



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: June 14, 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. Move To Adopt An Ordinance Of The City Council Of The City Of Rocklin Approving An Amendment To The Granite Lake Estates General Development Plan (ORDINANCES 855 AND 958) (GRANITE LAKE ESTATES GENERAL DEVELOPMENT PLAN AMENDMENT / PDG-2000-08B)
- B. 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)

Item A.

This is the second meeting of a required two-meeting process. On May 10, 2022, the City Council considered the proposed Ordinance Amendment as part of a review of the revisions to the Granite Lake Estates and Vista Oaks subdivision approvals proposed to facilitate financing and construction of the Monument Springs bridge and roadway improvements. The review also included Addendums to

the EIR's prepared for the projects and proposed modifications to the conditions of approval for both subdivisions. After public comment and deliberations, the Council voted 4-1, Vice Mayor Broadway opposed, to:

- Approve the Addendum to the Granite Lake Estates EIR,
- Approve the Addendum to the Vista Oaks and Highlands Parcel A EIR,
- Approve the modification to the Vista Oaks Subdivision conditions of approval,
- Introduce, waive the full reading and read by title only, an Ordinance of the City Council of the City of Rocklin amending the Granite Lake Estates General Development Plan (Ordinances 855 and 958).

Item B.

Additionally, the City Council voted 5-0 to continue action on the proposed modification to the conditions of approval for the Granite Lake Estates subdivision to June 14, 2022 to allow staff to prepare updated condition language based upon Council direction. There was some consideration to allow building permits to be issued that would allow for up to four (4) model homes to be built before the completion of the Monument Springs bridge, but ultimately the direction provided by the City Council was to keep the building permit limitation at the current number. The updated language is intended to ensure that no more homes could be constructed in the remaining portion of the Granite Lake Estates subdivision prior to completion of the Monument Springs bridge and roadway improvements.

For further information regarding project details of all related project entitlements, see the May 10, 2022 City Council Staff Report for this project (**Attachment A**).

Based upon the direction provided by the City Council on May 10, 2022 staff has drafted the revisions to the Granite Lake Estates subdivision conditions of approval, shown below as excerpts with strike out and red lines. Yellow highlighted areas indicated revisions since May 10, 2022. The revised conditions have been incorporated into the draft resolution of approval prepared for the City Council included with this packet.

Granite Lake Estates Condition revisions:

6.a.4)

- i) The subdivider shall have ~~formed~~ ~~initiated 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~~ ~~49th~~ 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 of~~ 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, **shall be completed**. 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.~~

17.b) Other items to be recorded by separate instrument with the final map(s) include:

- 2) Notice that the construction of the extension of Monument Springs Drive and construction of a bridge over Secret Ravine Creek shall be ~~commenced-completed~~ prior to the issuance of the ~~78th~~ 49th building permit for the project.

19. Special Conditions

- c. ~~Upon completion of the Monument Springs bridge and roadway improvements, construction traffic for the Granite Lake Estates subdivision shall utilize that roadway instead of Aguilar Road. Construction traffic for the Granite Lake Estates project shall be prohibited from using Aguilar Road between China Garden Road and Greenbrae Road.~~
- d. ~~Prior to issuance of the 49th building permit in the Granite Lake Estates subdivision, the extension of Monument Springs Drive, including a bridge over Secret Ravine, shall be completed and open to allow traffic between China Garden Road and Greenbrae Road. If these improvements have not been constructed prior to recording a final map for any additional phases of this project, completion of the work shall be addressed in a "Subdivision Improvement Agreement" and shall be guaranteed by a performance bond in an amount and with terms acceptable to the City.~~

Recommendation

The Planning Commission and staff recommend that the City Council approve the Granite Lake Estates Tentative Subdivision map modifications as proposed in the attached draft resolution.

Prepared by Bret Finning, Planning Services Manager