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PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Rocklin will hold a public hearing in the **COUNCIL CHAMBERS** at Rocklin City Hall, 3970 Rocklin Road, beginning at **6:30 p.m.** on **TUESDAY, MARCH 19, 2024** to consider the following:

**RE: WHITNEY RANCH RETAIL
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2024-0001
DESIGN REVIEW, DR2023-0001
CONDITIONAL USE PERMIT, U2023-0003
TENTATIVE PARCEL MAP, DL2024-0001
ENVIRONMENTAL, ENV2024-0001**

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.

The project site is located at the southwestern corner of Whitney Ranch Parkway and University Avenue. The Assessor's Parcel Numbers (APNs) are 017-087-001, -002, and -003.

The property is designated Retail Commercial (RC) and Business Professional (BP) in the Rocklin General Plan is zoned Planned Development Commercial (PD-C) and Planned Development Business Professional/Commercial (PD-BP/C) in the Northwest Rocklin General Development Plan.

An Environmental Impact Report (EIR) for the Northwest Rocklin Annexation Project was approved by the City Council via Resolution No. 2002-230. The revised project does not trigger the need for supplemental or subsequent review under Section 15162 of CEQA Guidelines, as the proposed project site was previously analyzed for development of High Density Residential. Therefore, an EIR Addendum has been prepared pursuant to Section 15164 of the State CEQA Guidelines.

The property owner is UKI Rocklin LLC and El Macero Partners, LLC. The applicant is RSC Engineering, Inc. c/o Tiffany Wilson.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Friday between 8:00 a.m. and 4:00 p.m., or by phoning (916) 625-5100 for further information. Agenda information including staff reports, resolutions, and exhibits are typically available the Wednesday prior to the public hearing date on the City website (<http://www.rocklin.ca.us/agendas-and-minutes>).

Any member of the public is welcome to comment on the application. Members of the public may also provide comments on the project via email at meetingcomments@rocklin.ca.us. E-mailed comments must be received by 3pm the day of the hearing. The public may listen to audio or view the meeting via live stream at <https://rocklin.ca.us/agendas-minutes>.

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code §65009) The City of Rocklin and the State of California does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs in order to allow you to attend or participate in this public hearing process, please contact our office at 625-5100 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.