RESOLUTION NO. CC-2018-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO-YEAR EXTENSION OF THE HIGHLANDS PARCEL A TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT
(Highlands Parcel A / SD-2003-05, TRE-2003-33)

The City Council of the City of Rocklin does resolve as follows:

Section 1.

A. An Environmental Impact Report (EIR) prepared for this project has been certified via City Council Resolution No. 2006-349. The EIR examined the anticipated potential environmental impacts associated with the development of the Highlands Parcel A Subdivision. The project proposes no changes which would require revisions to the EIR. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Highlands Parcel A Tentative Subdivision Map and Oak Tree Preservation Plan Permit is required, nor should be conducted, because:

1. No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from granting an extension of time;

2. No substantial changes occur with respect to circumstances under which the project will be undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts;

3. No new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows any of the following:

    a) The project will have one or more significant effects not discussed in the prior EIR; or

    b) That significant effects previously examined will be substantially more severe than shown in the prior EIR; or

c) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d) That mitigation measures or alternatives which are considerably different from those analyzed in the prior EIR would substantially reduce one or more significant effects on the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Section 2. The City Council of the City of Rocklin finds and determines that:

A. A Tentative Subdivision Map (SD-2003-05) and Oak Tree Preservation Plan Permit (TRE-2003-33) were approved via City Council Resolution No. 2006-354 on November 14, 2006 to allow the subdivision of 30.14 acres located at APN 046-010-006 into 20 residential lots and 4 opens space lots.

B. After automatic time extensions provided under State law were exhausted which extended the initial expiration date to November 14, 2015, City Council Resolution No. 2015-297, approved November 10, 2015, granted a one-year time extension for the entitlements to November 14, 2016. City Council Resolution No. 2017-48, approved March 28, 2017, granted an additional one-year time extension for the entitlements to November 14, 2017.

C. The applicant filed a time extension request prior to the expiration date of the tentative map in accordance with the Rocklin Municipal code.

D. The City Council 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 subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

F. The approved 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.

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 subdivision 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 subdivision and type of improvements will not cause serious public health problems.

Section 2. The two-year extension of time for the Highlands Parcel A Tentative Subdivision Map (SD-2003-05) and Oak Tree Preservation Plan Permit (TRE-2003-33) as depicted in City Council Resolution 2006-354, 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 City Council Resolution 2006-354 by two years to November 14, 2019, unless prior to that date a final map has been filed or a further time extension has been granted.

2. The originally-approved resolutions and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED this _____ day of _____, 2018, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Kenneth Broadway, Mayor

ATTEST:

_____

Barbara Ivanusich, City Clerk