



City Council Staff Report

Subject: Whitney Walk Residential / Environmental, ENV2025-0007; General Development Plan, PDG2024-0002; Design Review, DR2024-0005; Tentative Subdivision Map, SD2024-0001; Tree Preservation Permit, TRE2024-001

Date: August 12, 2025

Submitted By: Arwen Wacht, Planning Manager
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:

Conduct a Public Hearing and Consider the Following Actions:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving an Addendum to the 2015 Sunset Hills Townhomes Initial Study/Mitigated Negative Declaration (IS/MND) and to the 2016 South Whitney Mixed-Use Townhomes and Medical Center Initial Study/Mitigated Negative Declaration (IS/MND) (Whitney Walk Residential / ENV2025-0007);
- B. Adopt a Resolution of the City Council of the City of Rocklin Approving a Design Review (Whitney Walk Residential / DR2024-0005);
- C. Adopt a Resolution of the City Council of the City of Rocklin Approving a Tentative Map and an Oak Tree Preservation Permit (Whitney Walk Residential / SD2024-0001 and TRE2024-0001);
- D. Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Repealing Ordinance No. 1036 (Sunset Hills Townhomes General Development Plan) and Ordinance No. 1052 (South Whitney Mixed Use General Development Plan), and Adopting the Whitney Walk General Development Plan (Whitney Walk Residential / PDG2024-0002).

Background:

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

ATTACHMENTS:

- 1. [Staff Report - Whitney Walk Residential](#)
- 2. [SR Attachment 1 - Comment Letter Dated June 17 2025](#)
- 3. [SR Attachment 2 - Kimley-Horn Response Memo Dated August 5, 2025](#)
- 4. [Resolution A - CEQA Addendum - Whitney Walk](#)
- 5. [Resolution A Exhibit A - CEQA Initial Study/Addendum](#)
- 6. [Resolution B - Design Review - Whitney Walk](#)

7. Resolution B Exhibit A
8. Resolution C - Tentative Map and Oak Tree Preservation Plan Permit Whitney Walk
9. Resolution C Exhibit A
10. Ordinance - General Development Plan Whitney Walk
11. Ordinance Exhibit A
12. Ordinance Exhibit B