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## PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the **Planning Commission** of the City of Rocklin will hold a public hearing in the **COUNCIL CHAMBERS** at the Rocklin City Hall, 3970 Rocklin Road, beginning at **6:30 p.m.** on **Tuesday, August 3, 2021** to consider the following:

**RE: TERRACINA AT WHINTEY RANCH  
DESIGN REVIEW – DR2021-0002**

This application is a request for approval of a Design Review entitlement to construct a 288-unit apartment community on 11.7 acres. The project would include parking and landscaping as well as indoor and outdoor amenities such as a clubhouse, children's play area, and swimming pool. The project will include affordable units targeted to Rocklin's workforce.

The project site is located east of University Avenue, west of Wildcat Boulevard, north of Whitney Ranch Parkway. The Assessor's Parcel Number (APN) is 017-172-014.

The property is zoned Planned Development Residential 20 dwelling units per acre (PD-20) within the Northwest Rocklin General Development Plan. The General Plan designation is High Density Residential (HDR).

An Environmental Impact Report (EIR) for the Northwest Rocklin Annexation Project was approved by the City Council via Resolution No. 2002-230. The revised project does not trigger the need for supplemental or subsequent review under Section 15162 of CEQA Guidelines, as the proposed project site was previously analyzed for development of High Density Residential. Therefore, an EIR Addendum has been prepared pursuant to Section 15164 of the State CEQA Guidelines.

The property owner and applicant is USA Properties Fun, Inc. (Leatha Clark).

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 received during the public hearing are subject to the same rules that apply to speaker comments at the meeting: they must be received prior to the close of the public hearing and the reading of each comment is limited to no more than five minutes. 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.