

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A ONE-YEAR  
TIME EXTENSION OF A TENTATIVE SUBDIVISION MAP, AN  
OAK TREE PRESERVATION PLAN PERMIT, AND A DESIGN REVIEW  
(SUNSET HILLS TOWNHOMES THIRD TIME EXTENSION /  
SD-2013-03, TRE-2013-04 and DR-2013-13)

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

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

A. On June 9, 2015, the City Council of the City of Rocklin approved a Tentative Subdivision Map (SD-2013-03) and Oak Tree Preservation Plan Permit (TRE-2013-04) by City Council Resolution No. 2015-143 and a Design Review (DR-2013-13) by City Council Resolution No. 2015-144 to allow for the development of 26 residential building lots containing 148 air-space condominium units, one common area lot for circulation, recreational facilities, and landscaping, and one common area lot for an open space/conservation area.

B. A Mitigated Negative Declaration of environmental impacts prepared for this project was approved via City Council Resolution No. 2015-142 on June 9, 2015. An analysis pursuant to Section 15162 of California Code of Regulations, Title 14, Division, 6, Chapter 3 ("CEQA Guidelines"), was prepared to determine if further environmental review would be necessary, and concluded that the time extension does not result in any new or significantly greater environmental impact beyond those that were previously identified and therefore no further environmental review is necessary.

C. The project was extended by two years, through June 9, 2019 by City Council Resolution No. 2017-177.

D. The project was extended by two years, through June 9, 2021 by City Council Resolution No. 2019-192.

E. The Design Review (DR2013-13) and Oak Tree Preservation Plan Permit (TRE-2013-04) were extended for one year each, through June 9, 2022 by City Council Ordinance No. 1128.

F. The Tentative Subdivision Map (SD-2013-03) was extended for 18 months, through December 9, 2022 by Assembly Bill 1561.

G. The project applicant has applied to extend the three project entitlements (SD-2012-03, TRE-2013-04, and DR2013-13) beyond the expiration date through December 9, 2023, consistent with the requirements of the Municipal Code.

H. The approved project, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

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

J. The site is physically suitable for the approved type and density of development.

K. The approved design of this project is compatible with surrounding development, natural features and constraints.

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

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

N. The design of the approved project and type of improvements will not cause serious public health problems.

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

P. The design of the approved project provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The extensions of time for the Sunset Hills Townhomes Tentative Subdivision Map (SD-2013-03) and Oak Tree Preservation Plan Permit (TRE-2013-04), originally approved by City Council Resolution 2015-143, and the Design Review (DR-2013-13), originally approved by City Council Resolution 2015-144, are hereby approved, subject to the original terms and conditions of those approvals, any subsequent amendments thereto, and the conditions described below.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolutions 2015-143 and 2015-144 to December 9, 2023, unless prior to that date a building permit has been issued.

2. The originally-approved resolutions and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2022, by the following vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

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Bill Halldin, Mayor

ATTEST:

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Hope Ithurnburn, City Clerk