

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, DECEMBER 13, 2022** to consider the following:

**RE: WHITNEY RANCH UNIT 49
GENERAL PLAN AMENDMENT, GPA2021-0004
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0003
REZONE, Z2022-0002
TENTATIVE SUBDIVISION MAP, SD2021-0003**

Request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Tentative Subdivision Map to change the land use designation of the project site from Public/Quasi-Public (P/PQP) to Low Density Residential (LDR), change the zoning from Planned Development 5 units per acre (PD-5) to Planned Development 3.3 units per acre (PD-3.3C), update the Northwest Rocklin General Development Plan and Citywide Zoning Map, and subdivide the property into 60 single-family residential lots.

The subject site is generally located on the northerly corner of Songbird Way and Whitney Ranch Parkway. APN 017-174-020.

The property is zoned Planned Development Residential 5 units per acre/School (PD-5/School). The General Plan designation is Public/Quasi-Public (P/PQP).

An Environmental Impact Report was previously approved by the Rocklin City Council through Resolution No. 2002-230 and amended through Resolution No. 2008-252. The requested land use changes and tentative subdivision map entitlements do not result in any environmental impacts beyond those that were previously identified and therefore, the land use changes and tentative subdivision map can rely on the approved Northwest Rocklin Annexation Area Environmental Impact Report, pursuant to Section 15162 of the CEQA Guidelines.

The applicant is David Barry with Uborra Engineering & Planning. The property owner is the Southern Placer School Transportation Authority.

The Planning Commission reviewed this item on September 20, 2022 and voted 4-0 (one commissioner 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.

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