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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 **6:00 p.m.** on **TUESDAY, DECEMBER 2, 2025** to consider the following:

**RE: VICTORY LANE CENTER  
BARRO ZONE DESIGN REVIEW, BZ2024-0004  
CONDITIONAL USE PERMIT, U2025-0005  
ENVIRONMENTAL, ENV2024-0014**

The project is a request for a Design Review and Conditional Use Permit to construct an approximately 3,750 square foot building and associated site improvements. The building would include two tenant spaces. One of the tenant spaces would include a drive-thru for a Dunkin' restaurant and the second tenant would be a Baskin Robbins restaurant.

The project site is approximately 0.7 acres of an approximately 2.5-acre vacant parcel at the northwest corner of Stanford Ranch Road and Victory Lane. The Assessor's Parcel Number (APN) is 017-190-045. The proposed development area is separated by the remainder of the parcel by an existing drive aisle. The site is located within the BARRO Zone, as identified by the Rocklin Municipal Code Zoning Map.

The property is designated Business Professional/Commercial/Light Industrial (BP/COMM/LI) in the Rocklin General Plan. The property is zoned Planned Development Business Professional / Commercial (PD-BP/C).

A review of this project pursuant to the California Environmental Quality Act (CEQA) has identified a Categorical Exemption as the appropriate level of environmental review for this project.

The property owner is Victory Rig LLC. The applicant is Melvin R. Higginbotham.

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.