

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 April 23, 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 S. 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 S. 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 RESOURCE AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (6-00)

211889

Lead Agency: City of Rocklin Date: 7/10/02
 County / State Agency of Filing: City of Rocklin Document No.: #1639
 Project Title: NO Rocklin and Sunset Ranches 3011 94103012 etc
 Project Applicant Name: Sunset Ranches Smurders LLC Phone Number: 916 632-46
 Project Applicant Address: PO Box 7576 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	\$850.00	\$	<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	\$25.00	\$	<u>30.00</u>
<input type="checkbox"/> Project that is exempt from fees			
			<u>3000</u>
	TOTAL RECEIVED:	\$	<u>880.00</u>

Signature and title of person receiving payment: A Rhodes Deputy

WHITE - PROJECT APPLICANT YELLOW - DFG/PASS PINK - LEAD AGENCY GOLDENROD - STATE AGENCY OF FILING