

AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: July 18, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. June 20, 2017
5. **Election of Officers**
6. **Correspondence**
7. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

8. **STANFORD RANCH PARCEL 56 TIME EXTENSION TENTATIVE PARCEL MAP, DL-2011-01**

This application is a request for approval of a one-year extension of time for a previously approved tentative parcel map, Stanford Ranch Parcel 56 (DL-2011-01), to allow the subdivision of 9.24 ± acres into 2 approximately equal lots. The proposed project site is generally located on the southeast corner of West Stanford Ranch Road and Sunset Blvd. The Assessor's Parcel Number is 017-081-025.

The project was previously found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through Resolution PC-2012-03.

The property owner and applicant is 1400 Stanford Ranch Properties, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Time Extension of the Stanford Ranch Parcel 56 Tentative Parcel Map (DL-2011-01)

9. **NELLIA ESTATES (a.k.a. SAMOYLOVICH ESTATES) TIME EXTENSION TENTATIVE PARCEL MAP DL-2003-07**

This application is a request for approval of a one-year extension of time for a previously approved tentative subdivision map (DL-2003-07) to divide approximately 1.8 acres into four residential lots ranging in size from approximately 11,000 square feet to 30,000 square feet. The lots are proposed to be accessed via a private street. The subject property is generally located approximately 120 feet south of the intersection of Lost Avenue and Winding Lane. APN 010-260-040.

A Mitigated Negative Declaration of Environmental Impacts was previously approved for this project through Resolution PC-2005-56.

The property owner and applicant is Multigroup, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Extension of the Nellia Estates (Formerly Samoylovich Estates) Tentative Parcel Map and Oak Tree Preservation Permit (DL-2003-07; TRE-2005-18)

NON PUBLIC HEARINGS

10. Informational Items and Presentations

- a. None

11. Reports and Discussion Items from Planning Commissioners

12. Reports from City Staff

13. Adjournment

CITY OF ROCKLIN
 MINUTES OF THE PLANNING COMMISSION MEETING

June 20, 2017
 Rocklin Council Chambers
 Rocklin Administration Building
 3970 Rocklin Road
 (www.rocklin.ca.us)

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was led by Commissioner Whitmore.
3. Roll Call

Chairman Sloan
 Vice Chairman Martinez
 Commissioner McKenzie
 Commissioner Whitmore
 Commissioner Vass

Others Present:

DeeAnne Gillick, Deputy City Attorney
 Laura Webster, Director of Long Range Planning
 Bret Finning, Planning Services Manager
 Dara Dungworth, Senior Planner
 Dave Palmer, City Engineer
 Terry Stemple, Planning Commission Secretary

About 6 others

4. Minutes –
 - a. Minutes of June 6, 2017 were approved as submitted.
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items – None

CONSENT ITEMS

None

PUBLIC HEARINGS

**7. SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER
 TENTATIVE SUBDIVISION MAP, SD2017-0006**

This application is a request for approval of a tentative subdivision map to create three common ownership lots and 20 townhome parcels in conjunction with previously approved entitlements to construct an office building and four multi-unit townhome buildings. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039. The property is zoned

Retail Business (C-2), Planned Development Residential (PD-R), and Open Area (OA). The General Plan designations are Retail Commercial (RC), High Density Residential (HDR), and Recreation Conservation (R-C).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2016-177. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Gordon Wong, GKW Architects. The property owner is USA Investments Associates, Inc.

Dara Dungworth, Senior Planner, presented the staff report and a Blue Memo.

The Commission had no questions for staff.

Applicant, Gil Lee, USA Investments, addressed the Commission updating them on the progress of the project.

The Commission had questions for the applicant regarding:

1. Type of professional office space proposed

The hearing was opened to the public for comment.

1. Leah Anderson, Rocklin, CA had questions regarding:
 - a. Condos/townhomes being for sale
 - b. Type of medical office uses
 - c. The need for more medical offices in this area
 - d. Any provisions to stop residential portion from becoming rentals

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

On a motion by Commissioner Martinez and seconded by Commissioner Vass, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Subdivision Map (South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006) was approved by the following vote with the addition of the following condition:

4. Common Areas - Open Space - Maintenance

Prior to or concurrently with the recordation of the final map the subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements and minimum provisions: (ENGINEERING, CITY ATTORNEY)

- a. *Define the following portions of the subdivision to be common areas jointly owned and / or maintained by the residents of the subdivision: Lot A and Lot C as shown in Exhibit A.*
- b. *Assignment to the homeowner's association responsibility for the maintenance of common areas and commonly maintained areas on and within Lot A, Lot C, and Lots 1 through 20, including but not limited to, all structures, landscaping,*

private utility services, outdoor lighting, private streets and alleys, parking, recreational facilities, detention and drainage facilities, all landscaping in the public rights-of-way, as required herein, and oak mitigation plantings, if any.

- c. *Assignment to the homeowner's association responsibility to monitor and report to the Economic and Community Development Director of the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.*
- d. *A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowners association to be performed and assess (lien) the cost to the homeowner's association in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)*
- e. *A statement expressly prohibiting modification or deletion of any portion of the homeowner's association documents which specifically address City conditions of approval, City requirements, or termination of the HOA in its entirety, without the express written consent of the City.*
- f. *The documents creating the homeowner's association shall specifically include the following condition for enforcement by the homeowner's association:*

A "parking enforcement plan" (Exhibit B to Resolution 2016-180) that includes guarantees, to the satisfaction of the Economic and Community Development Director that the garages shall be used for the parking of automobiles, and ensures that roll-up garage doors, with automatic garage door openers are used throughout the project, consistent with RMC 17.66.020.
- g. *City review shall be required for any development, including fencing and landscaping, within the common area. Notice of this requirement shall be recorded by separate instrument with the final map.*
- h. *A notice shall be included in the subdivision's CC&R, and recorded by separate instrument with the final map, stating that individual lot and building design shall be subject to City approved design guidelines available from the City of Rocklin Department of Economic and Community Development.*

In lieu of a property owners association, as required above in Section 4(b), Subdivider may utilize a conservancy, or other suitable legal entity, to own, maintain, and carry out all duties identified in this Section 2. as it relates to the lot designated "Open Space" on Exhibit A. This alternative ownership entity shall have characteristics of responsibility, accountability, and longevity, which are substantially similar to a property owners' association, so that the City is confident of the entity's ability to operate, manage and maintain the open space in perpetuity. Any alternative ownership entity shall be formed so that the maintenance, monitoring, and lien rights required in Section 15(b) are legal obligations of the ownership entity. The alternative ownership entity shall be reviewed and approved by the City Attorney and the Economic and Community Development Director for compliance with these conditions of approval.

AYES: Martinez, Vass, McKenzie, Whitmore, Sloan
 NOES: None
 ABSENT: None
 ABSTAIN: None

NON PUBLIC HEARINGS

8. Informational Items and Presentations - None

9. Reports and Discussion Items from Planning Commissioners

- Completion and connection of Whitney Ranch Parkway
- Grading on Wildcat near new interchange

10. Reports from City Staff – None

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of*



City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

**Stanford Ranch Parcel 56 – Time Extension
DL-2016-0002**

July 18, 2017

Recommendation

Staff recommends that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSISON OF THE CITY OF ROCKLIN APPROVING A ONE-YEAR TIME EXTENSION OF THE STANFORD RANCH PARCEL 56 TENTATIVE PARCEL MAP (DL-2011-01)

Application Request

This application is a request for approval of a one-year extension of time for the previously approved Stanford Ranch Parcel 56 (Planning Commission Resolution No. 2012-04). The approved project is a tentative parcel map to allow the division of an approximately 9.24-acre lot into two lots of approximately equal size.

Location

The subject property is generally located on the southeastern corner of West Stanford Ranch Road and Sunset Boulevard (Figure 1). The property is designated with Assessor's Parcel Number (APN) 017-081-025.

Planning Commission Staff Report
Stanford Ranch Parcel 56 Tentative Parcel Map Time Extension
July 18, 2017
Page 2

Figure 1 – Location Map



Owner/Applicant

The property owner and applicant is 1400 Stanford Ranch Properties, LLC.

Project Background and Request for Extension

The Planning Commission approved the Stanford Ranch Parcel 56 tentative parcel map on February 21, 2011 via Resolution No. PC-2012-04 (Attachment A).

The project has benefited from two automatic time extensions granted by the State totaling 3 years, which extended the expiration date to 2016. On May 3, 2016, an extension was approved by the Planning Commission via Resolution No. PC-2016-24. This was the first application requesting approval for a time extension submitted to the City for this project. The applicant has submitted documentation for review and approval, but was not ready to record a final map prior to the project expiration date. Therefore, in order to prevent the entitlement from expiring, and allow the recordation of the final map an extension request has been submitted (Attachment B). The Engineering Division has confirmed that the applicant has now completed all documents required to record the final map once a time extension has been approved.

*Planning Commission Staff Report
Stanford Ranch Parcel 56 Tentative Parcel Map Time Extension
July 18, 2017
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According to the Municipal Code, the City may grant one or more extensions of time up to, but not exceeding, an additional six years beyond the initial 24 months allowed for filing a final map, and any automatic extensions allowed by the State. Therefore, if the proposed extension were to be approved, the project would still be eligible for up to four additional one-year time extensions under the provisions of State law and the Rocklin Municipal Code.

Environmental Determination

A Notice of Exemption was previously approved by the Rocklin Planning Commission through Resolution No. 2012-03. The requested time extension does not result in any environmental impacts beyond those that were previously identified.

General Plan and Zoning Compliance

The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) and the underlying General Plan designation is Business Professional/Commercial/Light Industrial (BP/COMM/LI). Staff finds this request to be consistent with the existing General Plan designations and zoning. The proposed extension to the previously-approved project would be compatible with anticipated development of surrounding residential designated properties.

Based on the analysis presented above, staff recommends that the Planning Commission approve a 12-month time extension as requested.

Attachments

Attachment A – Planning Commission Resolution No. PC-2012-04 (February 21, 2012)
Attachment B – Extension Request

Prepared by Nathan Anderson, Associate Planner

RESOLUTION NO. PC-2012-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
APPROVING A TENTATIVE PARCEL MAP
(Stanford Ranch Parcel 56 / DL-2011-01)

The Planning Commission of the City of Rocklin does resolve as follows:

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

A. Tentative Parcel Map (DL-2011-01) allows the subdivision a 9.24-acre parcel into two approximately equal parcels.

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution PC-2012-03.

C. The Planning Commission 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 zoning classification on the property.

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

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 Stanford Ranch Parcel 56 tentative parcel map (DL-2011-01) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby recommended for approval, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Reciprocal Easements

- a. Prior to or concurrently with the recordation of the final map easements for reciprocal parking, access and trash enclosure usage shall be recorded over each of the parcels in the subdivision. (CITY ATTORNEY, ENGINEERING)

- b. Prior to or concurrently with the recordation of the final map a reciprocal access easement shall be recorded to benefit Stanford Ranch Parcel 5 (APN 01 -0 1-026). (CITY ATTORNEY, ENGINEERING)

2. Validity

- a. This tentative parcel map shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Rocklin held on the 21st day of February, 2012, by the following vote:

AYES: Commissioners McKenzie, Martinez, Menth, Shirhall and Coleman
 NOES: None
 ABSENT: None
 ABSTAIN: None



ATTEST:

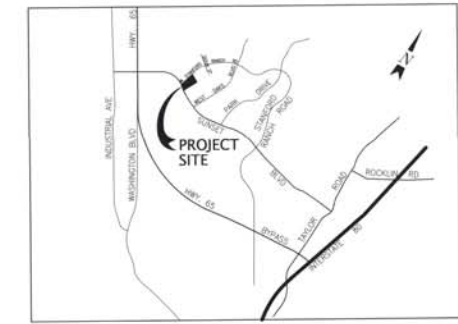
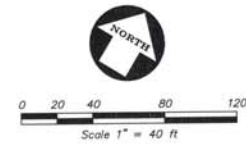
Secretary



Chairman

EXHIBIT A

DL2016-0002



VICINITY MAP
NOT TO SCALE

NOTES

- OWNER WILL DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY NECESSARY TO PROVIDE ALL UTILITIES.
- THERE ARE NO OAK TREES, GRANTE OUTCROPPINGS, RIPARIAN BOUNDARIES, 100-YEAR FLOODPLAIN BOUNDARIES OR ARCHAEOLOGICAL FEATURES ON THIS PROPERTY.

PROJECT DATA

- OWNER: 1400 STANFORD RANCH PROPERTIES, LLC
455 UNIVERSITY AVENUE, SUITE 275
SACRAMENTO, CA 95825
ATTN: DEBRA FLETTER
- DEVELOPER: 1400 STANFORD RANCH PROPERTIES, LLC
455 UNIVERSITY AVENUE, SUITE 275
SACRAMENTO, CA 95825
ATTN: DEBRA FLETTER
- CIVIL ENGINEER: BARRY D. HAYDOCK, PE 42232
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON ROAD
LIVERMORE, CALIFORNIA 94550
(925) 245-8788
- LAND SURVEYOR: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON ROAD
LIVERMORE, CALIFORNIA 94550
(925) 245-8788
- APPLICANT: BARRY D. HAYDOCK, PE 42232
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON ROAD
LIVERMORE, CALIFORNIA 94550
(925) 245-8788
- ADDRESS: 1400 WEST STANFORD RANCH ROAD
ROCKLIN, CA
- EXISTING ZONING: PD-BP/C/U
- PROPOSED ZONING: PLANNED DEVELOPMENT, PD-BP/C/U
- GENERAL PLAN DESIGNATION: BUSINESS PROFESSIONAL/COMMERCIAL/
LIGHT INDUSTRIAL
- EXISTING USE: OFFICE BUILDING / VACANT
- UTILITIES:
ELECTRICITY: P.G.A.E.
GAS: P.G.A.E.
TELEPHONE: PACIFIC BELL
WATER: P.C.W.A.
SEWER: S.P.M.U.D.
WASTE DISPOSAL: RECOLOGY
CABLE T.V.: WAVECABLE
POLICE/FIRE: CITY OF ROCKLIN
- APN - 017-081-025

PARCEL
57
LI-BP
VACANT

LEGEND

PROPOSED	EXISTING	
[Symbol]	[Symbol]	ASPHALT BERM
[Symbol]	[Symbol]	BLOCK/RETAINING WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	FENCE LINE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	MONUMENT/MONUMENT LINE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	STORM DRAIN-MANHOLE & CATCH BASIN
[Symbol]	[Symbol]	ELECTROLYER
[Symbol]	[Symbol]	POWER POLE/JOINT POLE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	TRAFFIC SIGN
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	UTILITY BOX
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	BACK OF WALK
[Symbol]	[Symbol]	BEIGN ASPHALT SWALE
[Symbol]	[Symbol]	BOTTOM OF WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	CLEANOUT TO GRADE
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CONCRETE HEADWALL
[Symbol]	[Symbol]	DOWN SPOUT
[Symbol]	[Symbol]	END ASPHALT SWALE
[Symbol]	[Symbol]	FACE OF BERM
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[Symbol]	[Symbol]	GRADE BREAK
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[Symbol]	[Symbol]	OVERFLOW
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[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	RM ELEVATION
[Symbol]	[Symbol]	ROOF DRAIN
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	TOP OF BERM
[Symbol]	[Symbol]	TOP OF CURB
[Symbol]	[Symbol]	TOP OF WALL
[Symbol]	[Symbol]	TRANSFORMER
[Symbol]	[Symbol]	TRASH ENCLOSURE
[Symbol]	[Symbol]	WALK LIGHT
[Symbol]	[Symbol]	CONCRETE

APPROVED BY PLANNING COMMISSION ON

February 21, 2012 *[Signature]*

EXHIBIT A

FILE NO. DL-2011-01

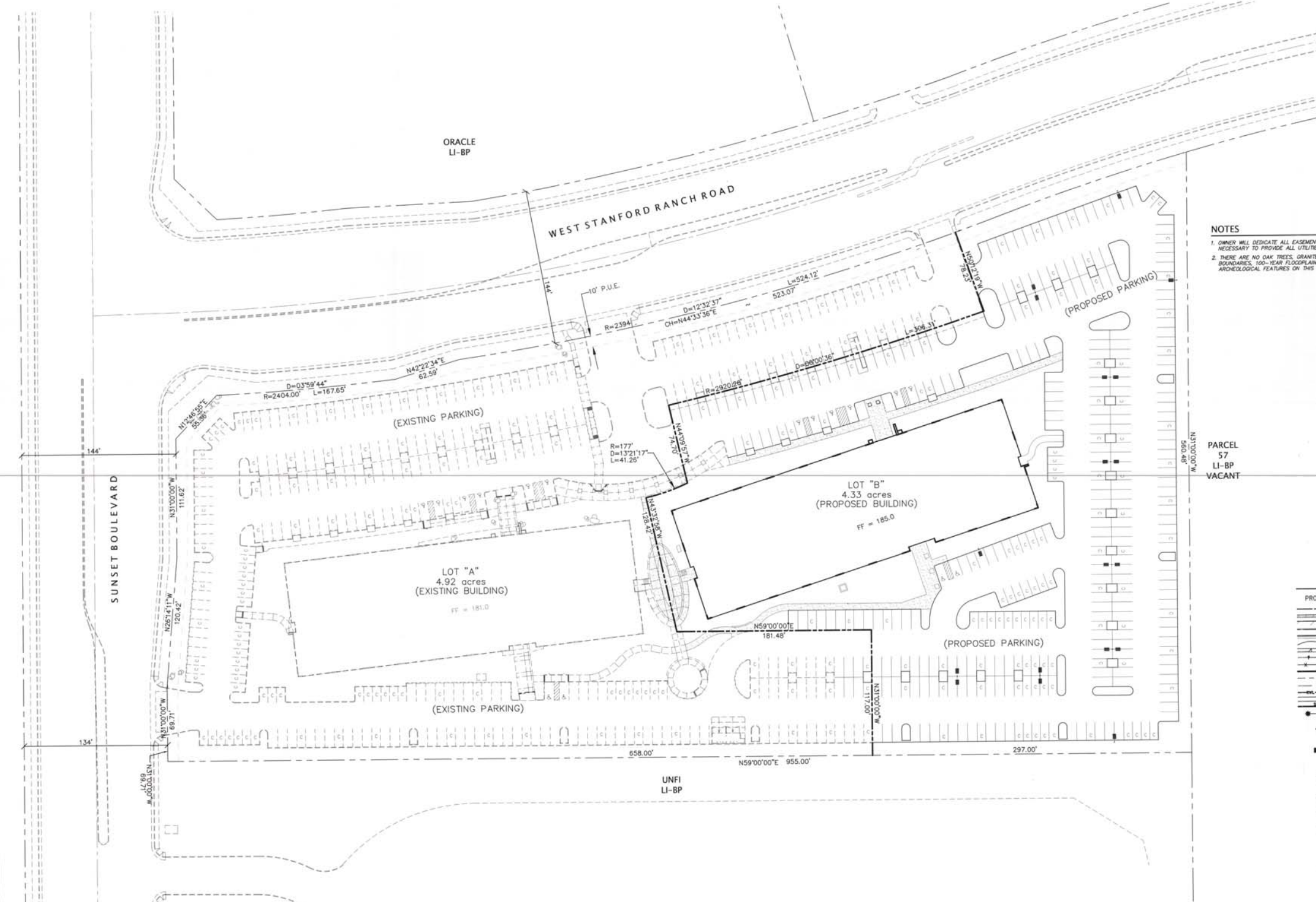
TENTATIVE PARCEL MAP
OF
STANFORD RANCH PHASE IV UNIT 2 - PARCEL 56
FOR
1400 STANFORD RANCH PROPERTIES, LLC



DATE	AUG., 2011
SCALE	1" = 40'
DESIGNER	BH
JOB NO.	A11596
SHEET	1
OF	SHEETS

Agenda Item #8.

Packet Pg. 14



NO.	BY	NO.	REVISION

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

CALIFORNIA

ROCKLIN

1400 Stanford Ranch Properties, LLC

P.O. Box 255646, Sacramento, CA 95865

(916) 483-1100 Fax (916) 483-1131
debrafletter@fortsutterco.com

May 2, 2017

Mr. Brett Finning
Planning Manager
Economic and Community Development Department, City of Rocklin
3970 Rocklin Rd
Rocklin, CA 95677

RE: STANFORD RANCH PARCEL S6
TENTATIVE PARCEL MAP (DL-2011-01) EXTENSION

Dear Mr. Finning,

We are requesting a one year extension to our parcel map effective May 3, 2017. The subject property is generally located at the southeasterly corner of the intersection of West Stanford Ranch Road and Sunset Boulevard. APN 017-081-025. Street address is 1400 W. Stanford Ranch Road, Rocklin, CA

Enclosed is a check payable to the City of Rocklin for \$4,587 and mailing labels for all property owners in a 600 foot radius.

If you have any questions or need further information or documentation, please feel free to contact us.

Thank you for your attention to the matter.

Sincerely,



Debra Fletter,
President
Fort Sutter Company/ 1400 Stanford Ranch Properties, LLC



RESOLUTION NO. PC-2017-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
APPROVING A ONE-YEAR TIME EXTENSION OF A TENTATIVE PARCEL MAP
(STANFORD RANCH PARCEL 56 – TIME EXTENSION / DL-2016-0002)

The Planning Commission of the City of Rocklin does resolve as follows:

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

A. Tentative Parcel Map (DL-2011-01) was approved via Planning Commission Resolution No. 2012-04 on February 21, 2012 to allow the division of an approximately 9.24-acre lot into two lots of approximately equal size.

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution No. 2012-03 on February 21, 2012.

C. The project was extended through one automatic extension granted by the state, as well as by a City-granted extension on May 3, 2016 (Resolution No. PC-2016-24).

D. The Planning Commission 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.

E. The approved parcel map, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

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

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

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

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

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

Section 2. The one-year extension of time for the Stanford Ranch Parcel 56 tentative parcel map (DL2016-0002) as depicted in Planning Commission Resolution 2012-03 is hereby approved, subject to the original terms and conditions in the previous approval.

A. Conditions

1. This entitlement shall extend the expiration date of Planning Commission Resolution 2012-04 by one year to February 21, 2018, unless prior to that date a building permit has been issued or a further time extension has been granted.
2. The originally-approved resolutions and associated exhibits (PC-2012-04) shall govern the design and construction of the project.

PASSED AND ADOPTED this day of , 2017, by the following roll call vote:

AYES: Commissioners:
 NOES: Commissioners:
 ABSENT: Commissioners:
 ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary



City of Rocklin Community Development Department

Planning Commission STAFF REPORT

Nellia (Samoylovich) Estates – Time Extension
DL-2003-07; TRE-2005-18

July 18, 2017

Recommendation

Staff recommends that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSISON OF THE CITY OF ROCKLIN APPROVING A ONE-YEAR EXTENSION OF THE NELLIA ESTATES (FORMERLY SAMOYLOVICH ESTATES) TENTATIVE PARCEL MAP AND OAK TREE PRESERVATION PERMIT
(DL-2003-07; TRE-2005-18)

Application Request

This application is a request for approval of a one-year extension of time for the previously-approved Samoylovich Estates project (Planning Commission Resolution No. 2005-57), now called Nellia Estates. The approved project is a tentative parcel map and oak tree preservation permit to allow the division of an approximately 1.8-acre lot into four lots ranging in size from approximately 10,000 square feet to approximately 37,000 square feet.

Location

The subject property is generally located approximately 120 feet south of the intersection of Lost Avenue and Winding Lane, on the east side of Lost Avenue (Figure 1). The property is designated by Assessor's Parcel Number (APN) 010-260-040.

Figure 1 – Location Map



Owner/Applicant

The property owner and applicant is Multigroup, LLC.

Project Background and Request for Extension

The Rocklin Planning Commission approved the Samoylovich Estates tentative parcel map and oak tree preservation permit on May 3, 2005 via Resolution No. 2005-57 (Attachment A).

The applicant has submitted Improvement Plans for review and approval, but was not ready to record a final map prior to the project expiration date. Therefore, in order to prevent the entitlements from expiring, the extension request was submitted (Attachment B).

Although it has benefited from several automatic time extensions granted by the State, this is the first application for the City to approval a time extension for this project. According to the Municipal Code, the City may grant one or more extensions of time up to, but not exceeding, an additional six years beyond the initial 24 months allowed for filing a final map, and any automatic extensions allowed by the State. Therefore, if the proposed extension were to be

*Planning Commission Staff Report
Nellia Estates (a.k.a. Samoylovich Estates) Time Extension
July 18, 2017
Page 3*

approved, the project would still be eligible for up to four additional one-year time extensions under the provisions of State law and the Rocklin Municipal Code.

Environmental Determination

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2005-56; the requested time extension does not result in any environmental impacts beyond those that were previously identified.

General Plan and Zoning Compliance

The property is zoned Planned Development Residential, 4 Dwellings/Acre (PD-4) and the underlying General Plan designation is Medium Density Residential (MDR). Staff finds this request to be consistent with the existing General Plan designations and zoning. The proposed extension to the previously-approved project would be compatible with anticipated development of surrounding residential designated properties.

Based on the analysis presented above, staff recommends that the Planning Commission approve a 12-month time extension as requested.

Attachments

Attachment A – Planning Commission Resolution No. 2005-57 (May 3, 2005)
Attachment B – Extension Request

Prepared by Nathan Anderson, Associate Planner

RESOLUTION NO. PC-2005-57

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN
APPROVING A TENTATIVE PARCEL MAP AND
OAK TREE PRESERVATION PLAN PERMIT
(Samoylovich Estates / DL-2003-07 & TRE-2005-18)

The Planning Commission of the City of Rocklin does resolve as follows:

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

A. Approval of Tentative Parcel Map (DL-2003-07) is required to subdivide one existing lot into four new lots.

B. A Mitigated Negative Declaration and a Mitigation Monitoring Program for this project has been approved via Planning Commission Resolution No. PC-2005-56.

C. The Planning Commission 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 zoning classification on the property.

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

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 tentative parcel map (Samoylovich Estates / DL-2003-07) as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to approval of the final map.

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.
- 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.

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.

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from SBC and Pacific Gas & Electric (PG&E).
- 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.
- 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

It is anticipated that the following will be necessary:

Annexation into: CFD#1, CFD#5, Lighting & Landscaping District #2

De-annexation from: Lighting & Landscape District #1

2. Schools

Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities:

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District 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

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.

4. Drainage and Flood Control

a. A master drainage plan shall be prepared and submitted prior to or concurrently with the subdivision improvement plans. The plan shall contain the following:

- 1) provisions for detaining run off at pre-development levels;
- 2) individual lot drainage, with individual lot drainage features, such as lined drainage swales, being included in the improvement plans;
- 3) location and specifications of on-site or off-site detention basins, if any.

b. All necessary drainage easements shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) on or with the final map.

c. The final map shall comply with Rocklin Municipal Code chapter 15.16 (Flood Hazard), including the following:

- 1) Delineation of the 100-year floodplain elevation;
- 2) Identification of finish floor elevation of each lot at two (2) feet above the 100-year floodplain elevation;
- 3) Notation that any building constructed on any lot may require flood zone development approval from the City Engineer;

d. Subdivider 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.

- e. 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.

5. Grading

A master grading plan shall be included with the subdivision improvement plans.

6. Improvements/Improvement Plans

- a. The following subdivision improvements shall be designed and constructed and/or installed:

- 1) All on-site standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants.

- 2) Developer shall dedicate to City a telecommunication easement, and shall install and dedicate to City telecommunication conduit within the easement. The easement shall be located in the public utility easement of each street within the subdivision, and any adjacent streets as necessary to connect the easement to the City's public street and easement network. The easement shall be for telecommunications use by City, in whatever manner City may, in its sole discretion, elect. The conduit shall be large enough for at least two (2) sets of coaxial cable (approximately three (3) inches total diameter), shall include access to the cable spaced at reasonable distances, and shall otherwise comply with City standards and specifications in effect at the time the conduit is installed.

Developer shall provide any City telecommunication franchisee, including any cable television franchisee, access to the easement for the purpose of installing cable and conduit while the public utility trench is open and prior to the street being paved.

- 3) The following on-site special improvements:

Along the project frontage, the developer/owner shall improve the Lost Avenue frontage with a minimum of 29 feet of roadway width as required by the Rocklin Civic Center Plan and to the satisfaction of the City Engineer.

- 4) The following off-site improvements:
- i) The developer/owner shall improve the road alignment where Winding Lane turns from the north-south direction to the east-west direction as required by the Rocklin Civic Center Plan and as further conceptually illustrated in Exhibit A. The area where Winding Lane is currently improved and crosses Assessor's Parcel Numbers (APNs) 010-250-033 and 010-250-034 shall be torn out and established with a wild flower mix, such as Pacific Coast Seed – Sacramento Valley – Fuel Reduction Mix, and other necessary improvements as determined appropriate by the City Engineer and Public Works Director. APNs 010-250-033 and 010-250-034 shall be provided driveway access to the new portion of Winding Lane. This condition shall be complied with to the satisfaction of the City Engineer and Public Works Director.
 - ii) Install a barrier gate on Winding Lane between Lost Avenue and Ruhkala Road to the satisfaction of the City Engineer and Fire Chief as required by the Rocklin Civic Center Plan. A sign to indicate that Winding Lane is "Not a Through Street" shall be erected near the intersection of Lost Avenue to the satisfaction of the Director of Public Works.
- b. Improvement plans for all subdivision improvements shall conform with the City's Standard Specifications then in effect, and shall be submitted to and reviewed and approved by the City Engineer. Approval by the City Engineer shall be valid for a period of two years. 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.
- c. 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.

- d. Improvement plans shall contain provisions for dust control, revegetation of disturbed areas, and erosion control, in conformance with the requirements of the City Engineer. If an application for a grading permit is made prior to execution of a subdivision improvement agreement, it shall include an erosion control plan approved by the City Engineer and shall be accompanied by financial security to ensure implementation of the plan.

- e. The following shall be included in the project notes on the improvement plans to the satisfaction of the City Engineer:
 - 1) Prior to commencement of grading, the subdivider shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
 - 2) Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
 - 3) All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
 - 4) All adjacent paved streets shall be swept during construction.
 - 5) All trucks leaving the site shall be washed off to eliminate dust and debris.
 - 6) All construction equipment shall be maintained in clean condition.
 - 7) All exposed surfaces shall be revegetated as quickly as feasible.
 - 8) If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
 - 9) Water or dust palliatives shall be applied on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.

- 10) Construction equipment shall be properly maintained and tuned.
- 11) Low emission mobile construction equipment shall be utilized where possible.
- 12) Open burning of vegetation is prohibited.
- 13) Electrical power during construction shall be obtained from power poles instead of on-site diesel generators whenever possible.
- 14) To reduce idling, construction crews shall be encouraged to shut off construction equipment when not in use.
- 15) Construction operations affecting traffic shall be scheduled for off-peak hours.
- 16) A traffic plan shall be developed, to the satisfaction of the City Engineer, for each development project to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service.
- 17) Obstruction of through-traffic lanes shall be minimized.
- 18) Final grading plans shall include the following requirements to minimize dust generation during construction:
 - a) Water site as needed to keep the surface moistened and control dust.
 - b) Water or cover stockpiles of soil that are stored on-site.
 - c) Use chemical soil binders and/or revegetative materials on exposed surfaces that serve as side slopes on areas adjacent to the road bed.
 - d) Provide a designated area of gravel, or other suitable material, to allow tire debris to be deposited before existing onto improved city streets.

e) Prohibit grading during periods of high winds (generally 25 mph), as recommended by the Placer County Air Pollution Control District.

- 19) Use asphalt materials that create the least amount of Volatile Organic Compounds, roadway projects shall comply with District Rule 217, Cutback and Emulsified Asphalt Paving Materials.
- 20) Mufflers shall be provided for all heavy construction equipment and all stationary noise sources. Stationary noise sources shall be located at least 300 feet from occupied residences or contractors shall be required to provide appropriate noise reducing engine housing enclosures.
- 21) Equipment warm up areas, water tanks, and equipment storage areas shall be placed in a central area as far away from existing residences as feasible.
- 22) If evidence of an archaeological or paleontological site is uncovered during grading or other construction activities, work shall be halted within 100 feet of the find and the City of Rocklin Community Development Department shall be immediately notified. A qualified archaeologist or paleontologist shall be retained at the expense of the developer to conduct an on-site evaluation and provide recommendations for removal and/or preservation. Work on the project site shall not resume until the archaeologist or paleontologist has had a reasonable time to conduct an examination and implement mitigation measures deemed appropriate and necessary by the Community Development Department to reduce impacts to a less than significant level.

7. 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.

8. Flood and Drainage Control Agreement

The property owner shall enter into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin. The agreement shall also indemnify the City against claims arising from developer's construction of improvements or development of the project and shall be recorded and binding on successors in interest of developer.

9. Trees

- a. Prior to the issuance of any grading permit for any portion of the subdivision, an inventory of all existing trees in the subdivision and a schedule of removal of those trees shown on the tentative map to be removed shall be submitted to and approved by the Director of Community Development.
- b. All oak trees authorized to be removed shall be mitigated as provided for in the Rocklin Oak Tree Preservation Ordinance.
- c. The subdivider shall retain a certified arborist to review the design of the subdivision improvements and recommend measures to protect the trees, which are designated to remain, both during construction and afterwards. These measures shall be incorporated into, or filed prior to or concurrently with the subdivision improvement plans, for review and approval of the City Engineer. The protection measures shall include appropriate fencing around those trees to remain. The protection measures shall be approved prior to the issuance of a grading permit for all or any portion of the subdivision.
- d. The subdivider shall retain a certified arborist to prepare and implement an inspection plan providing for the periodic inspection of the site during grading and construction, and verification to the City Engineer that the approved protection measures are properly implemented.

10. Parks

Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per single family unit is \$1,985.00.

11. Open Space -- Common Areas -- Maintenance

a. The following portions of the subdivision are proposed to be common areas:

1) The private street depicted as a 28'-wide driveway easement on Exhibit A

b. Subdivider shall provide for the maintenance of the private street as specified herein through formation of a homeowner's association or legal equivalent acceptable to the City Attorney. The documents creating the homeowner's association or legal equivalent shall meet the following requirements and minimum provisions:

1) Assignment to the homeowner's association or legal equivalent responsibility for the maintenance of the private street.

2) Assignment to the homeowner's association or legal equivalent responsibility to monitor and report to the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.

3) A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowners association or legal equivalent to be performed and assess (lien) the cost to the homeowner's association or legal equivalent in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)

4) A statement expressly prohibiting modification or deletion of any portion of the homeowner's association or legal equivalent documents or documents determined to be a legal equivalent which specifically address City conditions of approval, City requirements, or termination of the HOA

or its legal equivalent in its entirety, without the express written consent of the City.

- c. The documents creating the homeowner's association or legal equivalent shall be reviewed and approved by the City Attorney for compliance with the conditions of approval stated in this Resolution prior to recordation.

12. Biological Resources/Wetlands Preservation

- a. Subdivider shall cause a spring raptor nest survey of the subdivision to be conducted by a qualified biologist. Measures to prevent disturbance to any active raptor nest during nesting season shall be developed for approval by the Community Development Director and implemented by the subdivider. Measures shall include avoidance of the nest areas and cessation of construction activity as necessary to avoid disturbance until the young have fledged.
- b. Subdivider shall submit to the Community Development Director and the City Engineer 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.

13. Air Quality

Applicant shall develop and distribute educational materials to all new residents within the project addressing the following air quality concerns:

- a. Open burning, wood burning, and air pollution: problems and solutions.
- b. All wood-burning stoves installed in the project area must be EPA Phase II certified.

14. Special Conditions

- a. A "No Access" restriction shall be recorded along the western portion of the north property line of Parcel C, as illustrated by a "Zipper-like" symbol on Exhibit A.
- b. The applicant/developer shall record with the parcel map a separate instrument which states that site plans for new homes on

each lot shall be reviewed and approved by the City Engineer to ensure grading and drainage improvements are adequately addressed.

15. Monitoring


Prior to recording of the 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 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.

16. Effective Date

This approval shall expire in two years from the date of approval unless prior to that date the final map has been recorded or a time extension has been approved.

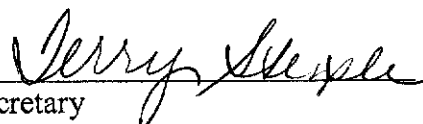
PASSED AND ADOPTED this 3rd day of May, 2005, by the following roll call vote:

AYES:	Commissioners:	Menth, Sully, Weibert & Shirhall
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Coleman
ABSTAIN:	Commissioners:	None



 Chairperson

ATTEST:

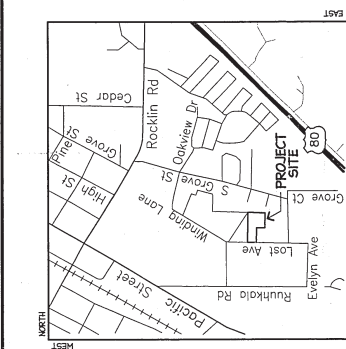


 Secretary

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dwg. no. J-105
TENTATIVE SUBDIVISION MAP
SAMOYLOVICH ESTATES
City of Rocklin, California
APN: 10-260-040

Scale:	J-1-2005
Date:	NOVEMBER 24
Revisions:	
Designed:	KES
Drawn:	KES
Checked:	
Approved:	
SEC. 20424:	
datum:	
USDA 1985 RELEASE:	
DISC. STANBEC:	
1-1900 TOP OF:	
GRANITE ROCKS:	
192. NORTHE:	
1. ROCKLIN RD:	
1. 2864.1 HEBT:	
1. TAYLOR RD:	
SECRET 2080:	



TENTATIVE PARCEL MAP
SAMOYLOVICH ESTATES
City of Rocklin, California

OWNER / DEVELOPER
VADIM and EBAGNE SAMOYLOVICH
contact: BILL MITCHELL
6527 WARREN DRIVE
ROCKLIN, CALIFORNIA 95677
Phone: (916) 624-1629
Fax: (916) 624-1622

ENGINEER
LAND DEVELOPMENT SERVICES
contact: BILL MITCHELL
2571 WARREN DRIVE
ROCKLIN, CALIFORNIA 95677
Phone: (916) 624-1629
Fax: (916) 624-1622

TOTAL ACREAGE
30 Acres

GENERAL PLAN DESIGNATION
Existing = MEDIUM DENSITY RESIDENTIAL (no change)
Proposed = MEDIUM DENSITY RESIDENTIAL (no change)

ZONING DESIGNATION
Existing = PLANNED DEVELOPMENT-RESIDENTIAL (PD-R)
Proposed = PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (no change)

ASSESSOR'S NUMBER
10-260-040

GENERAL DEVELOPMENT PLAN DESIGNATION
Existing = 4-RESIDENTIAL DW/ACRE
Proposed = 4-RESIDENTIAL DW/ACRE (no change)

PROJECT SUMMARY
PARCEL 'A' = 10,320 s.f.
PARCEL 'B' = 12,290 s.f.
PARCEL 'C' = 22,160 s.f.
PARCEL 'D' = 37,070 s.f. (EASEMENT AREA = 13,710 s.f.)
NET PARCEL AREA = 23,360 s.f.

COMMUNITY SERVICES
SEWER = South Placer Municipal Utility Dist.
WATER = Placer County Water Agency
STORM DRAIN = City of Rocklin
ELECTRIC = Pacific Gas and Electric
TELEPHONE = Pacific Bell
CABLE TV = Starstream Cable TV
NATURAL GAS = City of Rocklin
SOLID WASTE = Auburn-Placer Disposal
HIGH SCHOOL = Rocklin High School Dist.
ELEMENTARY SCHOOL = Rocklin Unified School Dist.

OAK TREE INVENTORY
TREE #163 6/16/16/16/16' Quercus wislizenii - Interior Live Oak
TREE #164 6' Quercus wislizenii - Interior Live Oak
TREE #165 6/16/16/16/16/16' Quercus wislizenii - Interior Live Oak

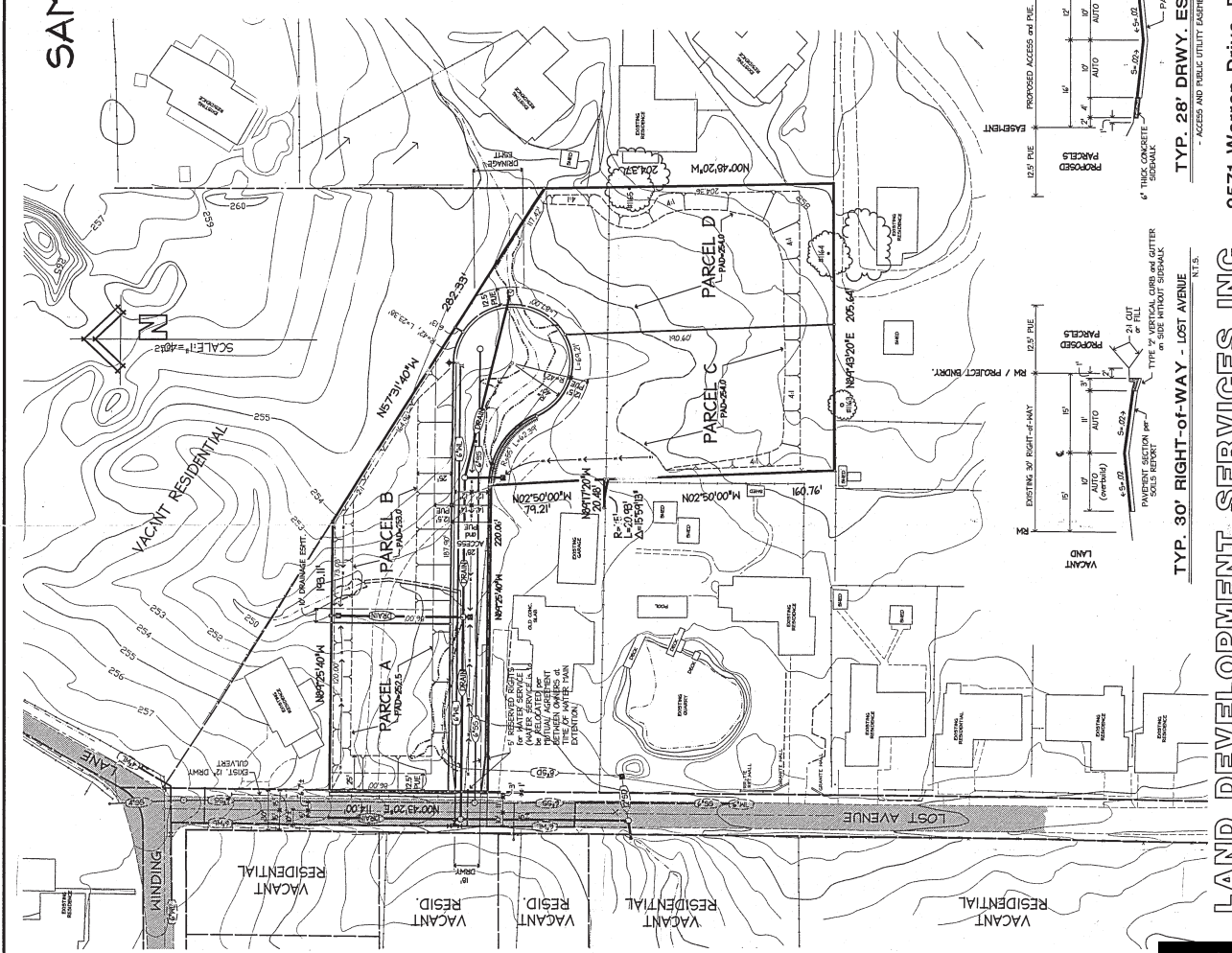
SPECIAL GRADING NOTE:
IF SEPTIC SYSTEMS/TANKS OR DOMESTIC WELLS ARE PROJECTED FOR THIS PROJECT, THE CONTRACTOR SHALL ABANDON THESE FACILITIES PER STATE/COUNTY HEALTH DEPARTMENT REQUIREMENTS.

APPROVED BY PLANNING COMMISSION ON
May 3, 2005

EXHIBIT A
FILE NO. DL-2003-07

DATE: NOV 15 2004

contact: BILL MITCHELL

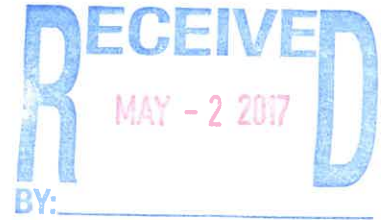


LAND DEVELOPMENT SERVICES INC., 2571 Warren Drive, Rocklin, California (916) 624-1629

Jerry Karapetyan
Multigroup, LLC
3926 Ocelot Way
Rancho Cordova, CA 95670
916.214-8050 office

May 2, 2017

Ms. Bret Finning, Planning Services Manager
City of Rocklin, Planning Division
3970 Rocklin Road
Rocklin, CA 95677
916.625.5164



RE: Samoylovich Estates (DL-2003-07 & TRE-2005-18)

Dear Mr. Finning

We are providing this letter to formally request an extension of time for our project “Nellia Estates”, formally called Samoylovich Estates, for 1 year. We have included the fee for the extension of time in the amount of \$4587.00 made out to the City of Rocklin.

At this point we are very close to receiving approval for the improvement plans and parcel map, and plan to begin construction sometime this month. Please let us know if the time necessary for processing the extension will delay our construction schedule, or let us know that the extension has been processed and approved so that we may proceed. Thank you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry Karapetyan".

Jerry Karapetyan
Managing Partner
Multigroup, LLC

RESOLUTION NO. PC-2017-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
APPROVING A ONE-YEAR TIME EXTENSION OF A TENTATIVE PARCEL MAP AND AN
OAK TREE PRESERVATION PLAN PERMIT
NELLIA (SAMOYLOVICH) ESTATES – TIME EXTENSION/ DL-2003-07, TRE-2005-18

The Planning Commission of the City of Rocklin does resolve as follows:

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

A. A Tentative Parcel Map (DL-2003-07) and Oak Tree Preservation Plan Permit (TRE-2005-18) were approved via Planning Commission Resolution No. 2005-57 on May 3, 2005 to allow the division of an approximately 1.8-acre lot into four lots ranging in size from approximately 10,000 square feet to approximately 37,000 square feet.

B. A Mitigated Negative Declaration of environmental impacts prepared for this project was approved via Planning Commission Resolution No. 2005-56 on May 3, 2005.

C. The project has been extended through several automatic time extensions granted by the State.

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

E. The approved parcel map, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

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

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

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

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

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

Section 2. The one-year extension of time for the Nellia (Samoylovich) Estates Tentative Parcel Map (DL-2003-07) and Oak Tree Preservation Plan Permit (TRE-2005-18) as depicted in Planning Commission Resolution 2005-57 is hereby approved, subject to the original terms and conditions in the previous approval.

A. Conditions

1. This entitlement shall extend the expiration date of Planning Commission Resolution 2005-57 by one year to May 3, 2018, unless prior to that date a building permit has been issued or a further time extension has been granted.
2. The originally-approved resolutions and associated exhibits (PC-2005-57) shall govern the design and construction of the project.

PASSED AND ADOPTED this day of , 2017, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary