



City Council Staff Report

Subject: Granite Lakes Estates Development Agreement / DA2024-0001
(Second Reading of Ordinance)

Date: April 28, 2026

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:

Adopt an Ordinance of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc., Relative to the Granite Lakes Estates Subdivision (Granite Lakes Estates Development Agreement / DA2024-0001).

Background:

On April 14, 2026, the City Council considered the proposed project. Staff presented the item and a public hearing was held which included numerous public comments and the project applicant, Nick Alexander, provided testimony on behalf of the project. During his presentation, Mr. Alexander indicated that his team had considered the public's concerns regarding the timing of home construction and proposed a modification to Item 8 of the Development Agreement. The revised language would allow building permits to be issued upon completion of the bridge abutments and foundations, rather than at the commencement of construction as previously proposed. Following public comment, the City Council expressed optimism regarding the bridge construction schedule and the overall future of the project, which has remained incomplete for more than 20 years.

The City Council introduced, waived the full reading, and read by title only the following: An Ordinance of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin and Capital Equity Management Group, Inc. and Real Property Investment Pros, Inc., Relative to the Granite Lakes Estates Subdivision, with the modification to Agreement Item 8 as shown in **strike/add** format below (Granite Lakes Estates Development Agreement / DA2024-0001).

Timing of Extension of Monument Springs Drive and Construction of Monument Springs Drive Bridge/Issuance of Building Permits and Certificates of Occupancy.

Notwithstanding Project Approvals requiring the extension of Monument Spring Drive and construction of Monument Springs Bridge before the 49th building permit, the Parties agree that the building permit for the 49th residential dwelling and all such subsequent building permits may be issued upon **commencement completion** of construction of the bridge

foundations/abutments for the Monument Springs Drive Bridge. Notwithstanding anything to the contrary herein, there shall be no restrictions on issuance of up to six (6) model home building permits and temporary certificates of occupancy therefor. The City Manager shall have authority to permit issuance of an additional two (2) model home building permits (for a total of eight (8)) and temporary certificates of occupancy therefor without further amendment to this Agreement upon a showing of good cause by Landowners. No other Certificates of Occupancy shall be approved until a Notice of Completion is approved by the City Council, signifying the acceptance of public improvements related to the extension of Monument Springs Drive and the completion of the Monument Springs Drive Bridge.

The background materials for this item are contained in the [April 14, 2026 City Council Meeting Staff Report](#), located on the City's website.

ATTACHMENTS:

1. [Ordinance](#)
2. [Ordinance Exhibit A - Development Agreement](#)