



## MEMORANDUM

DATE: February 20, 2018

TO: Planning Commission

FROM: Marc Mondell, Economic & Community Development Director  
Bret Finning, Planning Services Manager  
Nathan Anderson, Senior Planner

RE: Post Agenda Item  
February 20, 2018 Planning Commission Agenda Packet  
Agenda Item #8, Croftwood Unit #2  
Additional Conditions of Approval

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- 1) Subsequent to the distribution of the agenda packet for the 2/20/18 Planning Commission meeting, staff was informed of an error which was included in the Resolution and Ordinance exhibit for the proposed General Development Plan Amendment (Agenda Item #8.b). In Section 1.E of both of these items, there is reference to a “rezoning”. However, no rezoning has been proposed as part of this project. This language should instead reference “general development plan amendment”. Staff is proposing to correct this oversight as shown in ~~strike~~/add format, as follows:

### **Resolution**

The Planning Commission has considered the effect of the proposed ~~rezoning~~ general development plan amendment 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.

### **Ordinance**

The City Council has considered the effect of the proposed ~~rezoning~~ general development plan amendment 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.

- 2) Staff has received additional correspondence from the Carolyn Petree (on behalf of Crowne Point homeowners) regarding lot sizes within the Crowne Point development. This Letter contains several attachments, including the original TSM resolution for the Croftwood 1 project, as well as the approved map, a lot size exhibit prepared by the residents of Croftwood 1, and a marketing brochure prepared by Tim Lewis Communities.

To: Planning Commission  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

February 12, 2018

From: Crowne Point Homeowners, Croftwood Unit #1  
Rocklin, CA 95677

Re: Croftwood Unit #2, Rocklin CA  
Tentative Subdivision Map, SD2017-0002  
General Development Plan, PDG2017-0002  
Oak Tree Preservation Plan Permit, TRE2017-0003  
APN 045-053-015

Dear Planning Commissioner Carl Sloan, Planning Commissioner Pierre Martinez, Planning Commissioner Brian Whitmore, Planning Commissioner Gregg McKenzie and Planning Commissioner Michele Vass;

In connection with the above-referenced applications, the undersigned representatives of the homeowners of Crowne Point, Croftwood Unit #1 respectfully submit the attached documents for your review:

1. Resolution 95-22, SD-93-04, Resolution of the City Council of the City of Rocklin for Croftwood Subdivision Unit #2, passed and adopted January 24, 1995
2. File number SD-88-05 SPU-91-04, City Council of the City of Rocklin Approved subdivision map dated July 23, 1991 for Croftwood- now known as Crowne Point, Croftwood Unit #1
3. Existing Crowne Point lot numbers with corresponding lot sizes
4. Tim Lewis Communities, Crowne Point Welcome/Brochure

The Resolution 95-22, DD-93-04 (Croftwood Unit #2) and SD-88-05, (Croftwood Unit #1) were both originally approved with the same density and were intended to have the same lot sizes.

- Low Density Residential
- Minimum lot size of 10,000 square feet

Homeowners of Croftwood Unit #2 will enter our community through a single gate. Existing streets that currently dead-end will be extended into Croftwood Unit #2. The development will be part of the Crowne Point Homeowners Association. Further, our private streets have a sidewalk on only one side of the street allowing for visitor parking, while the other side does not have a sidewalk and is clearly marked "No Parking". Homeowners must park their cars either in the garage or on the driveway.

February 12, 2018  
Letter from Croftwood #1 Homeowners  
Regarding Proposal to Develop Croftwood #2

A list of lot sizes for Crowne Point is attached for your review and comparison to the plans proposed for Croftwood #2. Crowne Point lot sizes range from 10,007 square foot to 18,872 square feet with an average of 11,400 square feet. We welcome the new development but insist it have the same minimum and average lot sizes as ours to be compatible with the same feeling and beauty we are now enjoying. We've attached a current brochure/welcome document from Tim Lewis Communities for Crowne Point listing some of the highlights of our community with respect to lot sizes.

The application that has been set forth is completely incompatible with the community that now exists. Further, the lot sizes for which the owner is proposing is not consistent with the City's development standards and requires an exception. The exception should not be approved. The approval should be for a minimum lot size of 10,000 square feet with an average of 11,400 square feet to be compatible with Crowne Point, Croftwood Unit #1 as was originally planned in 1995. Crowne Point and Croftwood Unit #2 will become a single neighborhood bounded by a common sound wall on its borders, utilizing a single gated entry, sharing a single park, and members of the same Homeowners Association. In every way it will be an extension of Crowne Point, and the development of Croftwood Unit #2 must be considerate of the neighborhood that already exists.

Thank you for your consideration. We look forward to hearing from you. You may direct your questions, comments or other responses regarding this matter to:

Carolyn Petree  
5803 Lost Pond Court  
Rocklin, CA 9567  
carolynpetree1@gmail.com

Respectfully submitted,

Crowne Point Homeowners, Rocklin, California  
Neighborhood Representatives

  
Karen Covey

  
Lisa Howard

  
Carolyn Petree

  
Ashlee Titus

**RESOLUTION 95-22**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN  
APPROVING A TENTATIVE SUBDIVISION MAP,  
A SPECIFIC PLAN USE PERMIT,  
AND TREE PRESERVATION PLAN PERMIT**

**CROFTWOOD SUBDIVISION UNIT #2:  
SD-93-04/SPU-93-02/TRE-94-13**

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. A mitigated negative declaration of environmental impacts has been certified

B. The City Council has considered the effect of the approval of this subdivision and specific plan use permit 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.

C. The proposed subdivision and specific plan use permit, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

D. The proposed subdivision and specific plan use permit, together with the provisions for its design and improvements, is consistent with the objectives, policies, general land uses, and programs in the City of Rocklin's General Plan.

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

F. 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.

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

H. 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.

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

J. The establishment, maintenance, and operation of the uses and buildings proposed by the specific plan use permit will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; or detrimental or injurious to property or improvements in the vicinity or to the general welfare of the City.

Section 2. The tentative subdivision map for Croftwood Unit #2, (SD-93-04), the specific plan use permit (SPU-93-02), and the Tree Preservation Plan Permit (TRE-94-13), as depicted in Exhibit A, attached hereto and by this reference incorporated herein, are hereby approved subject to the conditions listed below. Unless expressly stated otherwise, the subdivider applicant is solely responsible for satisfying each condition, and the conditions on the tentative map 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, and the conditions on the specific plan use permit must be satisfied prior to issuance of the building permit.

## **TENTATIVE SUBDIVISION MAP**

### **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 I.O.D. provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans.

B. Sewer -- Croftwood Unit #2 shall annex to the South Placer Municipal Utility District (SPMUD), and sewer service shall be provided to the subdivision from 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 I.O.D. provided) on or with the final map. All improvements shall be included on the subdivision improvement plans.

C. Telephone, Gas, and Electricity -- Telephone, gas and electrical service shall be provided to the subdivision from Pacific Bell and Pacific Gas & Electric (P. G. & E.). All necessary improvements shall be included in the subdivision improvement plans.

D. Postal Service -- Mailbox locations shall be determined by the local postmaster and shown on the final map, along with all necessary easements. All necessary improvements shall be included on the subdivision improvement plans. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer.

### **2. SCHOOLS**

A. Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities of the Loomis Union School District and the Placer Union High School District.

1. The developer shall pay all required fees as set forth in Government Code Section 53080.

2. The above conditions shall be waived by the City Council if the applicant and the Loomis Union School District or the Placer Union High School District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that these conditions be waived.

B. Bus Stops: Improvement plans shall include school bus stops at the locations identified by the Loomis Union School District and the Mid-Placer Public School's Transportation Agency.

### 3. FIRE SERVICE

A. 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.

B. The final map shall designate tentative map lots 1 to 60, inclusive, as being in a hazardous fire area and subject to Rocklin Municipal Code section 15.94.120 (Uniform Fire Code section 11.210) requiring fire retardant roof coverings.

C. A note shall be filed by separate instrument with the final map stating that the subdivision is subject to Rocklin Municipal Code section 15.04.120F. (Uniform Fire Code section 10.306 A (2)) requiring a fire sprinkler system because the subdivision is located farther than 2 road miles from the nearest existing Rocklin Fire Station. This condition shall be waived when a fire station is constructed and operative.

D. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief.

E. The subdivision shall be annexed into Rocklin Community Facilities District No. 1

F. Prior to recordation of a Final Map, the subdivider 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 construction and operation of a City of Rocklin fire station which will serve the property and adjacent areas.

### 4. DRAINAGE AND FLOOD CONTROL

A. A master drainage plan shall be prepared and submitted prior to or concurrently with, and as a part of 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, to the satisfaction of the City Engineer;
  3. Location and specifications of on-site or off-site detention basins. Sediment traps and detention basins shall be designed to trap sediment at construction areas to prevent clogging of drainage control structures and to reduce sediment runoff.
  4. Protective mulches and coverings shall be used to prevent erosion from rainfall impact and runoff, and from the action of wind on disturbed soils.
  5. Grading in areas having a high erosion potential shall be minimized. All slope cuts shall be stabilized.
  6. All graded areas, including slopes, will be protected from runoff to the satisfaction of the City Engineer. Methods utilized can include diversion dikes, interceptor ditches, slope drains and rock lined ditches.
  7. The discharge of any graded material or construction material into the stream or stream buffer area shall be prohibited.
  8. Energy dissipaters shall be deployed at all outlets discharging on erodible soil or into natural drainage. Energy dissipaters may be used temporarily during construction or may be permanent to the satisfaction of the City Engineer.
  9. On-site runoff reduction measures shall be implemented to trap potential urban pollutants. These measures could include some combination of on-site storage facilities, such as small detention basins, vegetated drainage swales, gravel-lined channels, and French drains.
  10. A spill prevention and countermeasure plan to be approved by the City Engineer prior to commencement of construction.
  11. Use of chemical toilets at all construction sites to prevent further bacterial and nutrient contamination of the creeks.
  12. Prohibition of discharging construction-related by-products (oil, cement, etc.) into stream waters.
- B. All necessary drainage easements shall be shown and offered (or I.O.D. provided) on or with the final map.
- C. The subdivider 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 subdivider's construction of improvements or development of the subdivision and shall be recorded and binding on successors in interest of subdivider.

D. 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 consistent with the on-going FEMA study being conducted by the Placer County Flood Control District (PCFCD);

## 5. GRADING

A. A master grading plan shall be prepared and submitted prior to or concurrently with, and as a part of the subdivision improvement plans. The plan shall contain the following provisions:

1. An erosion and sediment control plan shall be prepared to minimize soil erosion and water quality impacts. Features of the plan shall include the following:

a. Complete revegetation and stabilization of disturbed soils. Reseeding and mulching work shall be completed by November 15th following grading. If erosion control practices are not installed by November 15th following grading, exposed soils may require additional treatment.

b. Small sediment catchment basins or traps to prevent sediment from being transported to Secret Ravine. The location and size of these basins shall be reviewed by the City Engineer to minimize additional impacts to the Secret Ravine corridor.

c. Details regarding seed material, fertilizer and mulching. The seed material shall include native plant species and shall be reviewed by a revegetation specialist or erosion control specialist.

2. Slopes and other graded areas shall be protected from runoff. Methods to be considered include: temporary diversion dikes, permanent diversion dikes, interceptor ditches, slope drains (down drains), flexible down drains, rock-lined ditches and diversions.

3. Grading shall only occur in areas to be immediately developed, paved, landscaped, or revegetated. Once the topsoil has been disturbed by earth moving activities, provisions shall be made to control dust during development, paving and landscaping.



4. Disturbed earth surfaces and unpaved parking areas and access roads shall be watered as necessary. This provision shall be included in all construction improvement plans.

5. Mud and dirt tracked onto paved roads by any vehicles should be removed from the road each day or as often as necessary to prevent a dust or road hazard.

6. A revegetation plan shall be required as part of the applicant's improvement plans. This plan shall be implemented immediately upon completion of site preparation activities. In the event grading is not completed prior to the rainy season, the revegetation plan shall be implemented to the satisfaction of the City Engineer.

7. A dust control plan shall be submitted as a condition of project approval.

B. Lot grading shall be limited to foundation, garage pad, and driveway. A document giving notice of this requirement shall be recorded with the final map. Cut and/or fill associated with driveways shall be reviewed and approved by the City Engineer.

## 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; but excepting the following: Sidewalks shall be allowed on one side of Croftwood Drive, Brentwood Drive, and the street indicated on the tentative map as Creekside Drive, with no sidewalks on cul-de-sacs as designated on the tentative subdivision map.

2. The following on-site special improvements:

a. The 20' wide emergency and pedestrian access easement, between tentative subdivision map lots 32 and 33, from Brentwood Drive to the edge of pavement on Barton Road; and shall be improved with AC pavement and emergency barricades.

b. Street lighting shall be directed to reduce off-site light and glare. Street light standards shall not exceed thirty (30) feet in height.

c. The subdivider shall provide a 46 foot wide reciprocal ingress and egress easement for the benefit of the adjoining property to the north (APN 045-044-045) (the Kwan

property) as conceptually shown on Exhibit D-1. The exact alignment of the easement shall be located to minimize impacts to the oak trees on the property to the north, to the satisfaction of the Community Development Director

In lieu of this condition, the subdivider shall provide a 23 foot wide reciprocal ingress and egress easement and shall show evidence of a recorded a 23-foot wide reciprocal ingress and egress easement located on the parcel to the east, parcel APN 045-061-018, (the Alpha Omega property) for the benefit of the property to the north as shown on Exhibit D-2. In either event, the subdivider shall re-configure tentative subdivision map lots 49 to 53, to the satisfaction of the City Engineer.

The language of the reciprocal ingress and egress easement shall include provisions for the extension of utilities, shall permit the use of all of the Croftwood subdivisions streets, and shall acknowledge that the owner of the property to the north has the right to develop according to the General Plan and that the resulting number of dwelling units will be using the easement. The maintenance of the easement shall be the responsibility of the Croftwood homeowners association.

d. The developer shall stub Croftwood Drive at the boundary between the subject property and Parcel APN 045-061-018 (the Alpha Omega property) to the east of the subject property, and shall grant a reciprocal ingress and egress easement to that property owner, and the property owner to the south, Croftwood Unit #1, 045-053-037, to the satisfaction of the City Engineer. There shall be adequate provision to allow vehicles to turn around at the end of Croftwood Drive, to the satisfaction of the City Engineer.

3. The following off-site special improvements:

a. The extension of Croftwood Drive and Brentwood Drive through Croftwood Unit #1 (SD-88-05), should Croftwood Unit #2 develop prior to Croftwood Unit #1.

b. A 50' wide road extending Croftwood Drive to Sierra College Boulevard as delineated on Sheet 6 of Exhibit A of Croftwood Unit #1 (SD-88-05),

c. The intersection of Croftwood Drive and Sierra College Boulevard, including the widening of Sierra College Boulevard to provide a southbound left-turn lane 100 feet in length to provide adequate vehicle storage and deceleration.

d. Should the tentative subdivision map for Croftwood Unit #2 record prior to the recording of the tentative subdivision map for Croftwood Unit #1, an appropriate restriction shall be recorded over the detention basins in Croftwood Unit #1 to assure their availability and use for this purpose in perpetuity. The detention basins in Croftwood Unit #1 shall be improved to the satisfaction of the City Engineer prior to the recording of the final map for Croftwood Unit #2.

e. Should the tentative subdivision map for Croftwood Unit #2 record prior to the recording of the tentative subdivision map for Croftwood Unit #1, a detention basin maintenance plan shall be developed for the detention basins located in Unit #1 and submitted to the City Engineer. The plan shall not provide for public ownership of all or any portion of the detention basin.

B. Improvement plans for all subdivision improvements shall be submitted to and reviewed and approved by the City Engineer.

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.

## 7. LANDSCAPING

A. Landscaping shall be installed in the open space along Barton Road and within the right of way of Barton Road as shown on the tentative subdivision map. Final landscaping plans for the Barton Road buffer shall be approved by the Planning Commission. The Town of Loomis shall be notified of the time that the Planning Commission will consider the landscape plan. Approved landscaping plans shall be included in the improvement plans submitted to the City Engineer for approval. The landscaping plans shall comply with the following:

1. The landscaping plan shall be prepared by a landscape architect consistent with the mitigation measures listed on page 60-62 of Croftwood Unit #1 DEIR which are to be used as guidelines in developing the landscaping plan, attached to this resolution as Exhibit B.

2. The plan shall be certified by the landscape architect, that topsoil within the landscape area is suitable for the proposed landscaping.

3. The plan shall include an automatic irrigation system.

4. The landscaping material shall be of native vegetation with emphasis on drought tolerance.

B. The subdivision improvement agreement and improvement security shall include the landscaping obligation; provided, that if the City allows the landscaping to be installed after the term of the subdivision improvement agreement, a separate improvement agreement and security shall be used to address the landscaping obligation.

C. Prior to installation of the landscaping within the Barton Road right-of-way, the applicant shall obtain an encroachment permit from the Town of Loomis for the installation and ongoing maintenance of the landscaping within the right of way. If after the applicant has made a reasonable attempt to obtain an encroachment permit and the Town of Loomis denies the request, the landscaping required for the Barton Road right of way shall be waived.

D. The subdivider shall prepare a landscape plan for any common, privately owned landscaped areas within the project. Landscaping shall be designed with water conservation measures, including the use of native drought tolerant materials. The landscape plan shall be approved by the Planning Commission and shall be implemented as a part of the subdivision improvements. The C C and R's for the project shall require that the Homeowner's Association maintain the landscape improvements.

#### **8. PARKS**

A. 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 lot is \$1,985.

B. The subdivision shall be annexed into Rocklin Park Development and Maintenance District.

#### **9. RIPARIAN AREA AND CREEK PROTECTION**

A. An open space and conservation easement (as described in Government Code section 51050) shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

All areas within the Open Space designation along Secret Ravine Creek, the Wetlands Conservation area, including the 50' conservation easement area and riparian areas as shown on the tentative map.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing; 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 Game. Provisions shall be made to provide access and inspection by the City of Rocklin.

B. The open space area shall be marked in the field with 4" x 4" redwood posts or other suitable and permanent markers where the open space area on non-building easement intersects with the side property line on each lot.

C. The final map shall show a primary structure setback line located parallel to and twenty feet (20') from the boundary of the open space and conservation easement or the non-building easement whichever is more restrictive. Only accessory structures such as porches, swimming pools, and sheds shall be allowed within this setback area.

D. Temporary fencing shall be placed to protect the open space area during construction.

E. Riparian vegetation may be removed only when absolutely necessary based on approval by the 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 Game. 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.

F. Construction activities in Secret Ravine Creek 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.

G. 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 CDFG (Section 1701-03 Streambed Alteration agreement) and the Central Valley Regional Water Quality Control Board, (waste discharge requirements for the erosion form construction activities).

H. No sidcasting of soil or vegetation shall be allowed in the Secret Ravine Creek buffer area.

#### **10. Open Space: Common Areas: Maintenance**

A. The following portions of the subdivision are proposed to be common areas owned by the homeowners' association:

1. All streets within the boundary of the subdivision including sidewalks, street lights, drainage improvements and utilities.
2. All areas identified as open space and wetlands conservation.
3. The twenty foot (20') wide emergency and pedestrian easement between lots #32 and #33.
4. The roadway easement located on tentative map lot 49.

5. Open Space along Barton Road as shown on the tentative map.

B. As a condition of the Final Map, the subdivider shall be required to incorporate into the homeowners association for Croftwood Unit #1, provided that homeowners association is in existence at the time of the recording of the final map.

C. The subdivider shall provide for the maintenance of the common area through the formation of a homeowners' association. The documents creating the homeowners' association shall meet the following requirements:

1. Assignment to the homeowners' association responsibility for the maintenance of landscaping, private utility services, outdoor lighting, private streets, parking, all water quality and drainage facilities, and other common areas and structures in Croftwood Unit #1 and Croftwood Unit #2.

2. Assignment to the homeowner's association of Croftwood Unit #2 in conjunction with the homeowner's association of Croftwood Unit #1 responsibility for maintenance of Croftwood Lake and associated common areas, and implementation of the Lake Management plan identified in condition 12D of City Council Resolution 91-233, the approving resolution for Croftwood Unit #1; and for implementation of the planting and maintenance plan developed for the "Non-building easement" identified in condition 12E of City Council Resolution 91-233; and for implementation of the carpool/rideshare plan identified in condition 16 of this resolution.

3. Assignment to the homeowner's association 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 in Croftwood Unit #1 and in Croftwood Unit #2.

4. Statement that the City may, at its option, cause the maintenance of the common areas to be performed and assess (lien) the cost to the homeowner's association in the event the common area is not maintained in accordance with the approved plans. (RMC- 17.60.040).

5. The landscaping installed in the Open Space along Barton Road, as shown on the tentative map, and within the Barton Road right of way, shall be maintained to the following City Standards;

1) Any dead plant material shall be replaced with like material within 30 days of its discovery.

2.) The landscaped area shall be weed free.

3) All mowing, pruning, and clipping of vegetation shall occur on an as needed basis.

D. In the event Croftwood #2 shall record prior to the recording of Croftwood Unit #1, a statement that the homeowner's association agrees that the adjoining property to the south (Croftwood Unit #1) will be incorporated into the Croftwood Subdivision homeowner's association.

E. The documents creating the homeowner's association shall be reviewed and approved by the City Attorney.

F. Homeowner's association shall be prohibited from converting any emergency access road to a permanent road for daily through traffic. Notice of this restriction shall be recorded by separate instrument with the final map as part of the use permit requirement.

## 11. 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. A Department of the Army permit is required prior to filling any of the waters present on Croftwood Unit #2, in conformance with Section 404 of the Clean Water Act. The type of permit required will depend on the type and amount of waters lost or adversely modified by any fill activities.

C. Subdivider shall obtain a Section 1603 Alteration Agreement from state Department of Fish and Game for any work conducted within Secret Ravine Creek.

## 12. ARCHAEOLOGICAL RESOURCES

A. The subdivider shall isolate the site identified as "Croftwood #2" (a bedrock milling station) in the Cultural Resources Investigation for this project conducted by Par Environmental Services, 1990. If preservation by avoidance is not feasible, the archaeologist shall prepare a subsurface archeological test excavation to determine the importance of the resource and what mitigation measures should be taken to protect it.

B. The subdivider or developer shall stop work if bones or artifacts are discovered during construction so that the find can be evaluated by a qualified archaeologist on-site, and notification given to the Chief Building Official, City Engineer, and Community Development Director. Work shall

stop within at least 100 feet of the archaeological find. If human bones are uncovered, the Placer County Coroner and the Native American Commission must be notified. A note of this condition shall be included on the improvement plans.

### **13. PHASING**

Multiple final maps may be filed subject to the following criteria:

A. The open space area and wetlands conservation area shall be included within the final map recording the first phase of development.

B. The 20' wide emergency access be provided from the boundary of the first phase of development to Barton Road between lots 32-33.

C. The landscaping and fencing within the "Landscaped Setback Buffer" area along Barton Road be included in the first phase of development.

### **SPECIFIC PLAN USE PERMIT**

### **14. DEVELOPMENT STANDARDS**

A. The development standards for the subdivision shall be those of the R1-7.5 zone (Chapter 17.14 of the Rocklin Municipal Code). The minimum lot sizes established by the specific plan use permit shall be as indicated on the tentative subdivision map.

B. The maximum building height for primary residences shall be thirty feet and for accessory structures fourteen feet as required by Section 17.124.030 of the Rocklin Municipal Code.

### **15. PROJECT DESIGN AND IMPROVEMENT**

A. Subdivider shall design the project entry gate (should Croftwood Unit #2 develop prior to Croftwood Unit #1), and the emergency access onto Barton Road in compliance with the emergency vehicle accessibility standards allowing for mechanical entry to the satisfaction of the Fire Chief and Chief of Police.

B. Open fencing such as wire mesh, split rail, or chain link will be required adjacent to the open space areas to reduce improper disposal or storage of materials within the open space area.

### **16. TRANSPORTATION PLAN**

A. The Applicant shall prepare a Carpool/Rideshare Plan to be implemented by the Homeowners Association to the satisfaction of the Community Development Department.

### **17. CONSTRUCTION REQUIREMENTS**

A. Prior to commencing any blasting on the site the subdivider/developer shall obtain a blasting permit from the City of Rocklin



Police Department. The blasting shall only be performed by a firm or individual experienced, bonded, and insured to perform such work, as determined by the Chief of Police. Blasting shall be designed to minimize the potential damage to adjacent properties. Prior to commencing any blasting operation all owners of property contiguous to the site shall be notified by the subdivider or his designee. This condition shall apply to the tentative map and specific plan use permit.

B. Construction vehicles are prohibited from using the Barton Road emergency access once the Croftwood Drive bridge is constructed. This condition shall be included on the improvement plans and shall be a condition of the specific plan use permit.

C. Construction equipment must be properly maintained.

### **TREE PRESERVATION PLAN PERMIT**

#### **18. IDENTIFICATION AND MITIGATION FOR TREES TO BE REMOVED**

A. Prior to the issuance of any grading permit for any portion of the project, the applicant shall identify on the grading plan those trees to be preserved and those to be removed to the satisfaction of the Community Development Director. The trees to be removed shall be the same as those permitted under this Tree Preservation Plan Permit as shown in Exhibit A. The Applicant is required to replace the 665 inches of oak trees being removed with 161 mitigation inches.

B. Two 15-gallon replacement trees shall be located within the yards of each single family lot for a total of 120 inches (1-inch X 2 trees X 60 lots.) Tree location consistent with this condition shall be shown on the plans submitted for a building permit, and shall be planted prior to final building inspection. The replacement trees shall be in addition to those shown as required landscaping on Exhibit A.

C. The remaining 41 inches of replacement trees shall be located within the City of Rocklin landscaped open space area along Barton Road and/or payment into the Oak Tree Mitigation Fund as applicable. These replacement trees shall be included with the subdivision improvement plans to the satisfaction of the City Engineer and Community Development Department.

D. The replacement trees shall be of the permitted species listed in Appendix A of the City of Rocklin Oak Tree Preservation Guidelines.

#### **19. PROTECTION MEASURES FOR TREES TO BE PRESERVED**

A. The applicant shall retain a certified arborist to review the design of the project 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 project 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 project.

B. The applicant 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.

**20. MONITORING**

Prior to approval of final improvement plans, or any tree removal, or any grading on the property, the subdivider shall deposit with the City of Rocklin the amount of \$1,500 to pay the City's time and material cost to administer the implementation of the mitigation monitoring program.

**21. CONCURRENT APPROVALS**

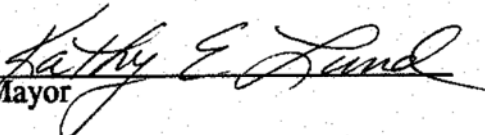
The approval of the tentative map and the specific plan use permit shall not become effective until the concurrently requested entitlements for Zoning (Z-93-02) and General Development Plan (PDG-93-01) become effective.

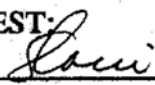
**22. EXPIRATION DATE**

This tentative subdivision map and specific plan use permit shall expire in two years from the effective date of approval by the City Council, unless the applicant records the final map, or applies for and receives an extension.

PASSED AND ADOPTED this 24th day of January, 1995, by the following roll call vote:

AYES: Councilmembers: Magnuson, Dominguez, Yorde, Huson, Lund  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk  
KGB/gb1  
e:\clerk\reso\sd9304a

JAN 25 1994

SD-93-04, TREE-94-13

Jan. 20, 1994

**CROFTWOOD UNIT 2  
OAK TREE MITIGATION PLAN**

**Introduction**

The project consists of 60 single family lots and has been designed to minimize the possible impacts to the oak woodlands by incorporating roadway alignment and selective lot pad grading to insure proper drainage and minimal tree removal. We have also designated a 50 foot conservation easement on both sides of the perennial stream and provided an open space corridor along Secret Ravine. No impacts to existing oak trees will occur in these areas except at one road crossing through the perennial stream as shown on the tentative map.

**Impacts**

There are approximately 281 oak trees of 6" or greater in diameter located within the project boundary, this includes approximately 60 oak trees within the proposed open space along Secret Ravine which are not included in mitigation measures. The removal of 17 trees is anticipated for roadway construction and 39 trees for the development of the residential building pads as outlined in the table below.

**TREE SUMMARY**

Description	Oak Trees	Other Trees	Percent of Oak Trees
Trees to remain unimpacted	132*	8	60%
Trees recommended for removal by arborist	33	2	15%
Trees removed for roadways	17	2	7.5%
Trees removed for building pads	39	1	17.5%
<b>Total trees on site</b>	<b>221*</b>	<b>13</b>	<b>100%</b>

\* Does not include approximately 60 oak trees along Secret Ravine and the perennial stream.

## Croftwood Unit 2 (Tree Mitigation Plan)

### Mitigation Measures

The development of the project will result in the removal of 56 oak trees, resulting in a 25% impact to the total number of oak trees within the project boundary. The total diameter inches of existing oak trees which are not recommended for removal by the arborist report is 2,521 inches. Of the 2,521 inches a total of 665 inches are to be removed which equals to a 24% impact to existing oak trees.

The developer will implement the following tree mitigation measures per the City of Rocklin "Oak Tree Preservation Guidelines" to offset the impacts to the existing tree conditions.

1. Prepare a tree removal and replacement schedule and plan for the development and approved by the Director of Community Development.
2. Provide replacement of removed trees based on Section III.D.3 of said guidelines, determined as follows:

#### Step 1

2,521 inches TDBH X 20% = 504.2 inches Discount Diameter

#### Step 2

665 inches to be removed - 504 inches = 161 inches TDBH Replacement Trees

The tree mitigation for the subject project will be 161 inches TDBH of replacement trees or (112) 15 gallon trees which ever is greater.

3. The replacement trees shall be on-site and located within the yard area of each single family lot. Tree location shall be shown on the application for a building permit and planted prior to final building inspection outlined in Section III.D.1.. The tree replacement shall consist of 100% oak trees. No off-site mitigation, dedication of land or Payment to the Oak Tree Preservation Fund will be necessary.

4. Provide tree fencing and protection as outlined in Section IV of the Oak Tree Preservation Guidelines for the oak trees to remain within 50 feet of any construction activity.

treepln2.cwd

**IMPACT: CHANGE IN VISUAL CHARACTER FROM OPEN SPACE TO  
SUBURBAN RESIDENTIAL**

**Mitigation Measures:** The following mitigation measures are recommended to reduce impacts to the Barton Road viewshed to less than significant levels, however, the overall change in aesthetic character of the project site will remain significant:

- As a part of the Specific Plan Use Permit review process, and prior to issuance of a building permit, the applicant shall be required to present to the Planning Commission, for its review and approval, a detailed landscape plan for the Barton Road landscape buffer. The landscape plan shall incorporate the following concepts or present alternative design features that achieve the same level of screening:
  - Earth berms shall be constructed along the rear property line of residences adjacent to Barton Road to provide a continuous screen with a minimum height of eight feet. A drainage swale shall be placed adjacent to the road edge. Surface grade shall be gently undulating to closely resemble natural settings. See Figure 3-7 for a conceptual illustration of the buffer treatment.
  - Boulder groupings shall be placed randomly throughout the length of the Barton Road landscape buffer. Groupings should contain boulders of different size and character as well as in various quantities. The general character and quality of boulders should be similar to those indigenous to the area. Subterranean boulders shall not be accepted. Boulders should be placed with at least 1/3 to 1/2 of their height buried in finish grade.
  - **Planting Palette:** All plant materials used in the Barton Road landscape buffer shall be of native, indigenous varieties. Planting selections shall include, but not be limited to, the following palette: (See also conceptual plan and section of subject area, Figure 3-7.)

---

Trees: Planted from minimum 15 gallon container

*Pinus sabiniana* - Digger Pine

*Quercus wislizenii*

Shrubs: Planted from minimum 5 gallon container

*Arctostaphylos manzanita* - Manzanita

*Berberis dictyota* - Barberry

*Ceanothus cuneatus* - California lilac

*Fremontodendron californica* - Flannel bush

*Heteromelus arbutifolius* - Toyon

*Rhamnus crocea* - Redberry

*Rhamnus californica* - Coffeeberry

Large shrubs from 4-8 feet in height shall be planted to form a virtually continuous mass of shrubs adjacent to the retaining wall/property line. This will create a visual barrier to the rear yards.

Native Annual Grass and Wildflower Mix: Hydroseeded

*Bromis diandrus* - Rip gut brome

*Bromis molis* - Soft chess

*Collinsia heterophylla* - Chinese houses

*Gilia tricolor* - Bird's Eye Gilia

*Eschscholzia californica* - California poppy

*Lupinus latifolius* - Lupine

*Nemophila menzilsii* - Five spot

*Silene californica* - California pink

Hydroseeding of the grass and wildflower mix shall occur after November 15, but prior to February 1 to ensure the best chance of continual moisture for growth and maturity.

- Permanent, subgrade irrigation is discouraged. The plant materials selected for the palette will only need irrigation for establishment not continued growth. A drip irrigation system should be used to establish container material for 2-5 years only. Once adequate root systems have developed, irrigation may be shut off completely with the plants relying strictly on seasonal rainfall.

- 
- Modify development standards to limit building height to 30 feet on all lots adjacent to Barton Road.
  - Require the conservation of existing oak trees as outlined in Section 3.5 to maintain the native vegetation canopy to the maximum extent feasible.
  - Require the use of native trees for all street tree and common open space landscaping.

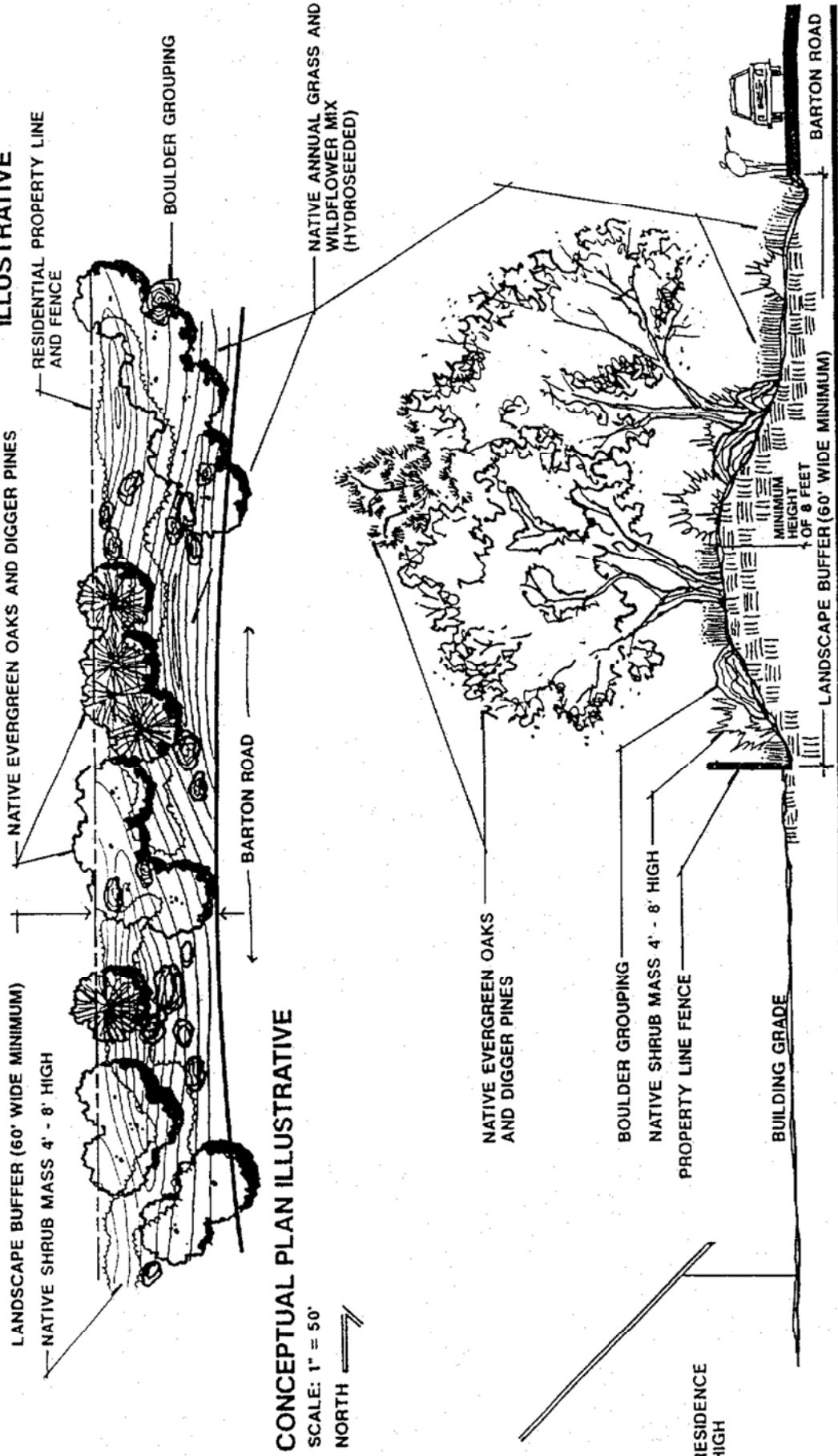
**IMPACT:    *INCREASED LIGHT AND GLARE***

***Impact Analysis:*** The development of 156 single family residences on the project site will introduce significant new sources of light and glare to the project site and surrounding properties. This impact is considered to be significant.

***Mitigation Measures:*** The following mitigation measures are designed to reduce significant light and glare impact to less than significant levels:

- As a part of the Specific Plan Use Permit review process and prior to the issuance of a building permit, the applicant shall be required to present a lighting plan to the Planning Commission for its review and approval. The lighting plan shall incorporate the following features:
  - Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.
  - Street light standards shall not exceed 30 feet in height.
  - Vehicle headlights shall be screened from the view of adjoining properties through the use of solid landscape buffers or fences.

**CONCEPTUAL SECTION  
ILLUSTRATIVE**



**CONCEPTUAL PLAN ILLUSTRATIVE**

SCALE: 1" = 50'  
NORTH

SCALE: 1" = 10'

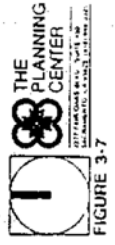


FIGURE 3-7

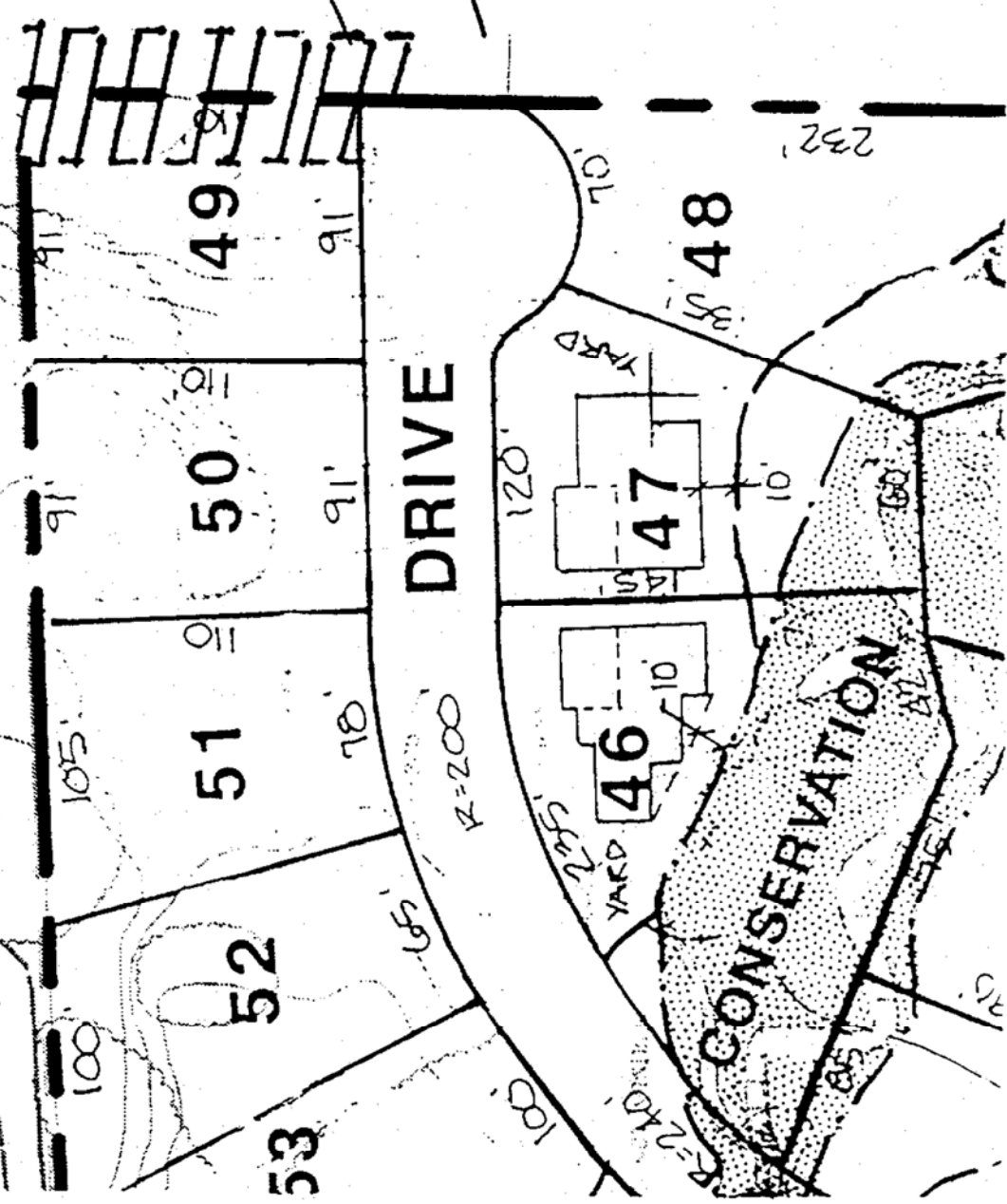
**CROFTWOOD SUBDIVISION EIR**  
CITY OF ROCKLIN, CA





PK WAX  
45-044-45

EXHIBIT D-2  
SD 93-04



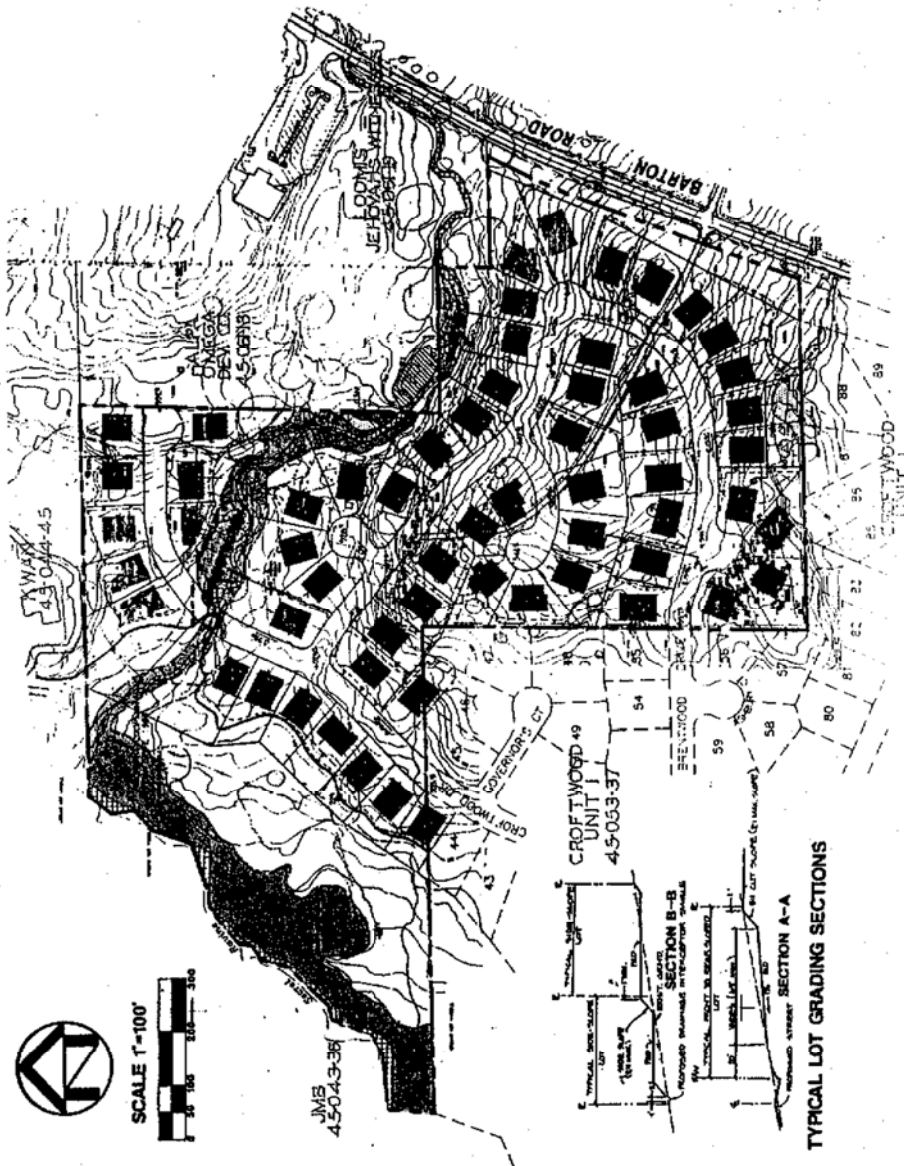
ALPHA  
OMEGA  
DEV. CO.  
15-061-B



TENTATIVE SUBDIVISION MAP

# CROFTWOOD UNIT 2

CITY OF ROCKLIN, CALIFORNIA



SCALE 1"=100'



JMS  
45-043-38

**TREE PRESERVATION SUMMARY**

SIZE CLASS	NUMBER OF TREES	PERCENT OF TOTAL TREES
TREES TO REMAIN	152	81%
TREES RECOMMENDED FOR REMOVAL BY APPROVED FOR ROADWAYS	35	19%
TREES TO BE REMOVED FOR ROADWAYS	17	9%
TREES TO BE REMOVED FOR BUILDING FOOTPRINTS	18	10%
<b>TOTAL TREES ON SITE</b>	<b>187</b>	<b>100%</b>

\*INCLUDES TREES TO BE REMOVED FOR ROADWAYS AND BUILDING FOOTPRINTS.  
\*\*TREES TO BE REMOVED FOR ROADWAYS ARE TO BE REMOVED BY THE HOMEOWNER.

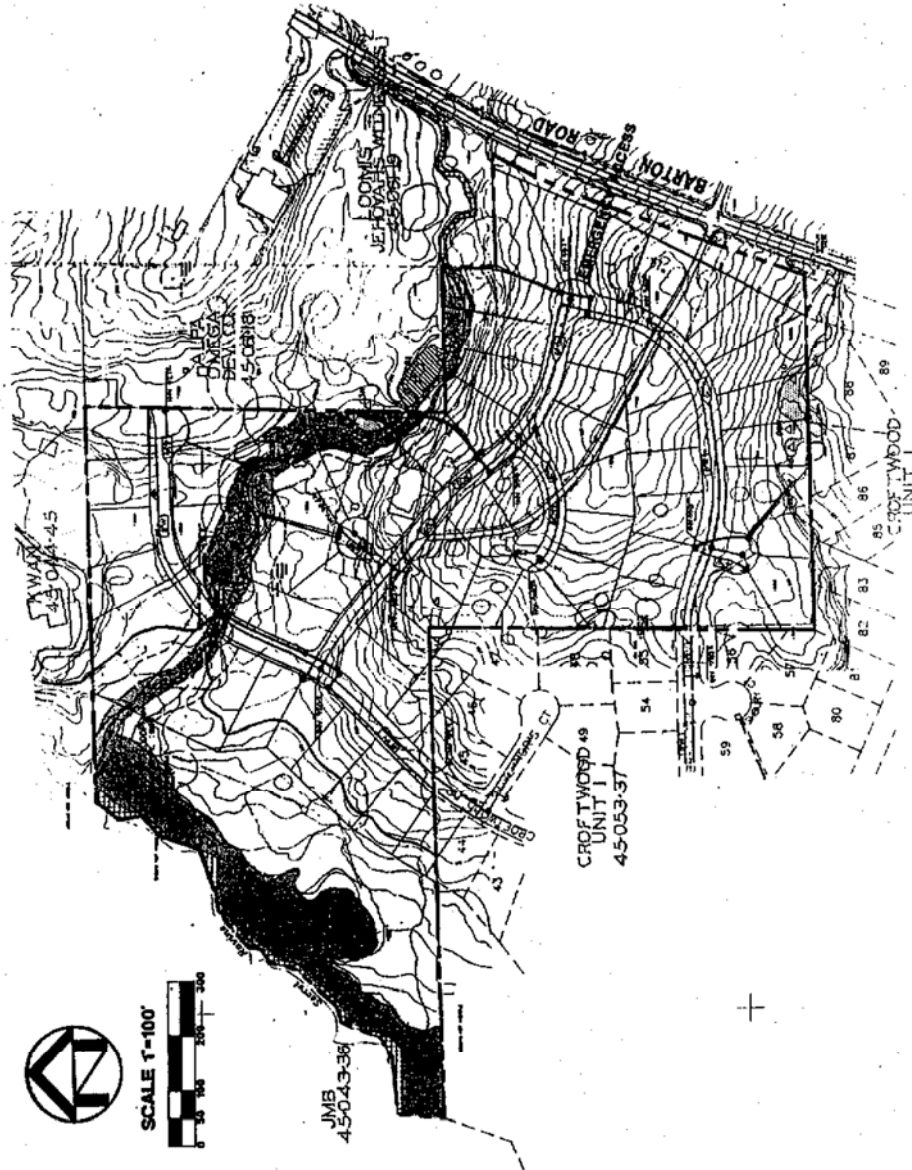
- LEGEND**
- LOT AND ELEVATION
  - LIMIT OF GRADING
  - TREES TO REMAIN
  - TREES TO BE REMOVED
  - BUILDING FOOTPRINT
  - ORANGE SHADE GRADING SLOPE
  - UNPAVED YARD
  - U.T.
  - PLANT
  - PAVED
  - OTHER TREE
  - PERMITS

**REVISIONS**

REVISIONS	DATE
EXTENDS FROM PLANNING COMMISSION APPROVAL	



TENTATIVE SUBDIVISION MAP  
**CROFTWOOD UNIT 2**  
 CITY OF ROCKLIN, CALIFORNIA



SCALE 1"=100'



JMS  
 45043-38

CROFTWOOD UNIT 1  
 45-053-37

**LEGEND**

PROPOSED	EXISTING
—○—○—	—○—○—
—○—○—	—○—○—
—○—○—	—○—○—
—○—○—	—○—○—

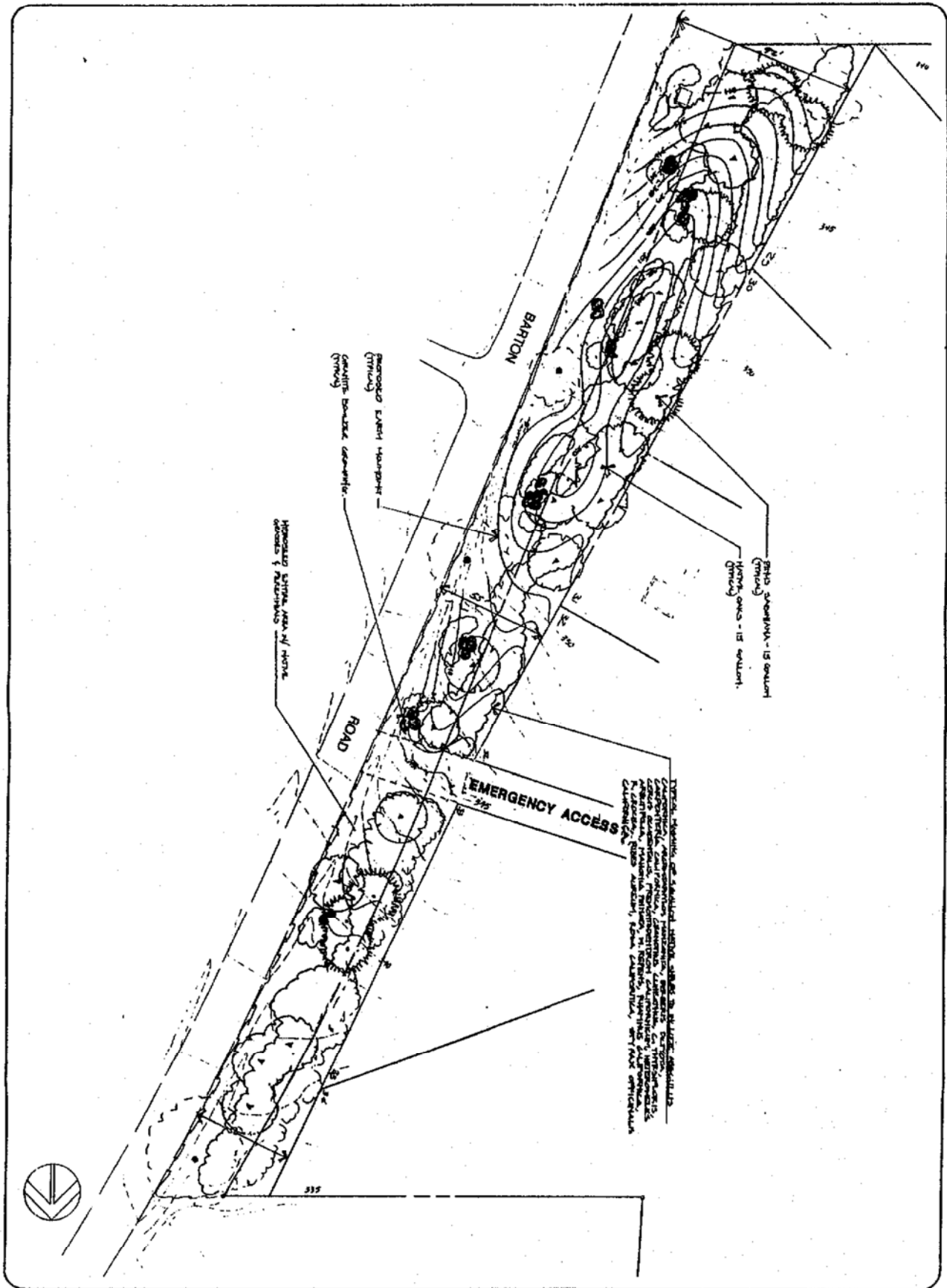
SANITARY SEWER, MANHOLE  
 STORM DRAINAGE, DRAINAGE INLET  
 AND MANHOLE  
 WATER LINE, VALVE AND  
 FIRE HYDRANT


**REVISIONS**

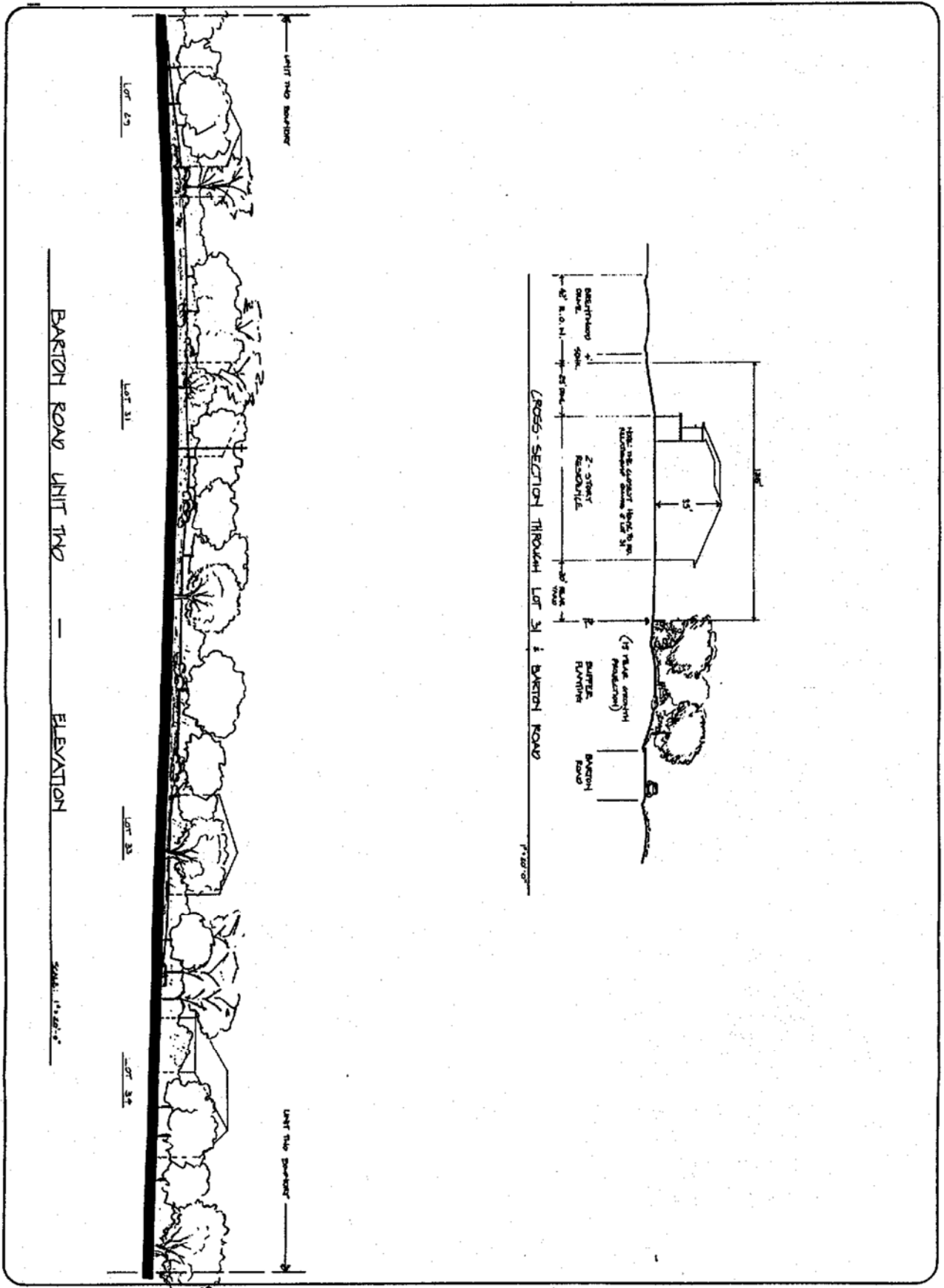
NO.	DESCRIPTION


**UTILITY PLAN**  
 SHEET 3 OF 3





Sheet # 1  2		3750 Auburn Blvd, Suite C Sacramento, CA 95821-2101 (916) 971-0272  <b>Ronald J. Allison</b> Landscape Architects	<b>CROFTWOOD</b> BARTON ROAD FRONTAGE UNIT TWO ROCKLIN, CA.  PRELIMINARY LANDSCAPE PLAN	Date: 3-23-93 Scale: 1" = 20'-0" Drawn by: JEA Checked by:	Project #
				12-8-92 12-8-92	Project #



Sheet # <b>2</b> of <b>2</b>		3750 Auburn Blvd, Suite C Sacramento, CA 95821-2101 (916) 971-0272 <b>Ronald J. Allison</b> Landscape Architects	<b>CROFTWOOD</b> <b>BARTON ROAD FRONTAGE</b> <b>UNIT TWO</b> <b>ROCKLIN, CA.</b>		DATE: 3-30-95 SCALE: 1/8" = 1'-0"	DRAWN BY: CHECKED BY:	PROJECT #
			NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.				

TENTATIVE SUBDIVISION MAP

# CROFTWOOD UNIT 2

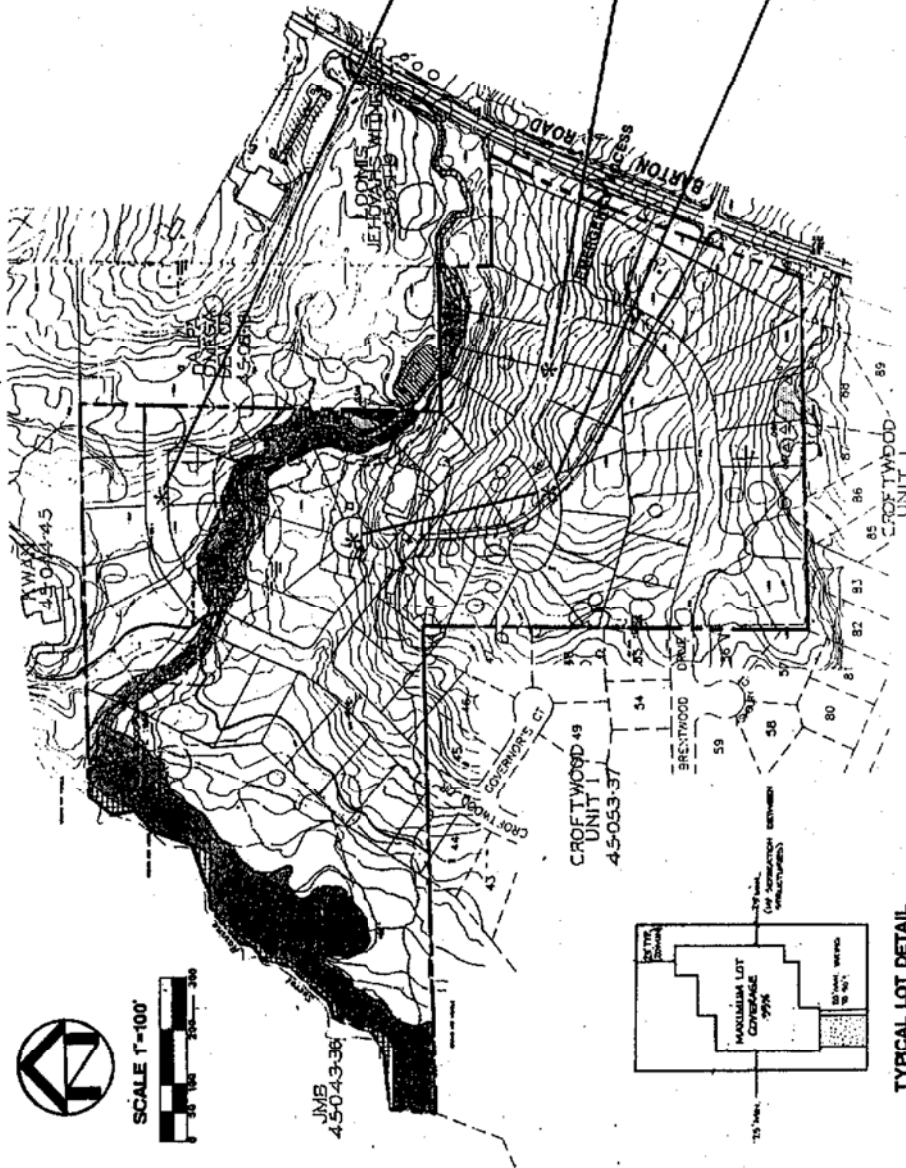
CITY OF ROCKLIN, CALIFORNIA



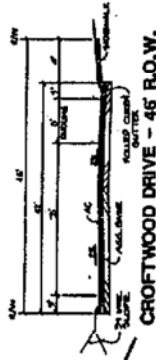
SCALE 1"=100'



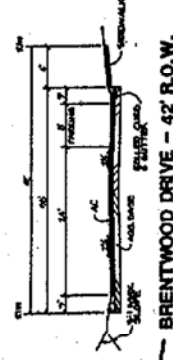
IMS  
45-043-36



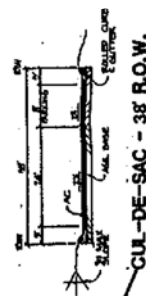
PRIVATE STREET SECTIONS



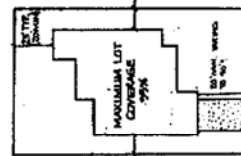
CROFTWOOD DRIVE - 46' R.O.W.



BRENTWOOD DRIVE - 42' R.O.W.



CUL-DE-SAC - 38' R.O.W.



TYPICAL LOT DETAIL

CONCEPTUAL DETAILS PLAN

**DESIGNTECH**  
DESIGN & CONSTRUCTION

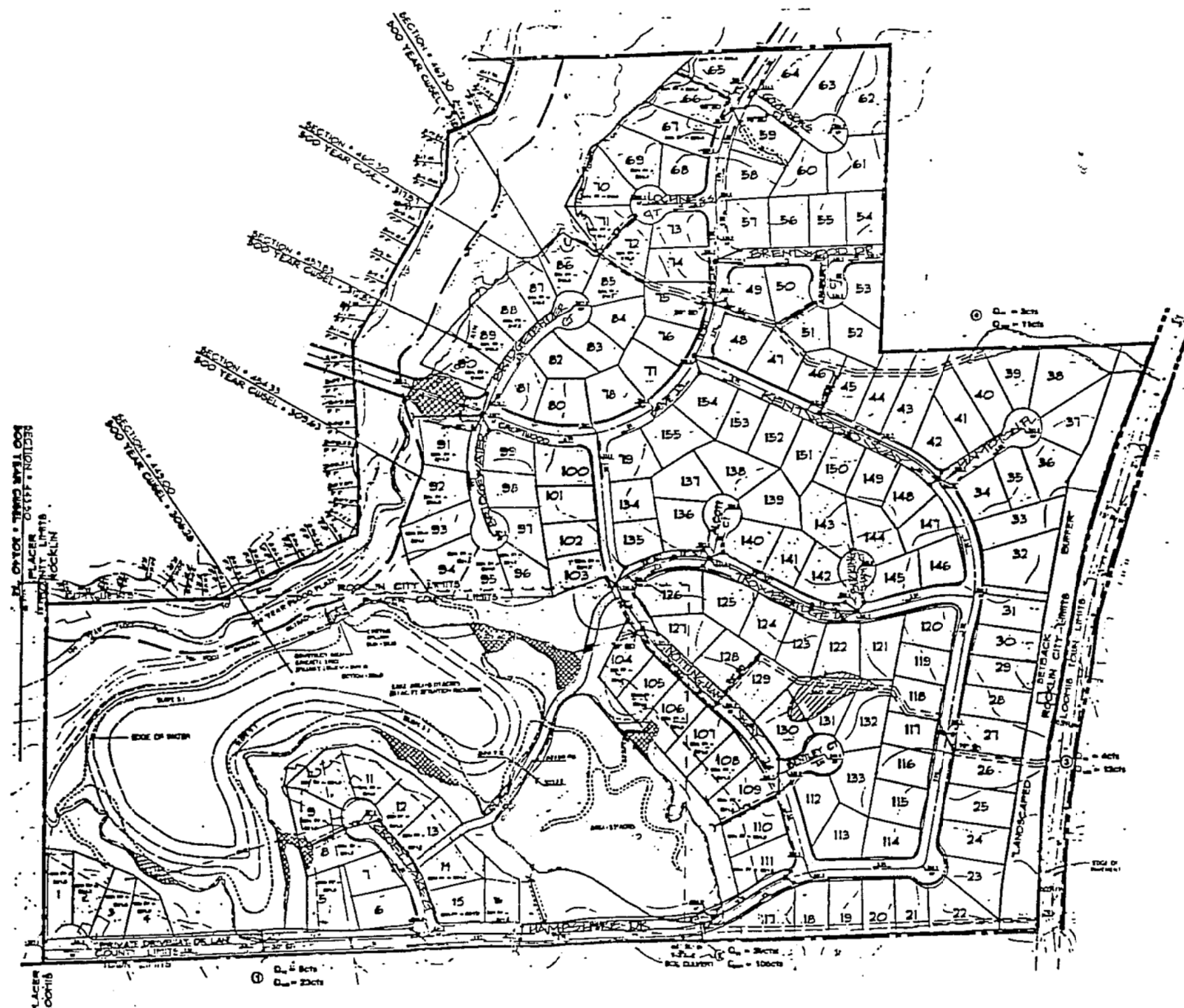


The Large Exhibit A Map for this resolution  
can be found in archives.

See the City Clerk for location.





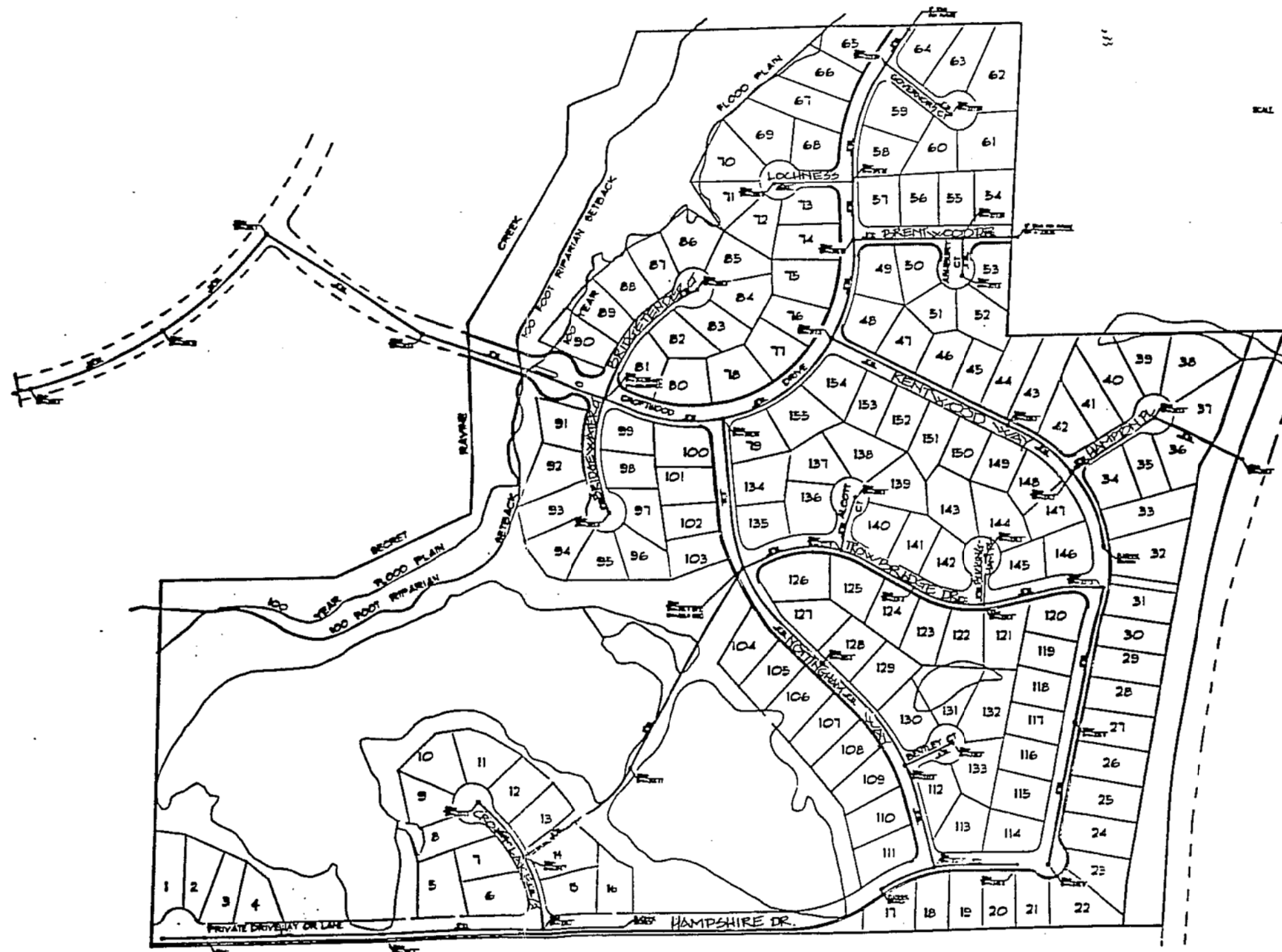


**LEGEND**

	WETLAND AREAS TO BE FILLED	.374 AC.
	WETLAND AREA IMPACTED BUT NOT FILLED	.403 AC.
	TOTAL WETLAND AREA IMPACTED	.777 AC.

THE FOLLOWING CITY WILL BECOME SUBJECT TO THE REGULATORY JURISDICTION OF THE DEPARTMENT OF WATER RESOURCES OF THE STATE OF CALIFORNIA UPON THE DATE OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF WATER RESOURCES, ARTS 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155.

 omni-means CONSULTING ENGINEERS 1000 W. 10th St., Suite 100 Rocklin, CA 95765 (916) 251-1111	PRELIMINARY GRADING & DRAINAGE PLAN <b>CROFTWOOD</b> ROCKLIN, CALIFORNIA
3" .6"	900019



DATE	1/11/11
SCALE	1" = 40'
PROJECT	PRELIMINARY SANITARY SEWER PLAN
SHEET NO.	4
TOTAL SHEETS	6



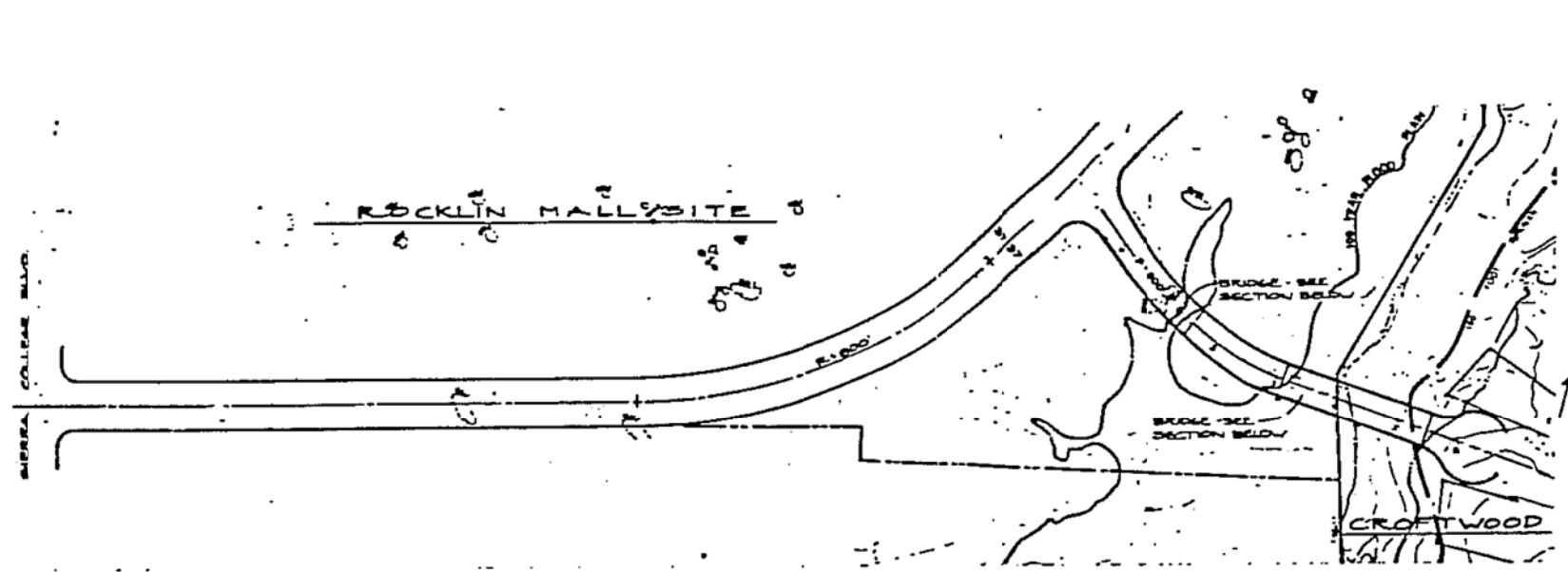
**omni-means**  
 QUALITY. INTEGRITY. COMMITMENT.  
 10000 Rocklin Road, Rocklin, CA 95765  
 (916) 225-1100

PRELIMINARY SANITARY SEWER PLAN  
**CROFTWOOD**  
 ROCKLIN, CALIFORNIA

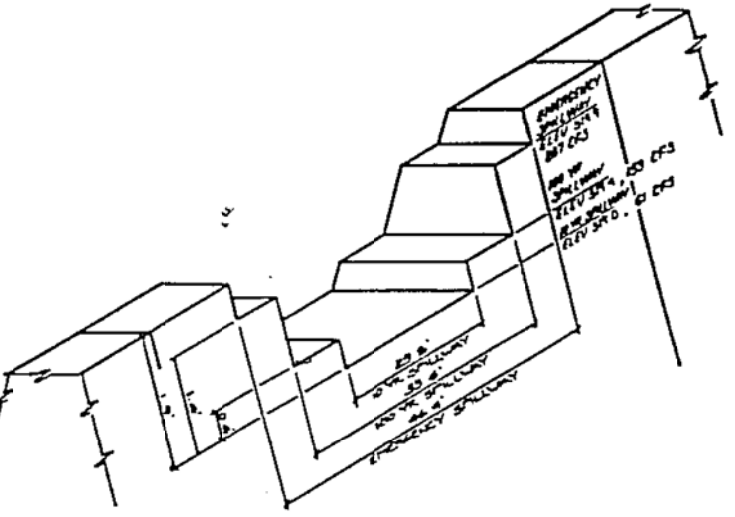
DATE	1/11/11
SCALE	1" = 40'
PROJECT	PRELIMINARY SANITARY SEWER PLAN
SHEET NO.	4
TOTAL SHEETS	6

4  
6

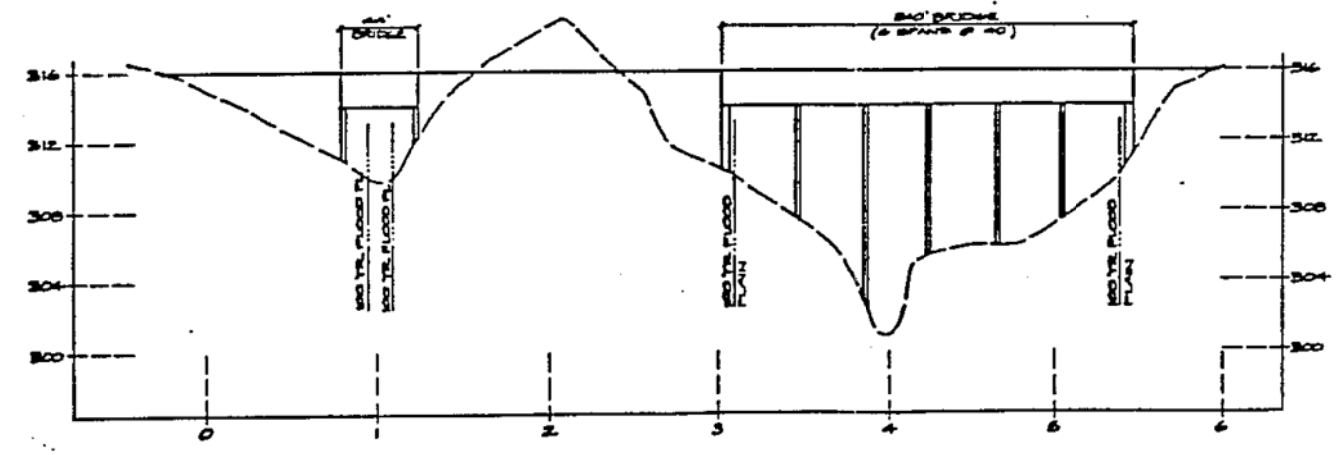




CROFTWOOD DR. EXTENSION TO SIERRA COLLEGE BLVD.  
SCALE: 1" = 100'

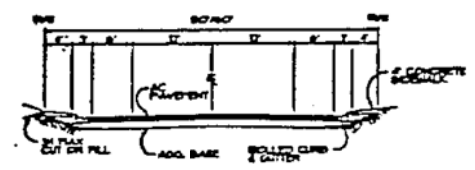


RETENTION BASIN SPILLWAY DETAIL  
NOT TO SCALE

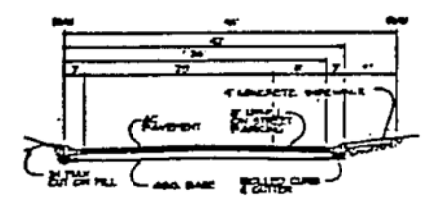


BRIDGE PROFILE  
SCALE: 1" = 40' H.  
1" = 4' V.

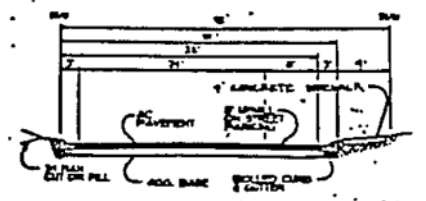
NOTE THE ACTUAL LOCATION OF BRIDGE PILINGS WILL BE DETERMINED AT THE TIME OF PREPARATION OF FINAL IMPROVEMENT PLANS. THE FINAL BRIDGE DESIGN WILL BE SUBJECT TO THE APPROVAL OF THE CITY OF ROCKLIN, CALIFORNIA DEPARTMENT OF FISH AND GAME AND THE US ARMY CORPS OF ENGINEERS.



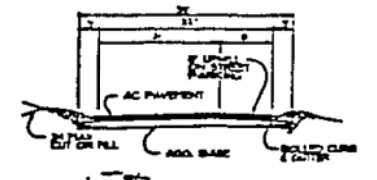
A/6 - ENTRANCE DRIVE  
50' R.O.W.



B/6 - TYPICAL STREET SECTION  
46' R.O.W.



C/6 - TYPICAL STREET SECTION  
42' R.O.W.



D/6 - TYPICAL COURT SECTION  
38' R.O.W.

NO.	DESCRIPTION	DATE
1	ISSUED	11/11/11
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

SCALE AS NOTED

**omni-means**  
CONSULTING ENGINEERS  
1000 S. 10TH ST. SUITE 100  
ROCKLIN, CA 95765  
TEL: 916.221.1111  
WWW.OMNI-MEANS.COM

SECTION, PROFILES AND DETAILS  
**CROFTWOOD**  
ROCKLIN, CALIFORNIA

DATE	11/11/11
BY	...
CHECKED	...
SCALE	AS NOTED

6/6

Crowne Point, Croftwood Unit #1 Lot Sizes

Lot #	Area		
1	10,397		
2	10,074	Smallest Lot Size:	10,007
3	10,029	Largest Lot Size:	18,872
4	10,033	Average Lot Size:	11,400
5	10,064		
6	10,050		
7	10,919		
8	10,239		
9	10,274		
10	10,595		
11	10,025		
12	10,040		
13	10,063		
14	10,064		
15	15,253		
16	11,964		
17	10,901		
18	14,004		
19	10,369		
20	13,377		
21	11,618		
22	10,257		
23	16,113		
24	12,489		
25	14,093		
26	12,627		
27	11,831		
28	10,731		
29	10,418		
30	10,418		
31	10,983		
32	11,198		
33	12,133		
34	10,102		
35	10,041		
36	10,909		
37	10,668		
38	10,787		
39	14,977		
40	10,357		
41	11,007		
42	10,200		
43	10,349		
44	10,063		



45	10,302
46	14,211
47	10,100
48	14,663
49	12,979
50	10,997
51	10,707
52	11,074
53	16,323
54	17,829
55	17,286
56	10,019
57	10,220
58	11,493
59	10,007
60	10,237
61	11,182
62	10,482
63	11,895
64	10,689
65	10,186
66	13,157
67	10,266
68	10,058
69	10,058
70	10,234
71	10,234
72	10,418
73	10,877
74	10,048
75	10,172
76	13,080
77	12,558
78	11,337
79	11,590
80	14,027
81	10,008
82	10,092
83	10,989
84	11,684
85	10,523
86	10,389
87	10,347
88	10,975
89	10,809
90	10,226
91	10,046

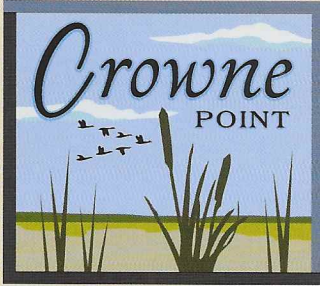
Smallest

59 10,007

	92	10,051
	93	11,960
	94	11,180
	95	10,811
	96	11,171
	97	11,541
	98	10,430
	99	10,495
	100	10,030
	101	10,030
	102	10,033
	103	10,037
	104	12,414
	105	11,323
	106	10,045
	107	10,921
	108	14,704
	109	10,888
	110	14,695
Largest	111	18,872
	112	10,397
	113	13,918
	114	11,320
	115	10,104
	116	14,418
	117	12,283
	118	10,925
	119	11,049
	120	10,500
	121	10,500
	122	13,575
	123	10,336
	124	10,337
	125	10,472
	126	15,490
	127	12,446
	128	10,094
	129	10,010
	130	11,095
	131	16,093
	132	15,487
	133	14,594
	134	15,198
	135	12,040
	136	12,240
	137	13,040
	138	13,040

139	15,594	
140	10,000	Don't have info for Lots 140 to 156
141	10,000	They will range minimum 10,000 to 15,000 sq ft
142	10,000	
143	10,000	
144	10,000	
145	10,000	
146	10,000	
147	10,000	
148	10,000	
149	10,000	
150	10,000	
151	10,000	
152	10,000	
153	10,000	
154	10,000	
155	10,000	
156	10,000	
Total:	<u>1,778,412</u>	

**Average** 11,400.08



Welcome to Crowne Point!  
 Rocklin's premiere new home address for luxury living built by Tim Lewis Communities. Behind the inviting privacy gates you will find large executive home sites ranging from one-quarter acre to

one-third acre in size with a private neighborhood park. Crowne Point is surrounded by acres of open space and a 7-acre natural water preservation habitat area. Showcasing 7 spacious floor plans ranging from 2,505 sq. ft. to over 4,194 sq. ft. complemented by twenty eight innovative architectural exterior styles creating a virtually custom street scape. Imagine the convenience of nearby

shopping, dining, boating, biking and hiking trails and easy freeway access within minutes of your hidden sanctuary. Crowne Point is located just minutes to Folsom Lake, Roseville Galleria, the Fountains Shopping Center, Downtown Sacramento and the Sacramento International Airport. Its location allows for an easy day trip to Reno, Lake Tahoe, San Francisco and both Amador or Napa Wine Country. It is located within the desirable Loomis School District and Placer Union High School district, home of the highly acclaimed Del Oro High School. Every home is built for energy efficiency and energy savings that only a Tim Lewis Communities Home can bring you. Come visit us today and see what Five Star Quality living looks and lives like at Tim Lewis Communities' Crowne Point!

## community



Artist's Conception



**T**im Lewis Communities focuses on creating an outstanding homebuying experience. Ranked “Highest in Customer Satisfaction” and “New Home Design” with New Home Builders in Sacramento, Two Years in a Row by J.D. Power and Associates, Tim Lewis Communities has also been honored multiple times as the #1 homebuilder for Customer Satisfaction by Eliant Homebuilding Surveys. As a recipient of the Building Industry Association’s coveted Builder of the Year Award, Tim Lewis Communities has been committed to building five-star quality homes and bringing five-star living to California and Nevada for more than 30 years.

Tim Lewis Communities is a Certified California Green Builder and builds Solar Living Ready homes throughout the Sacramento area. The Company and all of our dedicated homebuilding professionals continuously strive for excellence and distinction within the building industry and are focused on helping preserve the environment.

Tim Lewis Communities is committed to providing personalized service throughout every step of the homebuilding process. We are dedicated to the highest standards of quality and customer service, and are proud to stay closely involved with our customers, long after they move in.

We are also devoted to the environment, to our homebuyers and dedicated to exceeding expectations in all aspects of homebuilding. Tim Lewis Communities will continue to build upon our tradition of value, quality and customer satisfaction – the hallmark of five-star building.

[TimLewis.com](http://TimLewis.com)