



City Council Staff Report

Subject: Whitney Ranch Unit 1: Final Map, Subdivision Improvement Agreement, Subdivision Landscaping Agreement, and Open Space Easement

Date: December 12, 2023

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

Department: Community Development

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving the Final Map of Whitney Ranch Unit 1 Subdivision/(SD2022-0002) and Approving and Authorizing Execution of a Subdivision Improvement Agreement.
- B. Adopt a Resolution of the City Council of the City of Rocklin Approving and Authorizing Execution of a Subdivision Landscaping Agreement of Whitney Ranch Unit 1 Subdivision/(SD2022-0002).
- C. Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant of Open Space Easement of Whitney Ranch Unit 1 Subdivision/(SD2022-0002).

Background:

The tentative subdivision map for Whitney Ranch Unit 1 Subdivision/(SD2022-0002), was approved by the City Council on May 23, 2023, per Resolution No. 2023-73, allowing the subdivision of the 6.17-acre site into 43 residential lots, one (1) open space lot, one (1) lot for the existing Whitney Ranch Information Center, and three (3) landscape lots.

This project is located at the northwest corner of Bridlewood Drive and Wildcat Boulevard south of the intersection of Whitney Ranch Parkway and Wildcat Boulevard. The owner/applicant (subdivider) is Sunset Ranchos Investors, 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 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 the attached Subdivision Improvement Agreement and Subdivision Landscape Agreement. The map is ready for approval.

Fiscal Impact:

Landscape Lots A, B, and C, and open space lot D are 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 landscape lots and open space lot will be funded through Community Facilities District No. 5.

ATTACHMENTS:

1. [Resolution A - Final Map and Subdivision Improvement Agreement - Whitney Ranch Unit 1](#)
2. [Resolution B - Subdivision Landscape Agreement - Whitney Ranch Unit 1](#)
3. [Resolution B - Exhibit 1](#)
4. [Resolution C - Open Space Easement - Whitney Ranch Unit 1](#)
5. [Resolution C - Exhibit 1](#)