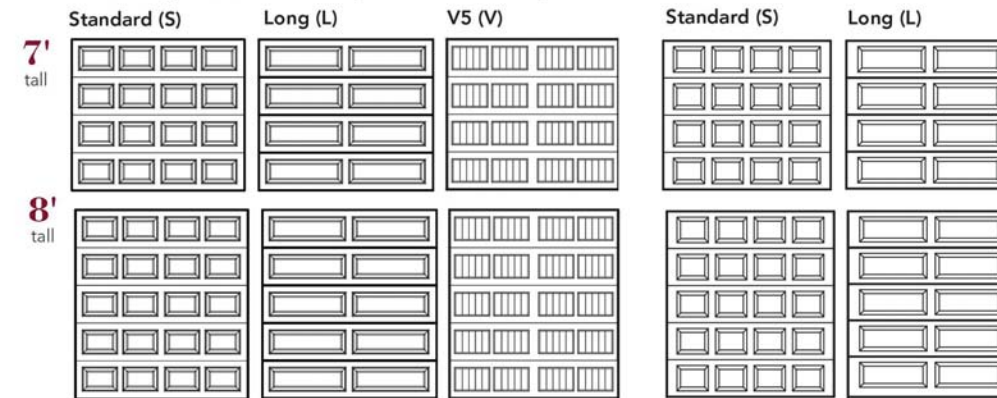
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Traditional Steel Collection  
*Door Designs*

Select your door panel style and color

1 Choose a panel style:

- Model 170/173:** non-insulated
- Model 171/174:** non-insulated
- Model 175/176:** non-insulated
- Model 180/183:** insulated vinyl-backed
- Model 181/184:** insulated vinyl-backed
- Model 185/186:** insulated vinyl-backed
- Model 391:** insulated steel backed
- Model 399:** insulated steel backed



| Models                                    | 170(S) 171(L) 175(V) | 173(S) 174(L) 176(V) | 180(S) 181(L) 185(V) | 183(S) 184(L) 186(V) | 391 (S) 399 (L)  |
|---|----------------------|----------------------|----------------------|----------------------|------------------|
| <b>Polystyrene insulation<sup>1</sup></b> |                      |                      | •                    | •                    | •                |
| <b>R-value<sup>2</sup></b>                |                      |                      | 7.4                  | 7.4                  | 9.8              |
| <b>Heavy-duty steel<sup>3</sup></b>       |                      | •                    |                      | •                    |                  |
| <b>Backing<sup>4</sup></b>                |                      |                      | Vinyl                | Vinyl                | Steel            |
| <b>Warranty</b>                           | 15-year limited      | Limited lifetime     | 20-year limited      | Limited lifetime     | Limited lifetime |

<sup>1</sup> Polystyrene insulation: Refers to insulation for improved energy efficiency and sound reduction.  
<sup>2</sup> R-value: R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

<sup>3</sup> Heavy-duty steel: A thicker, more durable and dent-resistant option, designed to withstand additional knocks and bumps from outdoor activity.

<sup>4</sup> Backing: Vinyl – For a clean, more finished look and added sound absorption  
 Steel – Interior-side steel backing for strength and finished appearance

14. GARAGE DOOR MODEL



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**Quoizel HC8407IB Imperial Bronze Hillcrest 1 Light Outdoor Wall Sconce with Opaque Linen Glass**

Item #: BCI312733



View the entire [Hillcrest Collection](#)

**Sale** Save 10% on all Quoizel Outdoor Lighting.  
Use Coupon Code QUOIZEL10 to save.  
Offer Ends 6/30/2014

**\$129.99**  
Originally \$195.00, You Save 33%

★★★★☆ 4.5/5 [Read 15 Reviews](#) | [Write a Review](#)

Shipping: **Free Shipping!** [See Details](#)

Ships In: **Ships Tuesday, June 10th**

Finish: **Imperial Bronze** [Tech Specs](#)

**1748 In Stock**

1 Qty [Add To Cart](#)  Get it installed for ~~\$436.25~~ \$109.00 [More Details](#)

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15. WALL LIGHT

**Quoizel HC1909IB Imperial Bronze Hillcrest 1 Light Outdoor Pendant with Opaque Linen Glass**

Item #: BCI154222



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Use Coupon Code QUOIZEL10 to save.  
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**\$249.99**  
Originally \$375.00, You Save 33%

★★★★☆ 5/5 [Read 1 Reviews](#) | [Write a Review](#)

Shipping: **Free Shipping!** [See Details](#)

Ships In: **Ships Tuesday, June 10th**

Finish: **Imperial Bronze** [Tech Specs](#)

**176 In Stock**

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Product Videos



15. PENDANT LIGHT



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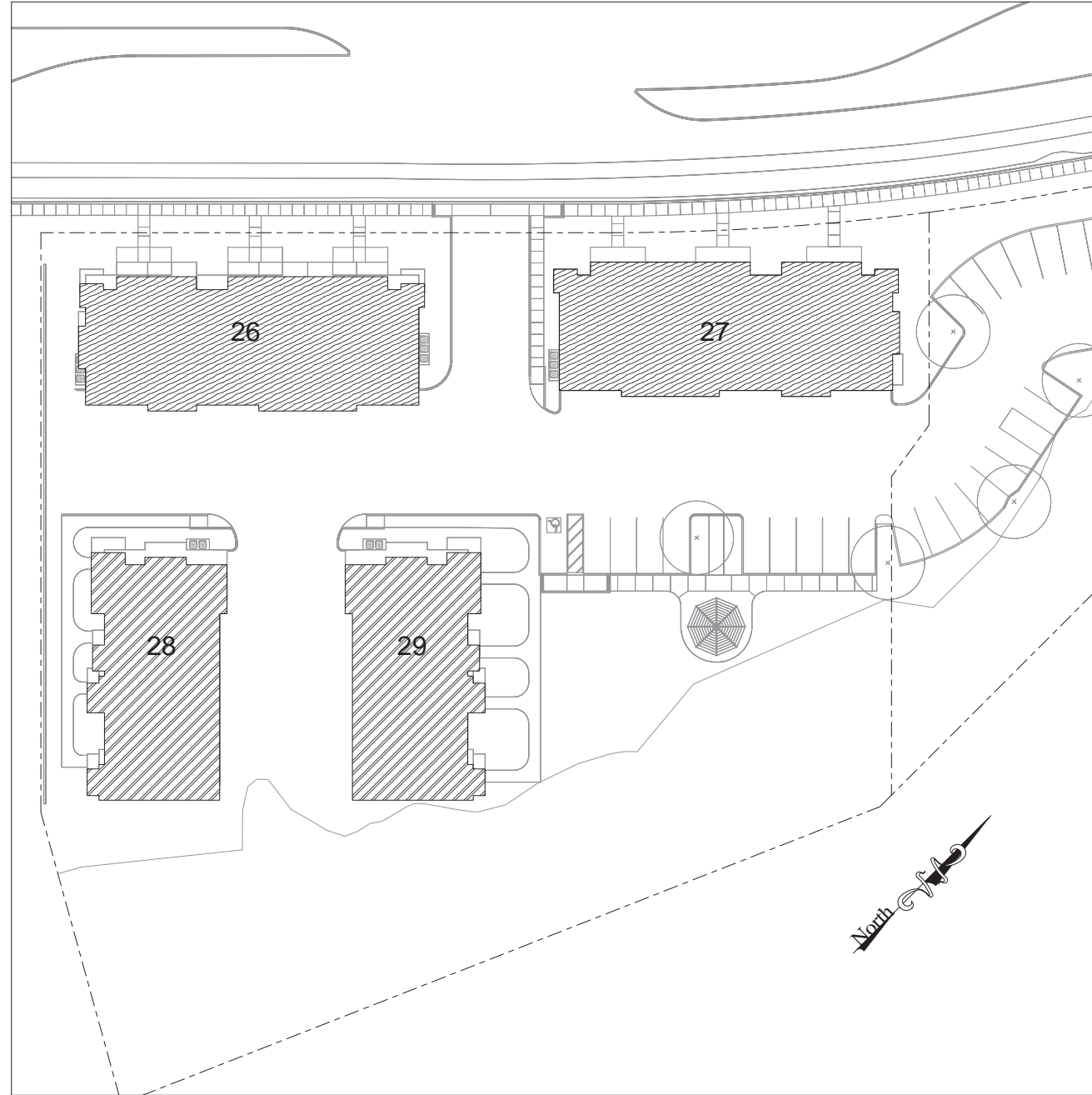
Materials & Products, cont.

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| Materials & Products, cont. |            |
| Not for Construction        |            |
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Roof Diagram



Roof Schedule

| Building Number: | Roof Type:            | Color:         |
|------------------|-----------------------|----------------|
| 26               | Presidential Shingles | Charcoal Black |
| 27               | Presidential Shingles | Charcoal Black |
| 28               | Presidential Shingles | Country Grey   |
| 29               | Presidential Shingles | Country Grey   |

Roof Legend

|   |                |
|---|----------------|
|  | Country Grey   |
|  | Charcoal Black |



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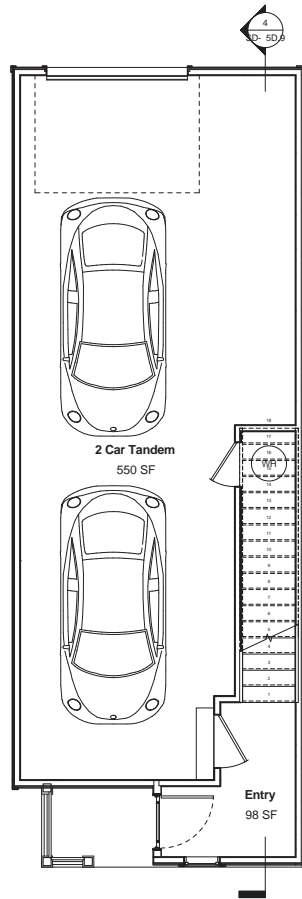
Roof Diagram & Schedule

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Roof Diagram &  
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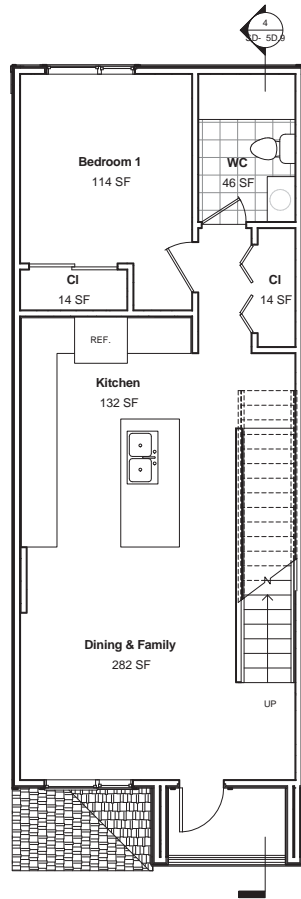
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① Unit 2.1, 1st Floor  
1/4" = 1'-0"  
Unit Unit Unit Unit Unit Unit  
3.1 2.1 3.2 2.1 2.1 3.1

|        |        |        |        |        |        |
|--------|--------|--------|--------|--------|--------|
| Area   | Area   | Area   | Area   | Area   | Area   |
| 816 SF | 708 SF | 816 SF | 708 SF | 708 SF | 816 SF |

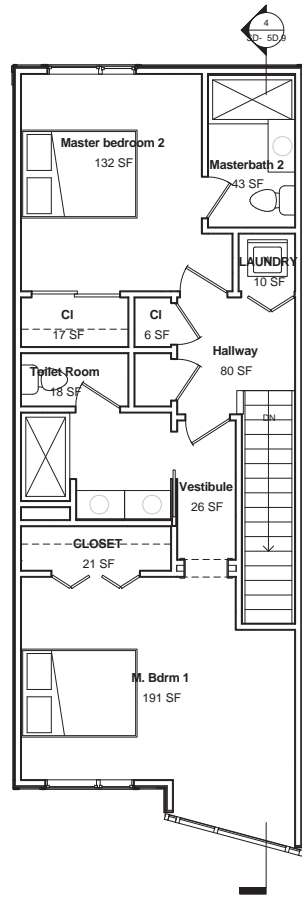
⑤ Building D, 6 Plex, Level 1, F.F.  
1" = 30'-0"



② Unit 2.1, 2nd Floor  
1/4" = 1'-0"  
Unit Unit Unit Unit Unit Unit  
3.1 2.1 3.2 2.1 2.1 3.1

|        |        |        |        |        |        |
|--------|--------|--------|--------|--------|--------|
| Area   | Area   | Area   | Area   | Area   | Area   |
| 835 SF | 674 SF | 804 SF | 674 SF | 674 SF | 835 SF |

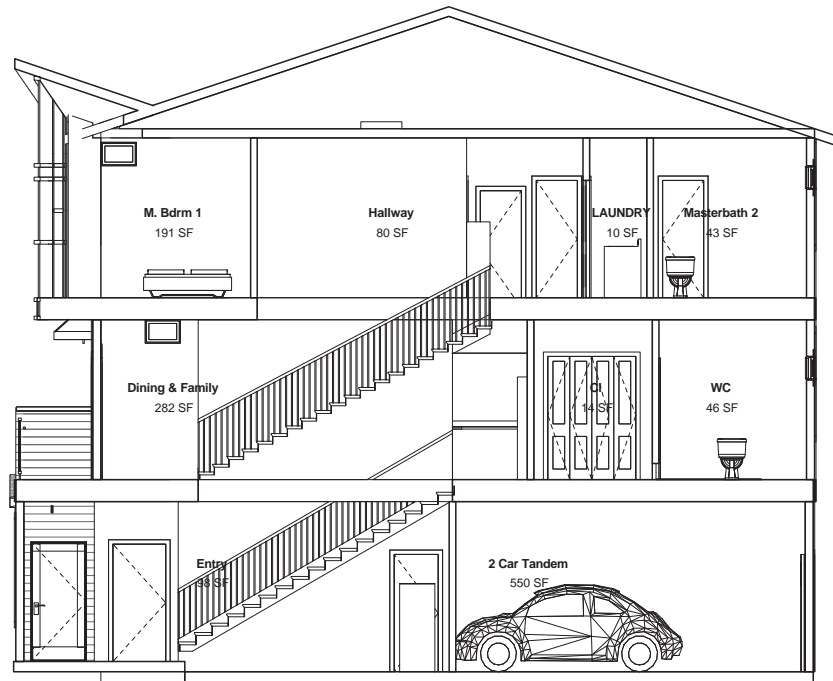
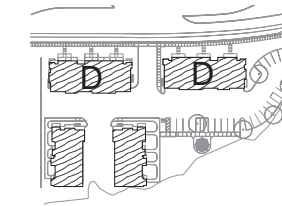
⑥ Building D, 6 Plex, Level 2, F.F.  
1" = 30'-0"



③ Unit 2.1, 3rd Floor  
1/4" = 1'-0"  
Unit Unit Unit Unit Unit Unit  
3.1 2.1 3.2 2.1 2.1 3.1

|        |        |        |        |        |        |
|--------|--------|--------|--------|--------|--------|
| Area   | Area   | Area   | Area   | Area   | Area   |
| 852 SF | 695 SF | 852 SF | 695 SF | 695 SF | 852 SF |

⑦ Building D, 6 Plex, Level 3 F.F.  
1" = 30'-0"



④ Unit 2.1, Stair Section  
1/4" = 1'-0"  
Unit 2.1 Total SF = 708+  
674+695= 2077 SF

⑧ Unit 2.1, Axonometric



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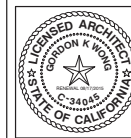
Building D, 6 Plex, Unit 2.1

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Building D, 6 Plex,  
Unit 2.1  
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Construction  
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Building F, 4 Plex, Unit 4.1

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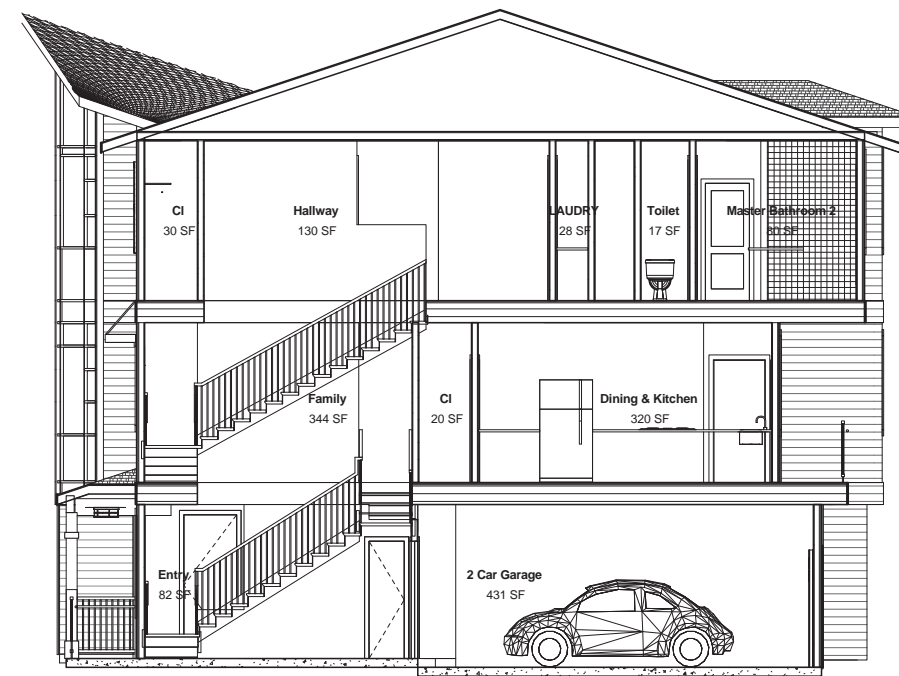
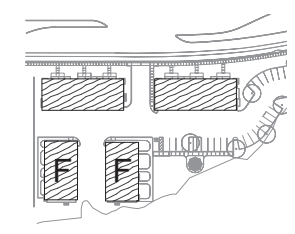
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Building F, 4 Plex,  
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Construction  
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Front Facade Rendering

Rear Facade Rendering

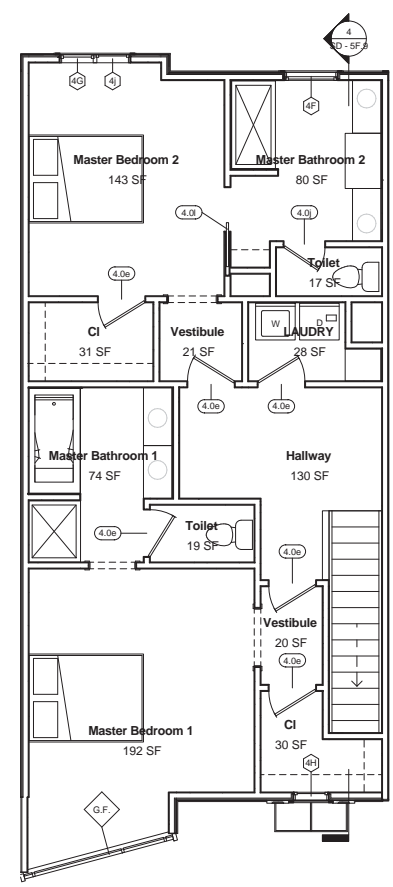


Unit 4.1, Stair Section  
1/4" = 1'-0"

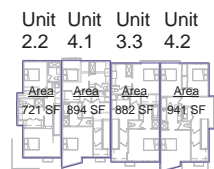
Unit 4.1, Axonometric  
1" = 30'-0"



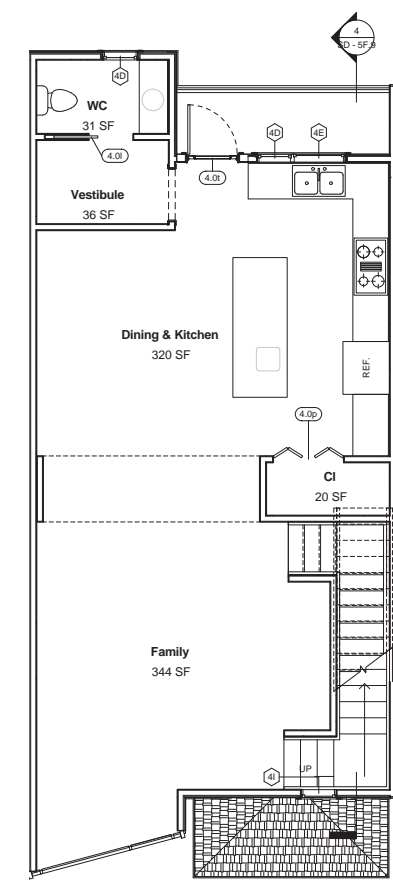
Unit 4.1, Total SF =  
813+842+894 = 2549 SF



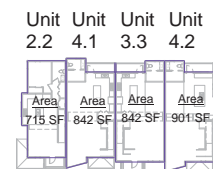
Unit 4.1, 3rd Floor  
1/4" = 1'-0"



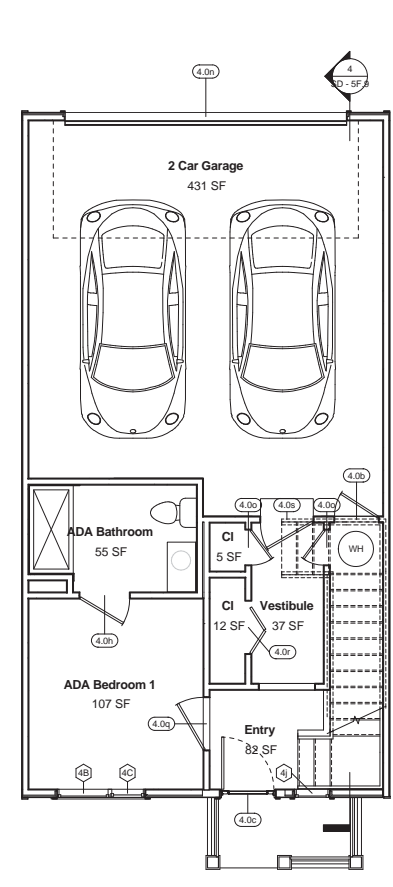
Building F, 4 Plex, Level 3 F F  
1" = 30'-0"



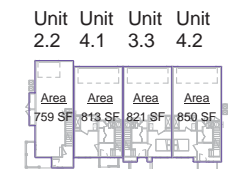
Unit 4.1, 2nd Floor  
1/4" = 1'-0"



Building F, 4 Plex, Level 2, F F  
1" = 30'-0"

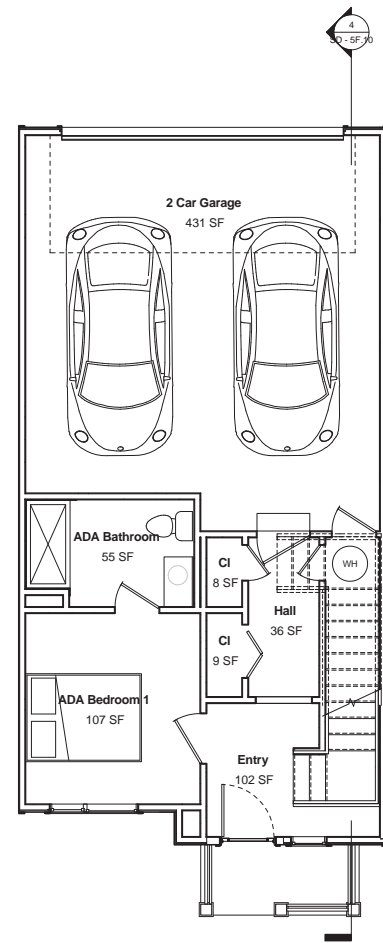


Unit 4.1, 1st Floor  
1/4" = 1'-0"



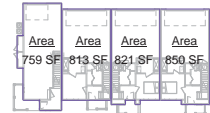
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1" = 30'-0"



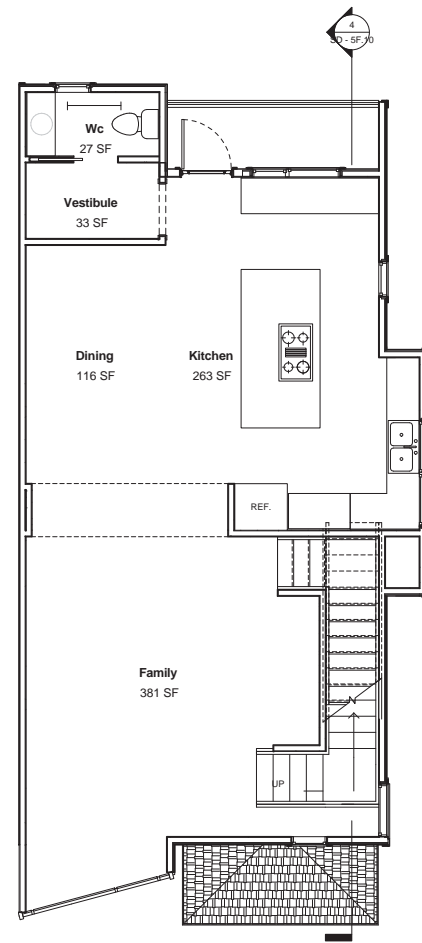


① Unit 4.2, 1st Floor  
1/4" = 1'-0"

Unit Unit Unit Unit  
2.2 4.1 3.3 4.2

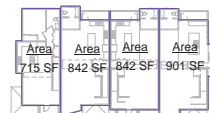


⑥ Building F, 4 Plex, Level 1, F.F.  
1" = 30'-0"

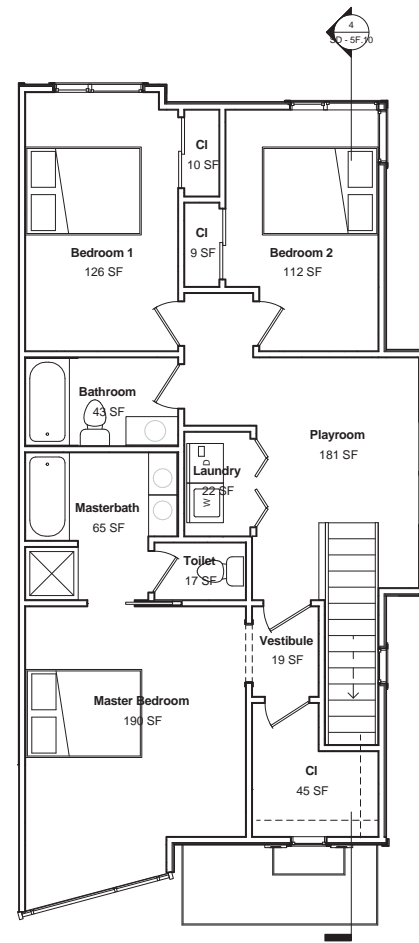


② Unit 4.2, 2nd Floor  
1/4" = 1'-0"

Unit Unit Unit Unit  
2.2 4.1 3.3 4.2

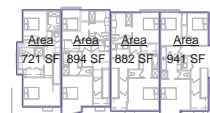


⑦ Building F, 4 Plex, Level 2, F.F.  
1" = 30'-0"

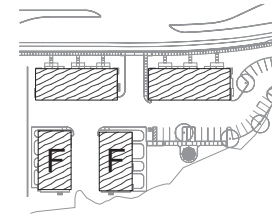


③ Unit 4.2, 3rd Floor  
1/4" = 1'-0"

Unit Unit Unit Unit  
2.2 4.1 3.3 4.2



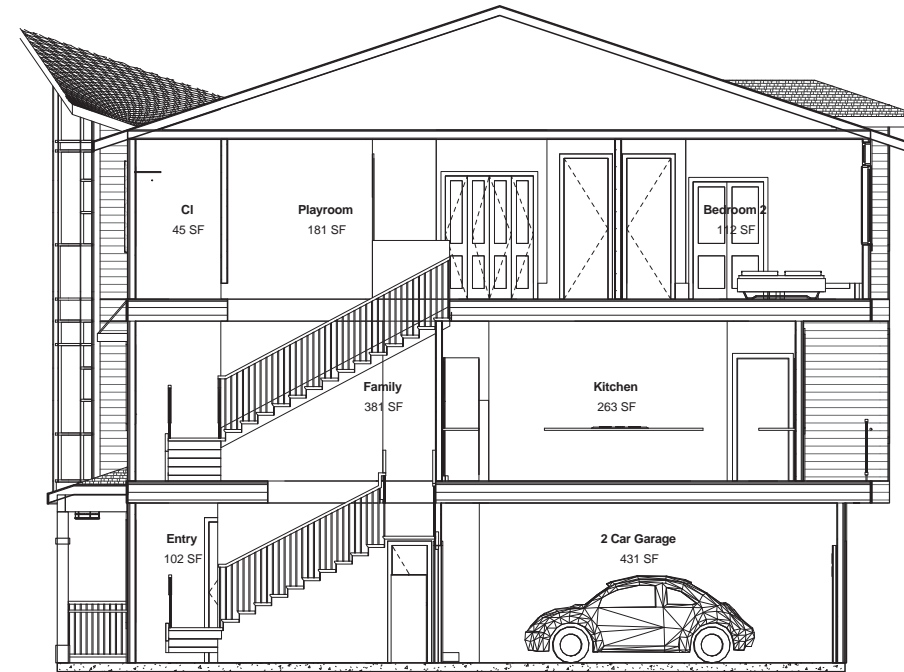
⑧ Building F, 4 Plex, Level 3 F.F.  
1" = 30'-0"



Front Facade Rendering



Rear Facade Rendering



④ Unit 4.2, Stair Section  
1/4" = 1'-0"

Unit 4.2, Total SF =  
847+901+941 = 2689 SF



⑤ Unit 4.2, Axonometric

Building F, 4 Plex, Unit 4.2

South Whitney Town+Homes  
City of Rocklin, California  
by USA Investment Associates



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(408) 315-2125 LIC# 34045, GKW Architects.com



Project Schedule  
Revision  
01 10.05.2013

Building F, 4 Plex,  
Unit 4.2

Not for  
Construction

SD - 5F.10

SCALE As indicated

11/17/2015 2:45:25 PM

**PROJECT DATA & SUMMARY**

PROJECT LOCATION

SOUTH WHITNEY BOULEVARD BETWEEN BRYCE WAY & SUNSET BOULEVARD

PLANNING LAND USE AND CONSTRUCTION

THE SOUTH WHITNEY MEDICAL OFFICES AND TOWNHOMES SITE IS CURRENTLY CLASSIFIED AS, C-2 (RETAIL BUSINESS ZONE) PER CHAPTER 17.46 ROCKLIN MUNICIPAL CODE.

THE APPLICANT IS PROPOSING TO RE-ZONE THE MAP FOR A MIXED USE PROJECT. THE PARCEL WILL HAVE TWO ZONES: PD-R (PLANNED DEVELOPMENT - RESIDENTIAL) PER CHAPTER 17.60 ROCKLIN MUNICIPAL CODE & C-2 (RETAIL BUSINESS ZONE) PER CHAPTER 17.46 ROCKLIN MUNICIPAL CODE. SEE RE-ZONING MAP.

SOUTH WHITNEY MEDICAL OFFICE BUILDING

PER ROCKLIN MUNICIPAL CODE 17.46.020 (C-2 WITH A USE PERMIT)

ALLOWABLE BUILDING HEIGHT & AREA: (C-2 PER CHAPTER 17.46)

|                |   |                         |
|----------------|---|-------------------------|
| HEIGHT:        | <u>ALLOWABLE</u><br>30'-0"                                | <u>ACTUAL</u><br>20'-0" |
| STORIES:       | 2   | 1                       |
| UNITS:         | 5 OFFICE CONDOMINIUMS                                     |                         |
| BUILDING AREA: | 7891 SQ FT, SEE SHEET SD-2.0 MEDICAL CENTER BUILDING PLAN |                         |
| SITE AREA:     | 0.82 GROSS ACRES +/-                                      |                         |
| F.A.R.:        | 16%   |                         |

**PARKING ANALYSIS**

SOUTH WHITNEY MEDICAL OFFICE BUILDING

|                   |  |
|-------------------|--|
| BUILDING AREA:    | 7,855 SQ FT  |
| UNITS:            | 5  |
| REQUIRED PARKING: | 5/1000 SQ FT GROSS BUILDING<br>7,855 / 1000 = 7.855 X 5 = 39.28<br>40 PARKING SPACES |
| BICYCLE RACK:     | 1/10 PER MOTOR VEHICLE SPACE<br>40/10 =<br>4 BICYCLE SPACES = 1 BIKE RACK            |

| MEDICAL OFFICES  | STANDARD | COMPACT | ACCESSIBLE | TOTAL |
|------------------|----------|---------|------------|-------|
| PARKING SCHEDULE | 33       | 5       | 2          | 40    |

PER CBC 17.36.060 DISABLED PARKING REQUIREMENTS: CBC 11B-502 PARKING SPACES ACCESSIBLE TO PUBLIC, BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS & PUBLIC HOUSING.

PER CBC TABLE 11B-208.2 ACCESSIBLE PARKING SPACES: 26 TO 50 = MINIMUM NUMBER OR REQUIRED = 2 ACCESSIBLE SPACES.

SEE SHEET SD-2.1 FIRE ACCESS ANALYSIS & PARKING PLAN FOR MEDICAL OFFICES / TOWNHOMES PARKING LAYOUT

**GENERAL PLAN NOTES**

- LIGHTING: SITE LIGHTING SHALL MEET THE CITY'S NIGHT SKY STANDARD.
- HOA / OA: A HOME OWNERS ASSOCIATION AND OWNERS ASSOCIATION WILL BE FORMULATED TO MAINTAIN THE BUILDINGS, ASSOCIATED LANDSCAPE / AMENITIES AND COMMON AREAS.
- HOA / OA: LANDSCAPE AND EXTERIOR LIGHTING ELEMENTS SHALL BE SEPARATED BY PROPOSED LOT LINE AS INDICATED ON SHEET SD-1.5 RE-ZONING MAP.

**GENERAL PLAN NOTES, cont.**

- GARBAGE COLLECTION: PER AUBURN-PLACER DISPOSAL INPUT, GARBAGE COLLECTION WILL BE VIA INDIVIDUAL CANS FOR THE TOWN HOMES AND A TRASH ENCLOSURE AREA FOR THE MEDICAL CENTER.
- OAK TREE PRESERVATION: THE OAK TREES ALONG EAST OF THE DEVELOPMENT LINE ARE INTENDED TO BE LEFT IN-PLACE UNLESS THE ARBORIST REPORT RECOMMENDS SPECIFIC MITIGATION DUE TO HEALTH OR STRUCTURAL CONDITIONS. SEE OAK TREE PRESERVATION PLAN FOR MORE INFORMATION.
- PARKING SIZE PER ROCKLIN MUNICIPAL CODE:
 

|             |          |
|-------------|----------|
| REGULAR:    | 9' x 19' |
| COMPACT:    | 8' x 16' |
| ACCESSIBLE: | 9' x 19' |
- WETLANDS / FLOOD PLAINS: THERE ARE NO WETLAND AREAS ON THE PROJECT. THE 100 YEAR FLOOD PLAIN IS SHOWN ON SHEET SD-2.6. THE PROPOSED IMPROVEMENTS DO NOT AFFECT, NOR ARE THEY WITHIN THE FLOOR PLAIN BOUNDARY.
- TREE IMPACTS: SITE GRADING WILL REQUIRE THE REMOVAL OF ALL ON-SITE TREES WITHIN THE DEVELOPED AREA (NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES). SEE OAK TREE MITIGATION PLAN SHEETS FOR MORE INFORMATION.
- ARCHEOLOGICAL SITE: THERE ARE NO ARCHEOLOGICAL SITES ON THE PROJECT.
- SITE ACCESSIBILITY: SIDEWALKS SHALL COMPLY TO 2013 CALIFORNIA BUILDING CODE & 2012 INTERNATIONAL BUILDING CODE.

**SOUTH WHITNEY MEDICAL OFFICES & TOWNHOMES**

SITE DEVELOPMENT, MAP VIEW RENDERING

- MEDICAL OFFICE BUILDING, 5 UNITS
- MEDICAL OFFICE BUILDING, PARKING
- PROJECT ENTRANCES
- TOWNHOMES, 20 UNITS
- TOWNHOMES, PARKING



MEDICAL OFFICES, SHELL

MEDICAL OFFICES, CORE, 5 UNITS



**APPLICABLE CODES & REGULATIONS**

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA FIRE CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING CODES
- 2014 CITY OF ROCKLIN DESIGN REVIEW GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES & REGULATIONS
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY AN ASSOCIATION
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SITE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.

LAND USE SUMMARY:

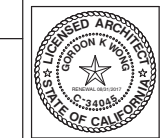
|                      |                       |
|----------------------|-----------------------|
| TOTAL SITE AREA:     | 0.82 GROSS AREA (+/-) |
| PROPOSED # OF UNITS: | 5 UNITS               |

|                        |     |
|------------------------|-----|
| EXISTING GENERAL PLAN: | RC  |
| EXISTING ZONING:       | C-2 |

|                        |     |
|------------------------|-----|
| PROPOSED GENERAL PLAN: | RC  |
| PROPOSED ZONING:       | C-2 |

**EXHIBIT C**

**DR2014-0014**



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Project Data & Information

South Whitney Medical Office Building  
City of Rocklin, California

by USA Investment Associates

Project Revision Schedule

Project Data & Information

Not for Construction  
SD- 4.1

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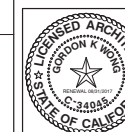
ABBREVIATIONS

|          |   |          |  |            |  |          |   |          |   |
|----------|---|----------|--|------------|--|----------|---|----------|---|
| <b>A</b> | ABV ABOVE<br>AC ASPHALT CONCRETE<br>AD AREA DRAIN<br>ADDL ADDITIONAL<br>AFF ABOVE FINISH FLOOR<br>ASPH ASPHALT  | <b>F</b> | FOS FACE OF STUD<br>FR FIRE RATED<br>FS FLOOR SINK<br>FSL FIRE SPRINKLER<br>FTG FOOTING<br>FURR FURRING    | <b>M</b>   | MB MACHINE BOLT<br>MDF MEDIUM DENSITY FIBERBOARD<br>FBD MECHANICAL<br>MECH MEMBRANE<br>MEMB METAL<br>MET MANHOLE<br>MH MISCELLANEOUS<br>MSC MOUNTED<br>MTD METAL<br>MTL  | <b>R</b> | R REVEAL OR RISER<br>RAD RADIUS<br>RCP REINFORCED CONCRETE PIPE<br>RD ROOF DRAIN<br>REF REFERENCE<br>REFL REFLECTED<br>REFR REFRIGERATOR<br>RET RETAINING OR RETARDANT<br>REG REGISTER<br>ROS ROUGH OPENING   | <b>U</b> | UL UNDERWRITERS LABORATORIES<br>UTIL UTILITIES  |
| <b>B</b> | BITUM BITUMINOUS<br>BKG BACKING<br>BLDG BUILDING<br>BM BEAM<br>BR BACKER ROD<br>BUR BUILT-UP-ROOF<br>BDR BEDROOM<br>BW BOTTOM OF WALL                         | <b>G</b> | GALV GALVANIZED<br>GC GENERAL CONTRACTOR<br>GL GLASS<br>GND GROUND<br>GWB GYPSUM WALL BOARD<br>GYP GYSUM   | <b>N</b>   | (N) NEW<br>N NORTH<br>NIC NOT IN CONTRACT<br>NOM NOMINAL<br>NP NO PARKING<br>NR NON-RATED<br>NTS NOT TO SCALE  | <b>S</b> | SCD SEE CIVIL DRAWINGS<br>SCHD SCHEDULE<br>SD STORM DRAIN<br>SECT SECTION<br>SED SEE ELECTRICAL DRAWINGS<br>SF SQUARE FOOT OR FEET<br>SHR SHOWER<br>SHT SHEET<br>SHTG SHEATHING<br>SIM SIMILAR<br>SJ SEISMIC JOINT<br>SL SEALANT<br>SLD SEE LANDSCAPE DRAWINGS<br>SM SHEET METAL<br>SMD SEE MECHANICAL DRAWINGS<br>SOF SOFFIT<br>SOG SLAB ON GRADE<br>SPD SEE PLUMBING DRAWINGS<br>SPEC/S SPECIFICATION<br>SQ SQUARE<br>SS SANITARY SEWER<br>SSD SEE STRUCTURAL DRAWINGS<br>STC STANDARD<br>STD STEEL<br>STL STORAGE<br>STOR STRUCTURAL<br>STRL SQUARE YARD | <b>V</b> | V VITREOUS CLAY PIPE<br>VERT VERTICAL<br>VTR VENT THROUGH ROOF  |
| <b>C</b> | CAB CABINET<br>CB CATCH BASIN<br>CEM CEMENT<br>CF CUBIC FEET<br>CJ CONTROL JOINT<br>CL CLOSET<br>CTL CENTERLINE<br>CLG CEILING<br>CONC CONCRETE<br>CPT CARPET | <b>H</b> | HDBD HARDBOARD<br>HDR HEADER<br>HDWR HARDWARE<br>HDWD HARDWOOD<br>HTR HEATER<br>HVAC HEATING, VENT. & A.C. | <b>O</b>   | OA OVERALL<br>OC ON CENTER<br>OD OUTSIDE DIAMETER/ DIMENSION<br>OFCI OWNER FURNISHED CONTRACTOR INSTALLED<br>OFOI OWNER FURNISHED OWNER INSTALL  | <b>T</b> | T TOP AND BOTTOM<br>T&B TONGUE AND GROOVE<br>T&G TOP OF CURB<br>TC TOP OF CONCRETE<br>TOC TOP OF PAVING<br>TOP TOP OF STEEL<br>TOS TREAD<br>TRD TOP OF WALL<br>TW   | <b>W</b> | W WEST OR WIDTH<br>WC WATER CLOSET<br>WD WOOD<br>WDW WINDOW<br>W/O WITHOUT<br>WP WATER PROOF<br>WPT WORKING POINT<br>WR WATER RESISTANT |
| <b>D</b> | DR DECK<br>DR DRAIN   | <b>I</b> | IN INCH<br>INCAND INCANDESCENT<br>INSUL INSULATION<br>INT INTERIOR<br>INV INVERT                           | <b>P</b>   | PENN PENETRATION<br>PERF PERFORATED<br>PERP PERPENDICULAR<br>PL PLATE<br>PL PROPERTY LINE<br>PLAS PLASTER<br>PLBG PLUMBING<br>PLWD PLYWOOD<br>PNL PANEL<br>POC POINT OF CONNECTION<br>PP PERMEABLE PAVERS<br>PREFAB PREFABRICATED<br>PSF POUNDS PER SQUARE FOOT<br>PSI POUNDS PER SQUARE INCH<br>PTD PAINTED<br>PTR PRESSURE TREATED<br>PTRWDQ PRESSURE TREATED WOOD | <b>J</b> | JST JOIST<br>JT JOINT   |          |   |
| <b>E</b> | (E) EXISTING<br>E EAST<br>ELEC ELECTRICAL PANEL<br>EP EXTERIOR<br>EXT   | <b>J</b> | JST JOIST<br>JT JOINT  | <b>K</b>   | K KIPS<br>KIT KITCHEN<br>KP KICK PLATE   | <b>L</b> | LOC LOCATION<br>LT LIGHT  |          |   |
| <b>F</b> | FDN FOUNDATION<br>FH FIRE HYDRANT<br>FIN FINISH<br>FF FINISH FLOOR<br>FL FLOW LINE<br>FLUOR FLUORESCENT<br>FOC FACE OF CONCRETE<br>FOF FACE OF FINISH         | <b>L</b> | LOC LOCATION<br>LT LIGHT   | <b>QTY</b> | QTY QUANTITY   |          |   |          |   |

SYMBOLS

|   |   |  |  |
|---|---|--|--|
|  CERAMIC FLOOR TILES |  X# OR # KEY NOTE |  BUILDING SECTION   |  Name Elevation DATUM REFERENCE |
|  CARPET              |  DETAIL REFERENCE |  INTERIOR ELEVATION |  APPROXIMATE LINE OF WORK       |
|  CONCRETE PAD        |  DOOR TYPE       |  REMOVE             |  WALL TYPE                      |
|  EXISTING STRUCTURES |  REVISION         |  ROOM TAG           |  WINDOW TYPE                    |
|  PROPOSED STRUCTURES |   |  |  |

Info, Symbols, Abbreviations & General Notes



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South Whitney Medical Office Building  
City of Rocklin, California

by USA Investment Associates

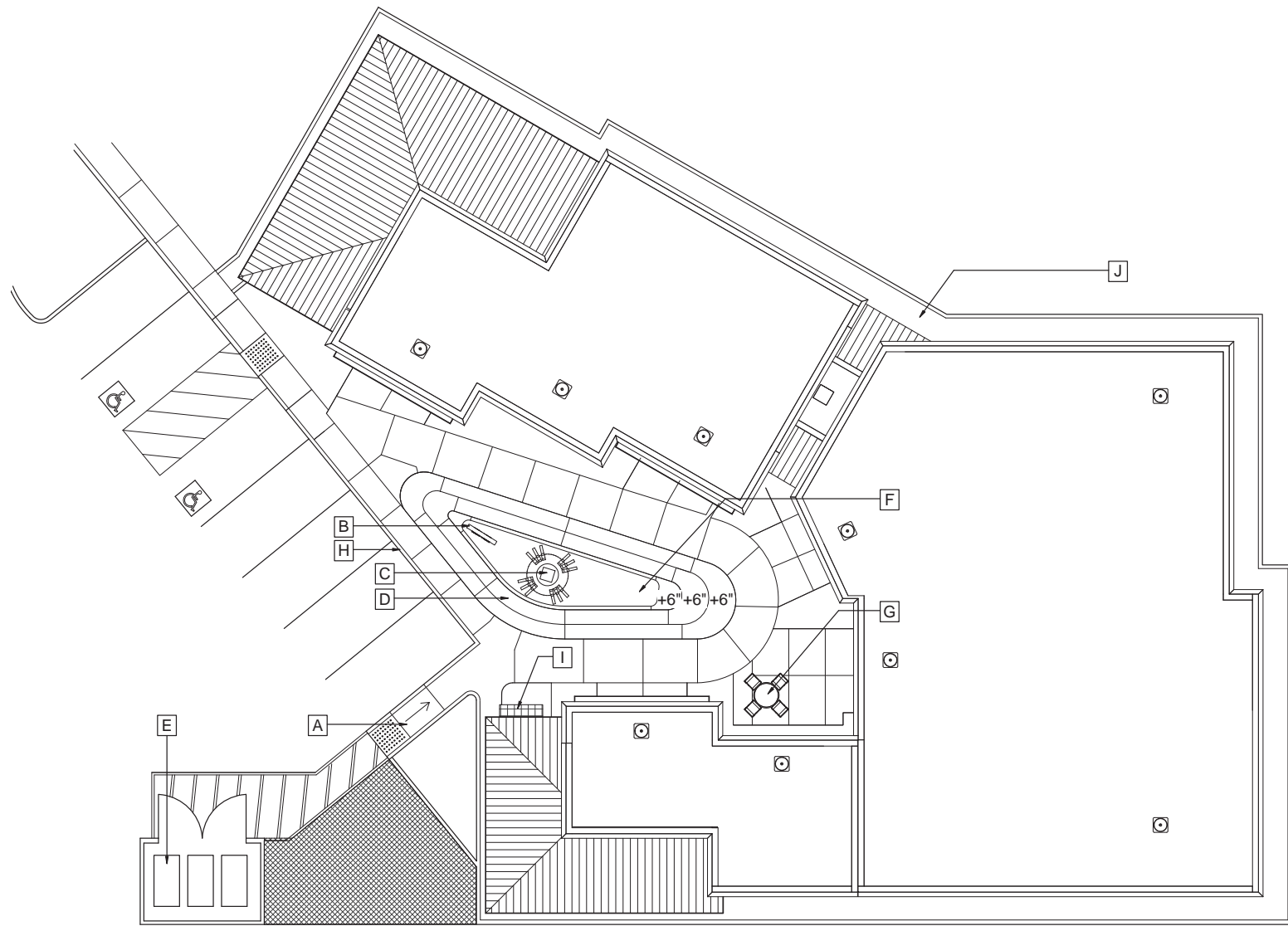
Project Revision Schedule

Info, Symbols, Abbreviations & General Notes

Not for Construction

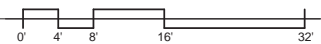
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**MEDICAL OFFICE BUILDING  
COURTYARD, KEYNOTES**

- A. ADA RAMP
- B. BUILDING/TENANT SIGN
- C. SCULPTURAL PIECE
- D. STEP SEATING
- E. GARBAGE/RECYCLING
- F. LANDSCAPING
- G. CONCRETE TABLE & BENCH, SEE SHEET 4.10, DETAIL 9
- H. CONCRETE PAVEMENT, COLOR DYED ALMOND
- I. BICYCLE RACK
- J. 4-FT ACCESSIBLE WALKWAY



① Medical Center, Site Courtyard Plan  
1/8" = 1'-0"



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Court Yard Plan

South Whitney Medical Office Building  
City of Rooklin, California

by USA Investment Associates

Project Revision Schedule

Court Yard Plan

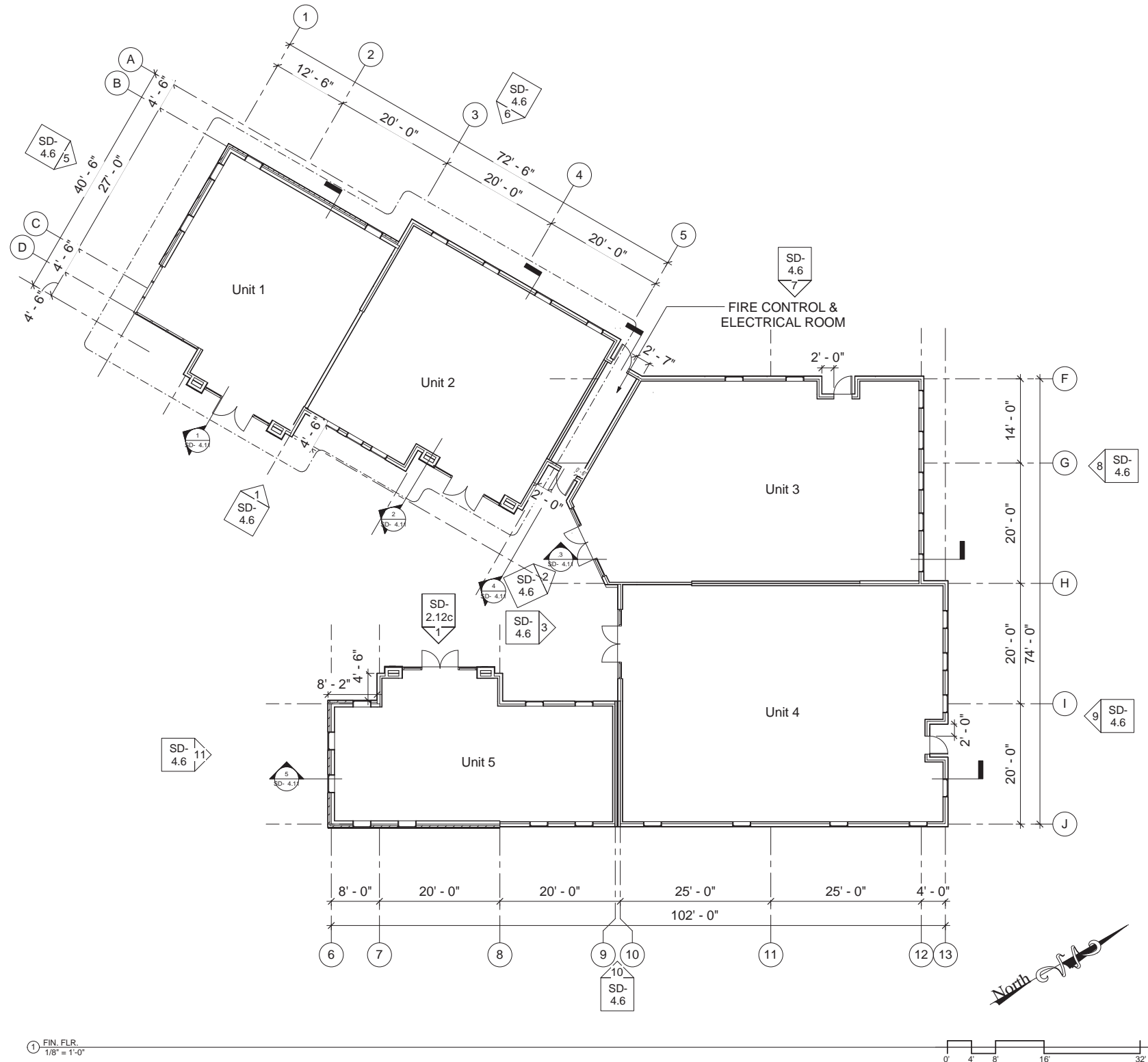
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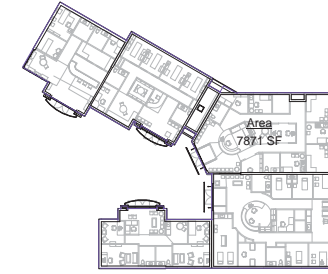
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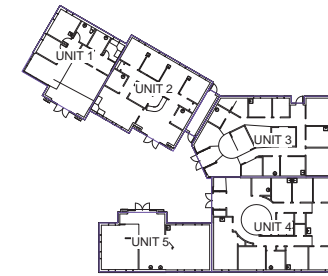
① FIN. FLR.  
1/8" = 1'-0"

PROJECT SUMMARY



BUILDING AREA DIAGRAM

BUILDING AREA - 7855 SF



BUILDING UNIT DIAGRAM

| UNITS   | AREA    |
|---------|---------|
| 1       | 1160 SF |
| 2       | 1390 SF |
| 3       | 1855 SF |
| 4       | 2200 SF |
| 5       | 1120 SF |
| UTILITY | 130 SF  |



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Plans, Building

South Whitney Medical Office Building  
City of Roshlin, California

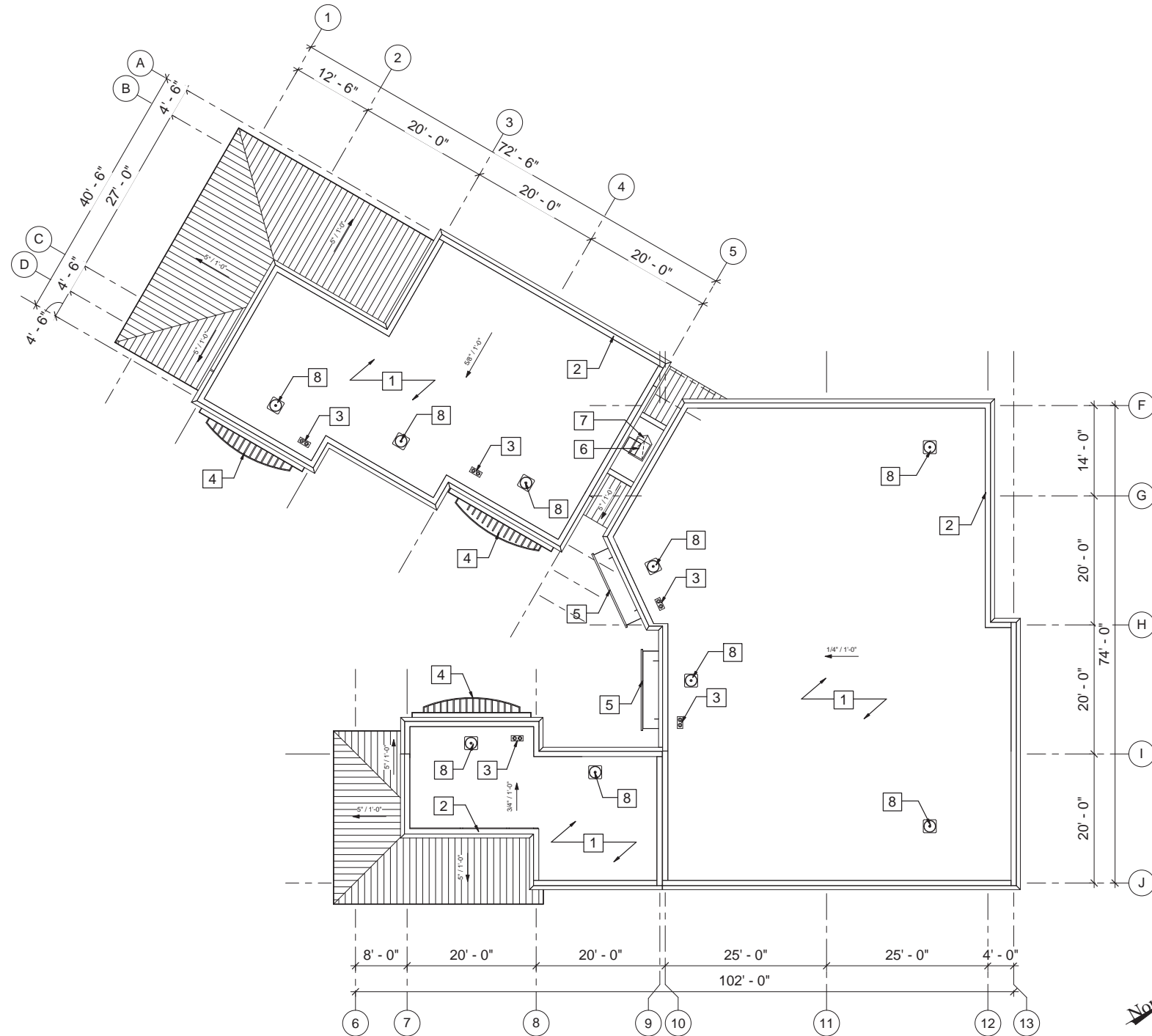
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Project Revision Schedule

Plans, Building

Not for Construction  
SD- 4.4

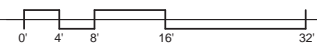
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**ROOF PLAN KEYNOTES**

- 1 BUILT-UP ROOFING ON PANELIZED ROOF DECK
- 2 LINE OF PARAPET
- 3 ROOF DRAIN/ OVERFLOW
- 4 METAL CANOPY BELOW
- 5 METAL AWNING BELOW
- 6 ROOF ACCESS HATCH
- 7 PLYWOOD CRICKET
- 8 HVAC UNIT

1 Medical Center, Roof Plans  
1/8" = 1'-0"



Plans, Roof

South Whitney Medical Office Building

City of Roshlin, California

by USA Investment Associates

Project Revision Schedule

Plans, Roof

Not for Construction

SD- 4.5

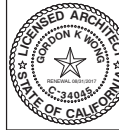
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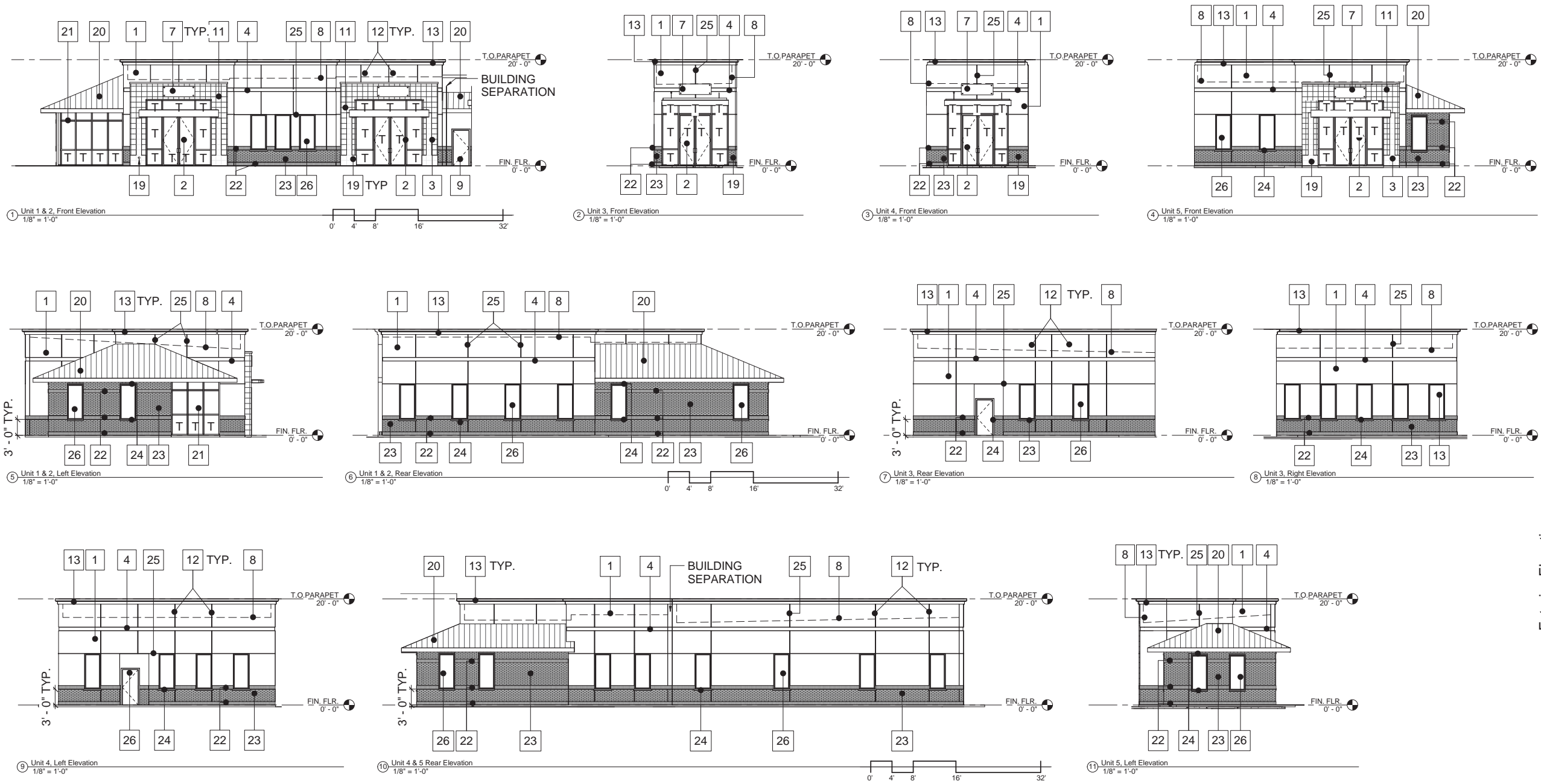
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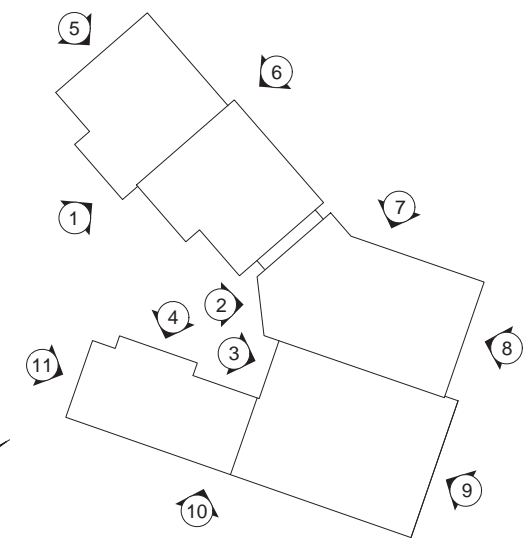
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**ELEVATION KEYNOTES**

- |  |                                       |  |
|--|---------------------------------------|--|
| 1 WOOD CONSTRUCTION W/ STUCCO EXTERIOR   | 9 MAN DOOR AND FRAME PAINTED TO MATCH | 18 WALL MOUNTED LIGHT FIXTURE                                |
| 2 CLEAR ANODIZED ALUMINUM STORE FRONT SYSTEM WITH TINTED GLASS (TEMPERED WHERE INDICATED) (SHEET 4.9B - 2) | 10 ROOF TOP HVAC UNIT                 | 19 OVER FLOW LEADER LOCATION W/ BRASS FITTING CENTER ON TILE |
| 3 12" X 12" ACCENT TILE (SHEET 4.8B - 4)   | 11 12" X 12" TILE (SHEET 4.8B - 3)    | 20 STANDING SEAM METAL ROOF                                  |
| 4 3/4" DEEP ACCENT REVEAL  | 12 PANEL JOINT                        | 21 STORE FRONT GLASS AND MULLIONS (SHEET 4.9C - 3)           |
| 5 METAL CANOPY PAINTED   | 13 EIFS CORNICE TRIM                  | 22 BRICK SOLDIER COURSE (SHEET 4.10 - 1)                     |
| 6 METAL COPING PAINTED TO MATCH ADJACENT WALL  | 14 PROPOSED BUILDING ADDRESS LOCATION | 23 BRICK RUNNING BOND (SHEET 4.10 - 1)                       |
| 7 PROPOSED SIGNAGE LOCATIONS   | 15 METAL FLASHING                     | 24 BRICK ROW LOCK COURSE (SHEET 4.10 - 1)                    |
| 8 LINE OF ROOF BEYOND  | 16 EIFS REVEAL                        | 25 3/4" STUCCO EXPANSION JOINT                               |
|  | 17 LINE OF REGLET                     | 26 20 X 40 FIXED WINDOWS (SHEET 4.9A - 1)                    |



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Exterior Elevations

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

Project Revision Schedule

Exterior Elevations

Not for Construction  
SD- 4.6

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**RAB WP1FCF42  
42w CFL  
Full Cut Off  
Lighting Wall Packs**



click to enlarge

Available in Bronze(RAB WP1FCF42) or White(RAB WP1FCF42W).

RAB WP1FCF42

Quantity:

Photocell:

\$131.67

[ADD TO CART](#)

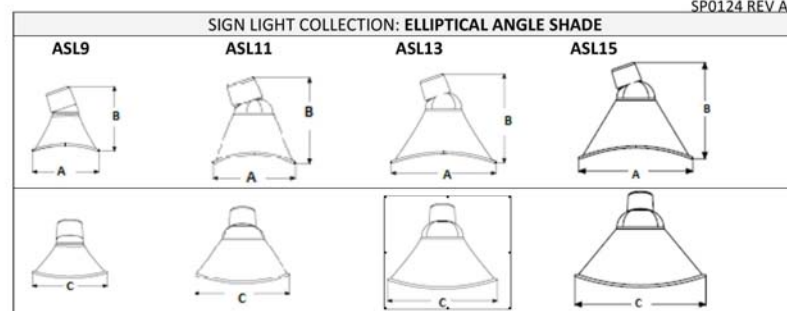
[Read Reviews](#)  
[Write a Review](#)

|           |  |
|-----------|--|
| Housing:  | die cast aluminum 1/2" NPS tapped top, both sides and back for conduit or photocontrol.  |
| Mounting: | knockouts for easy wall box mounting   |
| Watts     | 42 watts   |
| Ballast:  | Elec HPF QT  |
| Lamp      | 42w CFL GX24q-4 (lamp supplied)  |
| UL:       | suitable for wet locations.HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from the ballast |

1. EXTERIOR, DOWN LIGHTS



| Item # | Length (A) | Height (B) | Width (C) |
|--------|------------|------------|-----------|
| ASL9   | 7 1/2"     | 7 1/2"     | 8 1/2"    |
| ASL11  | 8 1/2"     | 9 1/2"     | 11"       |
| ASL13  | 11 1/2"    | 10"        | 12 1/2"   |
| ASL15  | 13 1/2"    | 11 1/2"    | 15 1/2"   |



| Model #       | Item #                          | Standard Finishes  | Mounting Options  | Mounting Color  | Optional Accessories  | Accessory Colors   | Wattage/Lamp Options | Ballast | Voltage |
|---------------|---------------------------------|--|---|---|---|--|----------------------|---------|---------|
| S- Stem Mount | ASL9<br>ASL11<br>ASL13<br>ASL15 | Powder Coat:<br>100-Black<br>200-White<br>300-Dark Green<br>600-Bronze<br>605-Rust | Stem: ST<br>Specify stem model<br>Gooseneck: G<br>Specify gooseneck model | Stem and Gooseneck:<br>Other:<br>975-Galvanized<br>980-Brushed Aluminum<br>Powder Coat:<br>100-Black<br>200-White<br>300-Dark Green<br>600-Bronze<br>605-Rust | HSC-Hang Straight Canopy<br>HDSM-Heavy Duty Stem Mount Canopy<br>HDBP-Heavy Duty Square Backing Plate | Other:<br>975-Galvanized<br>Powder Coat:<br>100-Black<br>200-White<br>300-Dark Green<br>600-Bronze<br>605-Rust | 200 Watt maximum     |         | 120 V   |
| G- Goose Neck |                                 | For additional colors, see color chart   | For additional mounting options and details, see mounting spec sheet      | For additional colors, see color chart  |   |  |                      |         |         |
| BLE-G         | ASL13                           | 100  | G22   | <b>ORDER SPECIFICS</b>  |   |  |                      |         |         |

Notes:

Suitable for Wet Location

2. EXTERIOR, GOOSE NECK LIGHT

The Elliptical Sign Light



Click to enlarge



CODE: BLE-G-ASL-PC

\$194.00

★★★★★

(hover over images to learn more)

Shade Size:

Finishes:

Gooseneck Arms (?):

Gooseneck Arm Finish:

Dusk-to-Dawn Photocell (?):

Socket Type (?):

Qty:  [ADD TO SHOPPING CART](#)

[ADD TO MY WISH LIST](#)

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[SPECIFICATION SHEET](#) [SEND TO FRIEND](#)

Finish Chart / Features

|                         |  |                               |
|-------------------------|--|-------------------------------|
| Powdercoat Finishes:    | Durable finish colors to fit any style from traditional to retro to modern | <a href="#">Click to View</a> |
| Gooseneck Arms:         | Dozens of styles, projections, designs and angles to choose from           | <a href="#">Click to View</a> |
| Dusk-to-Dawn Photocell: | Turns your fixture on at dusk and off at dawn!                             | <a href="#">Click to View</a> |

Product Details

Inspired by vintage Benjamin® clamshell shades, the Elliptical Sign Light features a tapered cone shade that casts a spotlight on retail signs, doorways, and displays. Available in four shade sizes and a rainbow of powder coat finish colors, this vintage angle shade adds style to any commercial lighting plan!

Shade Size:

- 09" Shade: W 9" x H 7" x L 7 3/4"
- 11" Shade: W 11" x H 9 1/2" x L 8 1/2"
- 13" Shade: W 12 3/4" x H 10" x L 11 3/4"
- 15" Shade: W 15 1/4" x H 11 3/4" x L 13 3/4"

2. GOOSENECK LIGHT, SPECIFICATIONS

Materials & Products

South Whitney Medical Office Building  
City of Rocklin, California

by USA Investment Associates

Project Revision Schedule

Materials & Products

Not for Construction

SD- 4.8a

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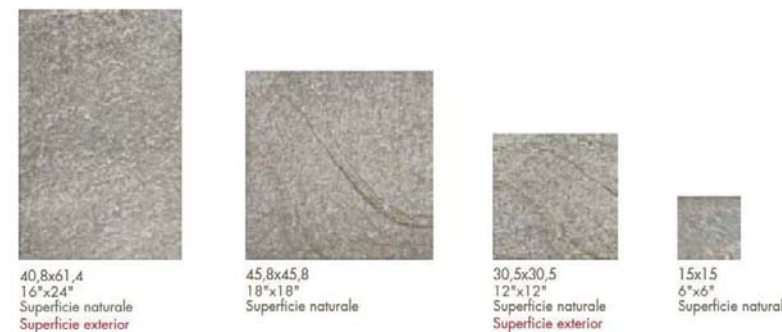


QUARZITE WHITE . formati



QUARZITE WHITE . decori

3. CONCEPT SURFACES, WHITE TILE



QUARZITE GREY . formati



QUARZITE GREY . decori

4. CONCEPT SURFACES, GRAY TILE;  
REF: SHEET SD-4.6, KEYNOTE 3

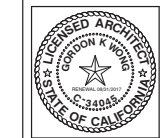
|  |   |  |  |   |  |
|--|---|--|--|---|--|
|  | <b>QUARZITE</b>   | <b>VALORE UNICOM<br/>UNICOM VALUES</b>                       |  | Durezza di Mohs<br>Hardness in Mohs degrees<br>Dureté de Mohs<br>Moh'sche Härte   | UNI EN 101<br>≥ 6%   |
|  | Assorbimento % d'Acqua<br>Water Absorption %<br>Absorption d'Eau %<br>Wasseraufnahme            | < 0,5%   |  | DIN 51130 Coefficiente d'attrito (scivolosità)<br>DIN 51097 Static coefficient of friction<br>ASTM C 1028 Coefficient de friction (glissement)<br>Reibungskoeffizient (Schlupfigkeit) | <b>SUPERFICIE<br/>NATURALE</b><br>A<br>R 10<br>DRY ≥ 0,85<br>WET ≥ 0,71  |
|  | Resistenza alla Flessione<br>Breaking Strenght<br>Résistance a la Flexion<br>Biegezugfestigkeit | 35 N/mm <sup>2</sup>   |  | DIN 51130 Coefficiente d'attrito (scivolosità)<br>DIN 51097 Static coefficient of friction<br>Coefficient de friction (glissement)<br>Reibungskoeffizient (Schlupfigkeit)             | <b>SUPERFICIE<br/>EXTERIOR</b><br>R 12<br>A+B  |
|  | Resistenza agli acidi<br>Resistance to Acid<br>Résistance aux Acides<br>Säurebeständigkeit      | GLA  |  | Spessore<br>Thickness<br>Epaisseur<br>Dicke   | ≠ 10 mm  |
|  | Resistenza al Gelo<br>Frost Resistance<br>Résistance au Gel<br>Frostbeständigkeit               | Resiste - Frost-Proof<br>Aucune Atteration<br>Keine Änderung |  | Variazioni cromatiche<br>Color shade variations<br>Variation de nuance<br>Nuance variation  | V3= variazione moderata<br>V3= moderate variation<br>V3= variation modérée<br>V3= mäßige variation<br>Green Grey White |
|  | Resistenza alle macchie<br>Stain resistance<br>Résistance aux taches<br>Flackenbeständigkeit    | 5  |  | Variazioni cromatiche<br>Color shade variations<br>Variation de nuance<br>Nuance variation  | V4= variazione intensa<br>V4= substantial variation<br>V4= variation intensive<br>V4= intensive variation<br>Gold      |

CARATTERISTICHE TECNICHE - Technical Features - Caracteristiques Techniques - Technische Eigenschaften  
Superficie Naturale - Natural Surface - Surface Naturelle - Naturale Oberfläche

| QUARZITE            | Formato<br>Size<br>Format<br>Format | Spessore<br>Thickness<br>Epaisseur<br>Dicke | Pezzi/sc<br>Pcs./box<br>Pcs./ctn<br>Stck/Kart | Mq/sc<br>Sqm./box<br>Mq/ctn<br>Qm/Kart. | Kg/sc<br>Kgs/box<br>Kg/ctn<br>Kg/Kart. | Sc/pl<br>Box/pal<br>Ctm./pal.<br>Kart./pal. | Mq/pl<br>Sqm/pal<br>Mq/pal<br>Qm/Pal. | Kq/pl<br>Kgs/pal<br>Kg/pal.<br>Kg/pal. |
|---------------------|-------------------------------------|---|---|---|--|---|---------------------------------------|--|
| Fondo naturale      | 40,8x61,4                           | 10  | 5   | 1,25                                    | 25,20                                  | 48  | 60,14                                 | 1209,60                                |
| Fondo exterior      | 40,8x61,4                           | 10  | 5   | 1,25                                    | 25,20                                  | 48  | 60,14                                 | 1209,60                                |
| Fondo naturale      | 45,8x45,8                           | 10  | 6   | 1,26                                    | 25,40                                  | 48  | 60,48                                 | 1219,20                                |
| Fondo naturale      | 30,5x30,5                           | 10  | 12  | 1,12                                    | 21,50                                  | 48  | 53,57                                 | 1032,00                                |
| Fondo exterior      | 30,5x30,5                           | 10  | 12  | 1,12                                    | 21,50                                  | 48  | 53,57                                 | 1032,00                                |
| Fondo naturale      | 15x15                               | 10  | 44  | 1,00                                    | 19,30                                  | 60  | 60,00                                 | 1158,00                                |
| Mosaico             | 30,5x30,5                           |   | 11  | 1,02                                    | 19,70                                  | 54  | 55,24                                 | 1063,80                                |
| Murales             | 30x60                               |   | 5   |   | 17,90                                  |   |                                       |  |
| Muretto             | 30,5x30,5                           |   | 11  |   | 19,69                                  |   |                                       |  |
| Gradino nat/exter   | 30,5x30,5                           |   | 12  |   | 20,16                                  |   |                                       |  |
| Gradone nat/exter   | 30,5x30,5                           |   | 6   |   | 13,92                                  |   |                                       |  |
| Grad.ang.nat./ext.  | 30,5x30,5                           |   | 2   |   | 4,52                                   |   |                                       |  |
| battiscopa smaltato | 7x30,5                              |   | 30  |   | 12,51                                  |   |                                       |  |
| battiscopa smaltato | 10x61,4                             |   | 12  |   | 20,00                                  |   |                                       |  |

IMBALLI - Packing - Embalages - Verpackung

4. TILE SPECIFICATIONS  
REF: SHEET SD-4.6, KEYNOTE 11



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Materials & Products, cont.

South Whitney Medical Office Building  
City of Rosharun, California

by USA Investment Associates

Project Revision  
Schedule

Materials &  
Products, cont.

Not for  
Construction  
SD- 4.8b

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# Signature Series—Fixed

| Product Data  |   |
|---|---|
| <b>Description</b>  |   |
| <b>AAMA Category</b> – Architectural                          | <b>AAMA Designation</b> – AW-150                                      |
| <b>Configuration</b> – Fixed                                  |   |
| <b>AAMA Air, Water &amp; Structural Testing</b>               |   |
| <b>Test Size</b> – AAMA for Designation and/or configuration  | <b>Allowable Air</b> – MAX .10 CFM/LF @ 6.24 PSF                      |
| <b>Uniform Load Deflection</b> – 150 PSF                      | <b>Water</b> – 15 PSF   |
| <b>Uniform Load Structural</b> – 225 PSF                      |   |
| <b>CRF 'U' Value</b>  |   |
| <b>CRF</b> – CRF 50-71  | <b>U-Value</b> – U .36 - .56  |
| <b>Construction</b>   |   |
| <b>Minimum Wall Thickness</b> – 0.062"                        | <b>Depth</b> – 4"   |
| <b>Fabrication</b> – Machined, Mechanically Fastened & Sealed | <b>Design</b> – Equal Leg   |
| <b>Thermal Barrier</b>  |   |
| <b>Separation</b> – 1/2"                                      | <b>Design</b> – Two Strips-Crimped In Place, 6/6 Reinforced Polyamide |
| <b>Glazing</b>  |   |
| <b>Location</b> – Factory or Field                            | <b>Method</b> – Wet/Dry   |
| <b>Installation</b> – Interior Glazed                         |   |
| <b>Finish</b>   |   |
| <b>As Specified</b> – Anodized or Painted                     | <b>Warranty</b>   |
| <b>As Specified</b> – 2, 5 or 10 Years (2 years standard)     |   |

signature series fixed



## Signature Fixed

The Signature Series 4" Fixed utilizes Polyamide thermal break technology allowing for high thermal requirements and dual color and finish combinations.



### Product Features

- Frame: 4" depth
- Multiple stacking options
- Polyamide thermal break
- High thermal requirements and dual finish capabilities

### Product Performance

- Air Infiltration: <.06 CFM/sq.ft. (6.24 PSF) per ASTM E283
- Static Water: 15 PSF per ASTM E331
- Deflection Load:  $\pm$ 150 PSF per ASTM E330
- Structural Load:  $\pm$ 225 PSF per ASTM E330
- CSAA440-00 Rating: B7-C5

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1. FIXED WINDOWS  
REF: SHEET SD-4.6, KEYNOTE 26



2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404  
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

1. FIXED WINDOWS, SPECIFICATIONS  
REF: SHEET SD-4.6, KEYNOTE 26

Materials & Products, cont.

South Whitney Medical Office Building  
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 710E MCGILVER LANE SUITE 109  
 CAMPBELL, CA 95012 (408) 706-1645  
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|                             |
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| Materials & Products, cont. |
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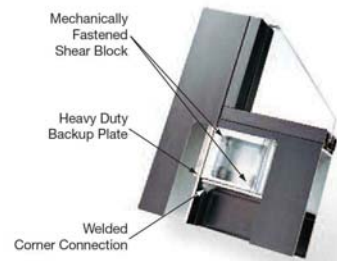
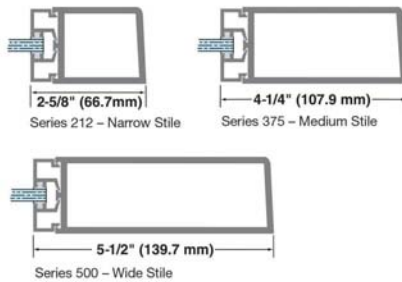


## Oldcastle BuildingEnvelope™ — a market leader in Standard Entrances

Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

### Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.



AT&T Park, San Francisco, CA  
Architect: Populous (formerly HOK Sport)

### Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty



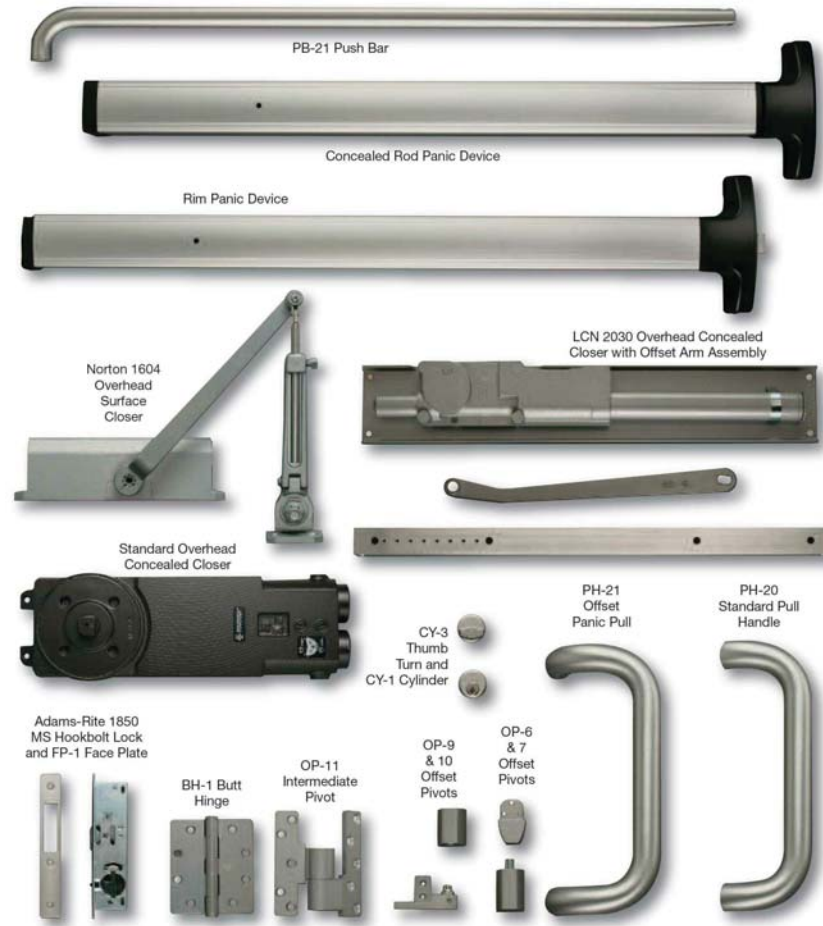
2. ENTRY DOOR, FACADE  
REF: SHEET SD-4.6, KEYNOTE 2

standard entrances

standard entrances

### Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit oldcastlebe.com.



2. ENTRY DOOR, HARDWARE  
REF: SHEET SD-4.6, KEYNOTE 2

Materials & Products, cont.



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City of Rosharun, California  
by USA Investment Associates

|                             |
|-----------------------------|
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| Materials & Products, cont. |
| Not for Construction        |
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Packet Pg. 224

Agenda Item #7.e.



Series 3000 XT Storefront—  
2" x 4-1/2" thermally efficient storefront  
system by Oldcastle BuildingEnvelope®

The Series 3000 XT storefront product combines superior thermal performance with the simplicity and convenience of a standard storefront. The system incorporates dual polyurethane thermal breaks throughout the system to improve energy efficiency and condensation resistance. The system offers the option of inside or outside glazing along with screw spline or shear block assembly.



Target, West Hollywood Gateway, Alameda, CA  
Architect: MBH Architects

Features

- Overall system dimensions: 2" x 4-1/2"
- Center set glazing configuration
- Sill receptor requires no additional anchoring of sill member
- Superior thermal performance provided through dual polyurethane thermal breaks
- Screw spline and shear block assembly options
- Outside and inside glazing options
- Accommodates zero sight line vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

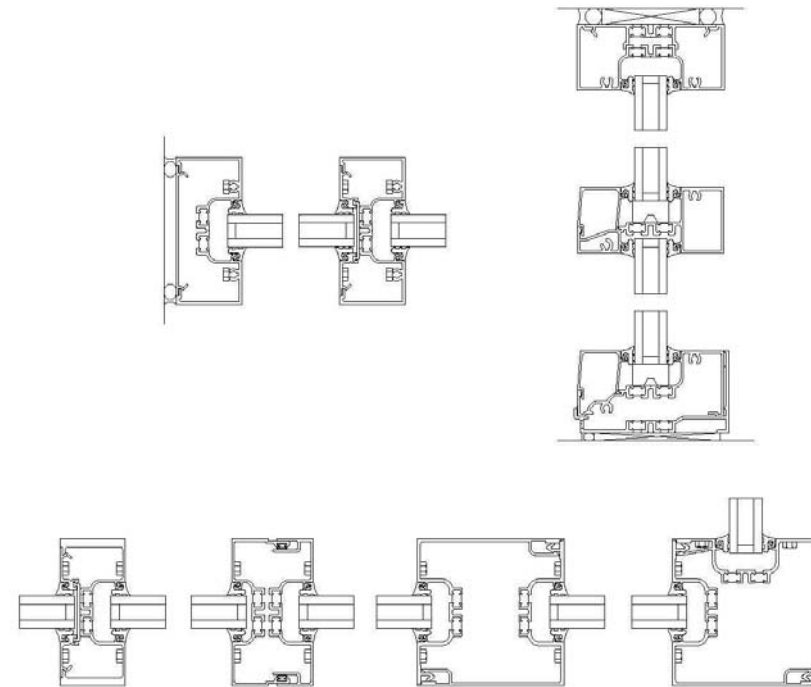


3. GLASS FACADE SYSTEM  
REF: SHEET SD-4.6, KEYNOTE 21

series 3000 XT storefront

series 3000 XT storefront

Details



Performance

- Air Infiltration: <.06 CFM/SQ FT (6.24 PSF) per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC: 33 (2 x 1/4", 1/2" airspace)  
37 (2 x 1/4" laminated, 1/2" airspace)
- OITC: 27 (2 x 1/4", 1/2" airspace)  
29 (2 x 1/4" laminated, 1/2" airspace)
- Thermal Performance per AAMA 1503 for clear 1" insulating glass:  
U-factor = 0.54  
Frame CRF = 62
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:  
U-factor = 0.32  
Frame CRF = 66
- NFRC Certified
- Thermal Performance Characteristics per AAMA 507



3. GLASS FACADE SYSTEM  
REF: SHEET SD-4.6, KEYNOTE 21



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Materials & Products, cont.

South Whitney Medical Office Building  
City of Rocklin, California

by USA Investment Associates

Project Revision Schedule

Materials & Products, cont.

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SD- 4.9c

SCALE  
5/12/2016 10:15:00 AM

Name: The Belden Brick Company  
700 West Tuscarawas Street  
Canton, OH 44702  
Phone: 330-456-0031  
Fax: 330-456-2694

Plant: The Belden Brick Company  
Report Number: BBC-0291  
Received Date: 03/07/2014  
Sampled Date: 03/07/2014  
Lot:  
Product Code:

\*Temperature: 70 - 77F  
\*Humidity: 45% - 55%

Sample Description: **Pit 6, All Fireclay w/Additive**

|   | 1    | 2    | 3    | 4    | 5    | Average | Test Date  |
|---|------|------|------|------|------|---------|------------|
| <b>Absorption</b>                           |      |      |      |      |      |         |            |
| 24 Hour Submersion in Cold Water (%)        | 2.09 | 2.06 | 2.11 | 2.17 | 2.38 | 2.16    | 03/11/2014 |
| 5 Hour Submersion in Boiling Water (%)      | 2.50 | 2.55 | 2.50 | 2.62 | 2.94 | 2.62    |            |
| Saturation Coefficient (Ratio of 24H to 5H) | 0.84 | 0.81 | 0.84 | 0.83 | 0.81 | 0.82    |            |

|                             | 1      | 2      | 3      | 4      | 5      | Average | Test Date  |
|-----------------------------|--------|--------|--------|--------|--------|---------|------------|
| <b>Compressive Strength</b> |        |        |        |        |        |         |            |
| psi                         | 15,223 | 13,262 | 15,985 | 15,766 | 14,523 | 14,952  | 03/11/2014 |
| MPa                         | 105.0  | 91.4   | 110.2  | 108.7  | 100.1  | 103.1   |            |

|                      | 11              | 12              | 13              | 14              | 15              | Average         | Test Date  |
|----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------|
| <b>Efflorescence</b> |                 |                 |                 |                 |                 |                 |            |
| Not Effloresced      | Not Effloresced | Not Effloresced | Not Effloresced | Not Effloresced | Not Effloresced | Not Effloresced | 03/19/2014 |

|                                | 6   | 7   | 8   | 9   | 10  | Average | Test Date  |
|--------------------------------|-----|-----|-----|-----|-----|---------|------------|
| <b>IRA (Oven Dried Method)</b> |     |     |     |     |     |         |            |
| g min/30 in. <sup>2</sup>      | 2.2 | 4.3 | 2.6 | 3.8 | 3.0 | 3.2     | 03/13/2014 |

|                            | 1    | 2    | 3    | 4    | 5    | Average | Test Date  |
|----------------------------|------|------|------|------|------|---------|------------|
| <b>Abrasion Resistance</b> |      |      |      |      |      |         |            |
|                            | 0.01 | 0.02 | 0.01 | 0.01 | 0.02 | 0.01    | 03/11/2014 |

The brick represented by the test results shown here comply with the physical property requirements of the standards listed below:  
ASTM C 216 - 13 Standard Specification for Facing Brick (Solid Masonry Units Made From Clay or Shale)  
Grade: SW, MW, with absorption alternate in section 6.1.2.  
ASTM C 902 - 13 Standard Specification for Pedestrian and Light Traffic Paving Brick  
Class: SX, MX, NX, with absorption alternate in section 4.1.1.1  
Type: I, II, III

*John Sanders*

*Harry W. Parker*

Lab Reference: 5546.10126

Page 1 of 2

1. BRICK SPECIFICATIONS

### Gray Bricks: 671 Smooth

SPL ID: 0001460

| PLANT 6 EXTRUDED | STANDARDS (Meets grade SW for all) | TYPE | TEXTURE | COMP.      | CW   | IRA | TEST REPORT |
|------------------|------------------------------------|------|---------|------------|------|-----|-------------|
|                  | FACE BRICK C216                    | FBX  | Smooth  | 17,044 psi | 3.09 | 5.3 |             |
|                  | THIN BRICK C1088                   | TBX  |         |            |      |     |             |
|                  | THIN BRICK PCI                     | PCI  |         |            |      |     |             |

Available in Thin Brick! 5 photos

### Gray Bricks: Dapple Gray

SPL ID: 0051480

| PLANT 6 EXTRUDED | STANDARDS (Meets grade SW for all) | TYPE | TEXTURE | COMP.      | CW   | IRA | TEST REPORT |
|------------------|------------------------------------|------|---------|------------|------|-----|-------------|
|                  | FACE BRICK C216                    | FBX  | Matt    | 17,044 psi | 3.09 | 5.3 |             |

We're sorry. We don't have any photographs of projects with this brick. Have a project you'd like to submit? [E-Mail us!](#)

1. BRICK

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M-F 8:00am - 4:30pm CST

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### Polished Terrazzo Round Concrete Picnic Tables

Enhance your outdoor eating area by creating an inviting atmosphere with pre-cast concrete tables. These uniquely designed tables are theft resistant, long lasting and easy to maintain.

Made of solid, steel-reinforced concrete that meets ASTM specifications. Tables are permanently colored with inorganic pigments and protected with an acrylic sealer.

All tables include an umbrella hole knockout plug located in the center of the table. The tables are constructed as not to require an additional umbrella stand.

**Model TF312512**  
Brick Red Top/Seats | Buff Frame

**Specifications**

- ASTM C31 | Standard for Making Concrete
- ASTM C33 | Standard for Aggregates
- ASTM C150 | Standard for Portland Cement

**Model TF311012**  
Sand Top/Seats | Buff Frame

Standard Color Options (Ground Concrete and Terrazzo, Polished Finish)

- white terrazzo
- misty gray
- gray
- sand
- brick red
- brown

**Model TF312812** | Universal Access  
Misty Gray Top/Seats | Gray Frame

**Universal Access**

Wheelchair access picnic tables conform to latest ADA specifications. The three seat table has an overhang specifically designed for comfortable wheelchair access. The two seat table is not considered ADA accessible.

**Matching Products**

2. EXTERIOR TABLES SPECIFICATIONS

Lighting \ Outdoor LED Light Fixtures \ LED Floodlights \ LED Accent Light, 10W, CRI 80, 651L, 3000K

[Back to Product Family](#)



**LED Accent Light, 10W, CRI 80, 651L, 3000K**

HUBBELL LIGHTING - KIM

**Technical Specs**

| Item            | LED Accent Light      | Light Distribution                       | Narrow Flood  |
|-----------------|-----------------------|--|---|
| Watts           | 10                    | Lumens                                   | 651   |
| Voltage         | 120 to 277VAC         | Housing Material                         | Die Cast Aluminum                                   |
| Lumens Per Watt | 65.1                  | CRI                                      | 80  |
| Color Temp.     | 3000K                 | Temp. Range                              | -40 Degrees to 45 Degrees C                         |
| Rated Life      | 50,000 hr.            | Lens Material                            | Tempered Glass                                      |
| Length          | 5-1/2"                | Warranty                                 | 1 yr. On Driver and LEDs, 3 yr. On Castings         |
| Width           | 3"                    | Standards                                | UL 1598, 8750 Listed, CAN/CSA C22.2 Number 250.0-08 |
| Height          | 6-1/4"                | LED Replacement For                      | 75W HAL   |
| Housing Finish  | Black                 | Green Environmental Attributes           | Product Contributes to Reducing Energy Consumption  |
| Mounting        | Knuckle with 1/2" NPT | Green Certification or Other Recognition | RoHS Compliant                                      |

How can we improve our Product Images?

Compare

3. FREE STANDING SIGNAGE ILLUMINATION

Materials & Products, cont.

South Whitney Medical Office Building  
City of Rookin, California  
by USA Investment Associates

Project Revision Schedule

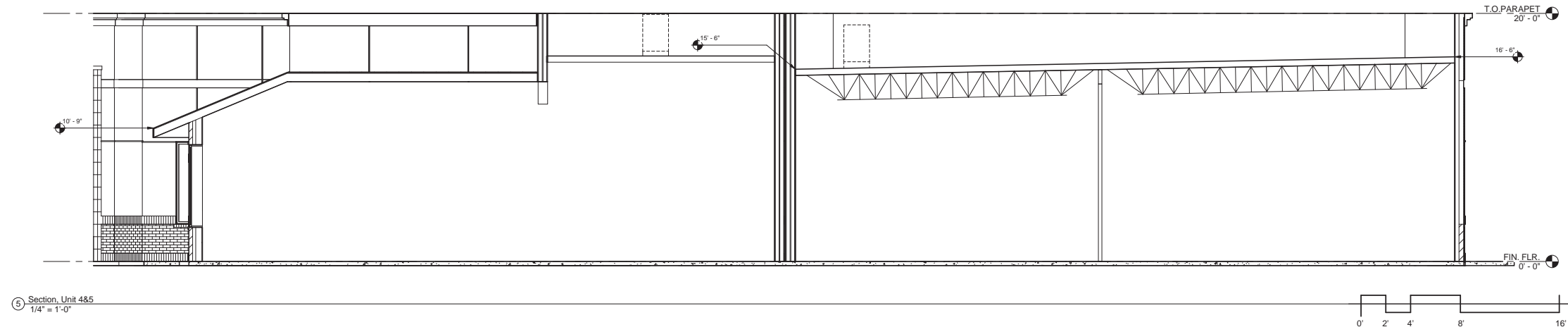
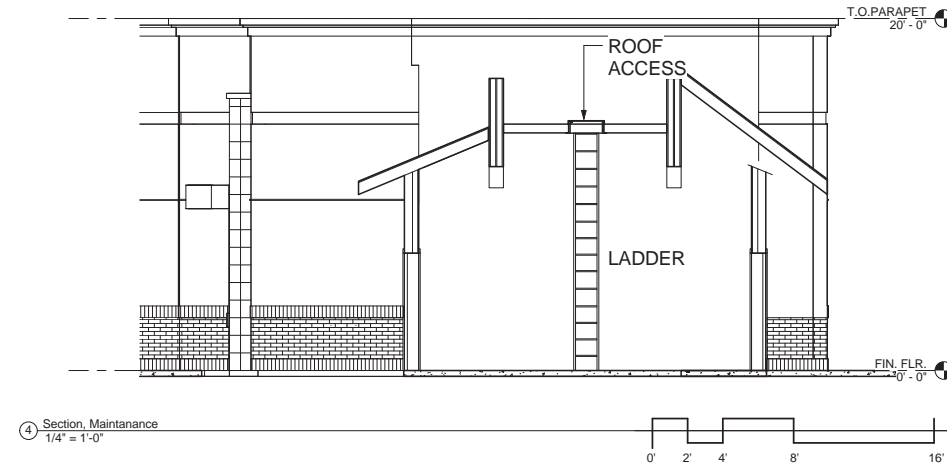
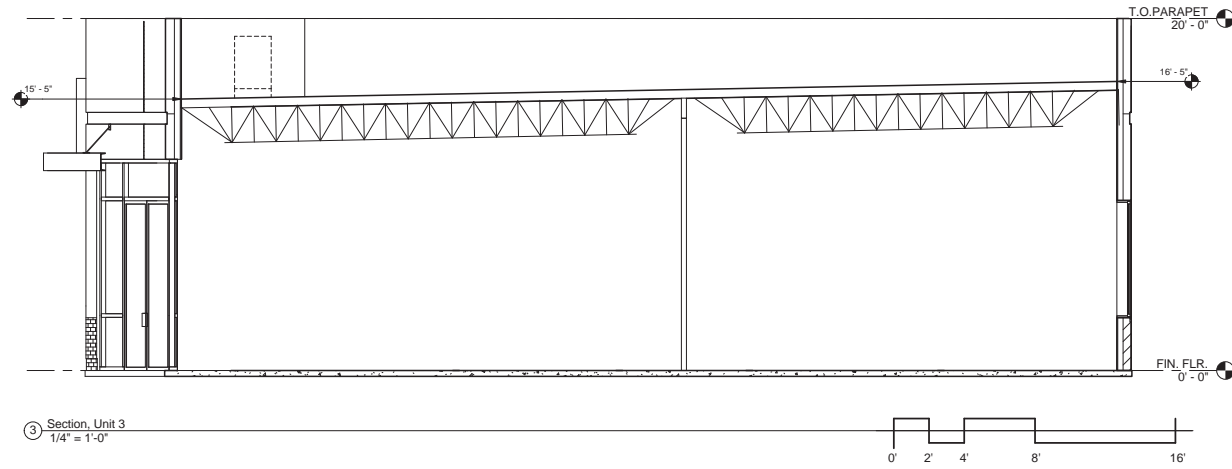
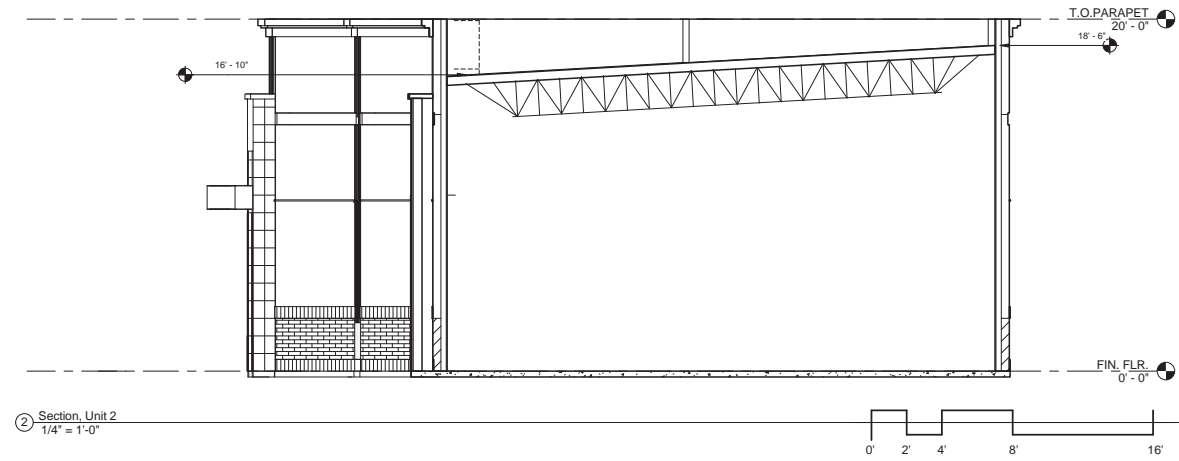
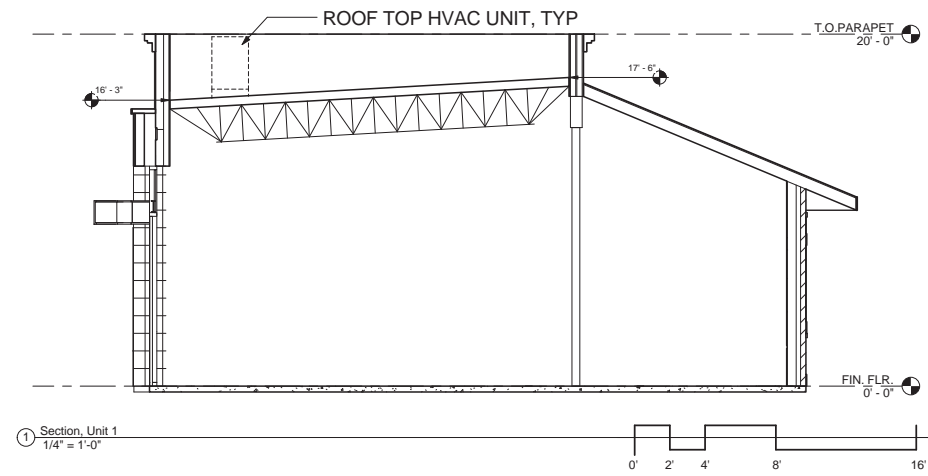
Materials & Products, cont.

Not for Construction

SD- 4.10

SCALE

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Sections

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

Project Revision Schedule

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Sections

Not for Construction  
SD- 4.11

SCALE 1/4" = 1'-0"  
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## SOUTH WHITNEY MIXED USE TOWNHOMES

### PARKING ENFORCEMENT PLAN

June 7, 2016

**EXHIBIT B**

**DL2015-0001**

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### BACKGROUND

USA Investment Associates, has applied for a General Plan Amendment, Rezone and General Development Plan, Tentative Parcel Map, and Design Review/Oak Tree Preservation Plan Permit approval from the City of Rocklin to develop 20 townhome units in a Project known as South Whitney Mixed Use Townhomes and Medical Center.

Chapter 17.66.020 of the Rocklin Municipal Code requires submittal of a parking enforcement plan when a proposed project includes assigned parking spaces consisting of one- or two-car garages. The developer is also required to implement the parking enforcement plan and incorporate them into the leases or covenants, conditions and restrictions (CC&R's). The plan shall be approved by the Planning Commission and shall include, but not be limited to, the following.

1. Adequate guarantees that the garages shall be used for the parking of automobiles;
2. Roll-up garage doors, with automatic garage door openers;
3. Garages located no more than six-feet from the driveway aisle, or no less than twenty feet from the driveway aisle if tandem parking is provided.

This document will serve as the parking enforcement plan for the South Whitney Mixed Use Townhomes Project.

### PARKING ENFORCEMENT PLAN

#### 1. Project Design

The project design incorporates several features to address parking issues

- Adequate parking has been provided pursuant to the City's parking requirements for townhomes
- Each dwelling unit has been provided with a minimum of two enclosed garage spaces.
- Each garage will have a roll-up garage door, with automatic garage door opener.
- Driveways are generally within 6 feet from the drive aisle to ensure that tenants will not park in the drive aisles or driveways.

#### 2. Enforcement

Leases and future CC&R's will include a requirement that residents who own vehicles shall be required to park inside the garages. Storage in garages that does not permit maximum vehicular parking is prohibited. Violations will be subject to a warning, followed by a fine.