



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, September 26, 2017** to consider the following:

**RE: VILLAGES AT CIVIC CENTER TIME EXTENSION
TENTATIVE SUBDIVISION MAP, SD-2004-08
OAK TREE PRESERVATION PLAN PERMIT, TRE-2004-58**

This application is a request for approval of an extension of time for the following previously approved entitlements to allow the creation of the Villages at Civic Center subdivision:

- A Tentative Subdivision Map (SD-2004-08) to subdivide approximately 12.45 gross acres into 11 single family residential lots, 54 residential townhome lots, and 6 lots for circulation, recreational facilities, landscaping, and open space/conservation area.
- An Oak Tree Preservation Permit (TRE-2004-58) to allow the removal of up to 26 oak trees.

The subject property is made up of 7 parcels totaling approximately 12.45 gross acres generally located west of Ruhkala Road, east of Lost Avenue, and north of Evelyn Avenue. Assessor Parcel Numbers (APNs) 010-191-029, -032, -048, -049, -077 and 010-260-038 and -048.

The property is zoned Planned Development Residential eight dwelling units per acre and four dwelling units per acre (RD-4 and RD-8)). The General Plan designation is Medium Density Residential (MDR).

A Mitigated Negative Declaration of Environmental Impacts was previously approved for this project by the Rocklin City Council through Resolution No. 2005-306.

The applicant and property owner is Greg Judkins of Riverland Homes, Inc.

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.