



CITY OF ROCKLIN

MEMORANDUM

DATE: May 28, 2002

TO: Honorable Mayor and City Council

FROM: Carlos A. Urrutia, City Manager
Terry A. Richardson, Community Development Director
Sherri Abbas, Planning Services Manager

RE: Granite Lakes Estates
Environmental Impact Report EIR-2000-01
General Development Plan PDG-2000-08
Tentative Subdivision Map SD-2000-02
Oak Tree Preservation Plan Permit TRE-2000-33
Development Agreement DA-2000-01
Design Guidelines for Grading DR-2002-02

Ord. 855 & 856 Reso. No. 2002-165 thru 2002-167

SUMMARY AND RECOMMENDATION

The Planning Commission and staff recommend that the City Council approve:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (Granite Lakes Estates / EIR-2000-01, PDG-2000-08, SD-2000-02, TRE-2000-33, DA-2000-01, DR-2002-02)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN ADOPTING A GENERAL DEVELOPMENT PLAN (Granite Lakes Estates PDG-2000-08)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT (Granite Lakes Estates/ SD-2000-02 and TRE-2000-33)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING GRADING DESIGN GUIDELINES (Granite Lakes Estates / DR-2002-02)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DEVELOPMENT AGREEMENT (Granite Lakes Estates/ DA-2000-01)

Summary of Planning Commission Action

The Planning Commission held a public hearing regarding the proposed project on March 19, 2002. Upon the conclusion of the public hearing the Planning Commission voted 5-0 to recommend approval of the project with the following comments and modifications.

- 1) The Commission moved to approve the environmental resolution for the project with a recommendation that a more localized review of site-specific air quality conditions be conducted, if possible. The study would be completed in consultation with the Placer County Air Pollution Control District to look at the unique characteristics of the site, the number of people exposed, and any resulting health issues.

If the study determined that there are air quality related health issues associated specifically with this project, than the City Council may wish to consider approval of a reduced density alternative. A specific discussion of those issues is in Section F, Environmental Staff Report. A letter from the applicant's legal representative dated May 14, 2002 also relates in part to the air quality issue and has been attached to this staff report as Attachment 3.

- 2) The Commission moved to approve the resolution recommending approval of the General Development Plan with the following modifications:
 - a. The list of permitted and conditionally permitted uses contained in Section 3 was modified to delete Churches, Community/Residential Care facilities, and both public and private elementary and secondary schools.

The reason for the deletions was that the site is not considered appropriate for these types of land uses due to its topography, proposed subdivision layout, and overall character of the development.

- b. A special condition is recommended requiring that the exterior of future homes developed on Lots 41 through 57 of SD-2000-02 be established and maintained in "earth tone" colors as approved by the Community Development Director to address the potential visual intrusion created by homes located within the upper elevations of the project site. The area of concern is generally located within the southeast portion of the project site between the south boundary of the proposed alignment of Monument Springs Drive and the Boardman Canal.

This condition was added by the Planning Commission because it was felt that the results of the visual analysis conducted by staff from Terrance Lowell & Associates was not conclusive enough to determine that residences and roof tops would not be seen.

- 3) The Commission moved to approve the resolution recommending approval of the Tentative Subdivision Map and Tree Preservation Plan Permit with the following modifications:

- a. Condition 13(b)(10) requiring regular monitoring of sediment depth within the detention facility (large quarry) and sediment removal (as determined necessary by the Director of Public Works) is recommended to apply to the existing pond as well.

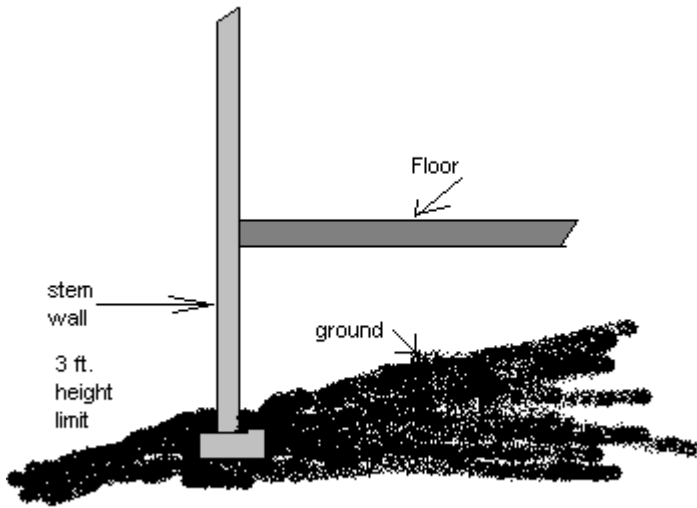
Staff and the Commission also discussed the need to modify Condition 4(j) to clarify that oil and grit separator manholes or similar structures would be required at the last outfall before storm water is released to the creek consistent with typical City practices, as opposed to the original language which suggested that oil and grit separators would be installed in all drop inlets and the last outfall before storm water is released to the creek. However, formal modification of this condition was inadvertently omitted from the Commission's motion. It is staff's belief that the omission was an oversight and it has been included in the Council Resolution.

- 4) The Commission moved to approve the resolution recommending approval of the Granite Lakes Estates Grading Design Guidelines with the following modifications:

- a. Section 6. Site Development Guidelines, Item D(5) Retaining Walls, was modified to state that walls necessary for driveway encroachment cuts or fills into a parcel may exceed the height for a single wall by 1.25 times higher than the maximum single wall height for areas with slopes ranging between 9 to 25 percent.

The original language would have allowed these walls to be 1.5 times higher than the maximum single wall height in those areas. The Commission was concerned that this could result in the installation of walls up to 12 feet in height.

- b. A note was added under the existing table in Section 7. Home Design and Foundation Criteria specifying that stem walls shall not exceed 3 feet in height. (See exhibit below)



This modification is considered necessary by the Planning Commission to avoid the incorporation of “excessive” unsightly stem walls in residential building designs.

- 5) The Commission moved to approve the resolution recommending approval of the Development Agreement without modification.

Public Concerns from the Planning Commission Meeting

It should be noted that during the course of the Planning Commission hearing, members of the public consisting of residents from the Rustic Hills subdivision expressed their concerns relative to:

- Requests for re-circulation of the environmental document due to the addition of new information in the Final EIR including comments from the applicant regarding the financial feasibility of the reduced density alternatives and inclusion of the Draft Development Agreement. (The separate environmental staff report for the project discusses in detail why staff has determined that re-circulation is not necessary, See section F).
- The overall density of the proposed project. Most of the members of the public who commented support the 89-unit alternative.
- The ability of the Homeowner’s Association to ensure that adequate water quality testing is conducted as well as any remediation that may be necessary. (See pages A-21 and A-22 of this staff report for discussion)

- The ability of the Homeowner Association to adequately prevent damage to sensitive resource areas and conduct proper maintenance of open space. (See the Open Space Parcels and Conservation Easements section on pages A-24 and A-25 for discussion)
- Concern regarding disturbance to archaeological site CA-PLA-668 and proposed data recovery methods. The Planning Commission discussed this issue with staff and the applicant and determined that the proposed mitigation was appropriate.

With the exception of the request for a reduction in density, staff and the Planning Commission determined that these issues have been addressed appropriately through proposed project conditions.

New Information and Issues Subsequent to the Planning Commission's Actions

1) Open Space Transition Zone

Open Space and Conservation Easements are recommended for the upper portions of the hillside for lots 41 through 57 to maintain the integrity of the hillside and prevent the construction of structures, or removal of healthy trees and vegetation, except as is necessary for emergency access and/or fire protection. The applicant has proposed that this easement be applied to Lots 41 through 57 except for the first 150 linear feet from the front property line. Staff and the Planning Commission recommended that the distance between the front property line and the beginning of the hillside Open Space and Conservation Easement be reduced to 130 linear feet. That dimension is considered adequate to provide for a 25 foot front yard setback, accommodate a large residential structure (at least 80 feet in depth), and provide a back yard area up to 25 feet in depth outside of the easement. In house designs that are less than 80 feet in depth, the homeowner would enjoy a greater backyard benefit.

Subsequent to the Planning Commission meeting, the applicant has requested that the concept of a "transition zone" be considered.

As proposed by the applicant, the final map would indicate a primary building setback line at a distance that is 110 feet from the front property line that applies to Lots 41 through 57 on SD-2000-02. Detached accessory structures including porches, swimming pools, spas, gazebos, arbors, outdoor storage structures, and other similar items would be permitted (subject to height and lot coverage limitations) within the accessory structure setback area between 110 and 130 feet from the front property line.

A 20-foot wide transition zone would also be established within the area encumbered by the Hillside Open Space Easements applicable to the specified lots. The transition zone would begin at a distance that is 130 feet from the front property line and extend to a

distance that is 150 feet from the front property line. The purpose of the transition zone would be to allow for the installation of minor features such as benches and landscape enhancements (including drip irrigation) that do not result in the removal of healthy oak trees more than 6 inches in diameter at breast height. This would allow the property owners to have some utilization and enjoyment of the additional area.

Although staff understands the desire to allow residents to occupy and enhance the additional area, the provision proposed would be very difficult for the City or another entity to monitor and enforce. It is not easy to exhaustively define or uniformly interpret what would or would not be a permissible minor feature, landscape feature, or acceptable accessory structure. Examples of items that could be desired or requested by future residents include, but are not limited to, benches, picnic tables, irrigation systems, decking, arbors, gazebos, aviaries, tree houses, swing sets, children's play houses, green houses, ponds, waterfall features, spas, pools, tennis courts, etc. The addition of many of these items could defeat the purpose of establishing the beginning of the Hillside Open Space and Conservation Easement at a lower elevation within those lots.

The applicant has indicated that they intend to develop separate design guidelines and design review procedures that would apply to the custom (limited graded lots) and be adopted as part of the CC&Rs for the project. Regulation of activities within the "transition zone" would be enforced through the CC&Rs and HOA design review process. Under this proposal, building designs and landscape plans would have to be reviewed by an Architectural Review Committee made up as part of the Homeowners Association before they are ever submitted to the City. According to the applicant, any changes in the landscape plans that are approved through the HOA Design Review Committee process, including landscaping within the transition zone area, would have to be approved by the Committee.

Although the applicant's proposal is designed to put the responsibility for enforcement in the hands of the Homeowner's Association via an Architectural Review Committee, there is the possibility that items permitted or denied through that process could result in disagreements or complaints. The City does not enforce CC&R provisions. However, in instances where there is either a disagreement between residents or between residents and the Architectural Review Committee regarding what is acceptable, it is likely that the City would receive calls requesting staff to resolve these disputes. Residents would then become further frustrated when told that the City does not assume any enforcement of the restrictions or the provisions.

Staff Recommendation: Although it appears that the applicant intends to establish an active design and landscape review process that will be privately conducted, staff does not recommend that the City make this a requirement of the project. Interpretation of acceptable features within this area could also become problematic to define. Many of the items that may be requested would defeat the purpose of establishing open space limitations at a lower elevation and the City

could receive complaints regarding the lack of enforcement or too stringent of enforcement by the HOA. Therefore, staff continues to recommend that the simplest approach would be to establish the beginning of the Open Space Conservation Easement at a distance that is 130 feet from the front property line of Lots 41 through 57.

2) *Applicant Request for Reconsideration of Stem Wall Limitations*

As noted in the Summary of Planning Commission Actions, the issue of limiting stem walls heights was raised. After some discussion, the Commission made the recommendation that the Grading Design Guidelines be modified to include a limitation prohibiting stem wall heights in excess of 3 feet in height.

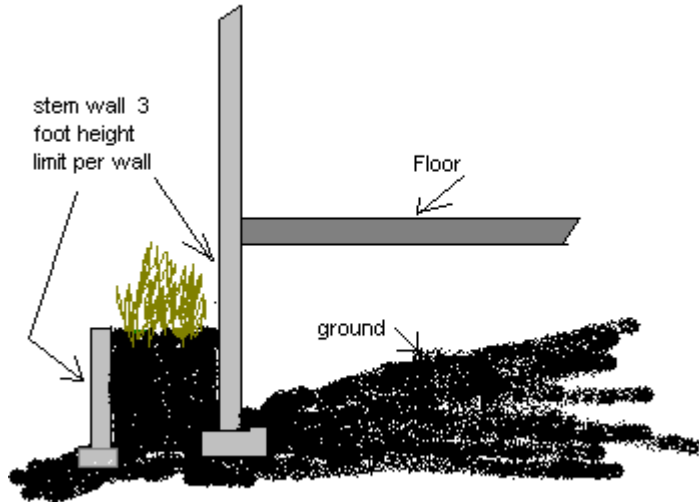
Subsequent to the Planning Commission meeting, the applicant has expressed concern regarding how compliance with the proposed limitation would affect home construction on the limited graded and limited pad graded lots.

As noted in the April 25, 2002 memorandum from the firm of Terrance Lowell Associates (see Attachment 4), given the topography associated with these designated lots, the limitation on stem wall heights would either result in additional grading and tree removal and/or potentially preclude the ability to construct homes on such lots.

Although they understand the concern expressed by the Planning Commission (i.e., visual impacts to off-site existing residences and public views created by high stem walls in areas where homes constructed along ridge lines are well above existing homes and public rights-of-way); they note that the same types of physical conditions are not present within the Granite Lakes Estates site. The applicants suggest that most of the homes will not be visible to off-site residences, and that there are no conditions where existing homes sit well below those associated with the project. In light of those factors, they request that the Council eliminate the suggested stem wall restriction from the Grading Design Guidelines for the project.

In the past, the Planning Commission has expressed concern about the height and design of stemwall construction in other localized parts of the city (i.e. Rawhide Road, Whitney Oaks). Generally, the Planning Commission does not consider the issue of large stemwalls as solely a ridgeline issue. The internal views within the subdivision after construction of such a wall can also be impacted as well.

Staff recommends that a combination wall be constructed that would permit the use of stem walls over 3 feet in height, but would require the incorporation of a planter box or series of boxes so that the overall height of any one wall would not exceed 3 feet. In this way, no individual wall would exceed the 3-foot vertical distance recommended by the Planning Commission but some flexibility would be regained by the applicant to construct with greater stemwalls. The exhibit below depicts staff's recommendation.



If the City Council agrees with staff's recommendation, staff should be directed to incorporate the following language into the Grading Design Guidelines:

“In instances where structural stem walls over 3 feet in height are proposed, a planter box and/or series of planter boxes shall be incorporated adjacent to the stem wall so that the visible portion of the stem wall is no greater than 3 vertical feet. The planter boxes shall not be considered a part of the primary structure for purposes determining setbacks.”

NPDES Permit Status

Subsequent to the Planning Commission Meeting, the applicant received and forwarded notification from the California Regional Quality Control Board pertaining to the issuance of a NPDES General Permit for the project. The notice has been included as Attachment 5 to the staff report.

Correspondence from Gordon Havens

Correspondence from Gordon Havens dated May 15, 2002 has been submitted and included as Attachment 6 to this staff report for review by the City Council. The document expresses concern regarding how erosion and sediment control requirements for other similar projects have been implemented.

The remainder of this staff report is the original version that was provided to the Planning Commission.

DISCUSSION

Background

The project concept of single family residential development at this location was approved by the City on two previous occasions.

In 1989, the City of Rocklin approved a tentative subdivision map (SD-87-24) and Mitigated Negative Declaration (MND) for the project site. That project, also known as Granite Lakes Estates, was a 128-lot subdivision and specific plan use. The 1989 project received all of the time extensions available under City ordinances and by the State of California. The property owner was unable to final the map during the permitted time frame and requested approval of a new tentative subdivision map and specific plan use permit for the project site in 1998 (SD-96-04, SPU-98-29, and TRE-96-25).

The City prepared and circulated a Mitigated Negative Declaration (MND) for the 1998 application. The MND, the 1998 tentative subdivision map application, and other associated entitlements were approved by the City Council in April 1999.

The MND was challenged by a group of citizens (Concerned Citizens of Rocklin) and in February 2000, the Superior Court of Placer County ruled that the City must set aside all project approvals until an Environmental Impact Report was prepared that re-addressed the project's impact on the environment. Rather than file an appeal, the City and the applicant chose to comply with the writ of mandate issued by the court, by preparing a project-specific EIR (CEQA Guidelines section 15161) examining the environmental impacts of the project. In addition, the applicant has re-designed the project in order to address specific flooding and biological concerns raised under the lawsuit. The revised project application and associated entitlements are now being presented for Planning Commission and City Council consideration.

Application Request

Request for approval of a General Development Plan (PDG-2000-08) to establish, setbacks, general landscaping, and other development standards/special conditions applicable to the project site; an application for a tentative subdivision map (SD-2000-02) to subdivide 80.02 acres into 119 single family residential lots; an Oak Tree Preservation Plan Permit (TRE-2000-33); Design Guidelines for Grading (DR-2002-02), and a Development Agreement (DA-2000-01). The proposed project also includes an off-site road improvement traversing northerly of the project site and consisting of a two lane road and bridge to connect the proposed project to the existing Monument Springs Drive, located generally westerly of Secret Ravine Creek. The extension of Monument Springs Road traverses property owned by Ms. Helen Bell, which is located within the jurisdiction of Placer County.

Location

The subject property is generally located southwest of the western end of Greenbrae Road and east of the Rustic Hills Subdivision. APN # 045-120-042, 046-030-052, 55, & 58.

Parcel Size

The project site is 80.02 acres.

Owner/Applicant

Alleghany Properties / Owner
 Nick Alexander/Applicant Representative
 Terrance Lowell & Associates/Engineer

Land Uses:

	General Plan	Zoning	Existing Land Use
Site:	Low Density Residential (LDR) and Recreation-Conservation (R-C)	Planned Development-Residential (PD-1.5 du/ac)	Vacant, excepting one single family residential unit near center of project site. The existing unit is not a part of the proposed subdivision.
North:	Placer County	Placer County	Single family residences on acreages.
South:	LDR	PD-1.5 du/ac	Vacant
East:	LDR	PD-1.5 du/ac	Vacant
West:	Medium Density Residential	R1-12.5 (Single Family Residential 12,500 s.f. minimum lots)	Rustic Hills subdivision (single family residential)

Site Characteristics

The project site has varied terrain and contains a stock pond, two quarry ponds and year round stream. The elevation of the property ranges from 250 feet on the northern end to over 400 feet on the southeast end. Generally, the site sloped in a westerly direction and is heavily covered with approximately 2,800 oak trees. Two streams traverse through the property, Secret Ravine Creek along the western portion and Sucker Ravine Creek in the northwest corner. Both creeks have a substantial floodplain on the site.

Project Description

The proposed residential project is generally located at the western terminus of Greenbrae Road, east of the Rustic Hills subdivision and Interstate 80. The proposed project has been designed as a residential subdivision with lot sizes varying from a minimum of 12,501 square feet to 50,080 square feet. The subject site contains one existing residential dwelling on a 5-acre parcel that is located generally in the center of the property. This existing residence will be incorporated into the project. There is no proposed subdivision of the 5-acre parcel at this time, but all utilities and roads are planned to be extended to the site. Lot lines noted within that parcel on the tentative map exhibit are for conceptual purposes only and not a part of the current application.

The applicant's proposal is consistent with the current City of Rocklin General Plan land use classification and zoning designation for the property. Primary access to the project will be from Monument Springs Drive and Greenbrae Road. The extension of Monument Springs Drive will require the construction of a bridge over Secret Ravine Creek that lies within Placer County. All roads within the project will be public streets. The applicant is proposing to dedicate Parcel J that includes land on both sides of Secret Ravine Creek and a proposed 10-foot wide paved trail to the City of Rocklin. A Homeowners Association will be created. The Homeowner's Association will own and maintain all other open space parcels including those which contain the two existing water filled quarries, and the existing pond/dam.

Environmental Determination

As stated above, an Environmental Impact Report consisting of a Draft EIR, Final EIR and Mitigation Monitoring Program has been prepared for the project. Details regarding the significant impacts of the project, environmental findings, and Statements of Overriding Considerations have been included in the attached staff report and resolution that has been prepared specifically for the environmental document.

Analysis

General Development Plan

When the subject site was annexed into the City, it was given a planned development zone designation of PD-1.5 (Planned Development, 1.5 dwelling units per acre), but no corresponding General Development Plan was adopted. Therefore, staff recommends that a General Development Plan be adopted for the property at this time.

Similar to other standard single family residential zoning districts, permitted uses would consist of single family detached dwelling units, accessory uses and structures, and public elementary and secondary schools. Conditionally permitted uses would include churches, parks, playgrounds, secondary residential units, community/residential care, day care facilities, and private elementary and secondary schools. These are typical conditionally permitted uses specified in all residential zones in the City.

The development standards proposed are similar in nature to the R1-12.5 zoning district for items such as a minimum lot area of 12,500 square feet and maximum height limits. Minimum lot width, depth, lot coverage, and setbacks are a blending of those identified in the R1-10, and R1-12.5 zones. Specific exceptions to the proposed 25-foot front yard setback are provided to allow side entry and front entry garages to be a minimum of 15 feet or 20 feet, respectively, from the front property line. Staff recommends approval of these proposed exceptions due to the unique natural features (i.e., number of oak trees, and variable topography) associated with the site. The flexibility provided by these exceptions may increase the opportunity to reduce tree and grading impacts.

In addition to development standards, the General Development Plan contains standards requiring the planting of two street trees per lot. One of the street trees would be required to be a native oak species. There are also requirements for open type fencing along rear yards adjacent to open space corridors that meet pool-fencing criteria.

Due to the topography of the site, staff was concerned that there could be some potential for future homes constructed on Lots 41 through 57 to be visible from various locations off of the site, as these homesites will be within the upper elevations of the project. At the direction of staff, representatives from the firm of Terrance Lowell & Associates (TLA) conducted two types of visual tests for these lots. Initially blocks of wood 10 inches or greater in length were painted with day glow coloring and placed on the site at the estimated elevation for future rooflines. TLA representatives then drove to several locations including Rocklin Road, China Garden Road, Interstate 80, and streets within the Rustic Hills Subdivision to determine if the blocks were visible. TLA staff members were unable to detect the location of the blocks during this test.

As an extra step, groups of four balloons were tied to the blocks that were located at the highest elevations. The balloons were tethered at a height approximately 20 feet above the estimated location of the future rooflines. TLA staff members then repeated their attempts to view the balloons and/or blocks from the locations mentioned previously. According to TLA staff members, only two of the balloon clusters could be seen from Secret Court within the Rustic Hills Subdivision. None of the colored blocks representing the estimated elevation of the rooflines could be seen from any of the streets visited to the north, south or west of the project area.

Based upon this methodology, it was concluded that the homes would not be readily visible from areas open to general public view from immediately surrounding road rights-of-way, such as Rocklin Road, China Garden Road, Interstate 80, and streets within the Rustic Hills Subdivision. Therefore, special conditions requiring the use of a specific color palette for the exterior of these homes are not recommended by staff.

A series of special conditions have been added to the General Development Plan in order to facilitate implementation of mitigation measures identified in the environmental document and Mitigation Monitoring Program. These special conditions consist of items that are most appropriately addressed at the General Development Plan (zoning level) or Building Permit stage.

Tentative Subdivision Map

Subdivision Design and Phasing

As stated earlier, the proposed subdivision includes 119 single-family lots. Each lot is a minimum of 12,501 square feet in size.

The subdivision is bounded by Secret Ravine Creek on the westerly side. Additionally, there are a number of wetlands located throughout the project site. Therefore, the proposed project incorporates a large amount of these natural drainage features through the use of permanent open space. Ten (10) open space parcels are proposed. The total acreage contained within open space parcels is 25.91 acres of the 80+/- acre project site. As proposed by the applicant, another 6.51 acres would be placed within an Open Space and Conservation Easement for hillside protection. That easement would apply to portions of Lots 41 through 57. With the addition of the hillside open space easement, a total of 32.42 acres or 40.5 percent of the project side would be retained in open space.

The majority of the open space parcels are primarily self-contained within separate lots to be owned by a Homeowners Association of the future property owners within the subdivision. The open space parcel identified as Parcel J (containing 12.15 acres) will be dedicated to the City of Rocklin and include a 10-foot wide paved pedestrian/bicycle trail. Access to the subdivision is proposed via Greenbrae Road and the future extension of Monument Springs Drive.

The General Plan designation for the property is Low Density Residential (1 to 3 dwelling units/acre) while the zoning allows 1.5 dwelling units per acre. The subdivision design, as proposed, is consistent with the General Plan and zoning for the property.

Completion of the project has been proposed in four phases as noted below.

Phase I – 47 Lots
Phase II - 15 Lots
Phase III - 30 Lots
Phase IV - 27 Lots

Although the project has been proposed in four phases, installation of improvements and recordation of the final map(s) could occur in the phases noted above, through a combination of phases, or all at one time. However, the issuance of building permits will be regulated by conditions proposed as part of the Development Agreement (attached to this staff report packet).

Circulation

Street Design

Circulation within the project is provided via a network of residential collector streets. The proposed project design provides for future connections to both the east and southwest of the project site. The applicant has incorporated use of the City's 46-foot wide right-of-way Residential Street cross section with paved sidewalk on one side only to reduce the amount of grading for street improvements to the extent feasible. Although

this street design has allowed use of a rolled curb in the past, due to recent parking issues in other neighborhoods without sidewalks abutting the curb, staff is recommending that a vertical curb be required. This will prevent vehicles from parking onto the lawns. The proposed cul-de-sac designs meet minimum City standards for length and design.

Monument Springs Bridge Design

Off-site access is designed in a manner consistent with the Southeast Rocklin Circulation Element. The proposed primary point of access is the extension of Monument Springs Drive. It is planned to extend from the entrance to the subdivision on Greenbrae Road, across the Bell property to the north of the project site and eventually connect with the existing terminus of Monument Springs Drive (near the southerly entrance to Secret Ravine Estates subdivision). The extension includes crossing Secret Ravine Creek with a two-lane bridge spanning Secret Ravine Creek at the terminus of Monument Springs Drive. This bridge is one of the circulation routes included in the City's General Plan.

Construction of the proposed bridge would involve placing two five-foot diameter footings within the 100-year floodplain. Both footings would be designed to fall within the 100-year floodplain, but would be located outside the normal low water flow channel. The footings would allow the bridge to use a thin cross section structure, rather than a clean span bridge, which would enable the bridge to meet the existing grade of Monument Springs Drive and would provide the necessary freeboard (clear area between the 100-year floodplain and the bottom of any bridge structure) above the post-project 100-year floodplain. The construction of the bridge would also include the excavation of rock material along the southern bank of Secret Ravine Creek, just downstream of the bridge, to compensate for flow restrictions created by the footings and any collected debris.

The extension of Monument Springs Drive, thereby connecting China Garden Road with Greenbrae Road, is a part of the Southeast Rocklin Circulation Element of the General Plan. It should be noted that the majority of the roadwork involving the extension would be done within the jurisdiction of Placer County. Staff has been working with the County to ensure that the issues concerning their jurisdiction are addressed in the approval process. Therefore, staff recommends approval of the design of the Monument Springs Drive extension subject to the review, approval and permit issuance by Placer County. The City Engineer will also be working with the County staff on the final designs to ensure the design of the road and bridge is compatible with City streets. Since the bridge and the extension of Monument Springs Drive will be within both jurisdictions, a maintenance agreement will be required between Placer County and the City of Rocklin.

Phase I Access

According to the proposed Development Agreement, up to 40 lots (approximately one-third of the project) could be constructed and occupied prior to construction of the Monument Springs Bridge being completed. Forty (40) is the number of lots negotiated with staff to allow some development to occur to offset the construction cost of the bridge with minimal traffic increases on existing roads in compliance with the General Plan.

Development of the bridge across Secret Ravine Creek and the extension of Monument Springs Drive would have to be completed prior to issuance of the 41st building permit. Therefore, traffic associated with the first 40 homes would access the site via Aguilar Road or Greenbrae Road to access Foothills Road, El Don Drive and Southside Ranch Road until Monument Springs Drive is extended across the creek. As discussed on page J-17 of the Draft EIR, it is estimated that approximately 340 daily vehicle trips would access Aguilar Road and 20 daily vehicle trips would access Greenbrae Road during this first phase of the project.

Aguilar Road is a two-lane local roadway considered "underimproved" because it lacks sidewalk, curb, and gutter. The roadway pavement provides for minimal right-of-way for vehicles to pass. Due to the low amount of vehicular traffic, the level of service for this roadway is defined as LOS A. Aguilar Road is not designated as either a city or county bikeway. The addition of 340 additional daily trips would not exceed the level of service threshold for this type of roadway, and the LOS would remain the same. Therefore, the impact is considered less than significant.

During construction of the first phase of development it is anticipated that some truck traffic would access Aguilar Road and Greenbrae Road; however, these streets currently handle truck traffic for deliveries and construction occurring in the County and City, so it is anticipated that construction traffic will continue to be accommodated on these roadways. In addition, trips associated with project construction would be short-term and once the bridge is constructed would be minimized. Staff has recommended that once the Monument Springs Drive extension and bridge are constructed and open to the public (and prior to issuance of the 41st building permit) the applicant should be required to construct a temporary barricade across Greenbrae Road at the project's easterly property line. The temporary barricade would allow for emergency access only. Removal of the barricade would be at the discretion of the City of Rocklin and is likely to be coordinated with the final disposition of Aguilar Road.

Aguilar Road – Future Severing

Another component of the Southeast Rocklin Circulation Element is the severing of Aguilar Road (near its crossing of the Aguilar Tributary). Together with the connection provided by the Monument Springs Drive extension, the eventual severing of Aguilar Road will prevent any traffic resulting from buildout of the Granite Lakes Estates development from using Aguilar Road for general access.

Monument Springs Drive is planned to be a two-lane, limited access road as it crosses Secret Ravine Creek and connects China Garden Road with Greenbrae Road. The General Plan, at build out, anticipates some 2,530 Average Daily Trips on Monument Springs Drive and 4,690 on China Garden Road. A two lane limited access residential collector can be expected to handle 10,000 -12,000 average daily trips and meet the City of Rocklin Level of Service C criteria. The proposed project at buildout is expected to produce 1,190 Average Daily Trips. Therefore, Monument Springs Drive is adequate to serve the needs of the proposed project.

It should be noted that the Quarry Ridge project, located immediately to the east of the project site (see Attachment 1 – Location Map with Project Site and Pending/Approved Projects), has already been conditioned with the requirement to “sever” Aguilar Road in accordance with the City’s General Plan as noted above. The City Council, at sometime in the future, will determine when that action will take place in coordination with the County of Placer.

The proposed project is consistent with the current circulation element of the General Plan. Since the findings of the resolution recommending approval of the project require a finding of consistency with the General Plan, it is critical to note that this project is required to implement a significant portion of the General Plan (i.e. Monument Springs Bridge) and is therefore, consistent with it.

Traffic Calming within the Subdivision

According to information contained in a preliminary traffic study for a proposed development located southwest of the Granite Lakes Estates site (i.e., Vista Oaks), Monument Springs Drive (assuming the bridge extension proposed as part of the Granite Lakes Estates project) could experience traffic volumes of 2,130 to 2,360 vehicles per day in the vicinity of the bridge at buildout conditions in the area. These figures assume no access to the Stoneridge Specific Plan Area in Roseville that abuts the southern City limits of Rocklin south of the Granite Lakes Estates area. The numbers reduce slightly if access to the Stoneridge Specific Plan Area is assumed. Traffic volumes on the portion of Monument Springs Drive within the Granite Lakes Estates development under buildout conditions is estimated to range from 540 average daily trips at the southwest portion, to 1,230 trips in the portion just south of Greenbrae Road.

Although the total volumes fall below the 2,500 vehicle per day threshold that the City has considered as the maximum desirable volume for local streets with fronting residences, staff still has some concern that the length of the street could create undesirable conditions. In particular, vehicle speeds could become excessive and create conflicts with residents who will be backing out onto the street from their driveways. The applicant has suggested that 3-way stop signs be installed at both intersections of Monument Springs Drive and Greenbrae Road, the intersection of Monument Springs Drive and Road 5, and at the intersection of Monument Springs Drive and Road 1.

Based upon complaints from residents in various similar neighborhoods and input received from the City’s Police Department, it is staff’s position that stop signs are designed to control vehicle activity at an intersection and are not always effective for reducing speeding. Residents may routinely ignore stop signs and result in minimal speed reductions between stop sign locations. Based upon information presented to City staff in an informal workshop conducted by the firm of Fehr & Peers Associates, traffic calming options including narrowings and circles (not roundabouts) have been shown to reduce speeds between slow points by 4 to 11 percent, respectively.

Although the City does not have any adopted standards for traffic calming devices, it has been staff’s desire to anticipate and avoid future complaints to the extent possible as the design of projects are reviewed. Therefore, staff recommends that a condition be added to

the project that allows appropriate traffic calming features including circles, narrowings and stop signs (where warranted) to be installed at locations determined most appropriate by the City Engineer as part of the Improvement Plan process. Based upon preliminary staff discussions it is likely that circles would be recommended at the second intersection of Monument Springs Drive and Greenbrae Road, and the intersection of Monument Springs Drive and Road 5. A narrowing feature with landscaping is also likely on Monument Springs Drive between the two cul-de-sacs on either side of Open Space Parcels C and D.

Utilities

The following specific comments were provided by the utility providers. Standard City subdivision conditions of approval do not typically include this level of detail, because all improvements must be planned and installed to the satisfaction of the applicable provider. However, these comments are presented as follows, for information purposes.

Water - PCWA

- 1) Any off-site roadways or bridge crossings will require the installation of pipelines therein to form looped piping systems.
- 2) In order to obtain service, the subdivider will have to enter into a pipeline extension or service order agreement with PCWA and pay all fees and charges including Plant Expansion and Replacement charges.

Sewer - SPUD

- 1) SPMUD will work with the City, Placer County, and the developer to incorporate a sewer crossing in the Monument Springs Bridge and abandonment of an existing temporary lift station located at the terminus of Monument Springs Drive.

Gas and Electric – PG &E

- 1) PG&E maintains and operates an underground distribution electric line and a 6” gas main along the south side of Greenbrae Road, both lying within APN 046-030-058 and possibly 046-030-052, which must be avoided. Also a distribution electric pole line to serve APN 046-030-051, crosses APN 046-030-058 and a portion of APN 046-030-052. All OSHA and G.O. 95 clearances shall be maintained when working near these facilities.
- 2) The north half of the project site is located within the Pacific Bell serving area, and the south half of the site is located within the serving area of Roseville Telephone. Coordination with both providers will be required.

Fire Service/Emergency Access

Given the nature of the project site, with its oak woodland and creek corridor, fire safety and access are integral part of the project design. The applicant and Fire Chief have worked out the proposed fire and emergency access plan, which is attached to Exhibit A.

The demand for emergency access to certain areas of the project site may be temporary in nature until such time as both the Quarry Ridge and Granite Lakes Estates projects are developed. Easements for emergency fire protection access are intended to enhance the ability to fight potential wild land fires on undeveloped property. Once both projects are developed there may no longer be the need for the easements and the City could abandon them back to the applicable properties. Abandonment will occur at such time as one of the two projects is developed and the adjacent project has graded a parallel public roadway (replacement for the emergency easement) within the subdivision.

For emergency fire access along Lots 41 through 55 the applicant will, if necessary, dedicate a temporary 10-foot emergency fire access easement. The proposed easement will run from Lot 55 (the point where the easterly boundary of the project site and the existing Boardman Canal meet on Lot 55) to the far southwest corner of the project site (Lot 41). The 10-foot easement will connect to an existing 30-foot Roadway and P.U.E. (per 799/292). This existing 30-foot road and P.U.E. will then connect to Road 5 as shown on sheet 1 of 8 on the proposed tentative map. This access solution will provide for emergency fire access along the south and southeast boundaries of the project.

For emergency fire access along the project's easterly boundary the applicant will, if necessary, dedicate a temporary 10-foot emergency fire access easement. The proposed easement will run parallel to the easterly property line across the back of Lots 62, 64, 65, 70, 71, 72, and 80. Fire protection across the back of Lots 58 to 61 can be accessed from Open Space Parcel D or from Road 5, therefore, no easement is needed.

As currently shown, the proposed grading of lots 64, 65, 72, and 80 may be affected by the dedication of the temporary easement. Adjustment to the current grading plan will be minor and can be modified to accommodate the subject easements as part of the project improvement plan approvals.

Staff recommends that the Planning Commission and City Council approve the Emergency Access map as a part of Exhibit A.

Drainage/Flood Control

As with all projects in the vicinity of Secret Ravine Creek, drainage from the project is proposed to ultimately be directed to the creek.

As part of the Nonstructural Policy Recommendations contained in the Dry Creek Plan, it was recommended that all new development located in the upper reaches of the Dry Creek watershed provide local, on-site detention of stormwater except when the Placer County Flood Control and Water Conservation District (PCFCWCD) determines that local detention is either not required or not practical. Most of the project site is located in

the portion of the Dry Creek watershed where local detention is not recommended; however, the northern and eastern one-third of the project site is located in the area where local detention is recommended. Therefore, in accordance with the Dry Creek Plan, the northern portion of the project site is proposed to have stormwater detention storage. The proposed detention basin (the larger granite quarry) is within the area recommended to have detention per the Dry Creek Plan. The majority of the runoff from the southern portion of the site would be allowed to leave the project site unimpeded.

The proposed drainage system will utilize a combination of piped storm drainage, open ditches and natural swales to convey drainage to the large existing water filled quarry on the site (i.e., proposed detention basin), Secret Ravine, and/or the existing on-site pond.

According to information contained on the Tentative Subdivision Map for the Proposed Project, none of the proposed residential parcels are located within the existing 100-year floodplain, and the 100-year floodplain for Secret Ravine would be preserved within the permanent open space parcels. The paved multi-use trail that would be constructed within the open space area adjacent to the creek and very minimally encroach upon the 100-year floodplain. The alignment of this trail could be inundated during heavy flooding. However, it is assumed the trail would be designed to handle these periods of temporary inundation and would not be used during instances when high water is present.

According to the drainage study conducted by Watermark Engineering (September 22, 2000), the post-project 100-year event water surface elevations in Secret Ravine Creek would be lower than the pre-project water levels presented on FEMA's Flood Insurance Study (FIS). The differences are the result of the Watermark study using different cross-sections and more site-specific data. By using the former large granite quarry as an on-site detention basin to reduce the volume of surface water runoff into the creek, the water surface elevation of Secret Ravine Creek upstream of the quarry would slightly decrease, and the downstream water surface elevations within the creek would also decrease. Therefore, since water surface elevations in Secret Ravine Creek would not increase, but would in fact decrease, the Proposed Project would not exacerbate existing flooding conditions either on-site or on adjacent properties, such as the Rustic Hills subdivision. The water surface elevation measurements included in the following table were based on downstream and upstream cross-sections of Secret Ravine Creek in relation to the quarry location.

WATER SURFACE ELEVATIONS ALONG SECRET RAVINE AT QUARRY (DETENTION BASIN)				
Location	Existing FEMA Flood Insurance Study Elevations (ft)		Results of Watermark Study Elevations (ft)	
	10-year flood	100-year flood	10-year flood	100-year flood
Downstream end of quarry	229.3	233.0	227.8	230.8
Upstream end of quarry	231.2	234.6	231.0	233.8

Source: Watermark Engineering, Inc. 2000.

The entire Watermark Hydrology Study is contained in the Appendices to the Draft EIR (see Appendix E). The Draft EIR Appendices have been attached to packets delivered to the Planning Commission and are available upon request by the public.

Quarries

The project site contains two water-filled quarries. As discussed above the larger of the two will be utilized as a detention facility. Staff has recommended that both of these features be contained in individual open space parcels that are owned and maintained by the Homeowners Association. The project has been conditioned to require the installation of 8-foot high wrought iron style fencing with openings of no more than four inches (4") (consistent with the City's requirements for swimming pool fencing), around each of the quarries to protect against unauthorized access.

Boardman Canal

The Boardman Canal constitutes the southeast boundary of the project site. It is anticipated that the Boardman Canal will be encased at this location in accordance with PCWA direction and requirements. In the event that PCWA determines encasement of this segment of the Boardman Canal is not necessary fencing will be required along that feature.

Dam/Pond Improvements

In prior Tentative Subdivision Map applications processed by the City for this site, the existing dam/pond was proposed to be utilized as a detention facility. Although the existing pond on the site will not be used for detention purposes in the current application, it will continue to function similar to its existing state. The pond is located within open space Parcel A that is proposed to be owned and maintained by the Homeowners Association. As part of the project review process, staff requested that a qualified professional be retained to review the condition of the existing dam, make a preliminary determination of its stability, identify any improvements that may be necessary in the future, and determine if those improvements can be completed in the future without disturbing any wetlands on or adjacent to the dam.

The applicant retained the firm of Blackburn Consulting, Inc. (BCI) to conduct the investigation. Based upon information contained within a technical memorandum prepared by BCI dated July 31, 2001 the dam appears to have performed adequately for more than 25 years. Indications of imminent failure were not observed and it was noted that the dam would likely perform well for many years to come. Short-term stability problems were not anticipated; however, continued seepage that was described most likely as a maintenance problem (vegetation growth, minor erosion, and sloughing) rather than a gross stability problem, could contribute to long-term degradation of the downstream slope. The memo indicates that seepage could be addressed through a routine maintenance program including manual replacement of lost soil and/or placement of riprap, rodent control and backfill of holes made by rodents, and removal of possibly damaging vegetation.

According to the preliminary review, if repairs to the dam are found necessary based upon further evaluation, it should be feasible to make the improvements to ensure long-term stability without immediate disturbance of designated wetlands. The improvements, if necessary, could include one or a combination of the following:

1. Installation of a sheet pile wall or slurry wall at the crest of the dam to provide increased stability and reduce seepage. Consideration may have to be given to allowing some seepage to maintain vegetation on the downstream face if it is necessary for these to remain. A sheet pile wall would provide added protection against rapid breaching of the embankment.
2. Increase the height of the dam crest to provide additional freeboard and protection against overtopping. This could be accomplished by placing additional fill. In order to maintain a minimum crest width of 12 feet (for access) it may be necessary to raise the crest height by constructing a low wall, filling between two sheet pile walls, or placing some type of modular wall or geocell system.
3. Widen the existing spillway into the weathered rock on the south side.
4. Place erosion control materials (rock riprap, hard facing, etc.) on the downstream face of the dam to reduce the potential for erosion if overtopping occurs.

No proposed residential lots have been located downstream of the existing dam/pond. However, because it is proposed that ownership and long-term maintenance of the dam/pond be the responsibility of the Homeowners Association, staff recommends that the applicant be required to retain a qualified professional to conduct a more detailed evaluation of the dam's stability, and complete any necessary improvements, similar to the items listed above. All work will be required to be conducted in a manner that avoids impacts to existing wetlands and must be completed prior to the Homeowners Association taking over responsibility for the pond. The Homeowners Association will then be required to retain a qualified professional monitor and correct any degradation of the downstream slope that may occur during the life of the dam.

Water Quality

As noted in the Biological Resources Section of the Draft EIR (page I-16), Secret Ravine supports fall-run Chinook salmon and steelhead, sunfish, minnows, and Sacramento sucker. Secret Ravine provides spawning habitat for fall-run Chinook and steelhead. Central Valley steelhead are listed as a threatened species under the federal Endangered Species Act (ESA). Fall-run Chinook salmon are considered as a "candidate" species for future listing. The reach of Secret Ravine that is within the boundaries of the project site does not contain spawning habitat for salmon or steelhead, but is a migration corridor.

Based on water quality testing results performed by Wallace-Kuhl & Associates (Water Sampling and Testing Granite Lakes Estates, 2001), the quarry pond and creek water quality is generally good. Water quality data is available from both the granite quarries and from Secret Ravine Creek both upstream and downstream of the granite quarries, so that water quality in the stream could be evaluated for changes potentially stemming from use of the quarry as a detention facility.

As presented in the Draft EIR on page I-42, the project's proposal to detain stormwater runoff in the existing large quarry in the northern portion of the site to prevent potential flooding in the creek from increased urban runoff would not hinder adult salmonids migration (e.g., 474 cfs, reduced from 566 cfs, is sufficient). In addition, the trapping of sediments, nutrients, and urban contaminants to allow settling prior to release to Secret Ravine Creek, would be beneficial to aquatic resources.

The Proposed Project would be required by State law to obtain and comply with the State General Construction Activity Stormwater Permit. Compliance with this permit would require preparation of a Storm Water Pollution Prevention Plan (SWPPP) that includes implementation of Best Management Practices (BMPs) and Best Available Technologies (BATs) to control construction site runoff that would eliminate or reduce non-storm water discharges to receiving waters. Implementation of BMPs would trap sediments that might otherwise discharge to the creek, so that they would not degrade fish habitat.

Best Management Practices (BMPs) are also required to be incorporated into the project design as discussed on pages H-24 and H-25 of the Draft EIR to reduce urban contaminant loading. In accordance with this requirement the City will require the installation of oil and grit separators at the last outfall before storm water is released to the creek to capture potential contaminants that enter the storm drain system.

Additional mitigation (Measure HMM-4(b)) has been proposed which includes annual water quality testing at the detention basin, pond, and locations upstream and downstream of the project to ensure that water coming into Secret Ravine Creek from the project site will result in no net adverse change in water quality in Secret Ravine Creek. As conditioned, the Homeowner's Association would be required to retain a qualified professional to conduct the testing to the satisfaction of the Director of Public Works.

Grading

The proposed grading scheme for the project has components of both graded and non-graded subdivisions. As proposed on sheets 3 and 4 of Exhibit A, fifty-one (51) of the lots within the project site would be "Pad Graded" at the time all other project grading is conducted consistent with grading in the Improvement Plans that are to be approved by the City's Engineering Division. These sites are primarily scattered throughout the northern portion of the project and would be developed in a manner consistent with typical production style housing. Given that all proposed lots are a minimum of 12,500 square feet in size, the developer should have adequate area to construct a home and minimize tree loss and impacts to other natural features.

Nine (9) of the lots are proposed to be "Limited Pad Graded" where a 50 foot bench will be graded along the front of the lot during road construction in order to accommodate the design of driveways and garages. However, grading activities on the remainder of these lots would be reviewed at the staff level by the City for consistency with the guidelines set forth in proposed Grading Design Guidelines for the project. Grading design guidelines for the remainder of the Limited Pad Graded Lots is the same as those applied to the Limited Graded Lots (discussed below).

The remaining fifty-nine (59) parcels would be classified as "Limited Graded Lots". Grading proposals on these lots would be reviewed at the staff level by the City for consistency with the project's Grading Design Guidelines before any grading occurs on the lot. Once a proposal has been approved, lot grading would be limited to a foundation, garage pad, driveway, and usable backyard either immediately adjacent to the house, or in areas that will minimize disruption and displacement of soil and impacts to oak trees.

Oak Trees

According to the project arborist, there are 2,260 healthy oak trees consisting of 35,868 inches within the developable portions of the project site and 476 oak trees within the open space area, for a total of 2,736 trees 6" or greater in diameter at breast height (dbh).

The City of Rocklin Tree Ordinance does not require that information be provided regarding the number of inches associated with oak trees contained in the open space areas, nor is mitigation required for those trees. Mitigation is only required for the removal of oak trees that are in healthy condition and 6" dbh or larger within proposed developed portions of the project site.

The mitigation formula is based upon a percentage of trees and/or a percentage of the total inches. This project is removing more than 20% of both the number and the inches. Therefore, the mitigation must be consistent with the inches formula. The applicant/developer is only required to mitigate for trees that are not classified as "dead, dying, or diseased." As a result, trees that the arborist classifies as being in "poor" condition are not counted in the formula.

Healthy trees anticipated to be impacted by future homesites and roadways consist of 1,159 trees/11,206 inches. There are an additional 143 healthy trees/2,288 inches that the arborist has recommended for removal because they are not suitable to be near development. In total, the applicant has identified 1,302 healthy trees/13,494 inches that are anticipated for removal.

The applicant will be required to mitigate for tree removal per the City of Rocklin Oak Tree Ordinance for tree loss within the City limits. Based upon the estimated tree

removal indicated above and applicable formulas within the ordinance, mitigation will be necessary for approximately 5,720.4 inches. This calculation is presented in summary below:

35,868 total inches of all surveyed oak trees in the developed portions of the site x .20 = 7,773 inches (Discount Diameter)

Total dbh of oak trees anticipated to be removed = 13,494 inches

13,949 – 7,773 = 5,720.4 total inches of replacement required.

The established mitigation fee for each inch of replacement (equivalent of a 15-gallon tree) is \$96.

The mitigation may include a combination of planting or payment of in lieu fees. If in lieu fees were utilized to mitigate all removal, the fees would total \$549,158.40. The fees would be used by the City for acquisition of lands for oak tree reforestation; planting and maintenance of oak trees; retaining professional arborist assistance for monitoring oak trees under the City's control; and educational and enforcement programs.

Approximately 25 oak trees will be removed as part of the Monument Springs Drive extension within the unincorporated portion of Placer County. Removal of those trees will have to comply with the Placer County Tree Preservation Ordinance requirements.

Open Space Parcels and Conservation Easements

Several open space parcels have been identified on the Tentative Subdivision Map. These parcels contain a total of 25.91 acres. As proposed by the applicant, another 6.51 acres would be placed within an Open Space and Conservation Easement for hillside protection. That easement would apply to Lots 41 through 57. With the addition of the hillside open space easement, a total of 32.42 acres or 40.5 percent of the project side would be retained in open space.

The largest open space parcel is Parcel J which contains 12.15 acres along Secret Ravine Creek. The boundary of Parcel J as represented on the Tentative Subdivision Map includes the small water filled quarry at the north end of the site. City staff has recommended that all water features other than the creek be contained within open space parcels that are owned and maintained by the Homeowners Association. Therefore, staff has added a condition to the project noting that the small quarry and area immediately surrounding it shall be included in a separate open space parcel that is owned and maintained by the Homeowners Association. The project is conditioned to fence the quarries.

Open Space and Conservation Easements for riparian purposes are recommended for all open space parcels owned by the Homeowners Association including the existing pond on the property, retained wetlands, and the quarry parcels (i.e., Lots A through H, K, and the parcel that is created for the small quarry). Open Space and Conservation Easements are also recommended for the upper portions of the hillside for lots 41 through 57 to maintain the integrity of the hillside and prevent the construction of structures, or removal of healthy trees and vegetation, except as is necessary for emergency access and/or fire protection. The applicant has proposed that this easement be applied to Lots

41 through 57 except for the first 150 linear feet from the front property line. Staff recommends that the distance between the front property line and the beginning of the hillside Open Space and Conservation Easement be reduced to 130 linear feet. That dimension is considered adequate to provide for a 25 foot front yard setback, accommodate a large residential structure (at least 80 feet in depth), and provide a back yard area up to 25 feet in depth outside of the easement. In house designs that are less than 80 feet in depth, the homeowner would enjoy a greater backyard benefit.

Parcel J will be open space that is dedicated to the City of Rocklin, therefore, an Open Space and Conservation Easement is not necessary on that parcel.

Access to Pond – As Proposed

Upon completion of the subdivision, the area where the pond is located will be contained within an Open Space and Conservation Easement to be owned in common by a Homeowners Association made up of the property owners within the subdivision. While that portion of the property will not be fenced, it cannot be presumed that the public will have legal access to the pond area any more than is given today.

Access to Creek and Pedestrian/Bicycle Trail

Pursuant to the Development Agreement and project conditions, construction of a 10-foot wide paved bicycle and pedestrian trail with two-foot wide shoulders consisting of decomposed granite or other acceptable material will be completed in Phase 1 of the project. The paved multi-use trail will be constructed on the east side of the creek within Open Space Parcel J and very minimally encroach upon the 100-year floodplain. Temporary access to the bicycle and pedestrian trail consisting of a surface approved by the City Engineer will be provided from the terminus of Greenbrae Road until Greenbrae Road is fully improved. The public would have access to this trail. It is hoped that the trail will be extended to the north and south as other development projects are completed to provide a continuous amenity along the creek. Until then, access to the trail is to be provided between Lot 13 and Lot 14.

Open Space Parcel J including the trail will be dedicated to the City of Rocklin. The area will be annexed into Community Facilities District No. 5, or other appropriate financing district, to provide funding for ongoing maintenance.

Area of Controversy - Ownership and Maintenance of Open Space Parcels

During the public review period for the Draft EIR and the Draft EIR hearing that was conducted on October 30, 2001, several members of the public indicated that the City should own and maintain all of the open space parcels associated with the project. Members of the public expressed a very low level of confidence that the Homeowners Association could fund and address these issues properly. Public comments have also suggested that City ownership would result in increased surveillance of these areas.

The response to Comment U-1 in the Final EIR discusses in detail how the City can require the Homeowners Association to fund various mitigation requirements such as water quality testing in particular. Under the current proposal the City would own and maintain the open space parcel along Secret Ravine Creek which includes the proposed trail.

The practice of having open space areas owned and maintained by Homeowners Associations has occurred successfully in a number of projects including Whitney Oaks (on a large scale), and Stanford Village and Park Place Condominiums (on a smaller scale). The Croftwood Subdivision and Yankee Hill Estates were also approved with Homeowner Association ownership and maintenance of similar open space areas, although the Final Maps for those projects have not been recorded. Staff recommends that ownership and maintenance of the open space parcels within the Granite Lakes Estates subdivision be completed as proposed, and that the Homeowners Association would also obtain ownership of the small quarry as well as the large quarry. Private ownership of these facilities would allow more Homeowners Association control to prevent unwanted public degradation of the facilities and eliminate public (City) liability cost.

Possible Open Space Exchange – Yve Scharer/John Chase Property

During the public review period for the Draft EIR, staff was approached by the property owners of a five acre parcel (APN 045-120-023) located directly north of the Granite Lakes Estates site. The individuals' property provides the only direct access to the small island area that is formed by the confluence of Sucker and Secret Ravine Creeks. The property owners have a Habitat Conservation Grant from the U.S. Fish and Wildlife Service to restore native riparian vegetation along the creek segments, which flow through their existing property. The proposed 10-foot wide paved public trail within the Granite Lakes Estates project would terminate at the southeast corner of the Scharer/Chase property.

The property owners have expressed interest in a land exchange that would transfer title of the southeast corner of their existing property to the City of Rocklin to facilitate future extension of the trail. In exchange, they are interested in acquiring the "island" and associated riparian areas on both sides of the creek to expand their habitat restoration efforts. Precise boundaries of both areas to be exchanged have yet to be determined.

The concept presented could facilitate the future extension of the public trail envisioned by the City as a valuable public benefit. It may also involve the opportunity to improve habitat values by including an area that is currently only accessible through the private property owner's existing parcel within the boundaries covered by their existing Habitat Conservation Grant. City staff supports exploring this opportunity more fully with the private property owners.

The southeast corner of the Scharer/Chase property, where the City could eventually extend the trail, is currently within the unincorporated portion of Placer County. It is envisioned that the property exchange discussed above could be completed via a lot line adjustment or other similar instrument once Parcel J has been dedicated to the City and the details of the exchange have been finalized. Any land conveyed to Scharer/Chase through the exchange would have an Open Space and Conservation Easement for riparian areas recorded over it.

The applicant for the Granite Lakes Estates project has indicated that they will provide any legal descriptions necessary to facilitate the exchange upon receipt of specific direction from the City. Staff recommends that the draft Development Agreement be modified to reflect this commitment.

Development Agreement

The proposed entitlements for the project include a Development Agreement. The proposed term of the agreement would be 10 years.

Major points of the agreement including Developer and City obligations are found in Section 5, on pages 11 through 13 of the Development Agreement Ordinance, and are summarized below.

The Developer shall:

1. Donate the public open space area shown as Lot J on the Tentative Subdivision Map to the City, with the exception of land within the proposed fence around the small quarry.
2. Provide surveying and mapping services to identify, map, and prepare a legal description of the peninsula area at the north edge of Lot J which is bordered by the creeks, so that this land may be subsequently transferred to the adjoining landowner to expand the existing dedicated preserve area in exchange for property needed for a future trail connection of the bicycle and pedestrian trail described below.
3. Design and construct a bicycle and pedestrian trail through the Open Space Lot J and dedicate said trail to the City upon completion of all of the trail facilities. Construction of the bicycle and pedestrian trail with temporary access as described in the Entitlements shall be completed in Phase 1 of the project. The permanent access facility for the bicycle and pedestrian trail shall be constructed in Phase 2.
4. Annex into City of Rocklin Community Facilities District No. 5 to fund the maintenance of the City owned open space (Parcel J) and bicycle and pedestrian trail.
5. Extend Monument Springs Drive from the entrance of the Project on Greenbrae Road, across the parcel to the north of the Project site commonly known as the "Bell property," to connect the Property to the existing terminus of Monument Springs Drive. This extension of Monument Springs Drive connecting China Garden Road with Greenbrae Road is consistent with the Southeast Rocklin Circulation Element, and

shall include design and construction of a bridge over Secret Ravine Creek, connecting the City of Rocklin to the County of Placer. The bridge shall be completely constructed and open to the public prior to issuance of the 41st building permit for the project.

City Obligations

1. **Cooperate with Financing District.** In consideration for the planning, design, and construction, at Developer's expense, of the bridge over Secret Ravine Creek connecting the City of Rocklin to the County of Placer, City agrees to form and implement a Mello-Roos Community Facilities District to finance the bridge and ancillary improvements to be constructed by Developer. Any such CFD shall be formed consistent with and adhere to the City's standards governing the formation of such districts, including Developer's payment of application fees. City and Developer shall cooperate in good faith with each other in the formation of the CFD and the ultimate issuance of bonds thereunder to fund the bridge improvements consistent with the applicable substantive and procedural requirements, however, the CFD financing shall be structured so that no individual single family parcel within the project shall be taxed in excess of eight hundred and 00/100 dollars (\$800.00) per year to repay the costs of financing the bridge, any ancillary improvements, and the administrative costs associated with the CFD.
2. **Participation in Bridge Financing By Other Benefited Properties.** The planning, design, and construction, at Developer's expense, of the bridge over Secret Ravine Creek connecting the City of Rocklin to the County of Placer will benefit the City generally, and future developers of similarly situated properties in particular. Therefore, the City shall, to the extent permitted by law, require that all other landowners of undeveloped land located southeast of Interstate 80, south of Rocklin Road and within one mile of the borders of the project, and benefited by the improvements, participate in the CFD and pay their proportionate share of such costs as determined by the City.
3. **City Cooperation.** The City agrees to cooperate with Developer in securing all permits that may be required by the City. Each party agrees to extend to the other its prompt and reasonable cooperation in modifying this Agreement or approved plans, should future modification of the Agreement or approved plans become necessary.
4. **Other Government Permits.** Developer shall be responsible for applying for and obtaining approvals required by other governmental agencies having jurisdiction over, or providing services to, development of the Property. To the extent possible, the City shall cooperate with Developer in obtaining all such approvals in a timely manner.

Design Guidelines for Grading

Major features of the project's proposed Grading Design Guidelines are discussed under the topic of *Grading* in the Tentative Subdivision Design analysis. The proposed Granite Lakes Estates Grading Design Guidelines have been attached in their entirety as Exhibit A to the Design Review resolution in this packet. The guidelines provide direction on construction techniques in sloping conditions.

Grading approvals for the "Pad Graded", "Limited Pad Graded", and "Limited Graded Lots" would all be at the staff level. Grading for the "Pad Graded" lots and the partial pad grading proposed for the "Limited Pad Graded Lots" (both shown on sheets 3 and 4 of Tentative Subdivision Map Exhibit A) would be reviewed with the Improvement Plans for the project. Grading for the remainder of the "Limited Pad Graded" lots and all grading on the "Limited Graded" lots will be based on a Planning and Building Division determination of consistency with the approved guidelines. Any appeals to staff decisions would be presented to the Planning Commission.

Attachments:

1. Location Map with Project Site and Pending/Approved Projects.
2. Technical Memorandum – Blackburn Consulting, Inc. (July 31, 2001)
3. May 14, 2002 Correspondence from Remy, Thomas, and Moose
4. April 25, 2002 Memorandum from Terrance Lowell & Associates regarding Granite Lake Estates Grading Guidelines
5. California Regional Water Quality Control Board correspondence regarding NPDES General Permit.
6. May 15, 2002 Correspondence from Gordon Havens
7. Appendices to the Granite Lakes Estates Draft EIR (Attached to Council Packets Only)

Reference Documents to be provided upon request by the City Council or members of the public:

1. Granite Lakes Estates Draft EIR (October 2001)
2. Appendices to the Granite Lakes Estates Draft EIR (October 2001)
3. Granite Lakes Estates Final EIR (February 2002)
4. Traffic Impact Study for Vista Oaks Subdivision in Rocklin (November 30, 2000)