

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): 2024080947

Project Title: Panda Express at Whitney Ranch

Entitlements Recipient(s): Oakwood Trails 7V LLC

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

Project Location: The project site is generally located on the south side of Whitney Ranch Parkway, approximately 200 feet west of the intersection of Whitney Ranch Parkway and Ocelot Way (formerly Cheetah Drive), in the City of Rocklin and County of Placer. The newly constructed Jaguar Way borders the project site on the eastern side.

Assessor's Parcel Number(s): 017-171-046.

Project Description: The project consists of a request for approval of a Design Review (DR2023-0013) to develop an approximately 1.6-acre parcel with two (2) building pads. Both pads would include drive-through features. On Pad 1, the project is proposing to construct an approximately 2,400 square foot Panda Express restaurant. Proposed site improvements include on-site parking, landscaping and hardscape. The applicant has not provided a design for Pad 2; as such the design for any structure on this pad would be evaluated as part of a future entitlement application. Any proposed design would need to be consistent with the architecture ultimately approved for Panda Express.

This is to advise that the City of Rocklin [Lead, Responsible Agency], has approved the above-described project on October 1, 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