

**TO:** County Clerk  
County of Placer  
2954 Richardson Drive  
Auburn, CA 95603

**FROM:** COMMUNITY DEVELOPMENT DEPT.  
3970 Rocklin Road  
Rocklin, CA 95677  
Attn: David Mohlenbrok  
(916) 625-5162

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108  
OR 21152 OF THE PUBLIC RESOURCES CODE**

**State Clearinghouse Number (if submitted to State Clearinghouse):** 99102012 (prior EIR)

**Project Title:** Whitney Ranch Retail

**Entitlements Recipient(s):** UKI Rocklin, LLC and El Macero Partners, LLC

**Contact Person:** David Mohlenbrok, Community Development Department Director, (916) 625-5162

**Project Location:** The project site is generally located southwest of the intersection of Whitney Ranch Parkway and University Avenue, in the City of Rocklin and County of Placer.

**Assessor's Parcel Number(s):** 017-087-001, -002, and -003.

**Project Description:** The project consists of a request for approval of a Design Review (DR2023-0001) to allow for construction of a retail center consisting of ten (10) commercial buildings totaling approximately 94,500 square feet on approximately 17 acres of a larger 38-acre site. The center would be anchored by a grocery store (proposed as a Nugget Market), and would also include a combination of retail shops, restaurants, drive-thru uses, and a gas station. The project includes a request for approval of a Conditional Use Permit (U2023-003) to allow for outdoor merchandise display, as well as to allow the height of the buildings to deviate from the 30-foot maximum building height within the Planned Development Commercial (PD-C) zoning district. The project includes a request for approval of a Tentative Parcel Map (DL2024-0001) to subdivide three parcels totaling approximately 38 acres into 11 lots. The project also includes a request for approval of an Amendment to the Northwest Rocklin General Development Plan (PDG2024-0001) to allow for installation of a 70-foot-tall multi-tenant illuminated pylon sign adjacent to SR-65.

This is to advise that the City of Rocklin [XX Lead, \_\_\_ Responsible Agency], has approved the above-described project on May 14, 2024, and has made the following determinations regarding the above-described project:

1. The project [ \_\_\_ will, XX will not] have a significant effect on the environment.
2. An Addendum was prepared for this project that resulted in the determination that the project is within the scope of the previously approved Northwest Rocklin Annexation EIR and Addendum and does not result in any new significant impacts nor does it result in an increase in the severity of a previously identified significant impact.

3. Mitigation measures [ were,  were not] made a condition of the approval of the project.
4. A Mitigation Monitoring and reporting program [ was,  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was,  was not] adopted for this project.
6. Findings [ were,  were not] made pursuant to CEQA Guidelines section 15091.

This is to certify that the environmental document and record of project approval is available to the General Public at: Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677 during normal business hours.


---

**AFFIDAVIT OF FILING AND POSTING**

I declare that I received and posted this notice on the filing date as required by California Public Resources Code Section 21152(c). Said Notice will remain posted for 30 days from the filing date.

**ENVIRONMENTAL COORDINATOR**  
**City of Rocklin**  
**State of California**

BY:



SIGNATURE

NAME: David Mohlenbrok

TITLE: Community Development  
Department Director

Court Records Supervisor Office at the County Clerk

NOTICE OF DETERMINATION

TO: State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

FROM: COMMUNITY DEVELOPMENT DEPT.  
3970 Rocklin Road  
Rocklin, CA 95677

FILED

County Clerk  
County of Placer  
2954 Richardson Drive  
Auburn, CA 95603

JUL 10 2002

Jim McCauley  
COUNTY CLERK OF PLACER COUNTY  
BY J. Rhodes  
DEPUTY

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: NORTHWEST ROCKLIN ANNEXATION/SUNSET RANCHOS (SCH. No. 99102012)  
EIR-2000-02, AN-98-03, GPA-99-04, PZ-99-03, PDG-99-02, DR-2002-06, DA-2002-01, DA-2002-02

State Clearinghouse Number: 99102012

Contact Person: Sherri Abbas, Planning Services Manager

Project Location: The Project is comprised of approximately 1,871 acres of undeveloped and developed land in an unincorporated portion of south Placer County. The Project site is located within the SOI of the City of Rocklin and is bounded on the west by SR 65, on the north by the Twelve Bridges Specific Plan area in the City of Lincoln, on the east by the Whitney Oaks master-planned community in the City of Rocklin, and on the south by the master-planned communities of Sunset West and Stanford Ranch, both within the City of Rocklin. The Sunset Industrial Area in Placer County is located to the west side of SR 65.

Assessor's Parcel Number(s): 017-170-001 through 070; 017-180-001 through 050; 017-081-005 & 006; 017-081-010 through 013; 017-270-012; 017-027-013; 017-027-002; 017-027-007; 017-280-008 & 009; 017-280-011 through 014; 017-280-018 through 020; 017-280-022 & 023; 017-280-036 through 039; 017-280-042; 017-280-047 through 049; 017-280-059; and 017-280-063 through 071; 017-180-056.

Project Description: The project request is for approval of a General Plan Amendment redesignating the site from "Planning Reserve" to Low, Medium, and High Density Residential, Retail Commercial, Business Professional, Light Industrial, Recreation/Conservation, and Public/Quasi Public. The General Plan Amendment will also involve minor technical revisions to the Rocklin Circulation Element to change the number of lanes anticipated on North Whitney Boulevard between the SR 65 interchange and Sioux Street from 4 to 6 lanes, and amendment of Figure 10 to reflect changes to the bikeway system, specifically the inclusion of Class I facilities through the site. The proposed project also involves approval of a General Development Plan that will Prezone the site consistent with the proposed General Plan land uses. Other proposed entitlements include Design Guidelines for residential and non-residential projects, and Development Agreements that identify proposed developer and City obligations relative to items including, but not limited to infrastructure, financing, and reimbursement. The final component will be eventual annexation of the 1,871 +/- acre area to the City of Rocklin.

This is to advise that the City Council of the City of Rocklin [ Lead, \_\_\_ Responsible Agency], has approved the above-described project on July 9, 2002, and has made the following determinations regarding the above-described project:

1. The project [ will, \_\_\_ will not] have a significant effect on the environment.
2. \_\_\_  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA \_\_\_ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were, \_\_\_ were not] made a condition of the approval of the project.
4. A Mitigation Monitoring and reporting program [ was, \_\_\_ was not] adopted for this project.
5. A Statement of Overriding Considerations [ was, \_\_\_ was not] adopted for this project with the original Environmental Impact Report.
6. Findings [ were, \_\_\_ were not] made pursuant to the provisions of CEQA.

JUL 09 2002

through 09/06/2002

JIM MCCAULEY, COUNTY CLERK

By J. Rhodes  
Deputy Clerk

#1639

This is to certify that the environmental document and record of project approval is available to the General Public at: Community Development Department, 3970 Rocklin Road, Rocklin, CA 95677 during normal business hours.

---

**AFFIDAVIT OF FILING AND POSTING**

I declare that I received and posted this notice on the filing date as required by California Public Resources Code Section 21152(c). Said Notice will remain posted for 30 days from the filing date.

**ENVIRONMENTAL COORDINATOR  
City of Rocklin  
State of California**

BY:   
SIGNATURE

NAME: Sherri Abbas  
TITLE: Planning Services Manager

Court Records Supervisor Office at the County Clerk

SGA/ E:\planning\ceqa\ntcdtrm\2002\Sunset Ranchos Annexation



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 700-2 (1-80)

211889

Lead Agency: City of Redding Date: 7/10/02  
 County: State Agency City of Redding Document No: 11639  
 Project Title: Washburn and Street Runoff  
 Project Applicant Name: Street Runoff Services LLC Phone Number: 632-46  
 Project Applicant Address: PO Box 1576 Stockton CA 95267  
 Project Applicant (check appropriate box):  
 Local Public Agency  School District  Other Special District   
 State Agency  Private Entity

CHECK APPLICABLE FEES

<input checked="" type="checkbox"/> Environmental Impact Report	\$650.00	\$ <u>850.00</u>
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	300	\$ <u>30.00</u>
<input type="checkbox"/> Project that is exempt from fees	300	\$ _____
<b>TOTAL RECEIVED:</b>		\$ <u>880.00</u>

Signature and title of person receiving payment: A Rhodes Deputy  
 PROJECT APPLICANT YELLOW DFG 700-2 LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING