
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- Project Title/File Number:** NCRSP PCL 49 Bayside Church/Topgolf; File # PL14-0252
- Project Location:** 9000 Washington BL.; Roseville; Placer County; APNs: 363-020-018-000 & 363-020-019-000
- Project Description:** The applicant requests approval of a Major Project Permit (MPP) Stage 1 to establish a site development plan (master plan) for the approximately 59-acre site; a MPP Stage 2 for architecture and landscaping for the Topgolf development on Parcel 8 and associated site, landscaping and utility improvements; a Conditional Use Permit to allow the outdoor recreation component of Topgolf; and a Tentative Subdivision Map to merge and resubdivide two parcels into nine parcels.
- The entitlements will allow the phased development the project site with 130,000 square feet of community assembly (Bayside Church), 64,232 square feet of indoor/outdoor recreation (Topgolf), 116,500 square feet of office, 37,800 square feet of retail, 11,200 square feet of restaurant, and 27,900 square feet of hotel use types. The project also includes on-site landscaping, lighting, and parking, a 25 parking space park-n-ride lot and the realignment of a City bike trail
- Project Applicant:** Kris Steward, Phillips Land Law, Inc.; (916) 425-7906; 5301 Montserrat Lane, Loomis, CA 95650
- Property Owner:** John Stewart, Bayside Covenant Church; (916) 791-1244; 8205 Sierra College Bl, Roseville, CA 95661
- Lead Agency Contact Person:** Gina McColl, Associate Planner - City of Roseville; (916) 774-5276

DECLARATION: *The Planning Manager has determined that the above project will have no significant effect on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the following findings:*

- A. *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
- B. *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- C. *The project will not have impacts, which are individually limited, but cumulatively considerable.*

- D. *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.*
- E. *No substantial evidence exists that the project may have a significant effect on the environment.*
- F. *The project incorporates all applicable mitigation measures identified in the attached initial study.*
- G. *This Mitigated Negative Declaration reflects the independent judgment of the lead agency.*

Copies of the proposed Mitigated Negative Declaration and all documents referenced therein are available for review by members of the public at the City of Roseville, Planning Division, 311 Vernon Street, Roseville, CA 95678, during the normal business hours of 8 am to 5 pm, Monday through Friday.

Written comments shall be submitted no later than February 23, 2015 at 5 p.m., which is 30 days from the start of the posting date of January 23, 2015.

POSTING PERIOD: January 23, 2015 to February 23, 2015

SUBMIT COMMENTS TO:

City of Roseville, Development Services – Planning Division
Attn: Gina McColl
311 Vernon Street
Roseville, CA 95678

Initial Study Prepared by:



Gina McColl, Associate Planner

The public hearing regarding the project is tentatively scheduled for February 26, 2015 at 7:00 p.m. before the Planning Commission. The hearing will be held in the City of Roseville Council Chambers located at 311 Vernon Street, Roseville, California.

NOTE TO PLACER COUNTY CLERK: Please mail the original of this document back to the Roseville City Clerk at 311 Vernon Street, Roseville, CA 95678.