



City Council Staff Report

Subject: Vista Oaks Phase III - Notice of Completion of Public Improvements

Date: January 27, 2026

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 Vista Oaks Phase III Subdivision Improvements and Open Space (SD-2001-04A), Approving the Notice of Completion, and Authorizing and Directing the Senior Engineer to Execute Said Notice on Behalf of the City (Arroyo Cap IV-1 LLC, a Delaware Limited Liability Company).

Background:

The tentative subdivision map for Vista Oaks Subdivision (SD-2001-04) was approved by the City Council on November 14, 2006, per Resolution No. 2006-351. A modification to the tentative subdivision map (SD-2001-04A) was approved by the City Council on May 10, 2022, per Resolution No. 2022-100. On May 27, 2025, the City Council approved the Final Map for Vista Oaks Phase III (recorded in Book HH of Maps, at Page 27 in the Office of the Recorder of Placer County) and authorized the execution of a Subdivision Improvement Agreement (Resolution No. 2025-099). The agreement required the owner, Arroyo Capital IV-1 LLC, a Delaware Limited Liability Company, to construct certain improvements that are specified to be dedicated to the City, including Open Space Lot A and trail improvements, as shown in Exhibit "A" of the Notice of Completion.

This project is located at the westerly terminus of Calverhall Way, southeast of Interstate 80, and north of the City of Roseville northerly border, at the northerly terminus of Ursula Way in Roseville (see Attachment 3 for a location map). The legal owner is Arroyo Cap IV-1 LLC, a Delaware Limited Liability Company), and their applicant (Principal) is Toll West Oaks LLC, a Delaware limited liability company.

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 and open space will be maintained by the City, funded through the

Community Facilities District No. 5 Fund.

ATTACHMENTS:

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