



City Council Staff Report

Subject: Clover Valley Westridge (Sky View) Subdivision Final Map

Date: September 23, 2025

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

Department: Community Development

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving the Final Map of Clover Valley Westridge (Sky View) Subdivision/(SD-2004-03) 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 Clover Valley Westridge (Sky View) Subdivision (SD-2004-03).
- C. Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant of Open Space Easement (Hillside and Bluff Protection) (Clover Valley Westridge (Sky View) Subdivision).

Background:

The tentative subdivision map for Clover Valley/(SD-2004-03), of which this project addresses Units 1, 2 & 15, was approved by the City Council on August 28, 2007, per Resolution No. 2007-247. This allowed the further subdivision of Large Parcels created with the Clover Valley Large Lot Tentative Subdivision Map (SD-98-05), approved per Resolution No. 2007-246, into 558 residential small lots and 82 landscape lots. Portions of the subdivision are being developed in phases, with this phase subdividing 45.79+/- acres into 78 single family residential lots, three (3) open space and landscaping lots (Lots A, B and C), one (1) lot for public utility and emergency vehicle access purposes (Lot E), and one (1) lot to be dedicated to South Placer Municipal Utility District for a sewer lift station (Lot D). A Substantial Compliance Approval with conditions for the first phase was issued by staff on March 28, 2023.

This project is located in the north-easterly portion of the City, bounded to the west by Park Drive, Placer County Water Agency property, the City of Rocklin's Boulder Ridge Park, and the City of Lincoln; bounded to north by Placer County; and bounded to the east and south by land known as "Clover Valley". The Principal is TL SKY VIEW, 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 Subdivision Improvement Agreement (Attachment 3) and Subdivision Landscaping Agreement (Attachment 6). The map is ready for approval.

Fiscal Impact:

Open space lots A, B and C are offered for dedication in fee to the Sky View Community Association on the Final Map and will be maintained by the association. Lot D is to be dedicated to South Placer Municipal Utility District (SPMUD) and will be maintained by SPMUD. A landscape easement over the north 10-feet of Lot D is offered for dedication to the Sky View Community Association on the Final Map, and will be maintained by the association. Lot E 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 Lot E 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 \(11x17\)](#)
3. [Resolution A Exhibit B - Subdivision Improvement Agreement](#)
4. [Resolution A - Exhibit 1 to Subdivision Improvement Agreement](#)
5. [Resolution B - Subdivision Landscaping Agreement](#)
6. [Resolution B Exhibit A - Subdivision Landscaping Agreement](#)
7. [Resolution B - Exhibit 1 of Subdivision Landscaping Agreement](#)
8. [Resolution C - Open Space Easement](#)
9. [Resolution C Exhibit A - Open Space Easement](#)
10. [Resolution C - Exhibit 1 to Open Space Easement -Plat](#)
11. [Resolution C - Exhibit 2 to Open Space Easement -OS&FMP](#)