



POST BY: 10/25/2024

REMOVE AFTER: 11/05/2024

PUBLIC HEARING NOTICE

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 5, 2024** to consider the following:

**RE: WEST ROCKLIN ANNEXATION PRE-ZONING
PRE-ZONE, PZ2024-0001**

This project is a request for approval of a Pre-zoning for two undeveloped parcels located adjacent to State Highway 65 that are proposed to be annexed into the City of Rocklin. The pre-zone for both parcels is consistent with the underlying General Plan Land Use designations. Parcel 1 (High-Density Residential land use designation) will receive a pre-zone of R-3 (multiple-family residential), while Parcel 2 (Business Professional land use designation) will receive a pre-zone of Planned Development - Business Professional/Commercial. Staff seeks approval of a Resolution of the Planning Commission of the City of Rocklin recommending City Council approval of the pre-zone, thereby directing staff to submit an application to the Local Agency Formation Commission (LAFCO) to initiate annexation of the parcels into the city.

The subject sites are located in Northwest Rocklin adjacent to State Highway 65. Parcel 1 is located at the westerly terminus of West Oaks Boulevard (APN: 365-020-076), and Parcel 2 is located west of University Avenue and south of Orchid Drive (APN: 017-276-003).

Environmental review of the proposed annexation for Parcel 1 was accomplished through a Mitigated Negative Declaration (City Council Resolution No. 2024-036) prepared for the approved West Oaks Apartment project, of which Parcel 1 is a part. The pre-zone and annexation of Parcel 2 is consistent with the land use and activities assumed in the Rocklin General Plan and analyzed in the General Plan Environmental Impact Report (City Council Resolution 2012-170), therefore no further analysis is required.

The applicant is the City of Rocklin. The property owners are Black Iris LLC (Parcel 1) and Jessup University (Parcel 2).

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) 625-5100 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>.

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 625-5100 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.