



City Council Staff Report

Subject: Wildcat West Final Map

Date: August 27, 2024

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

Department: Community Development

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving the Final Map of Wildcat West Subdivision (SD2022-0001) 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 of Wildcat West Subdivision (SD2022-0001).

Background:

The tentative subdivision map for Wildcat West Subdivision (SD2022-0001) was approved by the City Council on June 13, 2023 (Resolution No. 2023-88). This action authorized the subdivision of the approximately 8.6-acre site into eighty-eight (88) single-family residential lots, fourteen (14) lettered lots for landscaping and access and private streets to be dedicated to the Homeowner's Association, and two (2) landscape lots to be dedicated to the City.

The project is located at the southwest corner of the intersection of Cheetah Way and Ocelot Way, and south of Whitney Ranch Parkway. APN: 017-171-039. The owner/applicant (i.e., developer) is KB Home Sacramento Inc., a California Corporation.

Approval of a final map is procedural in nature. Per Section 66474.1 of the California Subdivision Map Act, a legislative body cannot deny approval of a final map if it is found to be in substantial compliance with the previously approved tentative map.

The final map is technically correct. The Developer has paid all fees and satisfied all conditions of approval. The construction of the improvements associated with this map are partially complete and the Developer has guaranteed the outstanding items of work via a Subdivision Improvement Agreement (Attachment 3) and Subdivision Landscaping Agreement (Attachment 6). Staff recommends the City Council approve the final map and approve and authorize the execution of a Subdivision Improvement Agreement and Subdivision Landscaping Agreement.

Fiscal Impact:

Landscape Lots A and B are offered for dedication in fee to the City as shown on the final map, which will be maintained by the City upon recordation of a Notice of Completion. Maintenance costs for landscape Lots A and B will be funded through Community Facilities District No. 5.

ATTACHMENTS:

1. Resolution A - Final Map and Subdivision Improvement Agreement Wildcat West
2. Resolution A Exhibit A - Final Map Wildcat West
3. Resolution A Exhibit B - Subdivision Improvement Agreement Wildcat West
4. Resolution A Exhibit 1 to Exhibit A - SIA-Plat Wildcat West
5. Resolution B - Subdivision Landscaping Agreement Wildcat West
6. Resolution B Exhibit A - Subdivision Landscaping Agreement Wildcat West
7. Resolution B Exhibit 1 to Exhibit A - SLA-Plat Wildcat West