ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Stanford Terrace Final Map

Date: February 14, 2023

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

Department: Community Development

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Approving the Final Map of Stanford Terrace 1 Lot Condominium Subdivision (SD-2013-05).

Background:
This project is generally located on Stanford Ranch Road and Sunset Boulevard at the southeast corner of the intersection of Stanford Ranch Road and Plaza Drive. APN 017-460-003-000.

Owner/Applicant (Subdivider): STANFORD TERRACES II LLC, a California limited liability company.

The tentative subdivision map for the Stanford Terrace 1 Lot Condominium Subdivision was approved by the City Council on October 28, 2014 per Resolution No. 2014-236. The applicant recorded a final map for the first phase of the project, creating three commercial parcels and an approximately 7.2-acre parcel, on October 30, 2015 in Book DD of Maps, at Page 41 in the Office of the Recorder of Placer County. The third commercial parcel was subsequently merged with the Umpqua Bank property through a Lot Line Adjustment. The tentative map was subsequently re-approved by the City Council on September 26, 2017 per Resolution No. 2017-217, as a modified Tentative Subdivision Map to allow the further subdivision of the 7.2-acre parcel into 119 residential condominium lots and three lettered common area lots consistent with the original City Council approval.

A two-year Time Extension of the tentative map was approved by the City Council on September 24, 2019 per Resolution No. 2019-218, extending the map to September 26, 2021. Pursuant to AB 1561, the map was automatically extended eighteen months, to March 26, 2023.

Beginning in 2019, the developer submitted site improvement plans as well as applied for building permits. The first site work plans were approved in July of 2021, and the City Building

Division issued building permits beginning in July of 2022. The applicant is requesting the approval of a 1 lot final map for Condominium purposes.

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 complete. The map is ready for approval.

Fiscal Impact:
There is no direct fiscal impact to the General Fund. The only public dedication on this map is for public utility easements. There are no other dedications that would require City maintenance in the future.

ATTACHMENTS:
1. Resolution - Stanford Terrace Final Map
2. Stanford Terrace Condo Final Map