



# City Council Report

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**Subject:** **Croftwood Unit 2 - Time Extension**  
Tentative Subdivision Map, SD2017-0002  
Oak Tree Preservation Plan Permit, TRE2017-0003

**Date:** October 25, 2022

**Submitted by:** David Mohlenbrok, Community Development Director  
Bret Finning, Planning Services Manager  
Nathan Anderson, Senior Planner

**Department:** Community Development Department

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## **Recommendation**

Staff recommends that the City Council approve the following:

A Resolution of the City Council of the City of Rocklin Approving a Two-Year Time Extension of a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit  
(Croftwood Unit 2 Time Extension / SD-2017-0002 and TRE-2017-0003)

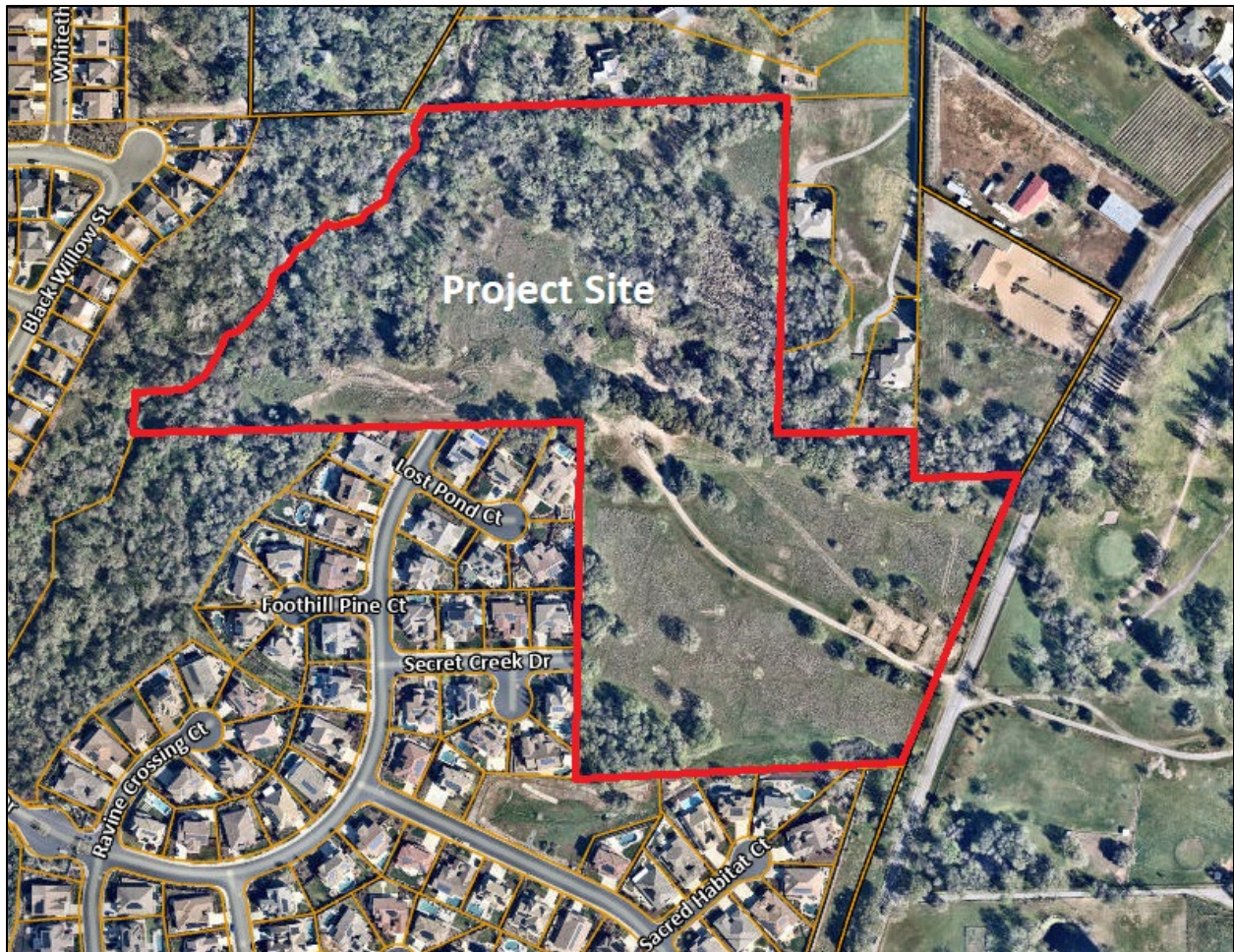
## **Proposal/Application Request**

This application is a request for approval of a two-year extension of time for a Tentative Subdivision Map (SD-2017-0002) to subdivide approximately 25.5 gross acres into 55 residential lots, two open space lots, a landscaping/buffer lot, a private road lot and a storm water detention lot, and an associated Oak Tree Preservation Permit (TRE-2017-0003).

## **Location**

The subject property is generally located on the west side of Barton Road at the northerly terminus of Lakepointe Drive and the easterly terminus of Secret Creek Drive, adjacent to the Croftwood (AKA Crowne Point) subdivision, Assessor Parcel Number (APN) 045-053-015. See **Figure 1**.

**Figure 1 – Location Map**



**Owner/Applicant**

The property owner and applicant is TL Partners XVII LP (Tim Lewis Communities)

**Previous Approvals**

On May 8, 2018, the City Council approved the Croftwood 2 project. The project included a General Development Plan Amendment (PDG-2017-0002) to the Croftwood Unit 2 General Development Plan (Ordinance No. 711), a Tentative Subdivision Map (SD-2013-0002) to subdivide the project area into 55 single-family residential lots, and Oak Tree Preservation Plan Permit (TRE-2013-0003) to remove oak trees within the site to facilitate development.

The amended General Development Plan was adopted via Ordinance No. 1094. The Tentative Subdivision Map and Oak Tree Preservation Plan Permit, which were approved via Resolution No.

2018-112 (**Attachment A**), were both valid for three years (through May 8, 2021) unless a final map had been recorded or an extension had been granted.

On September 28, 2020, Governor Gavin Newsom signed Assembly Bill 1561, in an effort to respond to the economic downturn caused by the COVID-19 pandemic. This bill automatically extended the life of most residential entitlements, including Tentative Subdivision Maps (set to expire prior to December 31, 2021) for 18 additional months. Therefore, the life of the Croftwood 2 project's Tentative Subdivision Map was automatically extended through November 8, 2022.

### **Proposed Time Extension**

On August 15, 2022, the applicant submitted a request for a two-year extension of time for the Croftwood 2 project (**Attachment B**). According to Section 16.24.040 of the Rocklin Municipal Code, this application automatically extended the project for 60 days, or until the application for extension is acted upon by the City Council, whichever occurs first.

In the extension request, the applicant states that the Croftwood 2 site development plans and final map have been submitted to the City, and that the project has commenced grading operations, underground utility work is scheduled for August 2022 through November 2022, and street paving targeted for completion by the end of the year. While development is proceeding diligently, the project will not be ready to record the final map prior to its November 8, 2022 expiration date.

According to Section 16.24.040 of the Rocklin Municipal Code, the Council may grant one or more extensions of time up to, but not exceeding, an additional four years beyond the initial 36 months allowed for filing a final map (seven total years). This is the first extension requested for the Croftwood 2 project. If approved, the Tentative Subdivision Map would be valid through November 8, 2024.

### **Staff Findings**

Staff finds this request to be consistent with the existing General Plan designation and zoning, and with the requirements of the Government Code; and further finds the proposed project to be compatible with existing and anticipated development of surrounding residentially designated properties.

### **Environmental**

A Mitigated Negative Declaration of Environmental Impacts (MND) was previously approved by the Rocklin City Council via Resolution No. 2018-91. Project specific analysis was conducted and potential impacts of the Croftwood Unit 2 project were identified in the MND document. Because no changes are proposed as part of this request for extension to the previously approved project,

pursuant to Section 15162 of California Code of Regulations, Title 14, Division 6, Chapter 3 (“CEQA Guidelines”), no additional environmental review is required.

The Mitigated Negative Declaration can be found at the following link:

[Approved Mitigated Negative Declaration of Environmental Impacts – Resolution No. 2018-91](#)

*Prepared by Nathan Anderson, Senior Planner*