



City Council Staff Report

Subject: University Avenue Apartments Landscape Maintenance Agreement

Date: June 23, 2026

Submitted By: Richard Lawrence, Public Works Manager
Justin Nartker, Public Works Director

Department: Public Works

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Approving a Landscape Maintenance Agreement and Authorizing the City Manager to Execute the Landscape Maintenance Agreement with WJU Holding 719, L.P.

Background:

On December 3, 2024, the adopted Rocklin Planning Commission of the City of Rocklin approved Resolution No. PC-2024-37 (Attachment No. 3), approving the Design Review of the University Avenue Apartments. As part of the approvals, WJU Holding 719, L.P. (the Developer) has agreed to maintain the City-owned landscape area within the City-owned right-of-way along the University Avenue Apartments perimeter, located on University Avenue. A Landscape Maintenance Agreement is required to formalize this arrangement. This agreement will ensure a uniform landscape treatment and simplify maintenance responsibilities. The Developer will maintain the landscape and irrigation system on the City-owned right-of-way located on University Avenue, as identified in Exhibit A to the Agreement (Attachment 2).

This agreement provides a benefit to both the Developer and the City by eliminating the need to install duplicative irrigation systems for both the project frontage and the City's right-of-way. It also provides the Developer control of the aesthetics of their frontage and long-term maintenance savings to the City. The agreement requires the Developer to maintain proper insurance coverage, name the City as an additional insured, and hold the City harmless.

Fiscal Impact:

There is no direct fiscal impact to the General Fund from the staff recommendation.

ATTACHMENTS:

- [1. Resolution and Agreement](#)
- [2. Exhibit A to the Agreement](#)
- [3. Planning Commission Resolution PC-2024-37](#)