



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 the Rocklin City Hall, 3970 Rocklin Road, Rocklin, beginning at 6:00 p.m. on Tuesday, February 14, 2017 to consider the following:

**RE: OAK VISTA TENTATIVE SUBDIVISION MAP
TENTATIVE SUBDIVISION MAP, SD2015-0002
REZONE, Z2015-0002
OAK TREE PRESERVATION PERMIT, TRE2015-0008**

This application is a request for approval of a Tentative Subdivision Map, Rezone, and Oak Tree Preservation Permit to subdivide a 14.3-acre parcel into 63 residential lots.

The subject site is generally located on the southwest corner of Makabe Lane and Diaz Lane and is bordered on three sides by the existing Rocklin 60 Subdivision. APN's 045-043-009, -030, -031, -032, and -052; 453-070-042; 453-061-022; and 453-070-040.

The zoning for this property is currently Unclassified. The General Plan designation is Medium Density Residential (MDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. *The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.*

The applicant is Ryan Bradford. The property owner is Placer Partners, LLC.

The Planning Commission reviewed this item on December 20, 2016. Following public comment and deliberations the Planning Commission voted 4-1 to recommend City Council approval of the project as proposed.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Thursday between 8:00 a.m. and 4:00 p.m. and Friday between 8:00 a.m. and 12:00 p.m., or by phoning (916) 625-5120 for further information.

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 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.