

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL** 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, DECEMBER 6, 2022** to consider the following:

RE: COLLEGE PARK

GENERAL PLAN AMENDMENT, GPA2017-0001
 GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0001
 GENERAL PLAN AMENDMENT, GPA2019-0002
 GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2022-0007
 GENERAL DEVELOPMENT PLAN, PDG2022-0006
 REZONE, Z2017-0001
 REZONE, Z2019-0001
 TENTATIVE PARCEL MAP, DL2019-0002
 TENTATIVE SUBDIVISION MAP (LARGE LOT), SD2019-0001
 TENTATIVE SUBDIVISION MAP (SMALL LOT), SD2017-0001

TREE PRESERVATION PERMIT, TRE2017-0001
 TENTATIVE PARCEL MAP, DL2019-0003
 TENTATIVE SUBDIVISION MAP, SD2019-0002
 TREE PRESERVATION PERMIT, TRE2019-0001
 DESIGN REVIEW DR2019-0007
 DESIGN REVIEW, DR2019-0004
 DESIGN REVIEW, DR2019-0005
 DESIGN REVIEW, DR2019-0006
 DESIGN REVIEW, DR2022-0014
 DEVELOPMENT AGREEMENT, DA2022-000

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 will consider adoption of an Environmental Impact Report for the development project described above.

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.

The Planning Commission reviewed this item on November 15, 2022 and voted 4-0 (one Commissioner absent) to recommend City Council approval of the project

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.