



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, beginning at **6:30 p.m.** on **TUESDAY, NOVEMBER 15, 2022** to consider the following:

RE: COLLEGE PARK

GENERAL PLAN AMENDMENT, GPA2017-0001	TREE PRESERVATION PERMIT, TRE2017-0001
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0001	TENTATIVE PARCEL MAP, DL2019-0003
GENERAL PLAN AMENDMENT, GPA2019-0002	TENTATIVE SUBDIVISION MAP, SD2019-0002
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2022-0007	TREE PRESERVATION PERMIT, TRE2019-0001
GENERAL DEVELOPMENT PLAN, PDG2022-0006	DESIGN REVIEW DR2019-0007
REZONE, Z2017-0001	DESIGN REVIEW, DR2019-0004
REZONE, Z2019-0001	DESIGN REVIEW, DR2019-0005
TENTATIVE PARCEL MAP, DL2019-0002	DESIGN REVIEW, DR2019-0006
TENTATIVE SUBDIVISION MAP (LARGE LOT), SD2019-0001	DESIGN REVIEW, DR2019-0007
TENTATIVE SUBDIVISION MAP (SMALL LOT), SD2017-0001	

Request for approval of multiple entitlements, including General Plan Amendments and Level of Service Policy Exception(s), Rezones, General Development Plan Amendments, a General Development Plan, Parcel Maps, Tentative Subdivision Maps, Oak Tree Preservation Permits, Design Reviews, and a Development Agreement to allow the development of an approximately 108-acre area consisting of a 72.5-acre North Village site and a separate 35.8-acre South Village site. Within the North Village site, the proposed development would allow for construction of 317 single family residential units and 108 multi-family condominium units, as well as several lots to accommodate parks, open space, landscaping, future commercial and multi-family development. Within the South Village site, the proposed development would allow for construction of 25 single family residential lots, as well as several parcels to accommodate the existing Monte Verde Park, landscaping, open space, future multi-family residential, and commercial development.

The 72.5-acre North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard and consists of APNs 045-150-011, -023, -048, and -052. The 35.8-acre South Village site is located at the southeast corner of Rocklin Road and El Don Drive and consists of APNs 045-131-001 and -003.

The property currently has General Plan Land Use designations of Mixed Use, (MU) and Recreation Conservation (RC). The entirety of the North Village is zoned Planned Development Community College (PD-CC) within the Sierra College General Development Plan. A portion of the South Village is zoned Planned Development Commercial (PD-C) within the Rocklin Road East of Interstate 80 General Development Plan area. The remainder of the South Village is zoned a combination of Park, Open Area (OA), and Single Family Residential 10,000 square foot minimum lot size (R1-10). Portions of the project within General Development Plan areas would be removed from these plan areas. The entire project would be placed in a new General Development Plan reflective of the proposed development.

Notice is hereby given that the City of Rocklin Planning Commission will consider making a recommendation for the certification of an Environmental Impact Report (EIR), recommending adoption of findings of fact and statements of overriding considerations and recommending approval of a mitigation monitoring program for the development project described above. A Draft EIR was circulated for a 45-day public review period that began on September 24, 2021 and ended on November 8, 2021. The Final EIR document, which addresses and responds to comments that were made on the Draft EIR, will be available for public review at the Rocklin branch of the Placer County Library (4890 Granite Drive) and online at <https://www.rocklin.ca.us/current-environmental-documents>.

The property owner is Sierra Joint Community College District and Sierra Evergreen Commercial, LLC. The Applicant is Sierra Evergreen Commercial, LLC. The Applicant Representative is Phillips Land Law, Inc.

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.



CITY OF ROCKLIN
Planning Division
3970 Rocklin Road
Rocklin, CA 95677

NOTICE OF PUBLIC HEARING

*045-052-010, 011 & 026
Harmon Martin A / The Crosswinds Trust*

*4020 SIERRA COLLEGE BLVD STE 2
ROCKLIN CA 95677*