



POST BY: 09/24/2021

REMOVE AFTER: 10/05/2021

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 Rocklin City Hall**, 3970 Rocklin Road, Rocklin, CA, beginning at **6:30 p.m.** on **Tuesday, October 5, 2021** to consider the following:

**RE: CLOVER VALLEY LAKES TIME EXTENSION
DEVELOPMENT AGREEMENT, DA2021-0001**

This application is a request for approval of a five-year term extension for the Clover Valley Lakes Development Agreement (DA). No other modifications to the Development Agreement are proposed. The original DA (DA-97-01) was approved via Ordinance No. 773 and became effective in January 9, 1998. It was subsequently amended in October 10, 2007 under Ordinance No. 925 to, among other things, extend the term of the agreement to January 9, 2018. Subsequent litigation stayed the development agreement and extended the expiration date to December 30, 2021.

The subject property is generally located in the northeast corner of the City of Rocklin, west of Sierra College Boulevard and the Union Pacific Railroad tracks, and east of Park Drive. APN#'s: 030-010-014, 016, 041, & 079, 030-020-021 & 022, 030-030-080, 082, & 083, 030-070-021 & 024, 032-060-074 & 075, 032-070-074 & 076.

The property is zoned Planned Development, Residential (PD-1.5, PD-2.0, PD-2.1, PD-2.3, PD-2.5, PD-2.7, PD-2.9, PD-3.0, PD-3.1, PD-3.3, PD-3.6, PD-3.7, PD-4.0, PD-4.2), Neighborhood Commercial (PD-C), Open Area (OA), and Neighborhood Park (Park). The General Plan designations are Low Density Residential (LDR), Medium Density Residential (MDR), Retail Commercial (RC), and Recreation Conservation (R-C).

An Environmental Impact Report (EIR) was previously approved by the City Council via Resolution No. 2007-244 (SCH#93122077). The requested time extension does not result in any environmental impacts beyond those that were previously identified.

The property owners are William Jessup University, RMDCV, LLC, Ford's Pop and Gaggie, LLC, JAC, LLC, and JAB Clover Valley, LLC. and the applicant is David Berry, Ubora Engineering and Planning.

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.