

## 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, June 14, 2022** to consider the following:

**RE: SUNSET HILLS TOWNHOMES THIRD TIME EXTENSION  
TENTATIVE SUBDIVISION MAP, SD-2013-03  
DESIGN REVIEW, DR-2013-04  
OAK TREE PRESERVATION PLAN PERMIT, TRE-2013-13**

This application is a request for approval of a one-year extension of time for the following previously-approved entitlements to allow the development of the Sunset Hills Townhomes project:

- A Tentative Subdivision Map (SD-2013-03) to subdivide approximately 11.2 gross acres into 26 residential building lots containing 148 air-space condominium units, one common area lot for circulation, recreational facilities, and landscaping, and one common area lot for an open space/conservation area.
- A Design Review (DR-2013-04) to approve the design of the multi-family townhomes and the associated site design and landscaping.
- An Oak Tree Preservation Permit (TRE-2013-13) to allow the removal of up to 51 oak trees.

The Sunset Hills Townhomes property is made up of two lots totaling approximately 11.2 gross acres, generally located at the northwest corner of Sunset Boulevard and South Whitney Boulevard. Assessor Parcel Numbers 016-210-011 & 016-240-044.

The property is zoned Multiple Family Residential (PD-R) and Open Space (O-A). The General Plan designations are High Density Residential (HDR) and Recreation Conservation (R-C).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2015-142. The requested time extension does not result in any environmental impacts beyond those that were previously identified.

The property owner is USA Investment Associates, Inc. The applicant is Whitney Sunset 14 LLC.

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.

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