



City Council Report

Subject: Monument Springs Bridge and Roadway Improvements Subdivision Modifications

Granite Lake Estates
EIR Addendum, EIR-2000-01A
General Development Plan Amendment, PDG-2000-08B
Tentative Subdivision Map Modification, SD-2000-02A & TRE-2000-33A

Vista Oaks
EIR Addendum, EIR-2002-01A
Tentative Subdivision Map Modification, SD-2001-04A & TRE-2001-30A

Date: May 10, 2022

Submitted by: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager

Department: Community Development Department

Recommendation

The Planning Commission and staff recommend approval of the following:

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE FIRST ADDENDUM TO THE GRANITE LAKE ESTATES ENVIRONMENTAL IMPACT REPORT (Granite Lake Estates Modification / EIR-2000-01A)
- B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN ORDINANCE TO AMEND THE GRANITE LAKE ESTATES GENERAL DEVELOPMENT PLAN (ORDINANCES 855 AND 958) (Granite Lake Estates General Development Plan Amendment / PDG-2000-08B)
- C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A MODIFICATION TO A TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT (Granite Lakes Estates/SD-2000-02A and TRE-2000-33A)
- D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE FIRST ADDENDUM TO THE VISTA OAKS AND HIGHLANDS PARCEL A ENVIRONMENTAL IMPACT REPORT (Vista Oaks Modification EIR-2002-01A)
- E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A MODIFICATION TO A TENTATIVE SUBDIVISION MAP (Vista Oaks / SD-2001-04A, TRE-2001-30A)

Proposal

The Projects are applicant-initiated requests for approval of modifications to the General Development Plan approved for the Granite Lake Estates subdivision, and the tentative subdivision map conditions of approval for both the Granite Lake Estates and Vista Oaks Tentative Subdivision Maps. The proposed modifications are intended to facilitate the construction of the Monument Springs bridge and roadway extensions by allowing construction of additional homes prior to completion of the bridge and roadway improvements in support of the creation of a Community Facilities Finance District and issuance of Bond Opportunities for Land Development (BOLD) bonds. In addition, there are revisions to old or outdated conditions.

Specifically, the projects are requesting approval of the following:

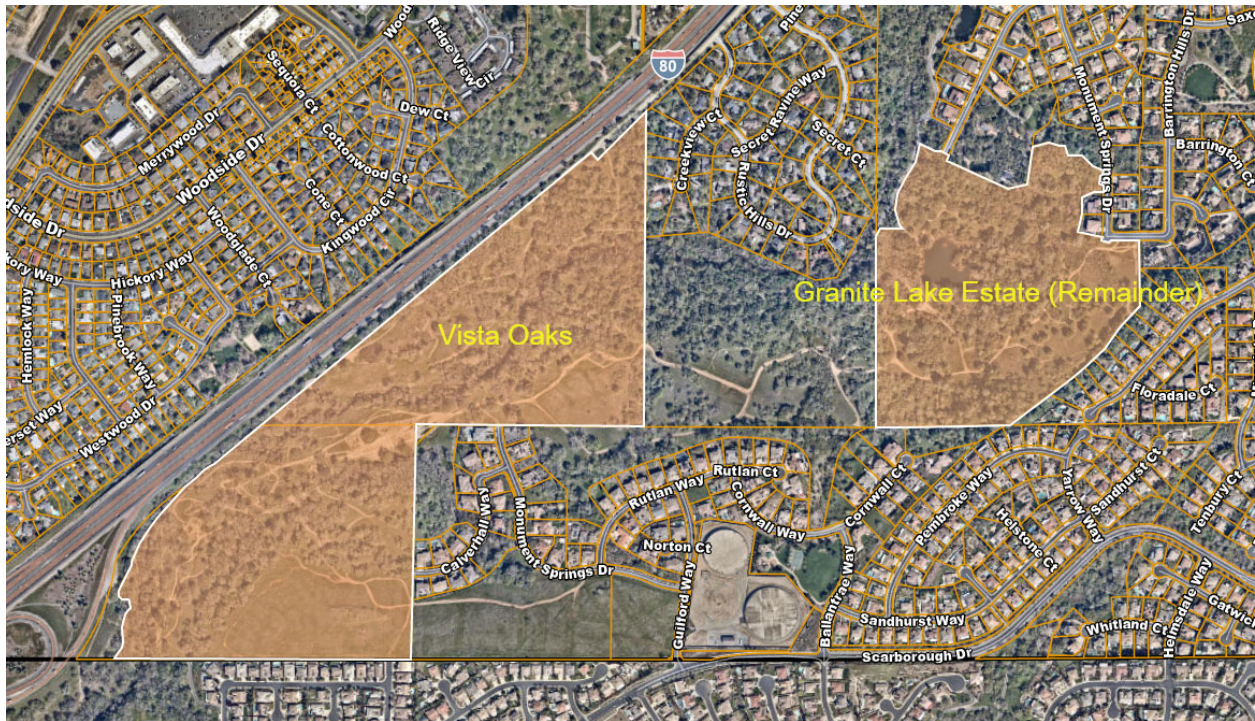
- General Development Plan Amendment (PDG-2000-008B) to delete a provision in the document that restricts the number of homes that can be built in the Granite Lake Estates subdivision to a maximum of 48 units prior to completion of the Monument Springs bridge and roadway improvements;
- Tentative Subdivision Map Modification (SD-2000-02A & TRE-2000-33A) to amend the conditions of approval for the Granite Lake Estates tentative subdivision to allow the construction of additional homes, beyond the existing 48 homes, to facilitate obtaining bond funding to allow construction of the Monument Springs bridge and roadway improvements, as well as clean up obsolete conditions and language;
- Tentative Subdivision Map Modification (SD-2001-04A & TRE-2001-30A) to amend the conditions of approval for the Vista Oaks tentative subdivision to allow the construction of homes in the development in advance of the completion of the Monument Springs bridge and roadway improvements to facilitate obtaining bond funding to allow construction of the Monument Springs bridge and roadway improvements, as well as revise obsolete conditions and language.

Location

There are two project areas, as identified in **Figure 1** and as follows:

- A) One (1) parcel, the undeveloped second phase of the Granite Lake Estates subdivision located at the southerly terminus of Greenbrae Road and, also, southerly of the intersection of Monument Springs Drive and Barrington Hills Drive; APN 046-030-070. This area is located within the boundaries of the Granite Lakes Estates General Development Plan.
- B) Two (2) parcels located southeasterly of I-80 and southerly of the terminus of China Garden Road; APNs 046-020-003 & 046-010-007. This area is located within the boundaries of the Vista Oaks General Development Plan.

Figure 1. Project Locations



Owner/Applicant

Granite Lake Estates: The applicant is Cook Development Consulting Services, LLC. The property owner is Capitol Equity Management Group, Inc.

Vista Oaks: The applicant is TLA Engineering and Planning. The property owner is Guntert Family Real Estate Limited Partnership.

Site Characteristics

Granite Lake Estates: The project site has varied terrain and contains a stock pond, two quarry ponds and a year-round stream. The elevations range from 250 feet in the north to over 400 feet in the south. Generally, the site slopes in a westerly direction and is heavily covered with oak trees. Two streams traverse the property, Secret Ravine Creek along the western edge and Sucker Ravine in the northwest corner. Both creeks have a substantial flood plain on the site. The first phase of the project has been developed with 48 homes.

Vista Oaks: The project site consists of gently rolling to moderately steep terrain. Elevation ranges from 184 feet along Secret Ravine Creek in the southwest, to 280 feet along the grassland ridge in the south-central portion of the site. Secret Ravine Creek, a perennial stream, flows through the site from the northeast to the southwest. The project sites support riparian trees and shrubs and a broad 100-year floodplain with scattered Valley Oaks. Blue Oak woodland and non-native annual grassland comprise the upland portions of the site, primarily in the south. Furthermore, the site supports perennial and seasonal wetlands, and several seasonal drainages.

Both sites have historically received heavy disturbance from off-road vehicle use. Various unpaved roads crisscross the area, inhibiting the establishment of vegetation. Some of these roads are in such close proximity to each other that large tracts of bare ground have been created. Several of these off-road vehicle trails bisect the Blue Oak woodland habitat on the sites and lead into and out of Secret Ravine Creek.

Surrounding properties have largely been developed with single-family residential subdivisions. The Interstate 80 (I-80) freeway is located along the northwesterly boundary and residential development in the City of Roseville is located to the south of the Vista Oaks project site. The Vista Oaks and Granite Lake Estates projects are separated by the Highlands Parcel A project site, a 20-unit, single family residential tentative subdivision map, on an approximately 30 acre site. The Highlands Parcel A project was approved concurrently with the Vista Oaks project and has similar conditions of approval but is not requesting any modifications at this time.

Summary of Planning Commission Hearing and Action

On April 19, 2022 the Planning Commission considered the proposed modifications to the Granite Lake Estates and Vista Oaks projects. Staff presented the Project, as well as a Blue Memo which included correspondence received subsequent to publication of the Planning Commission agenda packet.

Following staff's presentation, the Planning Commission:

1. Verified that the Development Agreement for the Granite Lake Estates project had expired and that there was no Development Agreement for the Vista Oaks project.
2. Verified that each project would have its own, separate, Home Owners Association.
3. Verified that the Rocklin General Plan Circulation Element includes a policy requiring that Aguilar Road be severed where it crosses Secret Ravine Creek at some point after completion of the Monument Springs bridge.
4. Asked if the requirement to plant trees in the front yard of each home in the Granite Lake Estates project were part of the mitigation for oak trees removed by project development. (Staff later verified that it is not)
5. Verified that the Planning Commission could recommend that the off-site sidewalk extension along China Garden Road, required of the Vista Oaks subdivision, be constructed of concrete rather than possible alternative materials as noted in the existing conditions of approval.
6. Asked if the existing billboard at the southwesterly corner of the intersection of Rocklin Road and Interstate 80 was one of the billboards referenced in the Vista Oaks conditions of approval. (Staff later verified that it is not)
7. Asked for clarification of what is a "Turnkey" park.
8. Asked for clarification of the proposed Granite Lake Estates General Development Plan Amendment.
9. Verified that the proposed bond funding mechanism was dependent upon the inclusion of the approximately \$1.7 million dollars the City has committed toward construction of the bridge and roadway improvements. Staff also clarified that the estimated 110 building permits required to achieve the correct value to debt ratio for the proposed bond issuance did not include the 48 homes already built in the Granite Lake Estates subdivision.

The representative for the Granite Lake Estates project, Dave Cook, and the Vista Oaks project, Brad Shirhall, separately addressed the Commission providing brief histories of the respective projects, the efforts to move the projects forward, and the bond funding proposal for the Monument Springs bridge and roadway improvements. Mr. Cook also suggested some revisions to the conditions of approval for the Granite Lake Estates project, beyond those noted in the staff report.

The Commission asked the project representatives and their teams for clarification of the chain of ownership for the Granite Lake Estates project since it was originally approved, if there was any overlap in the ownership of the two projects, and for clarification of a number of details related to the workings of bond financing proposal.

Fourteen people addressed the Planning Commission during Public Comment. All expressed that the bridge and roadway improvements must be completed prior to allowing any more homes to be built in either project, citing concerns about traffic in general, construction traffic, fire safety, and lack of confidence that the proposal would work.

During deliberations, the Planning Commission generally concurred that the Monument Springs bridge and roadway improvement must be completed as soon as possible. Commissioner Barron stated that he was struggling with the timing of bond financing and the certainty of bridge construction. At Commissioner Cortez's request a representative from the California Municipal Finance Authority clarified that if a cap was placed on the number of building permits that could be issued prior to bridge construction that no bonds could be sold. Commissioner Vass noted that she was in favor of the proposed modifications because of, among other things, the performance bond(s) that would be required as a part of the Subdivision Improvement Agreement that would have to accompany any final map recorded for either of these projects, this financing proposal is probably the best chance to get the bridge built and that if it didn't happen now the bridge may never be built. Commissioner Bass stated that he was not in favor of the proposed modifications and felt the conditions of approval could be more concrete and that the City should do more to pay for the cost of the bridge or to ensure greater certainty that it would happen and when. Commissioner McKenzie stated that he could support the proposed modifications but would also like to see increased City funding for the bridge and roadway improvements.

The Commission voted 4-1 (Commissioner Bass opposed) to recommend approval of the Granite Lake Estates and Vista Oaks EIR Addendums, and the Granite Lake Estates General Development Plan Modification to the City Council as proposed. The Commission voted 3-2 (Commissioners Barron and Bass opposed) to recommend approval of the Granite Lake Estates and Vista Oaks Tentative Subdivision Map Modifications to the City Council with the following modifications:

Vista Oaks Condition #

4.e.4)ii. A four-foot-wide meandering **concrete** sidewalk **of an appropriate material such as a decomposed granite, asphalt or concrete** shall be constructed along China Garden Road, from the northerly edge of the project's China Garden Road frontage to the northerly most intersection of China Garden Road and Rustic Hill Drive. The final design and material shall be to the satisfaction of the Public Works Director and the City Engineer.

Granite Lake Estates Condition #'s
6.a.4)

- i) The subdivider shall have ~~initiated~~ ~~cooperated in~~ the formation of a Bond Opportunities for Land Development (BOLD) Community Facilities District (CFD) consistent with policies and procedures for Land Secured Financings adopted pursuant to Resolution No. 2005-112 for purposes of financing construction of the Monument Springs bridge, roadway extension, and other eligible improvements prior to commencement of any site work for the subdivision.
- ii) Prior to ~~the earlier of~~ issuance of the 78th building permit, ~~or reaching a 4:1 loan to value ratio as defined by CMFA and the City of Rocklin,~~ landowner shall provide evidence of a contract for, and shall initiate construction to extend Monument Springs Drive from the northern boundary of the subdivision, 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 as shown on Exhibit A. This extension of Monument Springs Drive shall include design and construction of a bridge over Secret Ravine Creek. The completion of which shall be guaranteed by a performance bond in the amount and with terms acceptable to the City.

(Add new)
19. Special

- c. ~~Construction traffic for the Granite Lake Estates project shall be prohibited from using Aguilar Road between China Garden Road and Greenbrae Road.~~

(Typo Correction)
21. Effective Date.

Pursuant to AB1561, the approval shall expire on ~~May 14~~ ~~January 11~~, 2023.

The Planning Commission also voted 5-0 to include a minute order in the public record reflecting that the Planning Commission recommends the City Council explore public financing of the bridge and roadway improvements.

Background

Granite Lake Estates

The Granite Lake Estates subdivision, a 119-lot single family residential development, was approved by the City Council on May 28, 2002. The total lot count was later reduced to 116 via a substantial compliance adjustment to the map configuration when a final map for the first phase of the development was recorded. The project entitlements included an Environmental Impact Report (EIR), General Development Plan, Tentative Subdivision Map, Oak Tree Preservation Plan Permit, grading Design Guidelines, and a

Development Agreement. Consistent with the requirements of the Southeast Rocklin Circulation Element, adopted in 1993, primary access to the project site was to be via an extension of Monument Springs Road from its terminus on the north side of Secret Ravine to Greenbrae Road. The extension included construction of a developer-funded bridge over the creek and a two-lane road to connect to Greenbrae Road. At the time the property for this off-site improvement was located in an area under the jurisdiction of Placer County. Known as the Greenbrae Area, this island of Placer County controlled land was annexed into the City in approximately 2016. The project was allowed to construct up to a maximum of 40 homes in the first phase of development in order to somewhat offset the cost of off-site improvements. This limitation was not based upon any environmental transportation impact thresholds being exceeded if homes in excess of that number were built.

In 2010, the first phase of the Granite Lake Estates subdivision, consisting of 48 lots had been constructed and the first homes were being built. The extension of Monument Springs Drive had been delayed by a number of factors including changes to the proposed road alignment, difficulty acquiring the needed right-of-way, and the downturn in the economy now known as the "Great Recession". As a result, the project developer at the time, S360 Granite Lakes LLC, applied to amend the project's approvals to allow eight additional homes to be built prior to completion of the bridge and roadway extension, for a total of 48 homes. The City Council approved the modification on February 23, 2010. Additional information about project approvals can be found in the staff reports prepared for the original approval of the project and for the later modification request, identified as Attachments A and B to this staff report.

Homes were completed on all 48 lots in the first phase of project development and construction of the bridge and roadway improvements was started. Work on the bridge and roadway improvements were later halted, and ultimately the undeveloped portions of the subdivision went into receivership and were lost. The property was later acquired by the current owners, Capitol Equity Management Group, Inc. Since that time the property owners have been working with the City and the owners of the similarly conditioned Vista Oaks and Highlands Parcel A projects to identify options to finance and build the Monument Springs bridge and roadway improvements and allow the Granite Lake Estates project to be completed.

Vista Oaks

The Vista Oaks subdivision, a 100-lot single family residential development, was approved by the City Council on November 14, 2006. The project entitlements included an EIR, General Plan Amendment, General Development Plan, Tentative Subdivision Map, Oak Tree Preservation Plan Permit, and grading Design Guidelines. The project was processed concurrently with a proposal for a 20-lot subdivision known as Highlands Parcel A, located on an adjacent parcel that also borders the Granite Lake Estates project.

The Vista Oaks and Highlands Parcel A projects were both conditioned to extend Monument Springs Road from its northerly terminus on the north side of Secret Ravine through the Granite Lake Estates project site and through each other to link with the southerly terminus of the street in the Elliot Highlands development. Here again, the extension included construction of a bridge over the creek and a two-lane road to connect to Greenbrae Road. The Vista Oaks subdivision was permitted to develop and build homes on the 23 lots in Phase I of the development as all vehicular access to that phase is via China Garden Road. The Phase II and Phase III areas, as well as the Highlands Parcel A project, were conditioned to require the completion of the Monument Springs Drive extension, including the bridge, prior to construction of any homes. To date, no improvement plans have been submitted for any phase of either the Vista Oaks or Highlands Parcel A projects. Additional information about project approvals can be found

in the staff report prepared for the original approval of these projects, identified as Attachment D to this staff report. As noted above, the owners of the Vista Oaks and Highlands Parcel A projects have been working with the City and the owners of the Granite Lake Estates project to identify options to finance and build the Monument Springs bridge and roadway improvements and allow all of these projects to proceed.

General Plan and Zoning Compliance

Both project sites have General Plan designations of Low-Density Residential (LDR), with a density range of 1 – 3.4 dwelling units per acre and Recreation – Conservation (R-C) for creek and steep slope open space areas.

The Granite Lake Estates site is zoned Planned Development-1.5 units per acre (PD-1.5). The City Council found the 116-lot subdivision to be consistent with the applicable General Plan and zoning when the project was approved in 2002. The project modifications proposed as a part of this project, including the General Development Plan Amendment, will not change the proposed land use, density or intensity of the project and as such it would remain consistent with the existing land use and zoning designations.

Likewise, the Vista Oaks site is zoned Planned Development-1.08 units per acre (PD-1.08). The City Council found the 100-lot subdivision to be consistent with the applicable General Plan and zoning when the project was approved in 2006. The project modifications proposed as a part of this project will not change the proposed land use, density or intensity of the project and as such it would remain consistent with the existing land use and zoning designations.

Funding Proposal for the Monument Springs Bridge and Roadway Improvements

The owners of the Granite Lake Estates, Vista Oaks, and Highlands Parcel A projects have been in on-going discussions with each other and the City for over a year to determine how best to fund construction of the bridge and roadway improvements and thereby improve the overall traffic circulation in this part of Rocklin and enable these residential projects to move forward.

The City took a significant step in its commitment to help ensure the Monument Spring bridge is constructed by including \$1.5 million in its 2022-2026 Capital Improvement Plan adopted by the City Council on June 22, 2021. The \$1.5 million is in addition to approximately \$198,000 that has previously been collected by the City from Highlands Units 2 and 3 toward the construction of the bridge and roadway extension. Establishment of a Community Facilities Finance District (CFD) and issuance of Bond Opportunities for Land Development (BOLD) bonds has emerged as the most viable and certain method to secure the remaining funding required for these improvements.

The commonly used California Municipal Finance Authority (CMFA) BOLD Program has been designed to help both developers and local public agencies in California finance public infrastructure needed for new development using municipal bonds issued by the CMFA. The CMFA recognizes that new residential development often faces challenges for the mission of municipalities to provide needed infrastructure, since new development triggers the requirement to construct, acquire, or otherwise provide additional public facilities to accommodate the growth. By working directly with developers, the BOLD program facilitates financing for infrastructure and fee obligations of developers. The BOLD Program provides financing of infrastructure projects through the Mello-Roos Act, on a cost-efficient basis. Administration

of the BOLD Program, bond offerings, and related Community Facilities District (CFD) formation and ongoing administrative responsibilities are handled by the CMFA.

To that end the Granite Lake Estates and Vista Oaks representatives have initiated the first steps in the process to obtain BOLD CFD bond issuance to fund the construction of the Monument Springs bridge and roadway extensions. They retained the firm of Development & Financial Advisory, who has done other BOLD CFDs in the City, which determined that to achieve the required loan to value (LTV) and debt service coverage (DSC) needed to support an initial BOLD CFD bond issuance, between the three projects an estimated total of 110 building permits would need to be issued prior to the start of bridge construction. The City's CFD underwriter, Piper Sandler, has independently examined and confirmed the analyses supporting this figure.

City staff held a meeting with developer's representatives, South Placer Municipal Utility District (SPMUD), Placer County Water Agency (PCWA) and the City's emergency response staff to discuss the proposed phasing and construction of additional homes in advance of the completion of the bridge and roadway improvements. After this meeting and subsequent internal discussions, the proposed phasing of Vista Oaks and Granite Lake Estates as submitted by the developers, and reflected in the proposed project modifications, is acceptable to the City and its emergency response staff. Provided that the emergency vehicle access (EVA) bridge between Phases I and II of the Vista Oaks project be designed to support loads up to 46,000 lbs., instead of the 40,000 lbs. load design originally required, the EVA bridge can support SPMUD maintenance vehicles and Fire vehicles, with the exception of the Fire Ladder Truck.

Assuming that this process moves forward, the City and developers are in negotiations related to options to advance portions of the approximately \$1.7 +/- million in City funds, as certain bridge and related road extensions construction milestones are reached. The specifics of which would be covered in an Acquisition and Reimbursement Agreement (ARA) or other form of agreement to be executed between the City, the landowners and BOLD. The final terms of the ARA would be subject to City Council approval.

This entire proposal, to allow home construction to proceed ahead of completion of the Monument Springs bridge and associated roadway improvements in order to allow for the issuance of bonds to fund construction of those improvements, rests upon the requirement that the projects, independent of the BOLD process, will post performance and completion bonds for any unfinished improvements, including the construction of the Monument Springs bridge and roadway improvements, with each phase of the respective projects for which recording of a final map is requested. Building permits for construction of homes within a given phase of a subdivision may not be issued prior to recording of a final map, with the exception of a limited number of building permits for model homes. When a final map is recorded it is generally assumed that the majority of required improvements (streets, utilities, etc.) have been completed. However, it is not uncommon to have some amount of work yet to be completed and accepted. In these situations, a 'subdivision improvement agreement', approved by the City Council, is typically entered into between the City and the developer and performance bonds are posted to ensure that funds are available to complete any outstanding improvements. In a worst-case situation, the City has the ability to pull these bonds and use the funds to complete any outstanding work.

With regard to the Granite Lake Estates, Vista Oaks, and Highlands Parcel A subdivisions, it would be expected that, as each phase developed, the respective developer would enter into a subdivision improvement agreement and post performance bonds for any remaining work within the phase, including the Monument Springs bridge, and related roadway improvements prior to City Council approval of a final

map for the phase, thereby ensuring that funds would be available to complete the bridge and roadway improvements. It is possible that the developers could work with a bonding agency to issue or reissue a bond backed by more than one of the developers for the Monument Springs bridge and roadway improvements and separate bonds for the subdivision phase specific improvements to avoid having to double or triple bond for the same improvements. That would be a matter for the developers to work out privately for City review and acceptance. Regardless, with the subdivision improvement agreement and performance bonds in place, the City and the public would be assured that funding to complete the Monument Springs bridge and roadway improvements would be in place prior to construction of any new homes, with the possible exception of a limited number of model homes.

A logical question, would be why didn't this system work when the first Phase of the Granite Lake Estates subdivision was constructed. The details are somewhat unclear due to the passage of time and the fact that the bridge and roadway improvements were located in an area of Placer County jurisdiction at the time. As best staff can determine, performance bonds were not required for the Monument Springs bridge and roadway improvements because these improvements were not conditioned to be in place until prior to issuance of the 49th building permit and therefore not tied directly to the final map for that phase. Unfortunately, this meant that when construction of the bridge stalled there were no performance bonds in place to fund completion of the work. The proposed revisions to the Granite Lake Estates and Vista Oaks tentative subdivision map conditions of approval, and the fact that all work would now be inside the Rocklin City limits, will ensure that a subdivision improvement agreement and performance bonds would be in place for each final map approved, thereby ensuring that funds would be available for the City to complete these improvements in a worst-case scenario.

General Development Plan Amendment

As part of this project, the Granite Lake Estates General Development Plan is proposed to be amended to delete a provision limiting the number of homes that can be built in the Granite Lake Estates development prior to completion of the Monument Springs bridge and roadway improvements. It is unusual to have a project specific provision such as this in a zoning document, typically these documents focus on development standards and land uses. Project specific requirements for infrastructure improvements typically live in the conditions of approval for specific entitlements such as a tentative subdivision map. Nonetheless a provision, specific to the Granite Lake Estates tentative subdivision map, was included in the Granite Lake Estates General Development Plan when it was approved in 2002, limiting the number of homes that could be built in the subdivision to a maximum of 40 prior to completion of the Monument Springs bridge and roadway improvements. In 2010 the General Development Plan was modified to increase that limit to 48 homes to match the number of finished lots that had been created with the first phase of project development.

The project applicants are now proposing to fund the construction of the Monument Springs bridge and roadway improvements through a combination of monies from the City and the remainder raised through the sale of bonds. In order to create the needed loan to value (LTV) and debt service coverage (DSC) ratio within the included development areas it will be necessary to allow the development of the remainder of the lots in the Granite Lake Estates project and to allow construction of homes on those lots. To facilitate this funding approach the development limit in the General Development Plan would need to be eliminated. The proposed modification will not result in any change to the project density or design and therefore would be consistent with the Planned Development 1.5 dwelling units per acre (PD-1.5) applicable to the Granite Lake Estates site. The specific language proposed to be deleted can be found in

the draft Resolution to recommend approval of the General Development Plan modification accompanying this staff report.

Tentative Subdivision Map Modifications

Both the Granite Lake Estates and Vista Oaks projects propose modifications to their respective tentative subdivision map conditions of approval to allow additional home construction needed to achieve the required loan to value (LTV) and debt service coverage (DSC) needed to support an initial BOLD CFD bond issuance that would fund construction of the Monument Springs bridge and roadway improvements. Planning Commission and staff have also included revisions to certain obsolete language and conditions. The specific modifications proposed along with brief notes on the reason for each change can be found in the marked up annotated version of the original conditions of approval for each project, Attachments C and E to this staff report.

Environmental Determination

Environmental Impact Reports (EIRs) were prepared for both the Granite Lake Estates and Vista Oaks projects and were approved by the City Council via Resolutions No. 2002-165 and 2006-349, respectively.

Neither project triggers the need for supplemental or subsequent review under Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, as the proposed project sites were previously analyzed for development of Low-Density Residential projects within the respective EIRs. Therefore, pursuant to Section 15164 of the CEQA Guidelines, an EIR Addendum has been prepared for each project to verify and document why no additional review or analysis is needed. The EIR Addenda determined that the proposed Granite Lake Estates and Vista Oaks projects would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects due to substantial Project changes or a substantial change in circumstances. Furthermore, no new information is available that would indicate (1) that the projects would have one or more significant effects not discussed in the previous EIRs; (2) that significant effects previously examined would be substantially more severe than shown in the previous EIRs; (3) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible; or (4) that mitigation measures or alternatives which are considerably different from those analyzed in the previous EIRs would substantially reduce one or more significant effects on the environment and that the Project proponents have declined to adopt the mitigation measure or alternative. Therefore, an addendum was prepared for each project to comply with CEQA.

Section 15164(d) of the CEQA Guidelines requires that the decision-making body shall consider the addendum with the final EIR prior to deciding on the Project. Therefore, the Granite Lake Estates and Vista Oaks Final EIRs can be found at the following link:

[Granite Lakes Estates Final EIR](#)

[Vista Oaks Final EIR](#)

Letters from Commenting Agencies

This project was circulated to various City, County, State, and utility agencies for review and no issues of concern were identified.

Recommendation

The Planning Commission and staff recommend that the City Council approve the Granite Lake Estates General Development Plan Amendment, and Tentative Subdivision map modifications and the Vista Oaks Tentative Subdivision map modifications as proposed and conditioned.

Prepared by Bret Finning, Planning Services Manager