

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 **6:00 p.m.** on **TUESDAY, JUNE 17, 2025** to consider the following:

**RE: WHITNEY WALK RESIDENTIAL
 TENTATIVE SUBDIVISION MAP, SD2024-0001
 GENERAL DEVELOPMENT PLAN, PDG2024-0002
 DESIGN REVIEW, DR2024-0005
 TREE PERMIT, TRE2024-0001
 ENVIRONMENTAL, ENV2025-0007**

This application is a request for approval of a Tentative Subdivision Map (SD2024-0001), General Development Plan (PGD2024-0002), Design Review (DR2025-0001), and Tree Removal Permit (TRE2024-0001) for the development of a 170-lot single-family residential development and associated on- and off-site improvements.

The subject site is located at the southwesterly corner of S. Whitney Boulevard and Sunset Boulevard, and a portion of a parcel on the easterly side of S. Whitney Boulevard, south of Sunset Boulevard. The Assessor's Parcel Numbers (APNs) are 016-210-011-000, 016-240-044-000, and a portion of 016-240-039-000.

APNs 016-210-011-000 and 016-240-044-000 are zoned Planned Development Residential (PD-R), with a General Plan designation of High Density Residential (HDR) and Recreation-Conservation (R-C), while APN 016-240-039-000 is zoned PD-R, C-2 (Retail Business), and OA (Open Area) with a General Plan land use designation of HDR and Retail Commercial (RC).

A review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15164 *Addendum to an EIR or Negative Declaration* has been conducted and has identified that an Addendum to the 2015 Sunset Hills Townhomes Initial Study/Mitigated Negative Declaration (IS/MND) and the 2016 South Whitney Mixed Use Townhomes and Medical Center IS/MND is the appropriate level of environmental review for this project (ENV2025-0007).

The applicant is Parish & Associates. The property owner is Whitney Sunset 14 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., in-person or by phoning (916) 625-5100 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 no later than 3:00 p.m. on 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>.

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 do 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 (916) 625-5100 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.