

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A TENTATIVE PARCEL MAP

(Lonetree Apartments / DL2021-0002)

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. Tentative Parcel Map (DL2021-0002) allows for the merger of two parcels; APNs 017-281-014 (approximately 6.5 gross acres) and 017-281-015 (approximately 5.1 gross acres), both under common ownership and with contiguous borders, into a single approximately 11.6-acre parcel and the vacation of a “No Vehicular Access” easement along West Oaks Boulevard.

B. A Mitigated Negative Declaration and a Mitigation Monitoring Program for this project has been approved via Resolution No. 2022- .

C. The Planning Commission of the City of Rocklin recommended the Tentative Parcel Map for approval at its regular meeting of May 17, 2022, with a vote of 5-0.

D. The City Council has considered the effect of the approval of this parcel map on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

E. The proposed parcel map, together with the provisions for its design and improvement, is consistent with the zoning classification on the property, Planned Development Residential, 24 Units Per Acre Minimum (PD-24+).

F. The proposed merger of these parcels and vacation of a “No Vehicular Access” easement, together with the provisions for its design and improvement, are consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan. The easement was recorded with the original Tentative Subdivision Map (SD-2002-01) that created these parcels to address perceived traffic incompatibilities between the project site, which was designated and zoned for industrial development at that time, and multifamily residential development to the south. In 2021, the project site was re-designated and rezoned to allow for multifamily development. Therefore, the easement is no longer required, as the incompatibility concerns have been resolved. Approval of this Tentative Parcel Map would facilitate development of this site with a multifamily residential project, consistent with the Rocklin General Plan Land Use Element.

G. The site is physically suitable for the proposed type and density of development. The proposed merger of two parcels and abandonment of a “No Vehicular Access” easement would allow for the site to be developed with multifamily residential, consistent with the site’s General Plan designation and zoning.

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

I. The design of the parcel map and type of improvements will not cause serious public health problems.

J. The design of the parcel map 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 parcel map.

K. The design of the parcel map provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Lonetree Apartments (DL2021-0002) tentative parcel map as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer. The agency and/or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. The existing “No Vehicular Access” easement shall be abandoned concurrently with recordation of the final map. (PLANNING, ENGINEERING)

2. Indemnification and Duty to Defend

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

3. Validity

All portions of this entitlement for which a final map has not been recorded shall expire three years from the date of approval unless prior to that date a time extension has been granted. (PLANNING)

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

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Bill Halldin, Mayor

ATTEST:

Hope Ithurburn, City Clerk

EXHIBIT A

Lonetree Apartments Tentative Parcel Map / DL2021-0002

Available at the Community Development Department, Planning Division