

POST BY: 06/06/2025



REMOVE AFTER: 06/17/2025

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 **6:00 p.m.** on **TUESDAY, JUNE 17, 2025** to consider the following:

RE: ROCKLIN COMMONS VETERINARY CLINIC
CONDITIONAL USE PERMIT, U2025-0002
ENVIRONMENTAL REVIEW, ENV2025-0006

This application is a request for approval of a Conditional Use Permit to allow for a veterinary clinic in a commercial unit in the Rocklin Commons Center.

The project site is located at 5124 Commons Drive, east of Granite Drive, West of Interstate 80, and directly southeast of the Rocklin Commons Driveway entrance area. The Assessor's Parcel Number (APN) is 045-051-019.

The property is designated Retail Commercial (RC) in the Rocklin General Plan. The property is zoned Planned Development Commercial (PD-C) within the Automotive Overlay (AO) zone.

A review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development has been conducted and has identified a Categorical Exemption as the appropriate level of environmental review for this project.

The property owner is ROCKLIN LAND (EDENS), a Delaware limited liability company (LLC) via TRI HOLDCO, Inc. c/o Kurt Lee. The applicant is Wells Construction c/o Katherine Orloff.

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>).

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 (916) 625-5100 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.