

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **City Council** of the City of Rocklin will hold a public hearing in the **Council Chambers at Rocklin City Hall**, 3970 Rocklin Road, beginning at **6:00 p.m.** on **Tuesday, April 26, 2022** to consider the following:

**RE: WEST OAKS RHNA GENERAL PLAN AMENDMENT/REZONE
GENERAL PLAN AMENDMENT, GPA2021-0005; GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0004;
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0005; REZONE, Z2021-0003; REZONE, Z2021-0004**

The Project is a City-initiated request for approval of a General Plan Amendment, General Development Plan Amendments, and Rezones to change the land use designations and zoning of eight parcels in the northwestern area of Rocklin to accommodate high density residential development, consistent with the recently certified City of Rocklin Housing Element 2021-2029. These modifications are required in order to comply with the City's Regional Housing Needs Allocation (RHNA).

NO DEVELOPMENT IS PROPOSED AS PART OF THIS PROJECT

Specifically, the project is requesting approval of the following entitlements:

- General Plan Amendment (GPA2021-0005) to change the land use of Assessor Parcel Numbers (APNs) 017-281-015 and 017-284-016 from Light Industrial (LI) to Mixed Use (MU) and of APNs 365-020-067 through -072 from Business Park/Commercial/Light Industrial (BP/C/LI) to High Density Residential (HDR);
- General Development Plan Amendment (PDG2021-0004) to amend the Stanford Ranch General Development Plan to add the Mixed Use 24 Units Per Acre Minimum (MU-24+) zoning district.
- General Development Plan Amendment (PDG2021-0005) to amend the Sunset West General Development Plan to add the Residential 24 Units Per Acre Minimum (Res-24+) zoning district.
- Rezone (Z2021-0003) of APNs 017-281-015 and 017-284-016 from Planned Development Industrial Park (PD-IP) to Mixed Use 24 Units Per Acre Minimum (MU-24+).
- Rezone (Z2021-0004) of APNs 365-020-067 through -072 from Planned Development Business Park/Commercial/Light Industrial (PD-BP/C/LI) to Residential 24 Units Per Acre Minimum (Res-24+).

There are three project areas, as follows:

- 1) Northwest corner of Lonetree Blvd. and West Oaks Blvd., south of Atherton Road; APN 017-281-016.
- 2) Northeast corner of Lonetree Blvd. and West Oaks Blvd.; APN 017-284-015.
- 3) Six (6) parcels at westerly terminus of West Oaks Blvd; APNs 365-020-067, -068, -069, -070, -071, and -072

Assessor Parcel Numbers 017-281-015 and -016 currently have a land use designation of Light Industrial (LI) and are zoned Planned Development Industrial Park (PD-IP) within the Stanford Ranch General Development Plan. Assessor Parcel Numbers 365-020-067 through -072 currently have a land use designation of Business Professional/Commercial/Light Industrial (BP/C/LI) and are currently zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) within the Sunset West General Development Plan.

A review of this project pursuant to the California Environmental Quality Act (CEQA) has identified a Negative Declaration as the appropriate level of review for this project.

The applicant is the City of Rocklin. The property owner of 017-281-015 is Rocklin Corporate Center LLC. The property owner of 017-281-016 is GTA Lonetree LLC. The property owner of 365-020-067 through -072 is Black Iris Properties LLC.

The Planning Commission reviewed this item on March 15, 2022 and 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 Friday between 8:00 a.m. and 4:00 p.m., or by phoning (916) 625-5120 for further information. Agenda information including staff reports, resolutions, and exhibits are typically available the Wednesday prior to the public hearing date on the City website (<http://www.rocklin.ca.us/agendas-and-minutes>).

Any member of the public is welcome to comment on the application. Members of the public may also provide comments on the project via email at meetingcomments@rocklin.ca.us. E-mailed comments must be received by 3pm the day of the hearing. The public may listen to audio or view the meeting via live stream at <https://rocklin.ca.us/agendas-minutes>.

This meeting will also be offered via Zoom Webinar and the public is welcome to make a public comment through Zoom. Please refer to the meeting agenda for more information and instructions, or call (916) 625-5120 for the meeting ID and password.

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 625-5120 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.