

**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):**

**Project Title:** Placer Creek Apartments (DR2017-0006, PDG2022-0005, and Z2017-0006).

**Entitlements Recipient(s):** Cole Partners Development Company

**Contact Person:** David Mohlenbrok, Community Development Department Director

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

**Assessor's Parcel Number(s):** APNs 017-084-001 and -011.

**Project Description:** The Placer Creek Apartments project requests approval of the following entitlements to allow the development of a 254-unit apartment on an approximately 10.4-acre site:

- General Development Plan Amendment and Rezone to amend the Northwest Rocklin General Development Plan and to change the zoning of the project site from Planned Development Commercial (PD-C) and Planned Development Business Professional (PD-BP) to Planned Development 22 units per acre minimum (PD-22+) and to re-allocate vehicle trip end caps.
- A Design Review for the architectural designs, colors, materials, site layout, and landscaping of the proposed multi-family project.

This is to advise that the City Council of the City of Rocklin [XX Lead, \_\_\_ Responsible Agency], has approved the above-described project on December 13, 2022, 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. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [XX were, \_\_\_ were not] made a condition of the approval of the project.
4. A Mitigation Monitoring and reporting program [ XX was, \_\_\_ was not] adopted for this project.
5. A Statement of Overriding Considerations [ \_\_\_ was, XX was not] adopted for this project.
6. Findings [ \_\_\_ were, XX 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.

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**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:



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**SIGNATURE**

**NAME: David Mohlenbrok**

**TITLE: Community Development  
Department Director**

**Court Records Supervisor Office at the County Clerk**