

RESOLUTION NO. 2018-112

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN APPROVING A  
TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT

(Croftwood Unit #2 / SD-2017-0002 and TRE-2017-0003)

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 Subdivision Map and Oak Tree Preservation Plan Permit (SD-2017-0002 and TRE-2017-0003) allow the subdivision and development of an approximately 25.5-acre site into 55 single family lots, with associated gated/private streets and related improvements.

B. A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. 2018-91.

C. The City Council has considered the effect of the approval of this subdivision 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.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the proposed General Development Plan Amendment for the property (PDG-2017-0002) being processed concurrently.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision 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.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision 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.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Croftwood 2 Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2017-0002 and TRE-2017-0003) as depicted in Exhibits A and B attached hereto and by this reference incorporated herein, are hereby approved by the City Council, subject to the conditions listed below. The approved Exhibits A and B shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A and B shall be controlling and shall modify Exhibits A and B. All other plans, specifications, details, and information contained within Exhibits A and B 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 for the purpose of filing with the City Council. 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. Utilities

a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA ENGINEERING)

b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from Surewest Communications / Pacific Bell, and Pacific Gas & Electric (PG&E). (APPLICABLE UTILITY, ENGINEERING)

d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)

e. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street

lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Schools

- a. Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (LOOMIS UNION SCHOOL DISTRICT, PLACER UNION HIGH SCHOOL DISTRICT, BUILDING):
  - 1) At the time of issuance of a building permit, the developer shall pay to the Loomis Union School District and Placer Union High School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Loomis Union School District.
  - 2) The above condition shall be waived by the City Council if the applicant and the District(s) reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Fire Service

- a. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief. (ENGINEERING, FIRE)
- b. Prior to issuance of a Building Permit, a Fire Hazard Mitigation Plan shall be prepared for the property, which shall include a Fuel Modification Plan. The Fire Hazard Mitigation Plan shall be reviewed and approved by the Rocklin Fire Chief. Implementation of the Fire Hazard Mitigation Plan shall be the responsibility of the property owners. (FIRE, PLANNING)
- b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency (PCWA). (PCWA, ENGINEERING, FIRE)
- c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Parks

- a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28.
- b. Community Park Fees shall be paid as required by City Council Resolution #99-82. (BUILDING)

5. Improvements/Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.

The project improvement plans shall include the following:  
(ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - 1) Stormwater Management
    - a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge

Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility and Detention Basin Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (Building, Public Services)

- b. Prior to issuance of improvement plans, unless waived by the City Engineer, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (City Attorney, Building, Public Services)
  - i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
  - iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project

site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

- c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
- 2) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
  - 3) Obtain a General Construction Activity Storm Water Permit as a part of the National Pollutant Discharge Elimination System (NPDES) permit process from the Regional Water Quality Control Board.
  - 4) Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways.
  - 5) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing

of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

6) Wells and Septic Systems:

- a. All well sites located on the property shall require abandonment and/or removal in accordance with the Placer County Environmental Health Department well abandonment procedure. Confirmation of the abandonment shall be submitted to Placer County Environmental Health Department and City of Rocklin.
- b. All septic sites located on the property shall require abandonment in accordance with Placer County Environmental Health Department procedures. Confirmation of the abandonment shall be submitted to Placer County Environmental Health Department and City of Rocklin.
- c. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible

agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

**(MITIGATION MEASURE VIII.-1)**

b. All on site standard improvements, including but not limited to:

- 1) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.

- 2) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.

c. The following on-site special improvements:

- 1) Streetlights shall be installed to match the existing street lights in the adjacent Crowne Point (Croftwood Phase I) subdivision. Lighting installation and wiring shall comply with all applicable City standards.
- 2) Street sign poles and signs consistent with the adjacent Crowne Point (Croftwood Phase I) subdivision shall be installed on all streets within the subdivision.
- 3) Six foot wide asphalt or decomposed granite pedestrian trails shall be required around Lot 1 and Lot C, consistent with Exhibits A and B. The trails shall each include an outlook area with benches and pavers, to the satisfaction of the Planning Department.

- 4) The 20-foot-wide emergency vehicle access, between tentative map Lots 12 and 13 in Exhibit B, from "B" Way to the edge of pavement of Barton Road, shall be improved with AC pavement and a gate with a Knox box, to the satisfaction of City Engineer and the Fire Department.
- 5) Six foot high wooden good neighbor type fencing, utilizing metal fence posts, shall be installed at the property lines between Lots 12 and 13 and the EVA to Barton Road. Said fencing shall begin at the front setback line from "B" Way and extend to the landscape buffer area.
- 6) Post and cable fencing shall be installed along the westerly and northerly sides of the trails on Lots B and C to provide a barrier to access of the adjacent open space areas. Said fencing shall be constructed of a single steel cable strung between powder-coated black steel posts approximately 3'-6" high spaced approximately 15' on center and set in concrete.
- 7) Six foot high tubular metal fencing shall be installed around the detention basin. Said fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.
- 8) A six-foot tall fence shall be installed along the rear (southerly) property lines of Lots 17 through 22 and the southeasterly corner of Lot 23 on Exhibit B, adjacent to the drainage ditch. Said fence shall have a base a minimum of 36 inches high constructed of double sided split face block with a tubular metal making up the remainder of the fence height. Said tubular metal fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.
- 9) To address existing drainage issues along the southern boundary, a concrete-lined drainage ditch shall be installed south of Lots 17 through 22, as shown on Exhibit B. The design of the drainage ditch shall provide for a minimum seven foot wide access way adjacent to the length of the ditch and extending to Barton Road to the satisfaction of the Director of Public Services.
- 10) A six foot high tubular metal fence and gate shall be installed between the southeasterly corner of Lot 17 of Exhibit B and the existing Barton Road buffer wall on the Crowne Point (Croftwood Unit #1)

Phase to prevent unauthorized access to the area of the drainage ditch to the satisfaction of the Director of Public Services. Said fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.

- 11) A six foot high masonry wall shall be constructed on Lot D adjacent to the easterly side / rear property lines (as applicable) of Lots 12 through 17 on Exhibit B. Said wall shall match the design, materials, and colors of the existing Barton Road Buffer wall constructed with the Crowne Point (Croftwood Phase I) development.
  - 12) Open-view fencing shall be required along any rear-yard portion of residential lots which are adjacent to the open space area (substantially consistent with the Open Space Fencing Exhibit included as part of Exhibit A) to the satisfaction of the Economic and Community Development Director.
  - 13) Streets shall be constructed to match the 42-foot-wide street section used in the Croftwood Unit #1 (Crowne Point) subdivision, with sidewalks on one side only of each of the streets. Prior to approval of improvement plans and / or recording of a final map, the project plans shall be revised as needed so that all drawings reflect this street design, to the satisfaction of the City Engineer.
- d. The following off-site improvements: None.
- e. Landscape and irrigation plans shall be included with the project improvement plans and shall comply with the following: (ENGINEERING, PUBLICWORKS, PLANNING)
- 1) Barton Road buffer and EVA landscaping shall be consistent with and complementary to that installed with the Crowne Point (Croftwood Phase I) development, with the additional objective of minimizing necessary weed abatement in areas between plantings, to the satisfaction of the Public Services Director.
  - 2) The landscaping plan shall be prepared by a landscape architect and shall include:
    - i. A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials. Shrubs shall be a minimum 5 gallon and trees a

minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

- ii. A section diagram of proposed tree staking.
  - iii. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
  - iv. Use of granite or moss rock boulders along the planting areas.
  - v. Certification by the landscape architect that the landscape plans meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
  - vi. Certification by the landscape architect that the soil within the landscape area is suitable for the proposed landscaping and / or specify required soil treatments and amendments needed to ensure the health and vigor of landscape planting.
- 3) All landscaping improvements shall be constructed and/or installed prior to submitting the final map for filing with the City Council, unless the subdivider executes the City's standard form subdivision landscaping agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map.
- 4) The subdivider shall maintain the landscaping and irrigation systems on Lot D for one year from the date the landscaping is accepted by the City, without reimbursement. The subdivider shall apply for and obtain an encroachment permit to do any maintenance in the public right-of-way until such time as the City takes over maintenance of the landscaping.
- 5) Encroachment Permits and/or other approvals as necessary shall be obtained from the Town of Loomis as needed to allow maintenance of landscaping within any Barton Road right-of-way located within the Town of Loomis.
- f. The following notes shall be included on the improvement plans, to be implemented during construction, to provide for, among other things, dust control, re-vegetation of disturbed areas, erosion control, and

emissions reduction in conformance with the requirements of the City of Rocklin:

- 1) Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District. This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.
- 2) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- 3) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- 4) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- 5) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- 6) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.

- 7) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- 8) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- 9) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- 10) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- 11) All construction equipment shall be maintained in clean condition.
- 12) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- 13) All exposed surfaces shall be revegetated as quickly as feasible.
- 14) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- 15) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

- 16) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- 17) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- 18) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- 19) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- 20) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- 21) If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, a unique paleontological resource, or a tribal cultural resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find,

and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts and tribal cultural resources.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e) (1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006).

**(MITIGATION MEASURE V.-1)**

- 22) If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor

shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

- g. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

- h. Pre-construction Special Studies.

- 1) The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February 1 through September 15.).

If tree and vegetation removal and/or project grading or construction activities would occur during the nesting season for raptors and migratory birds (February-August), the developer and/or contractor shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of tree and vegetation removal activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of tree and vegetation removal activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree and vegetation removal may proceed. If there is a break in

construction activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September 16 - January), a survey is not required and no further studies are necessary.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-1)**

- 2) The applicant/developer shall attempt to time the removal of potential Swainson's hawk nesting habitat to avoid the Swainson's hawk nesting season (September 16 through February 28).

Prior to the commencement of construction activities during the nesting season for Swainson's hawk (between March 1 and September 15), the applicant/developer shall hire a qualified biologist to conduct a minimum of two (2) protocol-level pre-construction surveys during the recommended survey periods for the nesting season that coincides with the commencement of construction activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). The biologist shall conduct surveys for nesting Swainson's hawk within 0.25 miles of the project site where legally permitted. The biologist shall use binoculars to visually determine whether Swainson's hawk nests occur within the 0.25-mile survey area if access is denied on adjacent properties. If no active Swainson's hawk nests are identified on or within 0.25 miles of the project site within the recommended survey periods,

a letter report summarizing the survey results should be submitted to the City of Rocklin Environmental Services Division within 30 days following the final survey, and no further avoidance and minimization measures for nesting habitat are required.

If active Swainson's hawk nests are found within 0.25 miles of construction activities, the biologist shall contact the CDFW, City of Rocklin Environmental Services Division, and the project proponent within one day following the preconstruction survey to report the findings. For the purposes of this avoidance and minimization requirement, construction activities are defined to include any tree/vegetation removal and heavy equipment operation associated with construction or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site between March 1 and September 15. Should an active nest be present within 0.25 miles of construction areas, then the CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, determine whether high visibility construction fencing should be erected around the buffer zone, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest. Should the biologist determine that the construction activities are disturbing the nest, the biologist shall have the authority to, and require construction activities to be halted until the CDFW is consulted. The construction activities shall not re-commence until the CDFW determines that construction activities would not result in abandonment of the nest site. Should the biologist determine that the nest has not been disturbed during construction activities within the buffer zone, then a letter report summarizing the survey results should be submitted to the CDFW, City of Rocklin Environmental Services Division and the project proponent within 30 days following the final monitoring event, and no further avoidance and minimization measures for nesting habitat are required.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-2)**

- 3) Once the final project design has been approved, the applicant/developer shall hire a qualified biologist to conduct a survey within the riparian woodland and oak woodland to determine whether any elderberry shrubs occur within 100 feet of the project footprint. If construction is anticipated within 100 feet of any elderberry shrubs, approval by the United States Fish and Wildlife Service (USFWS) must be obtained and a minimum setback of 20 feet from the driplines of the elderberry shrubs must be maintained, in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (Guidelines; USFWS 2017). Project activities that will encroach into the 20-foot minimum setback area are assumed to adversely affect VELB. If project activities will encroach into the 20-foot minimum setback area and may directly or indirectly affect elderberry shrubs with stems measuring at least one-inch diameter at ground level (dgl), the biologist shall develop and implement minimization measures including conducting worker education, construction monitoring, and requirements for seasonal restrictions on activities such as mowing or trimming.

Compensatory mitigation shall be required for unavoidable adverse impacts to VELB or its habitat. Compensatory mitigation may include on-site planting of replacement habitat, establishing or protecting offsite habitat for VELB or purchasing mitigation credits from a USFWS-approved mitigation bank. Compensatory mitigation can be implemented at a habitat level or on a per shrub basis. Proposed compensatory mitigation proposals shall require approval by the USFWS prior to implementation.

Prior to any grading activities and/or prior to the issuance of Improvement Plans, a report summarizing the survey results and any necessary mitigation requirements and proof of implementation, including but not limited to, minimization measures and compensatory mitigation, shall be submitted to the City of Rocklin Environmental Services Division.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-3)**

- 4) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for American badger within 14 days prior to the start of ground disturbance. If no American badgers are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If American badgers or their dens are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities until the biologist determines that the badger has left the construction footprint on its own accord.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-4)**

- 5) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for coast horned lizards within 14 days prior to the start of ground disturbance. If no coast horned lizards are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If coast horned lizards are found, additional avoidance measures are required including having a qualified biologist conduct a pre-

construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any coast horned lizards found within the construction footprint to suitable habitat away from the construction zone but within the project site.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-5)**

- 6) Prior to the issuance of a demolition permit and/or Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for special-status bats within 14 days prior to the start of the removal of any trees or buildings. If no special-status bats are observed roosting, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If tree removal or building demolition does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If bats are found in trees or buildings proposed for removal, consultation with the CDFW is required to determine avoidance measures. Recommended avoidance measures include establishing a buffer around the roost tree or building until it is no longer occupied and/or implementation of exclusion measures. The tree or building should not be removed until a biologist has determined that the tree or building is no longer occupied by the bats and documentation to that effect is provided to the City of Rocklin Environmental Services Division.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-6)**

- 7) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction take avoidance survey between 14 and 30 days prior to the commencement of construction, in accordance with the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (2012 Staff Report) (CDFW 2012). The survey area shall include an approximately 500 foot buffer area around the footprint of work activities, where access is permitted. If the surveys are negative, then and a letter report documenting the results of the survey should be provided to the CDFW, City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If burrows are observed within 500 feet of the footprint of work activities, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the biologist shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. The mitigation plan shall be based upon the requirements set forth in Appendix A of the 2013 Staff Report and shall be implemented prior to any grading activities and/or prior to the issuance of Improvement Plans.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-7)**

- 8) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for western pond turtle for any construction activity within 500 feet of the riverine perennial marsh and perennial drainages within 14 days prior to the start of ground disturbance. If no western pond turtles are observed, then a letter report documenting the results of the

survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If western pond turtles are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any western pond turtles found within the construction footprint to suitable habitat away from the construction zone but within the project site.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-8)**

- 9) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall show on the Improvement Plans the implementation of erosion control Best Management Practices (BMPs) during construction and post construction that will reduce sediment loads into the perennial drainages (Secret Ravine and associated tributary). The applicant/developer shall hire a qualified biologist to coordinate with the CDFW, the National Marine Fisheries Service (NMFS) and the United States Fish and Wildlife Service (USFWS) in conjunction with the project's Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement to determine appropriate measures to avoid adverse effects on special-status fish species should fill or impacts to the bed and bank of the perennial drainages occur. Any measures determined through such consultation efforts shall be implemented during construction activities, and if necessary, following construction activities.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-9)**

6. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

7. Oak Tree Protection, Removal, and Mitigation

Prior to the issuance of improvement plans or grading permits, the applicant shall:

- a) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.
- b) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:
  - The total number of surveyed oak trees;
  - The total number of oak trees to be removed;

- The total number of oak trees to be removed that are to be removed because they are sick or dying, and
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.

**(MITIGATION MEASURE IV.-11)**

8. Air Quality

- a. Prior to issuance of a demolition permit for any on-site structures, if the on-site structures are found to be constructed prior to 1980, the Developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review, to the Economic and Community Development Director, an asbestos and lead survey. If asbestos- and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos- and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety Administration (Cal-OSHA) regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The applicant shall submit the work plan to the City and the Placer County Department of Environmental Health for review and approval.

**(MITIGATION MEASURE III.-1)**

9. Noise

- a. All construction equipment shall be properly equipped with feasible noise control devices (e.g., mufflers) and properly maintained in good working order.
- b. Construction activities shall be limited to the less noise sensitive daytime hours (7:00 a.m. – 7:00 p.m. on weekdays and 8:00 a.m. – 7:00 p.m. on weekends).
- c. An on-site Noise Coordinator (as a function of on-site project management) shall be employed by the subdivider, and his or her telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site during all project construction phases. The Noise Coordinator’s duties shall include fielding and documenting noise complaints, determining the source of

the complaint (e.g., piece of construction equipment), determining whether noise levels at the project boundary are within acceptable limits (i.e., the performance standards in Table 4.4-6), and reporting complaints to the City with documented noise levels at the time of complaint. The Noise Coordinator shall work, to the extent feasible, with the surrounding residents and project contractors to schedule activities to minimize disturbance of residents during the daytime hours.

- d. Prior to the issuance of any Building Permits for temporary construction trailer(s), if a burglar alarm is proposed, a permit shall be obtained as part of the Rocklin Police Department's False Alarm Reduction Program (FARP). During the application process, the applicant shall provide a contact person's name and phone number, along with the mailing address for all correspondence.

10. Riparian Area and Creek Protection

- a. Prior to recordation of final map, an Open Space Easement (as described in Government Code section 51070, et seq.) shall be recorded over all areas designated as Open Space within Lots A and B on Exhibit B, including the 100-year flood zone, for purposes of riparian area and creek protection.

The easement shall be in substantial compliance with the City's form Grant Of Open Space Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing and residential gates; provided, that native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Wildlife, as determined necessary. (PLANNING, ENGINEERING)

- b. The final map shall show a primary structure setback line located parallel and 20 feet from the boundary of the Open Space Easement (Lots A and B on Exhibit B) or the non- building easement, whichever is more restrictive, to the satisfaction of the Economic and Community Development Director. Only accessory structures such as porches, swimming pools, and sheds shall be allowed within this setback area. (PLANNING, ENGINEERING)
- c. Temporary orange construction fencing shall be placed to protect the open space during construction. (PLANNING, ENGINEERING)

- d. Riparian vegetation may be removed only when absolutely necessary, based on approval by the Economic and Community Development Director and any other required permits by other agencies having jurisdiction, such as Army Corp of Engineers and State Department of Fish and Wildlife. A revegetation plan must be submitted along with the request to remove riparian vegetation. The plan shall specify the timing of revegetation and the use of native riparian plants. (PLANNING, ENGINEERING)
- e. Construction activities in Secret Ravine Creek, the associated riparian corridor and the established buffer area shall be limited to the summer low-flow period to minimize water quality impacts to spawning and egg stages of anadromous salmonids. (PLANNING, ENGINEERING)
- f. Construction activities in or along Secret Ravine, the associated riparian corridor, and related oak woodland, should be coordinated with the appropriate regulatory agencies, such as CDFW and the Central Valley Regional Water Quality Control Board. (PLANNING, ENGINEERING)
- g. No sidcasting of soil or vegetation shall be allowed in the Secret Ravine Creek and associated riparian corridor buffer area. (PLANNING, ENGINEERING)
- h. Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.

For potential impacts to riparian habitat, the project may be required to obtain a Section 1600 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife. If it is determined that a SAA is required, the applicant shall obtain one and all terms and conditions of the SAA shall be complied with.

Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and if determined necessary, a

United States Fish and Wildlife Service Biological Opinion and a California Department of Fish and Wildlife Section 1600 Streambed Alteration Agreement. The applicant shall also demonstrate to the Public Services Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Public Services Department how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion and Section 1600 Streambed Alteration Agreement.

**(MITIGATION MEASURE IV.-10)**

11. Homeowners' Association

- a. Prior to or concurrently with the recordation of the Final Map, the Subdivider shall be required to annex into the homeowners' association (HOA) for Croftwood Unit #1 (Crowne Point), which shall provide for access to the subdivision through Croftwood Unit #1. (ENGINEERING, CITY ATTORNEY)
- b. The Subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and maintained by the HOA, as follows. (ENGINEERING, CITY ATTORNEY)
  - 1) All streets within the boundary of the subdivision, including sidewalks, street lights, drainage improvements (except for the drainage ditch adjacent to Lots 17-23 as shown on Exhibit B), and utilities.
  - 2) All areas identified as open space and wetlands conservation (Lots A and B on Exhibit B).
  - 3) Detention basin area (Lot C on Exhibit B).
  - 4) Common areas, including pedestrian trails and overlooks.
  - 5) The 20 foot wide public utility easement located between Lot 55 and Lot B on Exhibit B.

12. Construction Access

- a. If feasible, construction traffic shall take access from the Emergency Vehicle Access (E.V.A.) off of Barton Road, subject to the granting of permission by the appropriate government agencies, to the satisfaction of the Rocklin City Engineer.

13. Maintenance

- a. The following portions of the project shall be defined as areas to be owned and maintained by the City:

- 1) Lot D (the landscape buffer adjacent to Barton Road and the drainage ditch adjacent to Lots 17-23 on Exhibit B).
- 2) The 20-foot-wide emergency easement between Lots 12 and 13 on Exhibit B.

14. Exhibit Modification

- a. Prior to approval of improvement plans and/or recording of a final map, the project drawings included in Exhibit A shall be revised as needed so that all drawings reflect the project layout shown on Exhibit B, to the satisfaction of the Economic and Community Development Director. These modifications are necessary to incorporate project alterations shown on the revised project layout, Exhibit B, including the reduction of the total number of residential lots from 60 to 55, but not been reflected on Exhibit A (i.e. Grading, Utilities Plan, Oak Tree Preservation Plan, etc.). (PLANNING, ENGINEERING) \
- b. Prior to recording of a final map, the boundary between Lots 45 and 46, as identified on Exhibit B, shall be modified to provide for a wider frontage for Lot 46 while keeping Lot 45 compliant with Area A development standards, as set forth in the adopted Croftwood Unit 2 General Development Plan (PDG2017-0002). (PLANNING, ENGINEERING)

15. Monitoring

Prior to recording of the first Final Map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (PLANNING, ENGINEERING)

16. Execution of Indemnity Agreement

Within 30 days of approval of this subdivision or parcel map by the City, the applicant shall execute an Indemnity Agreement, approved by the City Attorney's Office, to defend, indemnify, 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 subdivision or parcel map by the City's planning commission or legislative body, which action is brought within the time period provided for in Section 66499.37 of the Government Code. 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 within 30 days.

17. Validity

- a. This entitlement shall expire three years from the date of approval unless prior to that date a final map has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Development Plan Amendment (PDG-2017-0002) has been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin on May 8, 2018, by the following vote:

AYES:	Councilmembers:	Janda, Yuill, Gayaldo
NOES:	Councilmembers:	Patterson, Broadway
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



\_\_\_\_\_  
Kenneth Broadway, Mayor

ATTEST:



\_\_\_\_\_  
Barbara Ivanusich, City Clerk

# Exhibit A

## PROJECT INFORMATION

**SITE DESCRIPTION:** Portion of SW Quarter of Section 15, Township 11 North, Range 3 East, M.D.B. & M, as shown as Parcel A on Parcel Map 8 PM 21.

**ASSESSORS PARCEL No:** 045-063-015

**OWNER/ SUBDIVIDER:** Jacqueline Eston, Trustee et al.  
2100 Northrope Ave., #800  
Sacramento, CA 95825

**LAND PLANNER:** Walters Land Planning  
7498 Griggs Way  
Sacramento, CA 95831  
(916) 502-1723

**ENGINEER:** TSD Engineering  
31 Nations Street, Suite 160  
Folsom, CA 95630  
(916) 608-0707

**EXISTING USE:** Single Family, Agricultural

**PROPOSED USE:** Single Family Res., Open Space

**EXISTING ZONING:** PD-2.5, No Change

**SERVICES:**  
RECREATION: City of Rocklin  
FIRE: City of Rocklin  
SCHOOL: Loomis Union School District  
WATER: Placer County Water Agency  
SEWER: South Placer Municipal Utility Dist.  
DRAINAGE: City of Rocklin  
ELECTRIGAS: PG&E

**NUMBER OF LOTS:** 57: Residential Lots  
2: Open Space Lots  
1: Buffer Lot  
1: Detention Basin Lot  
1: Private Road Lot  
62: Total Lots

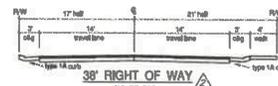
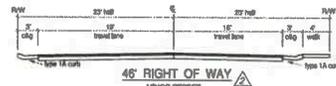
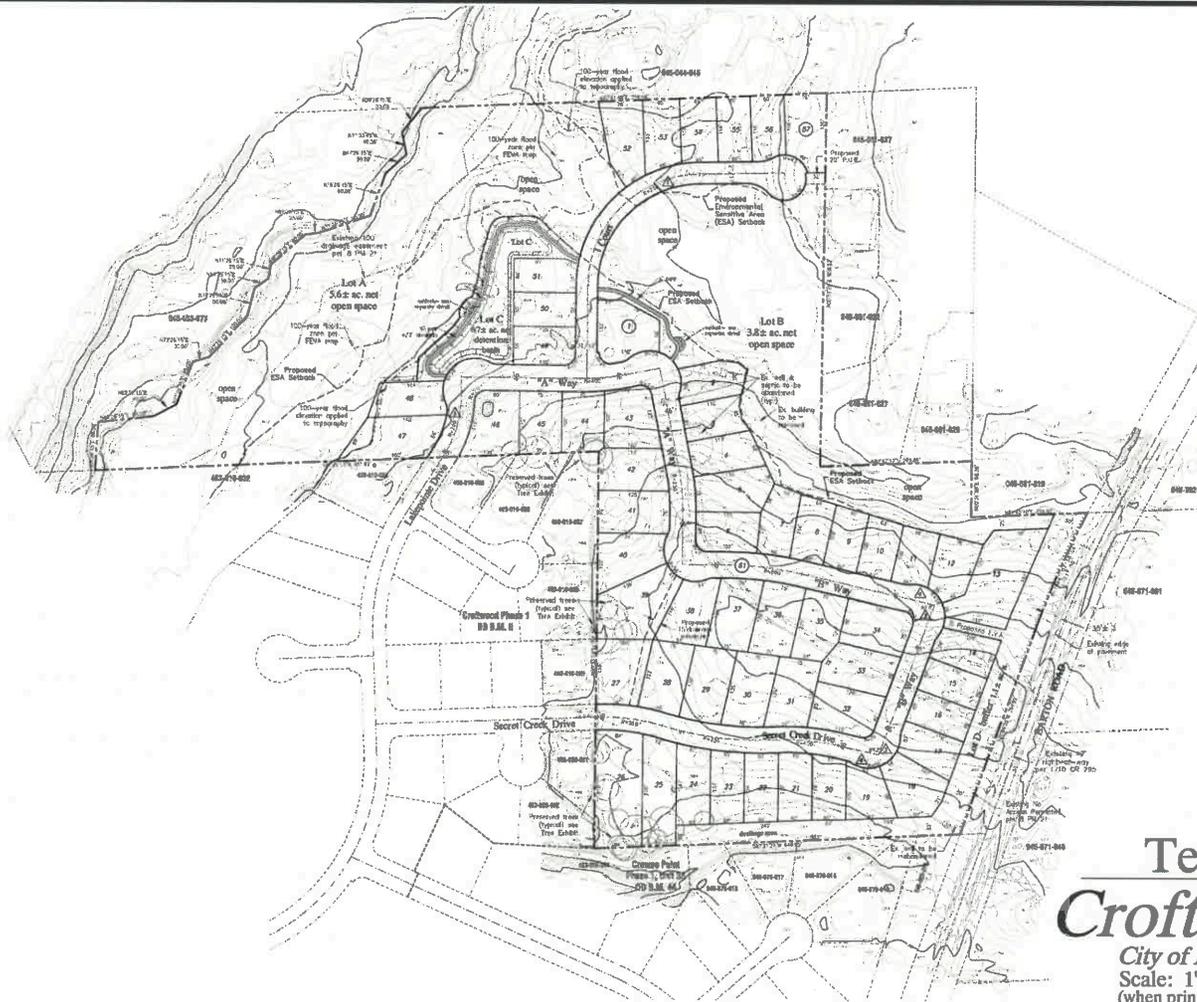
**AREA:** 25.5± acres gross

## NOTES

- Dimensions & areas shown are approximate and subject to change.
- Subdivider reserves the right to the multiple final maps, and phase construction.
- All existing structures proposed to be removed. See Tree Exhibit for tree removal/preservation.
- All interior roads to be owned and maintained by a homeowners association.
- 12.5' P.U.E. proposed adjacent to all road right-of-way.
- Street names with letter/number designations are for planning purposes. Street names to be processed with Final Map.
- Refer to Planned Development zoning and General Development Plan for development standards.
- Lot sizes: minimum = 6,300 sq. ft., maximum = 17,780 sq. ft., average = 6,856 sq. ft.
- This is an application for a development project.

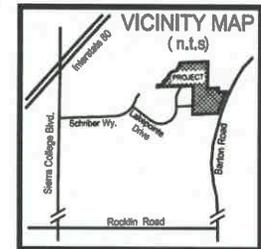
## DESIGN MODIFICATIONS

- Centerline radii less than 350 feet, as shown.
- Modified street sections for consistency with Crowne Point
- Larger elbow intersection angle, as shown.
- Elbow bulb center point offset 7' inside.



## Sheet Index

Tentative Subdivision Map	1
Prelim. Grading and Drainage Plan	2
Prelim. Grading Sections and Details	3
Prelim. Utility Plan	4
Prelim. Oak Tree Preservation Plan	5
Tree Survey Data	6



# Revised Tentative Map Croftwood Unit 2

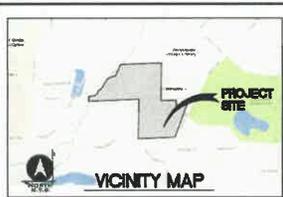
City of Rocklin,  
Scale: 1" = 100'  
(when printed 24" x 36")

California  
January 19, 2017  
Revised: April 3, 2017  
May 8, 2017  
August 7, 2017  
October 12, 2017  
April 6, 2018

**WALTERS**  
LAND PLANNING

**TSD ENGINEERING, INC.**  
design more.

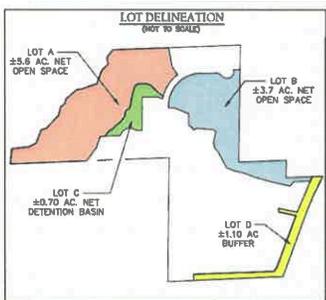
**SHEET**  
1/6



# PRELIMINARY GRADING & DRAINAGE PLAN CROFTWOOD UNIT 2

APN: 045-053-015  
4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650

PROJECT SUMMARY		ASSESSOR'S PARCEL NUMBER	SERVICES
<b>OWNERS</b> JACQUELINE ESTON TRUSTEE ET AL 270 WINTERBROOK AVE, #100 SACRAMENTO, CA 95823		045-053-015	RECREATION: CITY OF ROCKLIN ELEM. SCHOOL: LOCKHART UNION SCHOOL DISTRICT HIGH SCHOOL: PLACER UNION HIGH SCHOOL DISTRICT
<b>LAND PLANNER</b> WALTERS LAND PLANNING 709 GREGG WAY SACRAMENTO, CA 95811 CONTACT: BRUCE WALTERS PHONE: (916) 902-8233		ACREAGE: 623.3 AC	WATER: PLACER COUNTY WATER AGENCY SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT
<b>ENGINEER</b> TSD ENGINEERING, INC. 785 ORCHARD DRIVE, SUITE 100 FOLSOM, CA 95630 ATTN: CASEY FICKERT (916) 608-0701		EXISTING USE: SINGLE FAMILY RESIDENTIAL LOTS	DRAINAGE: CITY OF ROCKLIN ELECTRIC/GAS: PUC
		PROPOSED USE: 3 OPEN SPACE LOTS 1 BUFFER LOT 1 DETENTION BASIN LOT	
		EXISTING ZONING: PD-23, NO CHANGE	



**BASIS OF BEARINGS**

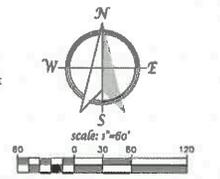
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE NORTH LINE OF 'CROFTWOOD SUBDIVISION PHASE 1' BASED ON POINT MONUMENTS RECORDED IN BOOK 38 OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS.

**FLOOD ZONE**

FLOOD ZONE A1 (SPECIAL FLOOD HAZARD AREAS) DETERMINED TO BE REGULATORY FLOODWAY AND 2 (AREAS OF MINIMAL FLOOD HAZARD) FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 06063C0404, DATED DECEMBER 28, 2015 (PRELIMINARY).

**COUNTY OF PLACER DATUM**

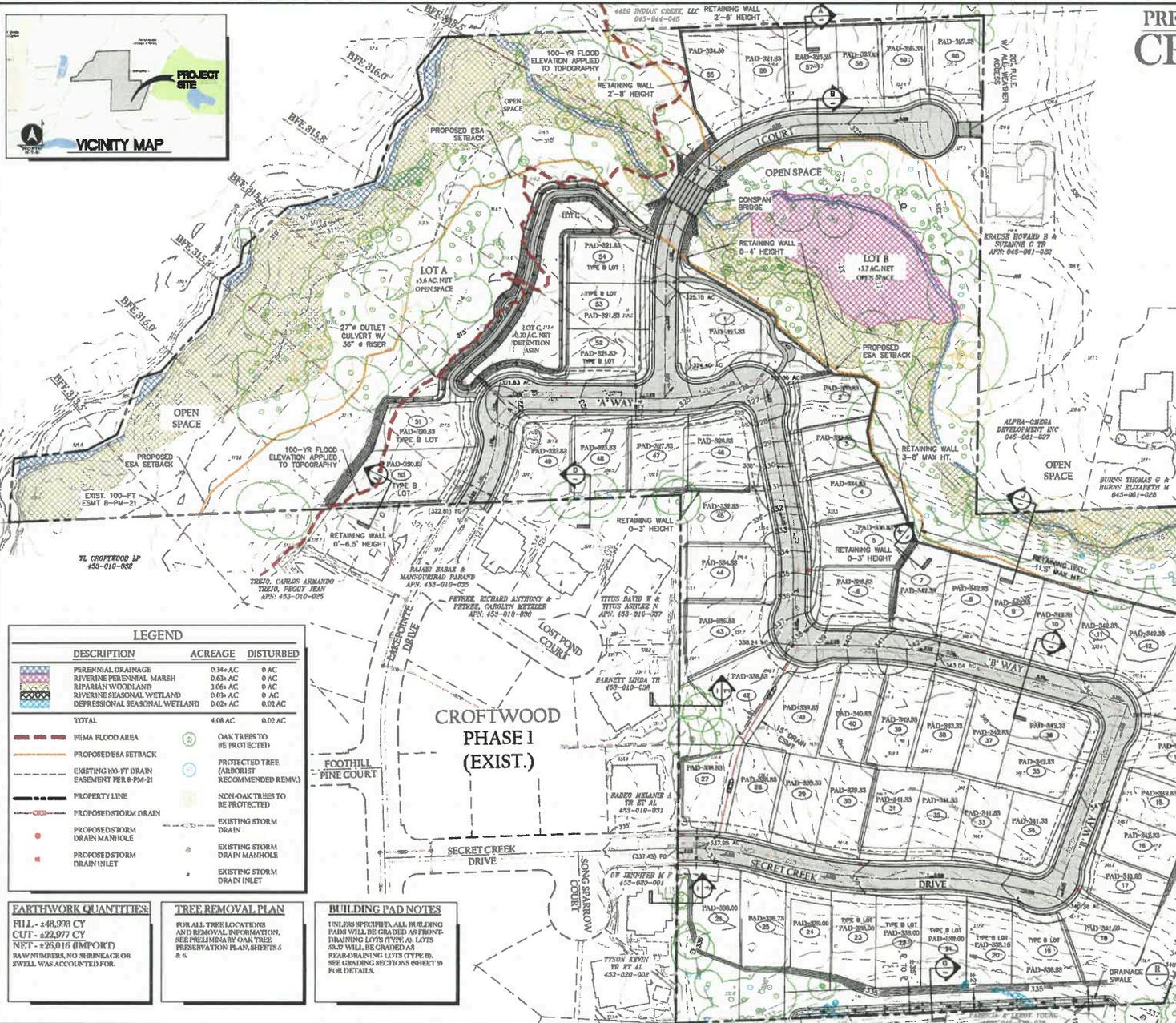
BENCHMARK: ELEV. 370.94  
THE BENCHMARK FOR THIS SURVEY IS A 1/2" BRASS REIT NAIL ON THE BENCHMARK FOR THIS SURVEY IS A 1/2" BRASS REIT NAIL ON THE BRIDGE OVER I-40. ELEVATION: 708.84 (PDV 29) CITY OF ROCKLIN.



PRELIMINARY GRADING & DRAINAGE PLAN  
NOVEMBER 02, 2017



785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701



**LEGEND**

DESCRIPTION	ACREAGE	DISTURBED
PERENNIAL DRAINAGE	0.34 AC	0 AC
RIVERINE PERENNIAL MARSH	0.63 AC	0 AC
RIPARIAN WOODLAND	3.06 AC	0 AC
RIVERINE SEASONAL WETLAND	0.19 AC	0 AC
DEPRESSIONAL SEASONAL WETLAND	0.02 AC	0.02 AC
<b>TOTAL</b>	<b>4.88 AC</b>	<b>0.02 AC</b>

PERMA FLOOD AREA	OAK TREES TO BE PROTECTED
PROPOSED ESA SETBACK	PROTECTED TREE (ARBORIST RECOMMENDED REMV)
EXISTING 100-FT DRAIN EASEMENT PER 8-PM-21	NON-OAK TREES TO BE PROTECTED
PROPERTY LINE	EXISTING STORM DRAIN
PROPOSED STORM DRAIN	EXISTING STORM DRAIN MANHOLE
PROPOSED STORM DRAIN MANHOLE	EXISTING STORM DRAIN INLET
PROPOSED STORM DRAIN INLET	

**EARTHWORK QUANTITIES:**

FILL - +48,998 CY  
CUT - -22,977 CY  
NET - 26,021 (IMPORT)  
RAW NUMBERS, NO REINFORCE OR SWELL WAS ACCOUNTED FOR.

**TREE REMOVAL PLAN**

FOR ALL TREE LOCATIONS AND REMOVAL INFORMATION, SEE PRELIMINARY OAK TREE PRESERVATION PLAN, SHEETS S.5 & 6.

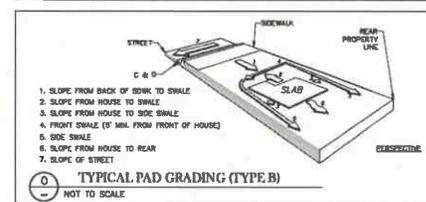
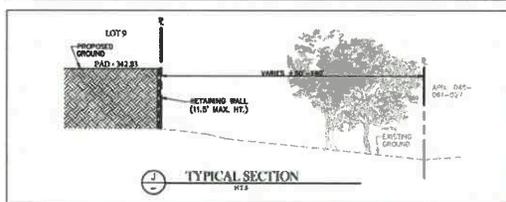
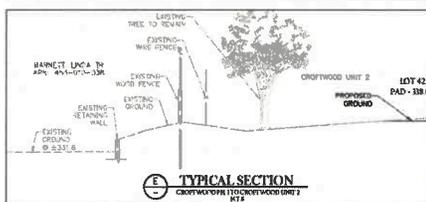
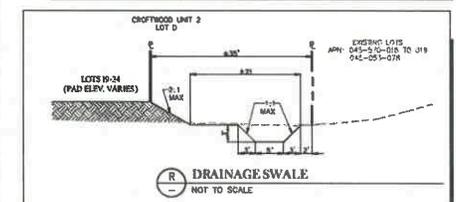
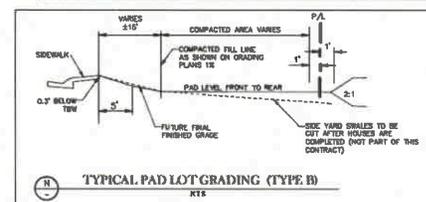
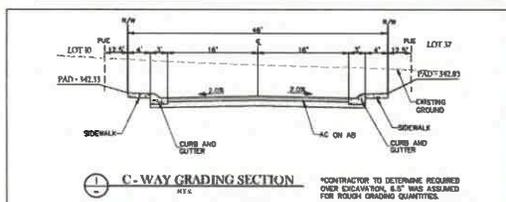
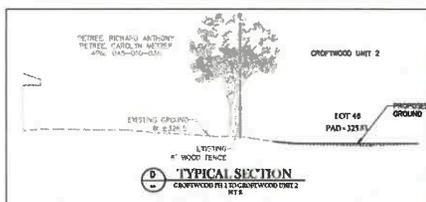
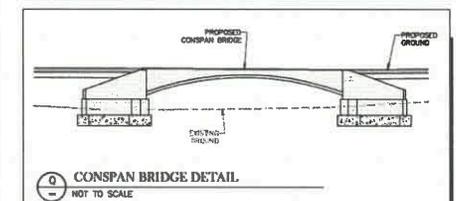
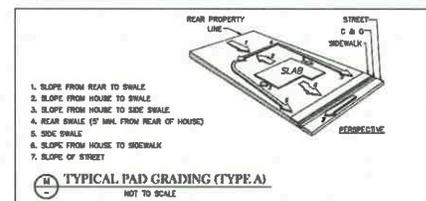
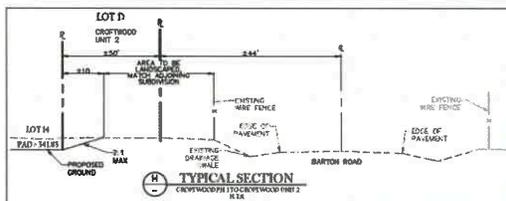
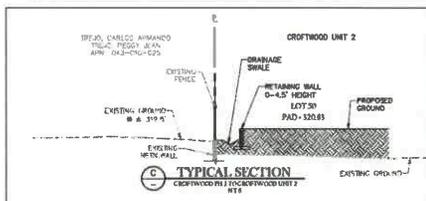
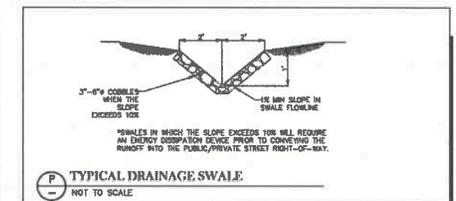
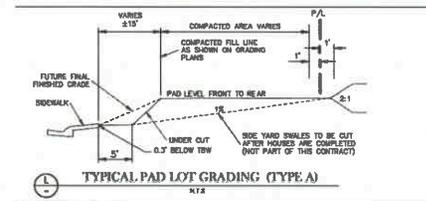
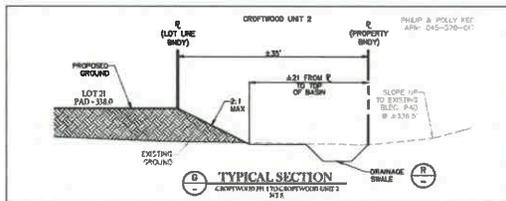
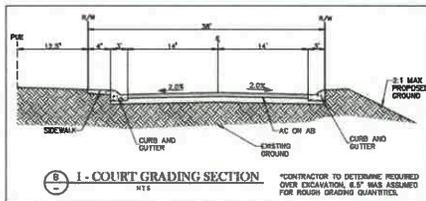
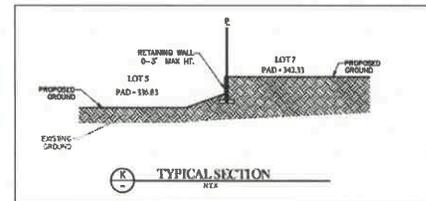
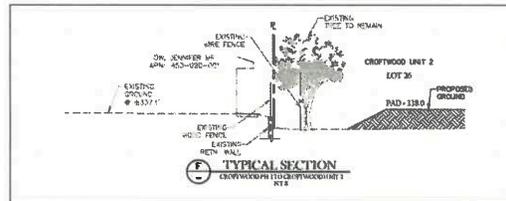
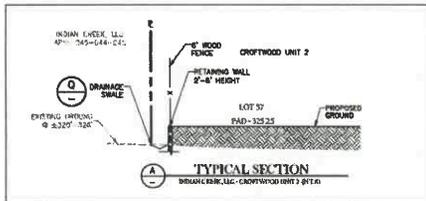
**BUILDING PAD NOTES**

1. IN LOTS SPECIFIED, ALL BUILDING PADS WILL BE GRADED AS FRONT-DRAINING LOTS (TYPE A). LOTS ONLY WILL BE GRADED AS REAR-DRAINING LOTS (TYPE B). SEE GRADING SECTIONS SHEET 9 FOR DETAILS.

PRELIMINARY GRADING & DRAINAGE PLAN

# CROFTWOOD UNIT 2

4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650



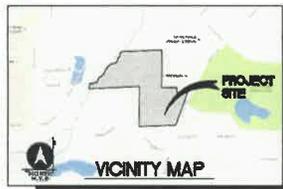
PRELIMINARY GRADING  
SECTIONS  
NOVEMBER 02, 2017

**WALTERS**  
LAND PLANNING

**TSD ENGINEERING, INC.**  
expect more.

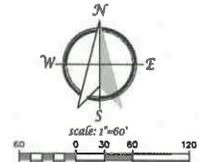
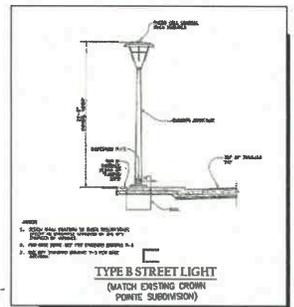
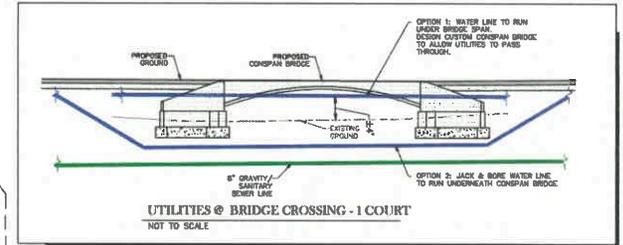
785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
3/6



# PRELIMINARY UTILITY PLAN CROFTWOOD UNIT 2

4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650



PRELIMINARY UTILITY PLAN  
NOVEMBER 02, 2017



**TSD ENGINEERING, INC.**  
785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
4/6

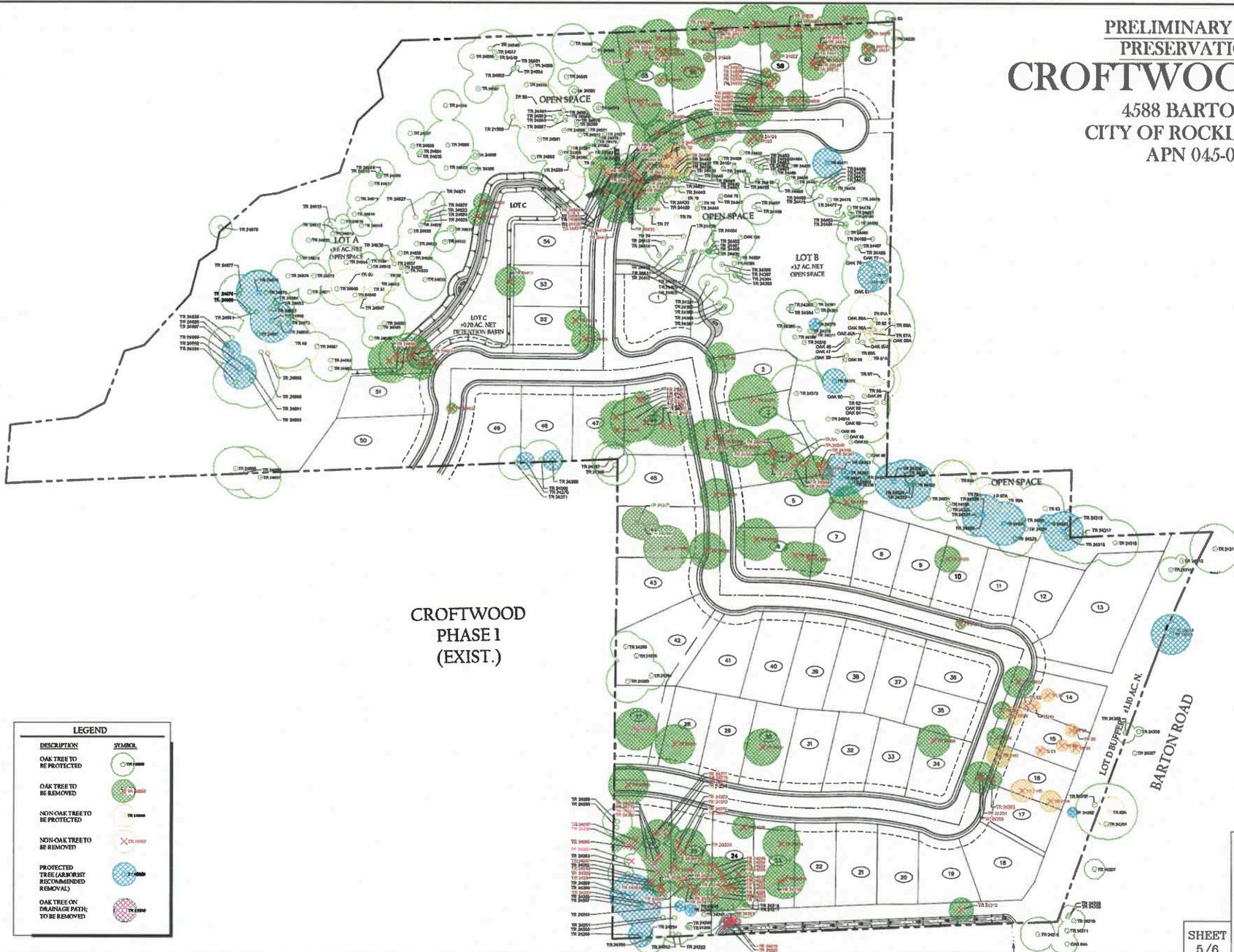
- NOTES**
- MIN. SEPARATION REQUIREMENTS FOR UTILITIES:  
SEWER & STORM DRAIN -- 5' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.  
WATER & SEWER -- 10' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
  - STORM & SEWER ARE REQUIRED TO BE BELOW WATER CROSSINGS BY 12" MIN.

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN		
FIRE HYDRANT		
GATE VALVE		
BUTTERFLY VALVE		
BLOW-OFF VALVE		
SEWER LINE		
SEWER MANHOLE		
TYPE B STREET LIGHT		

Appendix of May 8, 2018  
Page 458 of 500

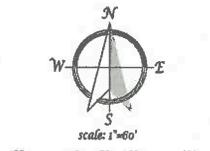
# PRELIMINARY OAK TREE PRESERVATION PLAN CROFTWOOD UNIT 2

4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650  
APN 045-053-015



CROFTWOOD  
PHASE 1  
(EXIST.)

DESCRIPTION	SYMBOL
OAK TREE TO BE PROTECTED	
OAK TREE TO BE REMOVED	
NON-OAK TREE TO BE PROTECTED	
NON-OAK TREE TO BE REMOVED	
PROTECTED TREE (ARRESTED RECOMMENDED REMOVAL)	
OAK TREE ON TRAILBLAZER PATH TO BE REMOVED	



PRELIMINARY OAK TREE  
PRESERVATION PLAN  
NOVEMBER 02, 2017

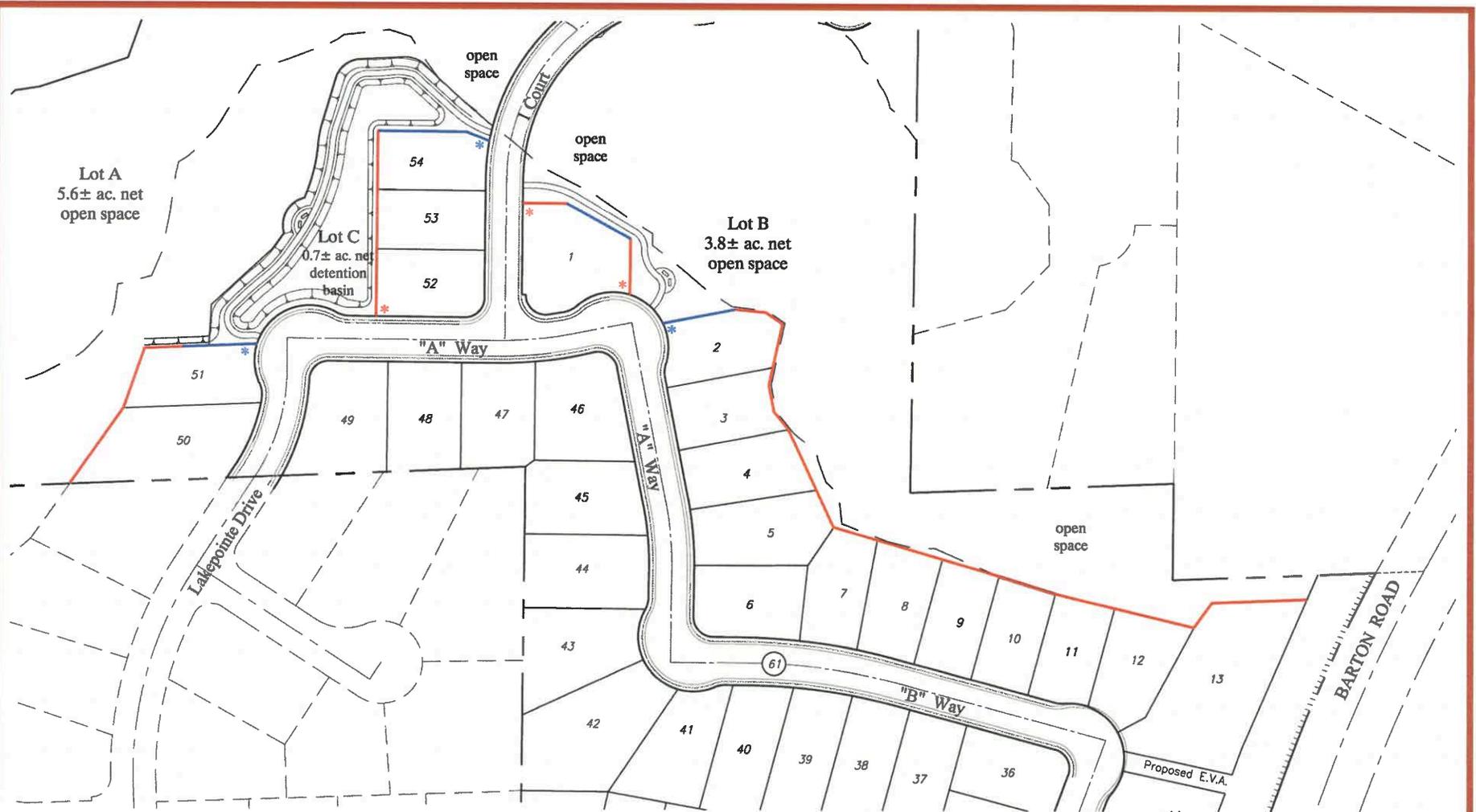
**WALTERS**  
LAND PLANNING

**TSD ENGINEERING, INC.**  
expect more.

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
5/6





Note; All information shown is preliminary and subject to change.

**LEGEND**

- Open Fencing
- Solid Fencing
- Step-down to street as needed

# Open Space Fencing Croftwood Unit #2

Scale: 1"=150' February 12, 2018  
(when printed 8.5" x 11")



**EXHIBIT B**

**TO BE  
INCLUDED**

# Exhibit B

## PROJECT INFORMATION

**SITE DESCRIPTION:** Portion of SW Quarter of Section 15, Township 11 North, Range 3 East, M.D.B & M, as shown as Parcel A on Parcel Map 8 PM 21.

**ASSESSORS PARCEL NO:** 045-083-015

**OWNER:** Jacqueline Eston, Trustee et al.  
**SUBDIVIDER:** 2100 Northrop Ave., #600  
 Sacramento, CA 95825

**LAND PLANNER:** Walters Land Planning  
 7498 Griggs Way  
 Sacramento, CA 95831  
 (916) 502-1723

**ENGINEER:** TSD Engineering  
 31 Nadona Street, Suite 100  
 Folsom, CA 95630  
 (916) 608-0707

**EXISTING USE:** Single Family, Agricultural

**PROPOSED USE:** Single Family Res., Open Space

**EXISTING ZONING:** PD-2.5, No Change

### SERVICES

**RECREATION:** City of Rocklin  
**FIRE:** City of Rocklin  
**SCHOOL:** Loomis Union School District  
**WATER:** Placer County Water Agency  
**SEWER:** South Placer Municipal Utility Dist.  
**DRAINAGE:** City of Rocklin  
**ELECTRIC/GAS:** PG&E

**NUMBER OF LOTS:** 55: Residential Lots  
 2: Open Space Lots  
 1: Butler Lot  
 1: Detention Basin Lot  
 1: Private Road Lot  
 60: Total Lots

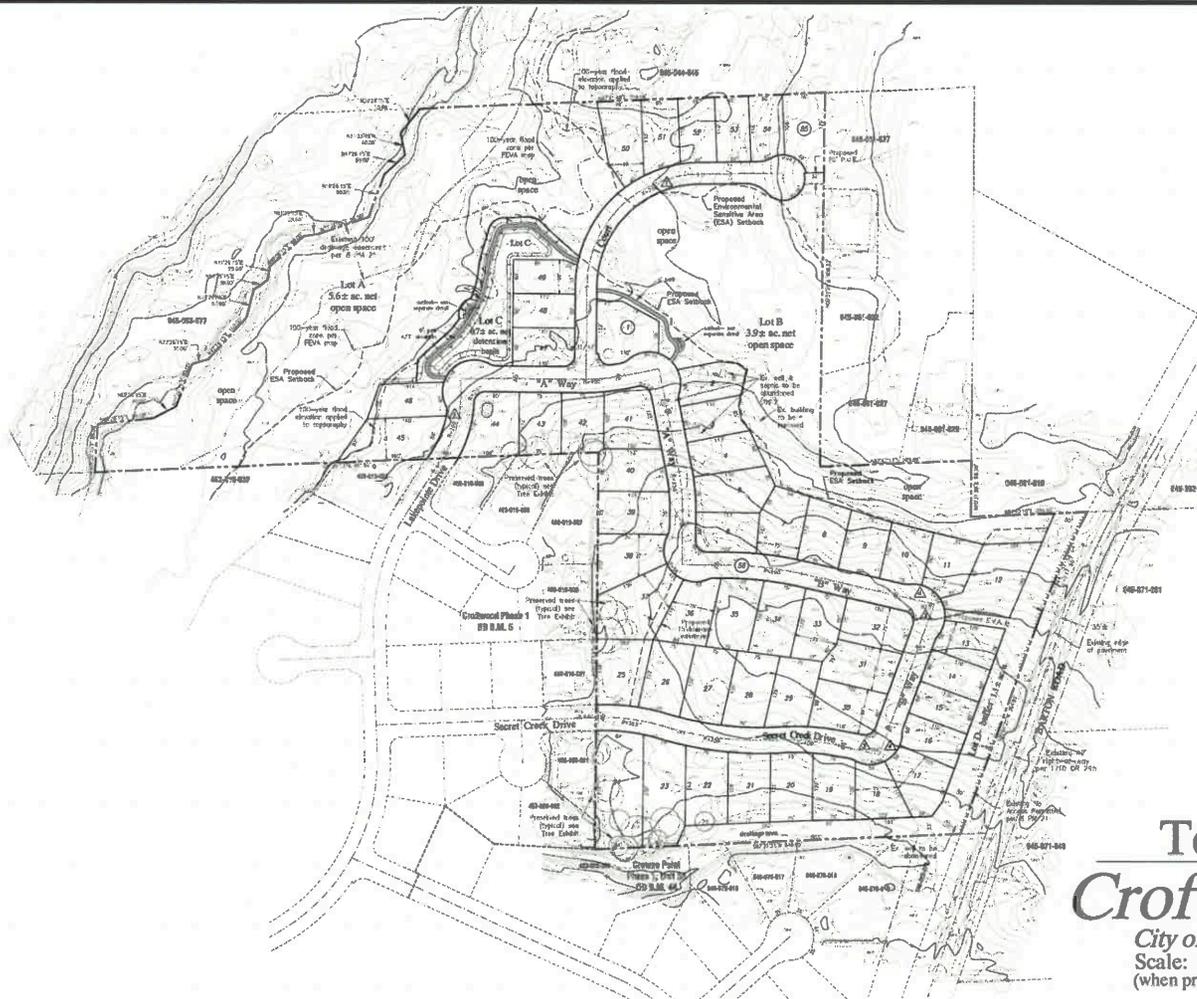
**AREA:** 26.52 acres gross

## NOTES

- Dimensions & areas shown are approximate and subject to change.
- Subdivider reserves the right to file multiple final maps, and phase construction.
- All existing structures proposed to be removed. See Tree Exhibit for tree removal/retention.
- All interior roads to be owned and maintained by a homeowners association.
- 12.5' P.U.E. proposed adjacent to all road right-of-way.
- Street names with letter/number designations are for planning purposes. Street names to be processed with Final Map.
- Refer to Planned Development zoning and General Development Plan for development standards.
- This is an application for a development project.

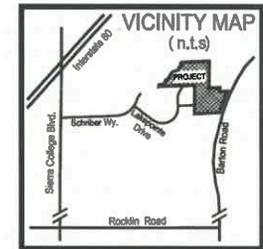
## DESIGN MODIFICATIONS

- Centerline radii less than 350 feet, as shown.
- Modified street sections for consistency with Crown's Point
- Larger elbow intersection angle, as shown.
- Elbow bulb center point offset 5' inside.



## Sheet Index

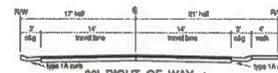
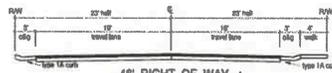
Tentative Subdivision Map	1
Prelim. Grading and Drainage Plan	2
Prelim. Grading Sections and Details	3
Prelim. Utility Plan	4
Prelim. Oak Tree Preservation Plan	5
Tree Survey Data	6



# Revised Tentative Map Croftwood Unit 2

City of Rocklin,  
 Scale: 1" = 100'  
 (when printed 24" x 36")

California  
 January 19, 2017  
 Revised: April 3, 2017  
 May 8, 2017  
 August 7, 2017  
 October 12, 2017  
 April 6, 2018  
 April 26, 2018



SHEET  
 1/6