

# The Reserve at Greenbrae

## Vesting Tentative Map

### Project Narrative

November 17, 2025

#### Entitlement Requests

Consistent with their SB330 submittal, the Applicant is requesting a vesting tentative subdivision map for their 17.8-acre property located at 4600 Greenbrae Road, Rocklin, CA. (APN 046-030-059).

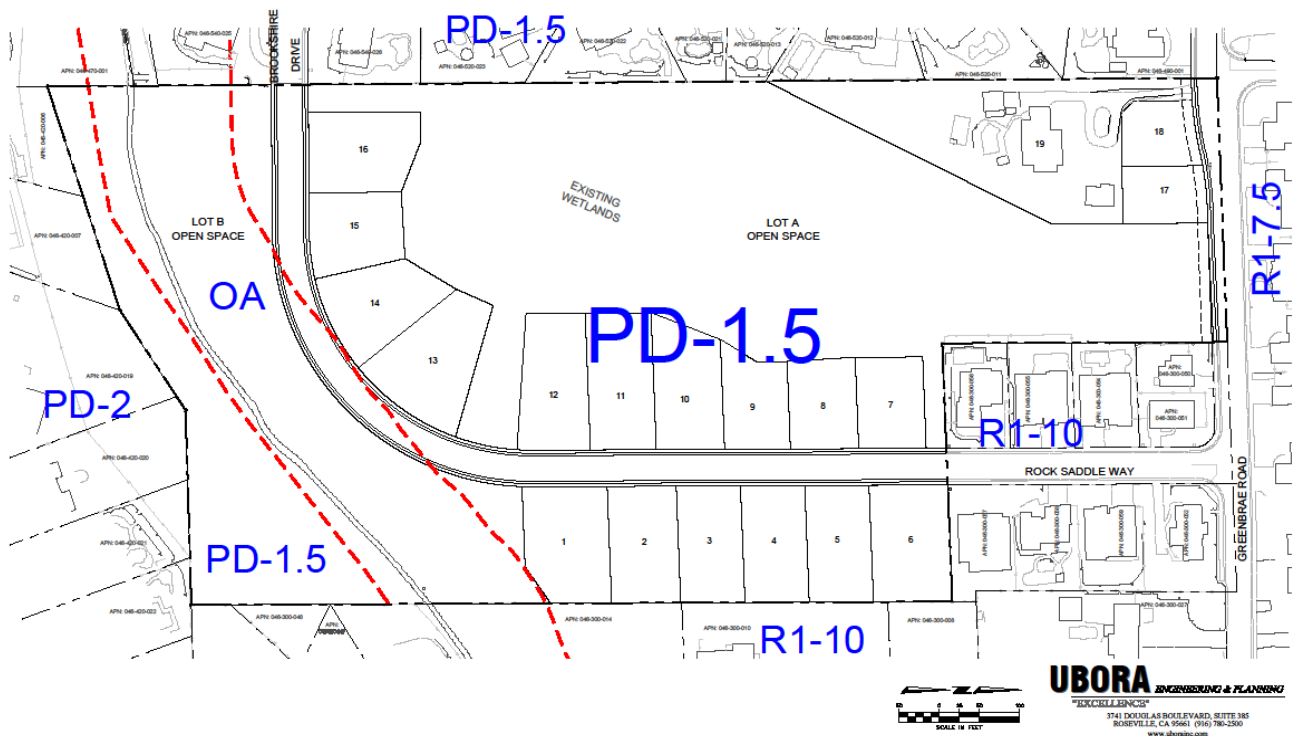
#### Existing Site Setting:

The property is generally undeveloped grassland with the existing Placer County Water Agency Boardman Canal traversing the southerly, higher elevations. The property contains an existing house and an ADU, both located on the proposed Lot #19. Oak trees are located at the higher elevations along the southerly most portion of the property, above the Boardman Canal and are proposed to be preserved. A few eucalyptus trees will be impacted located in front of proposed Lots #17 and #18 along Greenbrae Road. Drainages traverse the property from south to north ultimately draining under Greenbrae Road via roadway culverts.

#### Existing Land Use and Zoning

The Project has a General Plan Designation of Low Density Residential (LDR) and is Zoned Planned Development 1.5 dwelling units per acre (PD-1.5) with an Open Area (OA) zoning designation following the alignment of the PCWA Boardman Canal.

(Existing Zoning Exhibit)



Rocklin Municipal Code 17.60.010 states that planned development (PD) zone provides the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances, while at the same time protecting the public health, safety and welfare and property values. The specific purposes of the planned development zone are to:

1. Promote and encourage cluster development on large sites to avoid sensitive areas of property;
2. Encourage creative and innovative design on large sites by allowing flexibility in property development standards;
3. Encourage the preservation of open space;

The Rocklin General Plan is consistent with the objectives of the PD ordinance allowing flexibility to be creative where creativity is required. Table 4-1 of the General Plan, footnote #1 states that: *“Under a PD zone, minimum lot sizes may be reduced when sensitive land constraints exist, or when there are other compensating factors which justify a reduction in size”*.

The PD-1.5 zoning designation defaults to the development standards applicable to the R1-7.5 zone district in the Rocklin Municipal Code. The Applicant does not propose any changes to the existing land use, zoning designations, or development standards.

### Project Description

The project proposes to subdivide the 17.8 acres, consistent with the existing land use and zoning designations, with the following site characteristics:

- Preserve approximately 58% of the property in open space.
- Create 19 residential lots, varying in size from approximately 7,500 sf to 50,900 sf.
- Maintain the existing home and ADU on proposed Lot #19.
- Lots will meet the minimum lot standards applicable to R1-7.5 designation.
- Vary the size of the lots to complement the character of the surrounding neighborhoods, terrain, and environmental constraints.
- Create two open space parcels to preserve the wetlands, oak trees, and the hillside terrain, totaling approximately 10.2 acres. The Project homeowner’s association would privately own open space parcels.
- Open space Lot A will preserve existing aquatic resources and avoid sensitive areas. Access will be provided along the Greenbrae Road frontage and from three open corridors adjacent to Lot #7 as well as between Lots#12 and #13, and adjacent to Lot #16.



- Open space Lot B will preserve the steeper terrain hillside, existing oak trees and protect the PCWA Boardman Canal.

### **Roadway connection between Brookshire Drive and Rock Saddle Way**

The Applicant proposes extending Rock Saddle Way from its existing terminus up the hill and connect to the terminus of Brookshire Drive with an emergency vehicle access (EVA) gated/bollard connection. The road extension is proposed to meet the City of Rocklin's typical residential road 46' wide standards. The Applicant proposes to maintain the existing road closure at the terminus of Brookshire Drive with a modified EVA type roadway connection. The EVA would eliminate vehicle traffic impacts to existing residential neighborhoods other than emergency access.

### **PCWA Boardman Canal**

Placer County Water Agency standards indicate that new developments are required to encase their canals. However, upon reviewing this project the Agency has indicated they are willing to allow a variance and not require encasing the Boardman Canal provided certain mitigating measures are put into place to the satisfaction of the Agency. These mitigation measures include adequate fencing along the open lot, prohibiting unauthorized personnel to the canal, and executing a memorandum of agreement to memorialize the developer's responsibilities, obligations, and indemnification of the Agency for development around and near an open canal. The project proposes fencing open space Lot B, which contains the Boardman Canal. The proposed fencing is shown on sheet 6 of the tentative subdivision map. The Agency has further indicated that Boardman Canal is not subject to State or Army Corps permitting regulations.

### **Aquatic Resources**

Madrone Ecological Consulting conducted an Aquatic Resource Delineation for the Project in 2017 and subsequently updated their delineations in 2023. The limits of the updated wetland delineations are reflected on sheet 4 of tentative map, grading and drainage plan. The Project design avoids all wetlands and aquatic impacts and as such will not require any State or Army Corps permitting. At the request of the city, Madrone Ecological Consulting is preparing an updated Biological Resource Assessment which will be forwarded to the city to support the CEQA process upon completion.

### **Storm Water Quality**

The project proposes implementing Low Impact Development and storm water quality post-construction requirements in accordance with the City of Rocklin and State of California requirements. Some the storm water quality measures proposed include preservation of open space; separation of open space drainage runoff from development runoff; storm water quality treatment structures, and erosion control practices.

### **Additional Studies**

The Applicant currently has the following supplemental studies underway and will subsequently submit them with the CEQA process:

- Biological resources assessment
- Air Quality/Greenhouse Gas emission study
- Arborist report



VESTING TENTATIVE SUBDIVISION MAP  
THE RESERVE AT GREENBRAE  
ROCKLIN, CA  
November 2025

OWNER/DEVELOPER

SKYWAY PARTNERS, LLC  
MICHAEL ZUCCOLILLO  
5921 CLARK ROAD, STE. D  
PARADISE, CA 95969

APPLICANT

KENNETH JAMACA  
NOTANO, LLC  
1000 LINCOLN RD #H208  
YUBA CITY, CA 95991

ENGINEER

UBORA ENGINEERING AND PLANNING, INC.  
3741 DOUGLAS BOULEVARD, SUITE 385  
ROSEVILLE, CA 95661  
DAVID BERRY, P.E. LIC NO. C48811

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS: 046-030-059  
EXISTING GENERAL PLAN: LDR (LOW DENSITY RESIDENTIAL)  
& R-C (RECREATION CONSERVATION)  
EXISTING ZONING: PD-1.5 & OA

LOTTING SUMMARY

	No. LOTS	ACRES	% COVERAGE
RESIDENTIAL LOTS	19	6.14	34.5%
OPEN SPACE LOTS A & B	2	10.2	57.5%
PUBLIC RIGHT-OF-WAY		1.41	8.0%
TOTAL		17.8	100%

OPEN SPACE LOTS A & B TO BE OWNED BY THE H.O.A.

LOT INFORMATION

MINIMUM LOT SIZE	7,502 SF
AVERAGE LOT SIZE	14,100 SF
MAXIMUM LOT SIZE	50,901 SF

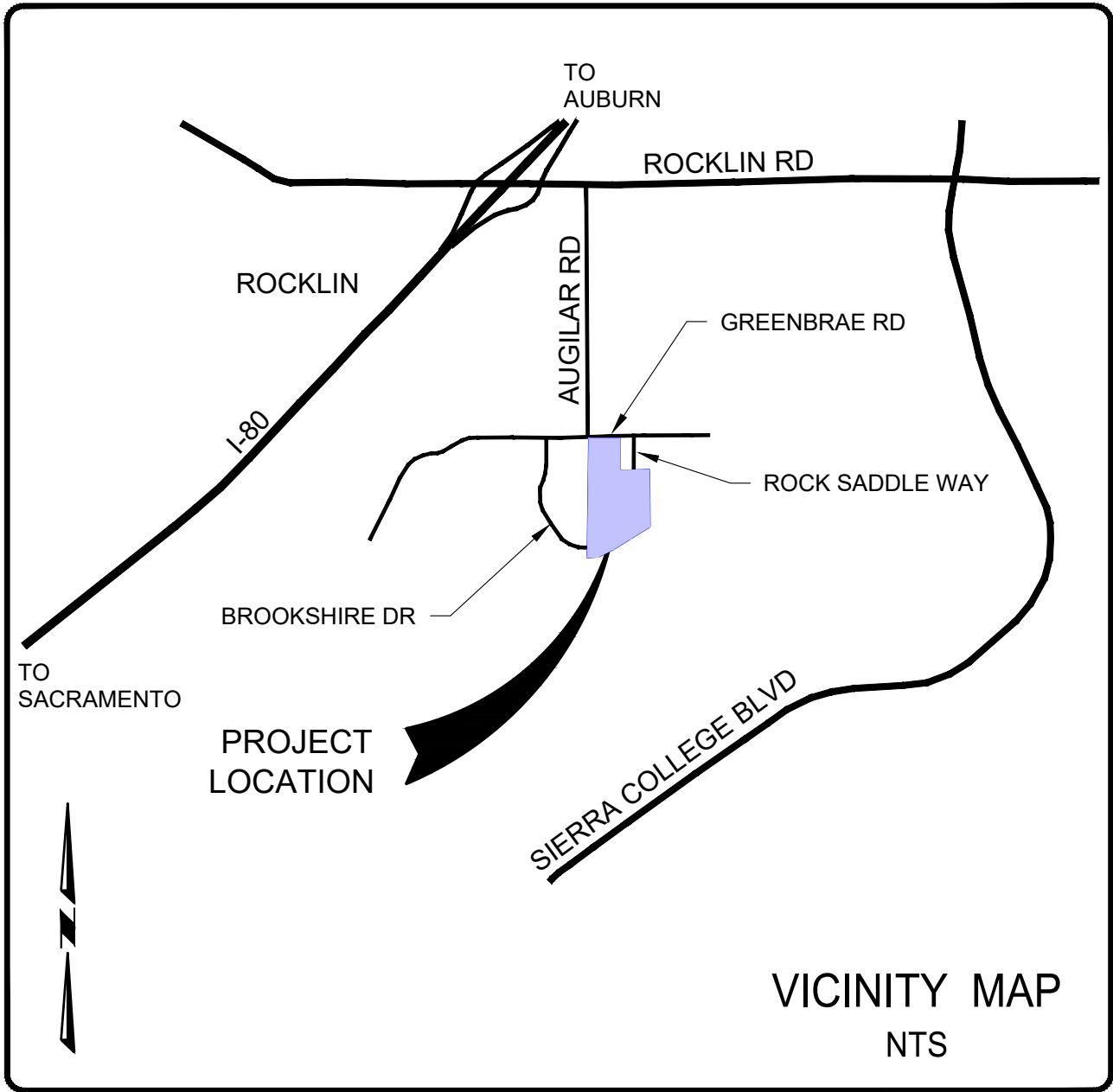
SHEET INDEX

SHEET 1	Title Sheet
SHEET 2	Lotting Plan
SHEET 3	Water And Sewer Plan
SHEET 4	Grading And Drainage Plan
SHEET 5	Grading Details
SHEET 6	Fencing Plan

SHEET 1 OF 6  
Title Sheet

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LEGEND:

-----	PROJECT BOUNDARY
-----	PROPOSED LOT LINE
- - - - -	PROPOSED 12.5' P.U.E.
=====	PROPOSED RIGHT-OF-WAY
60	LOT NUMBER

GENERAL NOTES

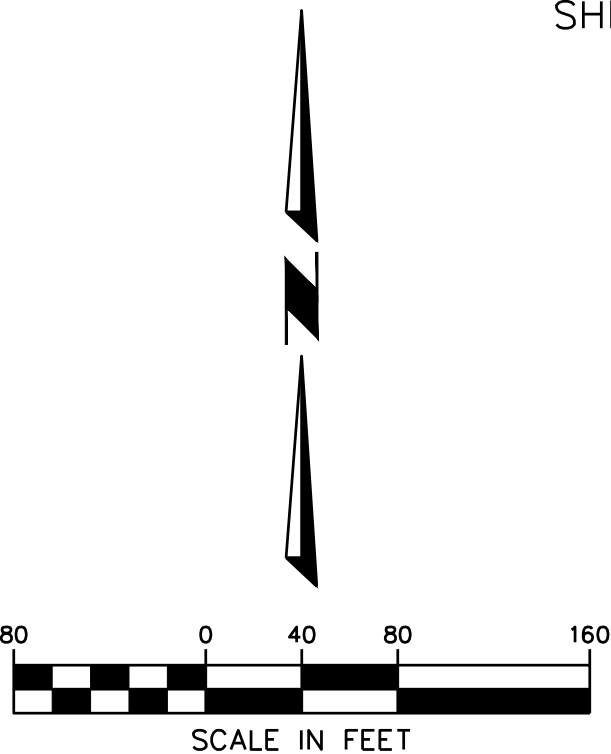
- SEPTIC SYSTEM  
THERE ARE NO KNOWN EXISTING WELLS, ABANDONED WELLS, SUMPS, OR ANY OTHER UNDERGROUND SYSTEMS ON THE PROPERTY.
- TENTATIVE MAP  
DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

UTILITY PROVIDERS

WATER	PLACER COUNTY WATER AGENCY
SEWER	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE TV	WAVE BROADBAND

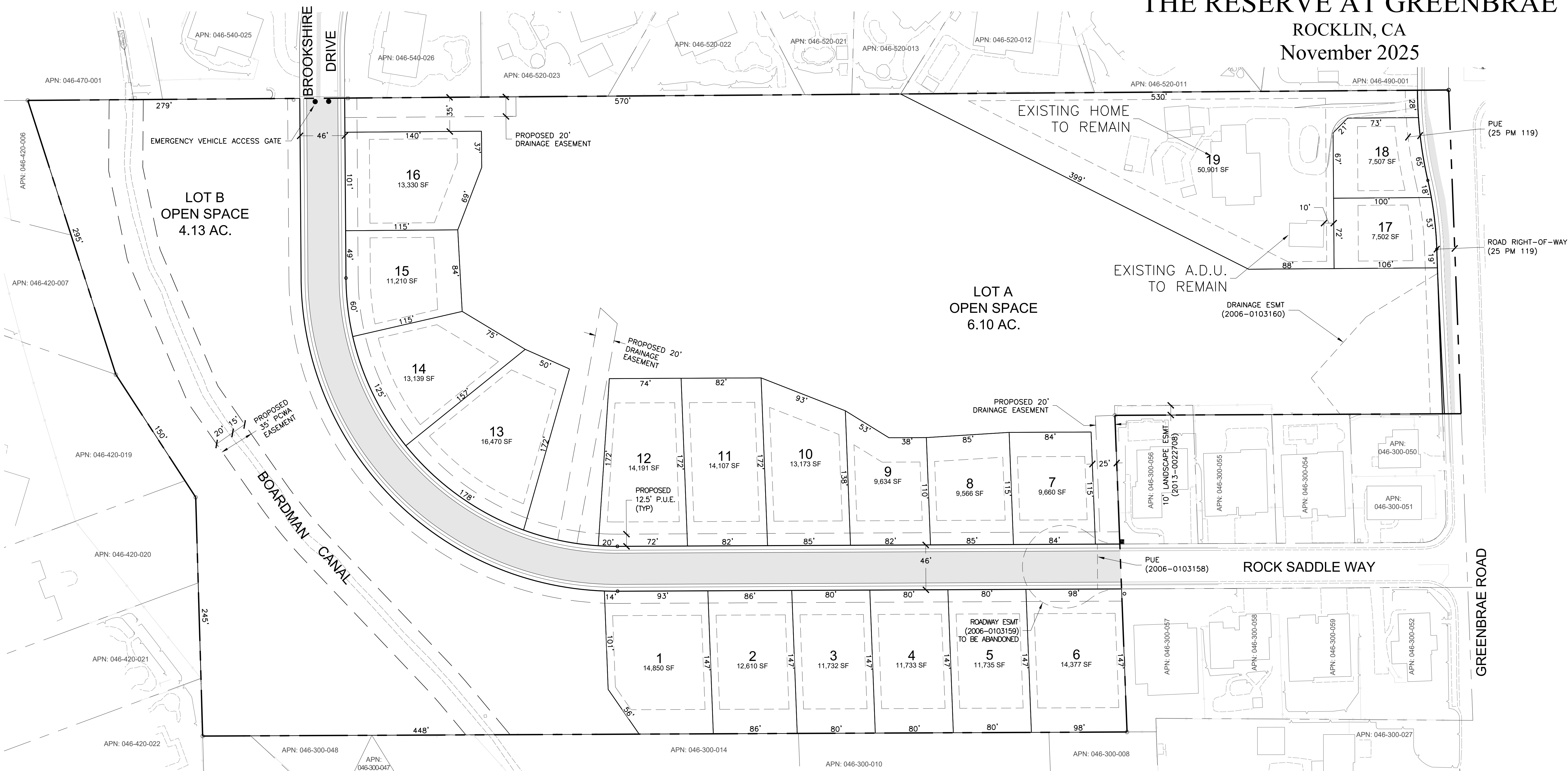
SERVICE PROVIDERS

SCHOOL DISTRICT	ROCKLIN UNIFIED SCHOOL DISTRICT
FIRE PROTECTION	CITY OF ROCKLIN
POLICE PROTECTION	CITY OF ROCKLIN
STORM DRAINAGE	CITY OF ROCKLIN
SOLID WASTE	RECOLOGY AUBURN-PLACER





VESTING TENTATIVE SUBDIVISION MAP  
THE RESERVE AT GREENBRAE  
ROCKLIN, CA  
November 2025

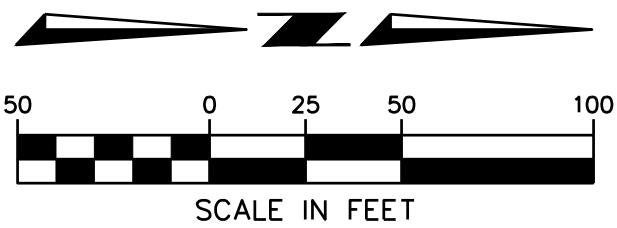


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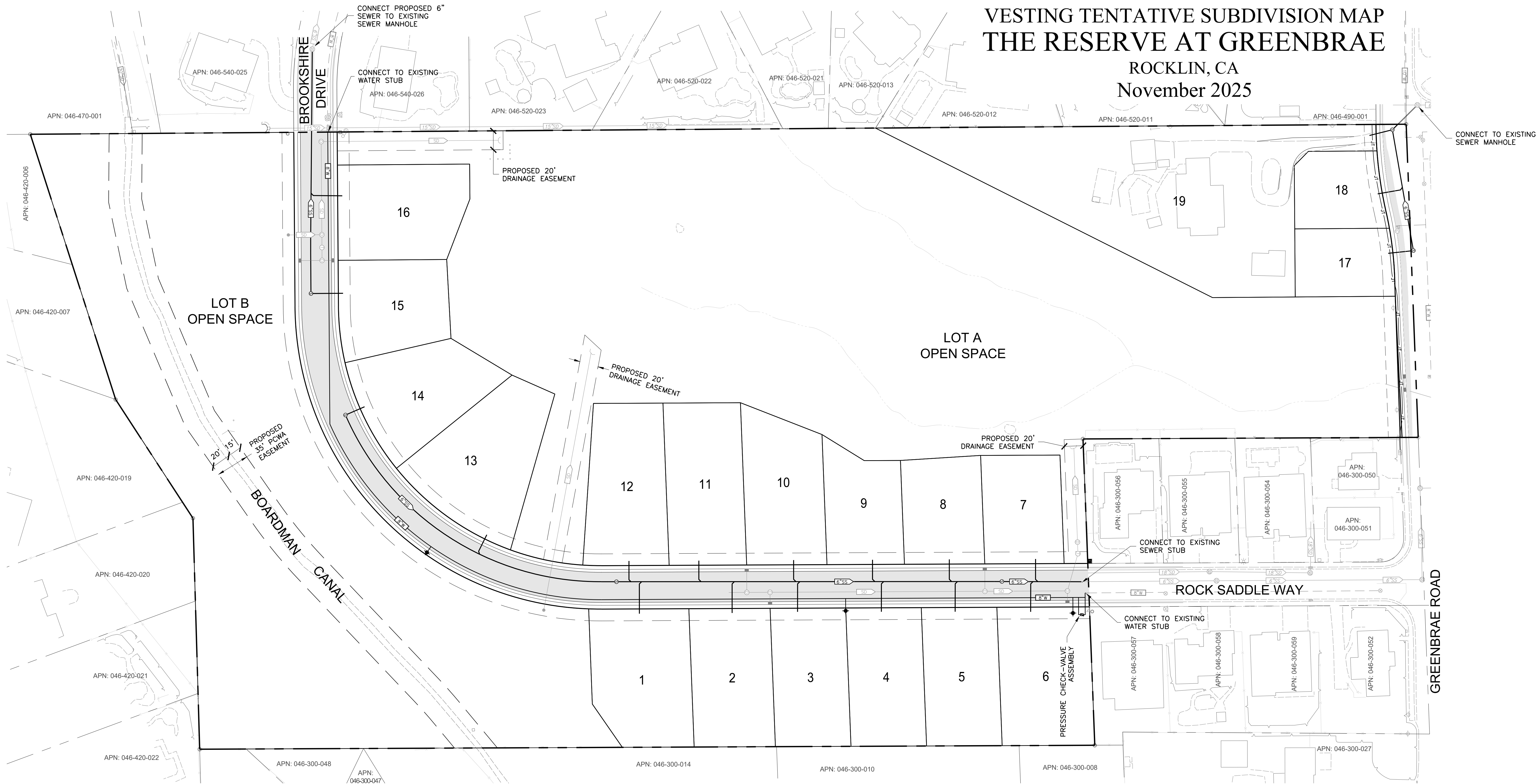
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED 12.5' P.U.E.
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- LOT NUMBER

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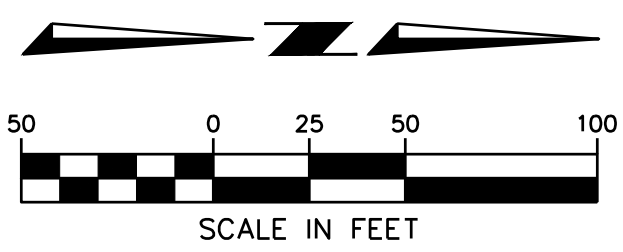


VESTING TENTATIVE SUBDIVISION MAP  
THE RESERVE AT GREENBRAE  
ROCKLIN, CA  
November 2025



LEGEND:

	PROJECT BOUNDARY		PROPOSED WATER MAIN
	PROPOSED LOT LINE		PROPOSED SEWER MAIN
	PROPOSED 12.5' P.U.E.		PROPOSED SEWER MANHOLE
	PROPOSED RIGHT-OF-WAY		
60	LOT NUMBER		



SHEET 3 OF 6  
Water And Sewer Plan

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ROCKLIN, CA  
November 2025



- 
- TOP OF SLOPE
- 2:1
- TOE OF SLOPE
- PROPOSED STORM DRAIN
- PROPOSED DRAINAGE INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM WATER TREATMENT STRUCTURE

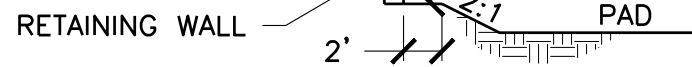
A graphic scale bar with markings at 50, 0, 25, 50, and 100 feet. The bar is divided into alternating black and white segments. The text "SCALE IN FEET" is centered below the bar.

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ROCKLIN, CA  
November 2025







RE  
N.T.S.



© RE  
N.T.S.



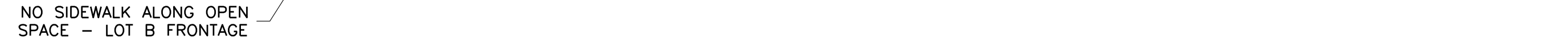
**D** SIDE  
N.T.S.

(E) SP  
N.T.S.

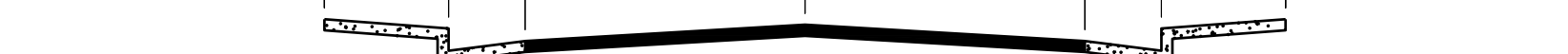


(F) SIDE  
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© R. N.



(H) GR  
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TYPICAL ROADWAY



GR  
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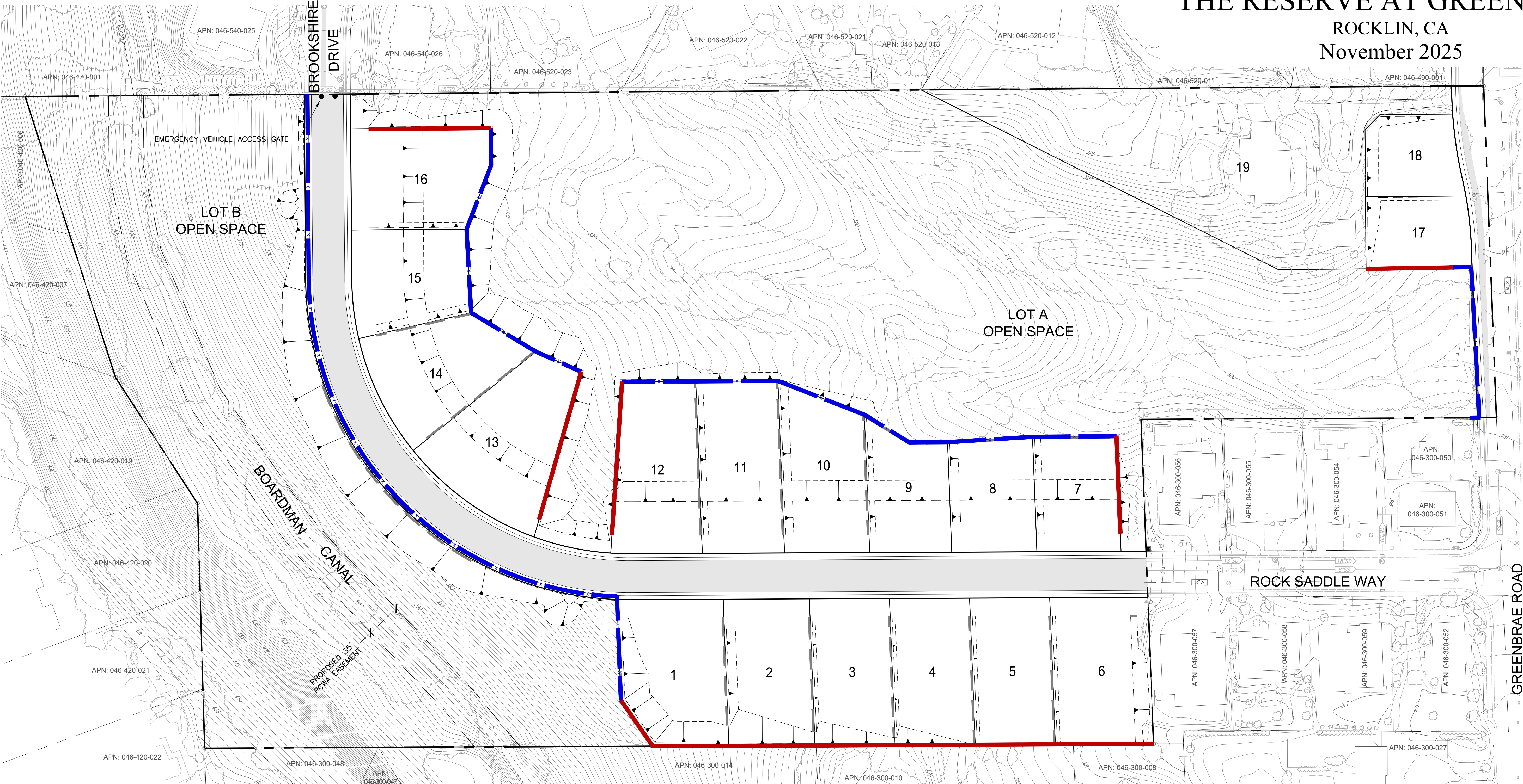
SHEET 5 OF 6  
Grading Details

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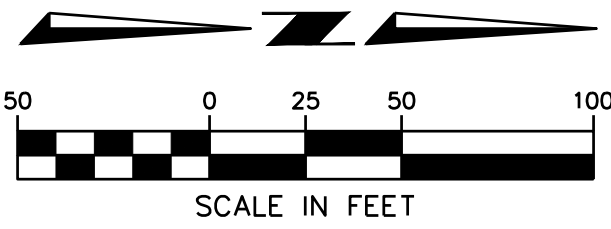


VESTING TENTATIVE SUBDIVISION MAP  
THE RESERVE AT GREENBRAE  
ROCKLIN, CA  
November 2025



- LEGEND:
- PROJECT BOUNDARY
  - 6' SOLID PRIVACY FENCING
  - 6' DECORATIVE TUBULAR METAL FENCING
  - 60 LOT NUMBER

NOTE:  
SIDE YARD 6' PRIVACY FENCE IS NOT SHOWN BETWEEN  
LOTS FOR CLARITY PURPOSES.

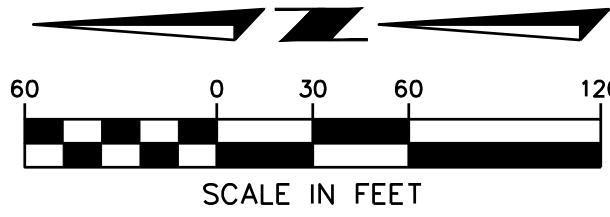


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SHEET 6 OF 6  
Fencing Plan



AERIAL EXHIBIT  
THE RESERVE AT GREENBRAE  
ROCKLIN, CA  
November 7, 2025

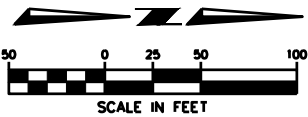
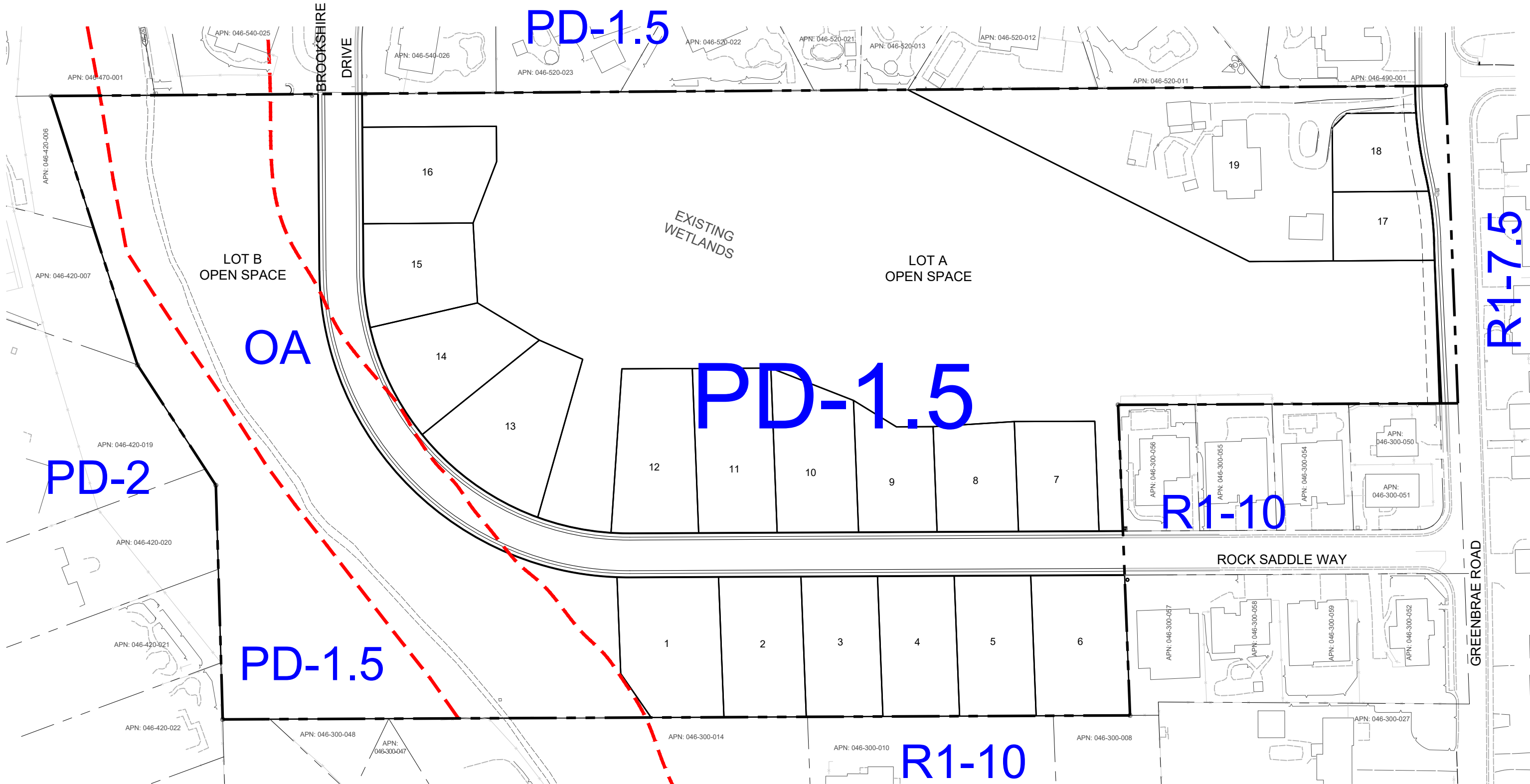


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THE RESERVE AT GREENBRAE  
EXISTING ZONING EXHIBIT

November 2025



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