



City Council Staff Report

Subject: Whitney Ranch Unit 49 – Notice of Completion of Public Improvements

Date: March 25, 2025

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

Department: Community Development

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Whitney Ranch Unit 49 Subdivision and Public Landscape Improvements (SD2021-0003), Approving the Notice of Completion, and Authorizing and Directing the Senior Engineer to Execute Said Notice on Behalf of the City (Anthem Whitney Ranch Homes Limited Partnership, a Washington Limited Partnership).

Background:

The tentative subdivision map for Whitney Ranch Unit 49 (SD2021-0003) was approved by the City Council on December 13, 2022, per Resolution No. 2022-267. On May 28, 2024, the City Council approved the Final Map for Whitney Ranch Unit 49 (recorded in Book GG of Maps, at Page 82 in the Office of the Recorder of Placer County) and authorized the execution of a Subdivision Improvement Agreement (Resolution No. 2024-120) and Subdivision Landscape Agreement (Resolution No. 2024-121). The agreements required the developer, Anthem Whitney Ranch Homes Limited Partnership, a Washington Limited Partnership, to construct certain improvements that are specified to be dedicated to the City, including public landscape Lots A, B and C, as shown in Exhibit “A” of the Notice of Completion.

The City’s Engineering Division has completed final inspections and found the work to be complete and in accordance with the plans and specifications. The project is now ready for acceptance.

Fiscal Impact:

The improvements will be maintained by the City, funded through Community Facilities District No. 5.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution - Exhibit 1 \(Notice of Completion\) and Exhibit A \(Location Map\)](#)