

POST BY: 11/04/2022



REMOVE AFTER: 11/15/2022

**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: SIERRA COLLEGE SENIOR APARTMENTS  
DESIGN REVIEW – DR2021-0013**

Request for approval of a Design Review to construct a 180-unit affordable senior community on a 7.3-acre portion of a larger 13.4-acre parcel. The site is located within the boundaries of the College Park project, which is being processed concurrently. College Park is a proposed multi-entitlement project totaling approximately 108 acres in eastern Rocklin. As the approval of College Park would create the 7.3-acre project site and rezone the property to allow for development and operation of a senior care facility, the College Park project is required to be approved prior to the approval of the proposed Design Review.

The project site is located on the south side of Rocklin Road, approximately 200 feet west of Havenhurst Circle. Assessor's Parcel Number (APN) 045-130-063 (portion).

The property is currently designated Mixed Use (MU) in the Rocklin General Plan and is zoned Planned Development Commercial (PD-C) in the Rocklin Road East of I-80 General Development Plan. The College Park project includes a General Plan Amendment to redesignate the subject site to High Density Residential (HDR) and a Rezone to change the site's zoning to Planned Development Residential, 15.5 dwellings per acre minimum (PD-15.5+).

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 <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>.

The property owner is Sierra Joint Community College District. The applicant is USA Properties Fund, 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](mailto: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](mailto:meetingcomments@rocklin.ca.us) so that we may make every reasonable effort to accommodate you.