

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, SEPTEMBER 6, 2022** to consider the following:

**RE: PLACER CREEK APARTMENTS
DESIGN REVIEW, DR2017-0006
REZONE, Z2017-0006**

Request for approval of a Rezone to change the zoning from Planned Development Commercial (PD-C) to Planned Development 22 units per acre minimum (PD-22+) and a Design Review to allow the construction of a 254-unit apartment development including landscaping and related hardscape.

The subject site is located on the southeast corner of University Avenue and Whitney Ranch Parkway. APNs 017-081-079 and 089.

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Mixed Use (MU).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. **The review period for the Mitigated Negative Declaration begins on August 12, 2022 and ends at 5:00 p.m. September 1, 2022.** The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The applicant is Tiffany Wilson with RSC Engineering. The property owner is Cole Partners (aka Evergreen/Rocklin Joint Land Venture).

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.

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