

NOTICE OF DETERMINATION  
for a MITIGATED NEGATIVE DECLARATION

TO: County Clerk  
County of Placer  
2954 Richardson Drive  
Auburn, CA 95603  
State Clearinghouse  
P. O. Box 3044  
Sacramento, CA 95812-3044

FROM: CITY OF ROSEVILLE  
Lauren Hocker, Senior Planner  
311 Vernon Street  
Roseville, CA 95678

POSTED MAR 20 2019  
Through \_\_\_\_\_  
RYAN RONCO, COUNTY CLERK  
By [Signature]  
Deputy Clerk

DATE: March 15, 2019

FILED

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: Infill Pcl 93 & 196-Huntington Senior Apartments

PROJECT APPROVAL DATE: March 14, 2019

STATE CLEARINGHOUSE NUMBER: 2019029042

CONTACT PERSON: Lauren Hocker, Senior Planner

APPLICANT; OWNER; DEVELOPER: Craig Miers, Craig Miers + George Scott Architects, LLP; Sayad and Talat Hussain; Sam Stamas, Stamas Corp

PROJECT LOCATION: 1650 Huntington Drive, Roseville, CA 95661

MAR 20 2019

CLERK OF COUNTY OF PLACER  
RYAN RONCO  
[Signature]

SUMMARY PROJECT DESCRIPTION: The project site is approximately 3.34 acres, and is bounded by Huntington Drive on the western side, Strauch Drive on the northern and northeastern sides, City-owned property on the eastern side, and single-family residences on the southern side. The applicant proposes to construct a multi-family, senior, age-restricted (55+) apartment complex consisting of ten apartment buildings, which would include 48 one-bedroom units and 28 two-bedroom units, a community clubhouse, and associated parking. Five of the proposed 76 apartment units will be designated as affordable housing units. The proposed project would include single-story buildings and a clubhouse along the southern boundary of the site, adjacent to single-family residences, and two- and three-story buildings along Strauch Drive, on the northern and northeastern boundaries of the site.

Development of the proposed project would require a General Plan Amendment to change the land use designation of the site from Community Commercial and Medium Density Residential to High Density Residential, and a Rezone to change the zoning designation of the site from Planned Development 7 to Attached Housing (R3). It also requires a Design Review Permit to approve the site design and architecture, a Tree Permit to authorize the removal of oak trees, and a Lot Line Adjustment on the eastern side and northwestern corner of the site.

DETERMINATIONS FOR MITIGATED NEGATIVE DECLARATION

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- An Initial Study/Mitigated Negative Declaration was prepared and adopted by the City of Roseville pursuant to the provisions of CEQA.
- As approved, the project will not have significant effects on the environment.
- Mitigation measures were made a Condition of Approval of the project and a Mitigation Monitoring and Reporting Program was adopted for this project.
- Findings and a Statement of Overriding Considerations were not adopted for the proposed project since significant and unavoidable impacts were not identified.
- The Lead Agency has complied with Subdivision (d) of Section 21080.3.1, and consultation was concluded in agreement.

The environmental documentation and record of project approval may be examined at the City of Roseville, Planning Division, 311 Vernon Street, Roseville, CA 95678; Monday-Friday, 8 a.m. to 5 p.m. (916-774-5263).

3.15.19  
DATE

[Signature]  
Lauren Hocker, Senior Planner

Governor's Office of Planning & Research

19-0083

MAR 21 2019

STATE CLEARINGHOUSE

State of California – Department of Fish and Wildlife  
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT  
DFW 753.5a (Rev. 02/19)

RECEIPT#
31-190083
STATE CLEARING HOUSE# (if applicable)
2019029042

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF ROSEVILLE	DATE 03/20/2019
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COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK AUBURN
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PROJECT TITLE INFILL PCL 93 & 196- HUNTINGTON SENIOR APARTMENTS
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PROJECT APPLICANT NAME IONIC ENTERPRISES, INC.	PHONE NUMBER 916-774-5263
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PROJECT APPLICANT ADDRESS 3007 DOUGLAS BLVD STE 170	CITY ROSEVILLE	STATE CA	ZIP CODE 95661
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PROJECT APPLICANT (Check appropriate box):

Local Public Agency  School District  Other Special District  State Agency  Private Entity

CHECK APPLICABLE FEES:

- |   |            |             |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,271.00 | \$ _____    |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND) (ND)                       | \$2,354.75 | \$ 2,354.75 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ _____    |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,112.00 | \$ _____    |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ 50.00    |
| <input type="checkbox"/> Project that is exempt from fees   |            |             |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |             |
| <input type="checkbox"/> DFG No Effect Determination (attach)                                       |            |             |

Other \_\_\_\_\_ \$ \_\_\_\_\_

PAYMENT METHOD:

Cash  Credit  Check  Other

TOTAL RECEIVED \$2,404.75

SIGNATURE  
X 

TITLE  
E. ELL, DEPUTY

PROJECT APPLICANT COPY    CDFW/ASB COPY    LEAD AGENCY COPY    COUNTY CLERK COPY    FG 753.5a (Rev. 01/18)

Governor's Office of Planning & Research

MAR 21 2019

STATE CLEARINGHOUSE



# FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

**TRANSMITTAL**

March 20, 2019

**TO:** State Clearinghouse

**FROM:** Candice Guider-Heitmann, Associate Environmental Planner

**SUBJECT:** Huntington Senior Apartments Project (SCH #2019029042)

**We are sending you the following via Overnight Delivery**

Document	Copies
Notice of Determination Filed with County and CDFW Filing Fee Receipt	1 copy

Enclosed is a copy of the signed Notice of Determination that was filed with Placer County on March 20, 2019 for the Huntington Senior Apartments Project (SCH #2019029042). If you have any questions, please contact me at (916) 435-1202 or email [cguider@foothill.com](mailto:cguider@foothill.com). Thank you.

Governor's Office of Planning & Research

MAR 21 2019

STATE CLEARINGHOUSE