



## City Council Staff Report

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**Subject:** Vista Oaks Phase III Final Map

**Date:** May 27, 2025

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

**Department:** Community Development

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**Recommendation:**

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving the Final Map of Vista Oaks Phase III Subdivision/(SD-2001-04) and Approving and Authorizing Execution of a Subdivision Improvement Agreement.
- B. Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant of Open Space Easement (Riparian Area and Creek Protection) (Vista Oaks Phase III Subdivision).

**Background:**

The tentative subdivision map for the Vista Oaks Subdivision/(SD-2001-04) was approved by the City Council on November 14, 2006, per Resolution No. 2006-351, allowing the subdivision of the approximately 93.2 acre site into 100 single-family lots and four (4) open space lots. The subdivision is being developed in phases, with this phase subdividing approximately 90.37 acres into 46 single family residential lots, one (1) open space lot, and one (1) remainder lot.

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. 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.

Approvals of final maps are procedural in nature and per Section 66474.1 of the Subdivision Map Act, a legislative body shall not deny approval of a final map or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map.

The final subdivision map is technically correct. All fees have been paid and conditions of approval have been met. The construction of the improvements associated with this map are partially complete and the developer has guaranteed the outstanding items of work with a Subdivision Improvement Agreement (Attachment 3). Based on staff's review of the information presented, the final subdivision map is ready for City Council approval.

**Fiscal Impact:**

Open space lot A is offered for dedication in fee to the City on the Final Map and will be maintained by the City after a Notice of Completion of the improvements and Acceptance of the Public improvements has been issued by the City Council. Maintenance costs for the open space lot will be funded through Community Facilities District No. 5.

**ATTACHMENTS:**

1. Resolution A - Final Map and Subdivision Improvement Agreement
2. Resolution A Exhibit A - Final Map
3. Resolution A Exhibit B - Subdivision Improvement Agreement
4. Resolution A - Exhibit I to Subdivision Improvement Agreement
5. Resolution B - Open Space Easement
6. Resolution B Exhibit A - Open Space Easement
7. Resolution B - Exhibit I to Open Space Easement - Plat
8. Resolution B - Exhibit II to Open Space Easement - OS&FMP