



City Council Staff Report

Subject: Sierra College Senior Apartments Open Space Dedication, Open Space Easement and Drainage Easement

Date: December 9, 2025

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

Department: Community Development

Recommendation:

- A. Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant Deeds for Open Space Parcels Dedicated to the City of Rocklin (Sierra College Senior Apartments (DR2021-0013)).
- B. Adopt a Resolution of the City Council of the City of Rocklin Accepting Grant of Open Space Easement with Covenants (Riparian Area and Creek Protection / Sierra College Senior Apartments (DR2021-0013)).
- C. Adopt a Resolution of the City Council of the City of Rocklin Accepting the Grant of Public Drainage Easement (P.D.E.) (Sierra College Senior Apartments (DR2021-0013)).

Background:

On December 6th, 2022, the City Council adopted Resolution No. 2022-242, approving a design review for Sierra College Senior Apartments (DR2021-0013), and adopted Resolution No. 2022-233, approving a tentative parcel map for the College Park South Village (DL2019-0003) to divide a 35.8-acre site into 4 parcels. The parcel map was subsequently recorded in the Office of the Recorder of Placer County, State of California on January 17, 2024 in Book 36 of Parcel Maps, Page 107.

The subject property is located south of Rocklin Road, east of El Don Drive, and west of Havenhurst Circle (see Attachment 1, Location Map). The Assessor's Parcel Number is 045-131-015-000. The owner/applicant is Sierra Holding 703 L.P., a California limited partnership.

Per conditions of approval 9.a. and 9.b. of the design review entitlement, an open space dedication, an open space easement and a public drainage easement, referenced in Exhibit A of DR2021-0013, Page A1.0, shall be recorded across portions of the site (see Attachment 2).

Fiscal Impact:

The cost for maintenance will be provided through the property's annexation into Community Facilities District No. 5.

ATTACHMENTS:

1. SR Attachment 1 - Project Location Map
2. SR Attachment 2 - Easement and Grant Deed Exhibit
3. Resolution A - Open Space Dedication
4. Resolution A - Exhibit A Open Space Dedication Grant Deed Parcel 1
5. Resolution A - Exhibit A-1 and B1, Open Space Dedication
6. Resolution A - Exhibit A, Grant Deed Parcel 2
7. Resolution A - Exhibit A-2 and B-2, Open Space Dedication
8. Resolution B - Open Space Easement
9. Resolution B - Exhibit A, Open Space Grant of Easement
10. Resolution B - Exhibit A-1 and B-1 AND A-2 and B-2 Open Space Easement
11. Resolution C - Public Drainage Easement
12. Resolution C - Exhibit 1, Grant of Public Drainage Easement
13. Resolution C - Exhibits A and B, Public Drainage Easement Legals