



## 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 the Rocklin City Hall, 3970 Rocklin Road, Rocklin, beginning at 6:30 p.m. on **Thursday, August 10, 2017** to consider the following:

**RE:      ROCKLIN STATION  
          DESIGN REVIEW, DR2016-0006  
          OAK TREE PRESERVATION PLAN PERMIT, TRE2016-0003  
          TENTATIVE PARCEL MAP, DL2016-0003  
          CONDITIONAL USE PERMIT, U2016-0005**

This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit, and a Tentative Parcel Map to re-divide the existing four parcels into five commercial parcels and to allow the construction of a commercial center including an automotive service use, retail space, and restaurant spaces, some with drive-through window service and/or outdoor dining, and associated site improvements, including parking and landscaping, and a freeway pylon sign exceeding 30 feet in height.

The subject site is located on the southwest corner of the Interstate 80 off-ramp and Sierra College Boulevard. APNs 045-051-015, -019, -020, -021.

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. **The review period for the Mitigated Negative Declaration begins on July 6, 2017 and ends at 5:00 p.m. on August 4, 2017.** The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to [planner@rocklin.ca.us](mailto:planner@rocklin.ca.us).

The applicant is Sam Thomas of Thomas Sierra, LLC. The property owners are Cecil Finegold Family Receiving Trust and Cecil Finegold Charitable Remainder Trust.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Thursday between 8:00 a.m. and 4:00 p.m. and Friday between 8:00 a.m. and 12:00 p.m., or by phoning (916) 625-5120 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>).

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 625-5120 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.