



City Council Staff Report

Subject: West Oaks Townhomes Public Improvements Notice of Completion

Date: August 13, 2024

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

Department: Community Development

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as West Oaks Townhomes Public Improvements (SD2017-0013), Approving the Notice of Completion, and Authorizing and Directing the Senior Engineer to Execute Said Notice on Behalf of the City.

Background:

The tentative subdivision map for West Oaks Townhomes (SD2017-0013) was approved by the City Council on November 13, 2018 (per Resolution No. 2018-296). On May 12, 2020, the City Council approved the Final Map for West Oaks Townhomes (recorded in Book FF of Maps, at Page 14 in the Office of the Recorder of Placer County) and authorized the execution of a Subdivision Improvement Agreement (per Resolution No. 2020-85). The agreement required the developer, THE RESIDENCES AT WEST OAKS, LLC, to construct certain improvements within City right of way on West Oaks Boulevard 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. City Council approval of the resolution (Attachment 1), and subsequent recordation of the Notice of Completion, will allow the City to begin maintenance of the improvements within West Oaks Boulevard.

Fiscal Impact:

There is no direct fiscal impact from the staff recommendation. 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](#)
3. [Vicinity Map](#)