

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
Escarlet Mar, Associate Planner
311 Vernon Street
Roseville, CA 95678

POSTED MAY 09 2025
Through _____
RYAN RONCO, COUNTY CLERK
By [Signature]
Deputy Clerk

DATE: March 9, 2025

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

PROJECT TITLE: INFILL PCL 86B – Rocky Ridge Apartments

FILED

PROJECT APPROVAL DATE: May 8, 2025

#25-093

MAY 09 2025

STATE CLEARINGHOUSE NUMBER: 2025040379

RYAN RONCO
COUNTY CLERK OF PLACER COUNTY
BY [Signature]
DEPUTY

CONTACT PERSON: Escarlet Mar, Associate Planner

APPLICANT; OWNER; DEVELOPER: Sara Lebastchi, D and S Development (Applicant); SSL Enterprise LLC (Owner)

PROJECT LOCATION: 1995 Rocky Ridge Drive

SUMMARY PROJECT DESCRIPTION: The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project 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 environmental documentation and record of project approval may be examined at the City of Roseville, Development Services Department, 311 Vernon Street, Roseville, CA 95678; Monday–Friday, 8 a.m. to 4 p.m. (916-774-5263).

05/09/2025

DATE

[Signature]
Escarlet Mar, Associate Planner