

PUBLIC HEARING NOTICE

POST BY 03/15/19

REMOVE AFTER: 03/26/19

NOTICE IS HEREBY GIVEN that the **City Council** of the City of Rocklin will hold a public hearing in the Council Chambers at the Rocklin Administration Building, 3970 Rocklin Road, Rocklin, beginning at **6:00 p.m.** on **Tuesday, March 26, 2019** to consider the following:

**RE: WHITNEY RANCH DEVELOPMENT AGREEMENT
DEVELOPMENT AGREEMENT MODIFICATION, DA-2001-01F**

The application proposes to modify Ordinance 996, a development agreement by and between the City of Rocklin and Whitney Ranch, outlining respective obligations for developing the Whitney Ranch Master Plan Development. The proposed modifications primarily relate to restructuring funding obligations and the construction of a two lane extension of Whitney Ranch Parkway between Painted Pony Lane and Whitney Oaks Drive in advance of full street improvements.

Location: The project site is located in the northwest corner of the city limits, south of the city of Lincoln, and just east of Highway 65. The master plan area has multiple land use zones including Low, Medium and High Density Residential, Mixed Use, Commercial, and Light Industrial / Office.

Environmental Determination: Consistent with CEQA Guidelines Section 15162, no subsequent environmental document has been prepared because the proposed amendment project is within the scope of the previously approved environmental impact report and the proposed project does not result in any new significant impacts nor does it result in an increase in the severity of a previously identified impact. The City of Rocklin previously adopted the North West Rocklin Annexation Area EIR, approved and certified by City Council, Resolution 2002-230, which includes the addendum approved by Resolution 2008-252 for the Whitney Ranch project. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous waste.

The applicant and property owner is Sunset Ranchos, LLC.

The Planning Commission reviewed this item on February 19, 2019. Following public comment, the Planning Commission voted 4-0 (one absent) to recommend City Council approval of the project.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Thursday between 8:00 a.m. and 5:00 p.m., or by phoning (916) 625-5160 for further information.

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code §65009) The City of Rocklin and the State of California does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs in order to allow you to attend or participate in this public hearing process, please contact our office at 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.