

## 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, May 10, 2022** to consider the following:

**RE: VISTA OAKS MODIFICATION  
TENTATIVE SUBDIVISION MAP MODIFICATION, SD-2001-04A**

This application is a request for approval of a modification of the Tentative Subdivision Map conditions of approval for the Vista Oaks project to change the limitation on the number of building permits that may be issued within the project area prior to the completion of the Monument Springs Drive bridge. This change is proposed to facilitate obtaining bond financing to permit construction of the Monument Springs Drive bridge and roadway extension.

The project sites are generally located in the City of Rocklin along Secret Ravine Creek easterly of Interstate 80 at the southerly terminus of China Garden Road and north of the Rocklin City Limit. APN # Vista Oaks: 046-010-007 & 046-020-003, Highlands Lot A: 046-020-039.

The properties are zoned Planned Development 1.5 dwelling units per acre (PD-1.5) and Open Area (OA). The General Plan designation is Low Density Residential (LDR), Rural Residential (RR), and Recreation – Conservation (R-C).

An Environmental Impact Report was certified for this project via City Council Resolution 2006-349. Pursuant to the California Environmental Quality Act (CEQA) an addendum to the previously approved EIR has been prepared for this project and being recommended for approval by the Planning Commission.

The applicant is Terrance Lowell and Associates. The property owners are: Ronald Guntert Jr.

The Planning Commission reviewed this item on April 19, 2022 with the majority of the Planning Commission voting 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](mailto: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](mailto:meetingcomments@rocklin.ca.us) so that we may make every reasonable effort to accommodate you.