



City Council Staff Report

Subject: Sierra Wilds Apartments / Design Review, DR2025-0005, and Environmental, ENV2025-0008

Date: May 12, 2026

Submitted By: Nathan Anderson, Principal Planner
Arwen Wacht, Planning Manager
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:

Conduct a Public Hearing and Consider the Following Actions:

- A. Resolution of the City Council of the City of Rocklin Approving a Notice of Exemption (Sierra Wilds Apartments / ENV2025-0008).
- B. Resolution of the City Council of the City of Rocklin Approving a Design Review (Sierra Wilds Apartments / DR2025-0005).

Background:

The staff report is included as Attachment 1 in order to maintain the integrity of the formatting.

ATTACHMENTS:

- 1. Staff Report - Sierra Wilds Apartments
- 2. SR Attachment 1 - Response to Planning Commission Recommendations
- 3. SR Attachment 2 - Letter of Technical Assistance, prepared by the State Department of Housing and Community Development - April 8, 2025
- 4. SR Attachment 3 - Local Transportation Analysis, prepared by W-Trans Traffic Engineering Transportation Planning - January 23, 2026 Transportation Analysis
- 5. SR Attachment 4 - CEQA Guidelines Section 15183 Consistency Checklist, prepared by FirstCarbon Solutions (FCS) - April 3, 2026
- 6. SR Attachment 5 - Public Correspondence received through April 21, 2026
- 7. SR Attachment 6 - Easement Rights Agreement Legal Analysis, prepared by SMF Legal, PLLC - March 16, 2026
- 8. SR Attachment 7 - HCD follow up email, prepared by the State Department of Housing and Community Development - April 13, 2026
- 9. Resolution A - Notice of Exemption
- 10. Resolution B - Design Review
- 11. Resolution B Exhibit A - Project Plans