



## 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 13, 2018** to consider the following:

**RE: WHITNEY RANCH PHASE III SUBDIVISION  
GENERAL PLAN AMENDMENT, GPA2017-0003  
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0004  
REZONE, Z2017-0005  
TENTATIVE SUBDIVISION MAP, SD2017-0007**

This application is a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to modify various land use designations and zoning, and to further subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family residential lots, twelve lettered lots for landscaping, access, and utilities.

The project area is comprised of five Units within the existing Whitney Ranch Phase 1 and Phase 2 development areas specifically: Unit 1, APN 017-171-030, the northwest corner of Wildcat Blvd & Bridlewood Dr.; Unit 42, 017-177-011, the southeast corner of Painted Pony Ln. and Whitney Ranch Parkway; Units 44A & 44B, APN 017-174-045, the northeast corner of Old Ranchhouse Road & Whitney Ranch Parkway; and Unit 55C, and a portion of APN 017-182-018, northeast of the terminus of Painted Pony Ln.

An Environmental Impact Report for the North West Rocklin Annexation (Sunset Ranchos) project was previously approved by the Rocklin City Council through Resolution No. 2002-230 and an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The owner is Sunset Ranchos Investors, LLC; the applicant is Uborra Engineering & Planning.

The Planning Commission reviewed this item on October 17, 2017. Following public comment the Planning Commission voted 4-0 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 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. 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>).

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.