



POST BY: 08/23/2024

REMOVE AFTER: 09/17/2024

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, SEPTEMBER 17, 2024** to consider the following:

**RE: PANDA EXPRESS WHITNEY RANCH
DESIGN REVIEW, DR2023-0013
ENVIRONMENTAL, ENV2023-0012**

The Panda Express Whitney Ranch project is a request for a Design Review to develop an approximately 1.6-acre parcel with two (2) building pads. Both pads would include drive-thru features. On Pad 1, the project is proposing to construct an approximately 2,400 square foot Panda Express restaurant. The applicant has not provided a building design for Pad 2. It is anticipated that this design would be evaluated as part of a future project.

The project site is located west of the intersection of Whitney Ranch Parkway and Ocelot Way (formerly Cheetah Drive). The Assessor's Parcel Number (APN) is 017-171-046.

The property is designated Mixed Use (MU). The property is zoned Planned Development Commercial (PD-C).

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 August 24, 2024 and ends at 5:00 p.m. September 12, 2024.** 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.

The property owner is Oakwood Trails 7V, LLC. The applicant is GWA Architecture, Inc., c/o Ruben Rodela.

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.