ROCKLIN
CALIFORNIA

City Council Staff Report

Subject: Nellia Estates Notice of Completion

Date: February 14, 2023

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

Department: Community Development

Recommendation:
Adopt a Resolution of the City Council of the City of Rocklin Approving the Notice of Completion for the Works Known as Nellia Court for Nellia (formerly Samoylovich) Estates (DL-2003-03), and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Multigroup, LLC, a California Limited Liability company).

Background:
This project is generally located south of Winding Lane, east of and with public street access to Lost Avenue. The project consists of four (4) lettered residential parcels, and one (1) lettered homeowners' association ("HOA") maintained common area private street (Area 'K'). The location map is included as Attachment 1.

The tentative subdivision map for Samoylovich (now Nellia) Estates (DL-2003-03) was approved by the Planning Commission on May 3, 2005 per Resolution No. PC-2005-57. The City Council approved and authorized the execution of a Subdivision Improvement Agreement on August 14, 2018 per Resolution No. 2018-213. The parcel map was recorded on March 16, 2020 in Book 36 of Parcel Maps, at Page 27 in the Office of the Recorder of Placer County.

Nellia Court was offered for dedication in fee to the HOA on the aforementioned parcel map and the Subdivision Improvement Agreement required the developer, Multigroup, LLC, to construct certain improvements, including the private street: Nellia Court, as shown as Area 'K' on Exhibit "1" of the Notice of Completion.

Multigroup, LLC has completed the improvements and will maintain a warranty bond for a period of one (1) year from the date the City approves the Notice of Completion for the improvements.

Fiscal Impact:
There is no fiscal impact to the City from this action. The street is private and will be maintained by the Homeowner's Association.

ATTACHMENTS:

1. Resolution - Notice of Completion
2. Resolution Exhibit 1 - Map