

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: Whitney Ranch ARCO and Carwash (U2023-00004, DR2023-0010, ENV2023-0009)

Entitlements Recipient(s): The property owner is Oakwood Trails 7V LLC, and the applicant is Linda Petroleum, Inc.

Contact Person: David Mohlenbrok, Community Development Department Director

Project Location: The project site is located at the southwest corner of Whitney Ranch Parkway & Ocelot Way, in the City of Rocklin and County of Placer.

Assessor's Parcel Number(s): APN 017-171-039.

Project Description: The project is a request for approval of a Design Review and Conditional Use Permit to allow the construction of a convenience store 3,349 square feet in size, a 300 square foot carwash, and a 4,500 square foot fuel canopy with two underground storage tanks. Site improvements also include additional on-site parking, vacuum stalls, landscaping and appropriate hardscape.

This is to advise that the Planning Commission of the City of Rocklin [Lead, Responsible Agency], has approved the above-described project on April 16, 2024, 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. A Mitigated 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.
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