

**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, Rocklin, beginning at **6:30 p.m.** on **Tuesday, September 17, 2019** to consider the following:

**RE: GENERAL DEVELOPMENT PLAN AMENDMENT (PDG2019-0001)  
WHITNEY RANCH UNITS 60, 61A & 61B REZONE (Z2019-0002)**

This application is a request for approval of a rezone of Whitney Ranch Units 60, 61A, and 61B to allow for larger lots and a corresponding amendment to the Northwest Rocklin General Development Plan to reflect the changed zoning. The proposed changes are consistent with the 6<sup>th</sup> Amendment to the Development Agreement for Whitney Ranch, which was approved by the Rocklin City Council on April 23, 2019.

The Northwest Rocklin General Development Plan area is approximately 1,800 acres generally located in the northwest portion of the City, east of Highway 65, west of Whitney Oaks Drive, south of the Rocklin/Lincoln City limit line and north of Stanford Ranch. Units 60, 61A, and 61B total approximately 28 acres of vacant property in the eastern portion of the General Development Plan area, south of Whitney Ranch Parkway. These three units are a portion of APN 017-182-022.

The property is currently zoned Planned Development (PD)-3.5C, PD-5.3C, and PD-5.4C. The General Plan designation is Medium Density Residential (MDR).

Because the General Development Plan Amendment and Rezone do not propose any new development activities not already anticipated for the Whitney Ranch project, the project has already been analyzed as required by the California Environmental Quality Act (CEQA) in the North West Rocklin Annexation EIR, approved and certified by City Council Resolution 2002-230, which includes the addendum approved by City Council Resolution 2008-252. Pursuant to Section 15162 of the CEQA Guidelines, because no new effects will occur and no new mitigation measures will be required to implement the project, is the proposed project within the scope of the North West Rocklin Annexation EIR.

The applicant is David Berry with Uborra Engineering & Planning, Inc. The property owner is Sunset Rancho Investors, 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>).

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 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.