



City Council Special Staff Report

Subject: Whitney Ranch Unit 1 - Notice of Completion Public Improvements

Date: November 19, 2024

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

Department: Community Development

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Accepting the Public Work Known as Whitney Ranch Unit 1 Subdivision, Public Landscape Improvements and Open Space (SD2022-0002), Approving the Notice of Completion, and Authorizing and Directing the Senior Engineer to Execute Said Notice on Behalf of the City (Sunset Ranchos Investors, LLC).

Background:

The tentative subdivision map for Whitney Ranch Unit 1 (SD2022-0002) was approved by the City Council on May 23, 2023, per Resolution No. 2023-73. On December 12, 2023, the City Council approved the Final Map for Whitney Ranch Unit 1 (recorded in Book GG of Maps, at Page 76 in the Office of the Recorder of Placer County) and authorized the execution of a Subdivision Improvement Agreement (Resolution No. 2023-203) and Subdivision Landscape Agreement (Resolution No. 2023-204). The agreements required the developer, Sunset Ranchos Investors, LLC, to construct certain improvements that are specified to be dedicated to the City, including public landscape Lots A and B, and Open Space Lot D, 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.

Fiscal Impact:

The improvements and open space will be maintained by the City, funded through Community Facilities District No. 5.

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution Exhibit 1 - Notice of Completion](#)
3. [Resolution Exhibit A](#)