ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Croftwood Unit 2 Final Map

Date: March 14, 2023

Submitted By: David Mohlenbrok, Director of Community Development
Lynn Toth, Associate Civil Engineer

Department: Community Development

Recommendation:

A. Adopt a Resolution of the City Council of the City of Rocklin Approving the Final Map of Croftwood Unit 2 Subdivision/(SD2017-0002) and Approving and Authorizing Execution of a Subdivision Improvement Agreement.

B. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing Execution of a Subdivision Landscaping Agreement Croftwood Unit 2/(SD2017-0002).

C. Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant of Open Space Easement (Riparian Area and Creek Protection) of Croftwood Unit 2 Subdivision/(SD2017-0002).

Background:

The tentative subdivision map for Croftwood Unit 2 Subdivision (SD2017-0002), was approved by the City Council on May 8, 2018, per Resolution No. 2018-112, allowing the subdivision of 55 residential lots and 2 lettered open space lots, 1 lettered detention basin lot and 1 lettered landscape lot per this final map. AB 1561 automatically extended the tentative subdivision map for 18 months, through November 8, 2022. On October 25, 2022, the City Council approved a two-year extension of the tentative subdivision map through November 8, 2024 (Resolution No. 2022-215).

This project is generally located northwest of the Loomis Town Limits, south of Schriber Way, east of Sierra College Boulevard, and west of Barton Road, with street access at the easterly terminus of Secret Creek Drive and the northerly terminus of Lakepointe Drive.

Owner/Applicant (Subdivider): TL The Woods, L. P., a California Limited Partnership.

Approvals of final maps are procedural in nature and per Section 66474.1 of the Subdivision Map Act, a legislative body shall not deny approval of a final map or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or

parcel map is in substantial compliance with the previously approved tentative map.

The map is technically correct. All fees have been paid and conditions of approval have been met. The construction of the improvements associated with this map are partially complete and the developer has guaranteed the outstanding items of work with the attached Subdivision Improvement Agreement and Subdivision Landscape Agreement. The map is ready for approval.

Fiscal Impact:
The subdivision is private and the streets, detention basin lot and open space lots will be maintained by the HOA. Landscape lot D is offered for dedication in fee to the City on the final Map and will be maintained by the City after a Notice of Completion of the improvements and Acceptance of the Public Improvements has been issued by the City Council. Maintenance costs for the landscape lot will be funded through Community Facilities District No. 5.

ATTACHMENTS:
1. Resolution A - Final Map and Subdivision Improvement Agreement
2. Resolution A - Exhibit A - Final Map
3. Resolution A - Exhibit 1 to Subdivision Improvement Agreement - Plat of Final Map
5. Resolution B - Exhibit 1 to Subdivision Landscape Agreement - Plat
4. Resolution B - Subdivision Landscape Agreement
7. Resolution C - Exhibit 1 - Open Space Plat
6. Resolution C - Open Space Easement