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REMOVE AFTER: 03/21/2023

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, MARCH 21, 2023** to consider the following:

**RE: WHITNEY RANCH UNIT 1 AND WHITNEY RANCH DEVELOPMENT AGREEMENT EXTENSION
TENTATIVE SUBDIVISION MAP, SD2022-0002
GENERAL PLAN AMENDMENT, GPA2022-0004
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2022-0004
REZONE, Z2022-0001
DESIGN REVIEW, DR2022-0015
DEVELOPMENT AGREEMENT AMENDMENT, DA-2001-01H**

The project is a request for approval of a General Plan Amendment, General Development Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review to subdivide the 6.17-acre Whitney Ranch Unit 1 parcel into 43 single-family residential lots, one business professional lot, three landscape parcels and one open space parcel. The project would accommodate the continued use of the existing Whitney Ranch Information Center as an office building by establishing the appropriate commercial general plan and zoning for that parcel. No land use or zoning amendment is required for the residential portion of the project.

Concurrent with this project, the applicant is also proposing to extend the terms of the Whitney Ranch Development Agreement by three years through August 22, 2026.

The subject site is located on Northwest Corner of Wildcat Boulevard & Bridlewood Drive; Assessor's Parcel Number (APN) 017-171-030.

The property is designated Medium High Density Residential (MHDR) in the Rocklin General Plan and the zoning is Planned Development 12 Dwellings Per Acre (PD-12) within the Northwest Rocklin General Development Plan.

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 property owner is Sunset Ranchos Investors, LLC. The project applicant is Ubora Engineering & Planning, 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.