



City Council Staff Report

Subject: Villages at Civic Center Notice of Completion

Date: August 8, 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 Accepting the Public Work Known as Villages at Civic Center Subdivision Improvements, Public Streets and City Open Space Lots (SD-2004-08), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Riverland Homes Inc., a California Corporation).

Background:

This project is generally located south of Winding Way and east of Ruhkala Road, west of Lost Avenue, with public street access off Lost Avenue, Evelyn Avenue, and Wickman Loop. The project consists of 65 numbered residential lots, three (3) lettered homeowners' association-maintained lots, one (1) lettered City maintained open space lot (Lot D), and one (1) lettered City maintained drainage lot (Lot C).

The tentative subdivision map for Villages at Civic Center (SD-2004-08) was approved by the City Council on September 13, 2005 per Resolution No. 2005-307. The tentative map was extended on September 26, 2017 per Resolution No. 2017-216, and the tentative map was approved for Substantial Compliance on December 15, 2017 by the Community Development Director. The City Council approved the Final Map for Villages at Civic Center Subdivision and authorized the execution of a Subdivision Improvement Agreement on May 14, 2019 per Resolution No. 2019-97. The final map was recorded on August 5, 2019 in Book EE of Maps, at Page 61 in the Office of the Recorder of Placer County.

The streets were offered for dedication in fee on the aforementioned final map and the agreement required the developer, Riverland Homes Inc, to construct certain improvements that are specified to be dedicated to the City, including the subdivision's public streets: Evelyn Avenue, Wickman Loop, and Lost Avenue, as shown in the Notice of Completion.

Riverland Homes Inc. has completed the improvements and will maintain a warranty bond for a period of one (1) year from the date the City accepts the improvements. The attached

resolution and subsequent recordation of the Notice of Completion will allow the City to take ownership of the streets and public lots associated with the subdivision.

Fiscal Impact:

The public streets have been dedicated to the City and will be maintained by the City, funded through Community Facilities District No. 5.

ATTACHMENTS:

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