



City Clerk  
 311 Vernon Street  
 Roseville, California 95678-2649

**NOTICE OF ENVIRONMENTAL DETERMINATION  
 for an INITIAL STUDY/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  
 Sonia Orozco, City Clerk  
 311 Vernon Street  
 Roseville, CA 95661

DATE: May 2, 2019

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

PROJECT TITLE: Huntington Senior Apartments, File #PL17-0247

PROJECT APPROVAL DATE: May 1, 2019

STATE CLEARINGHOUSE NUMBER: 2019029042

CONTACT PERSON: Lauren Hocker, Senior Planner, (916) 774-5272

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, Placer County, CA; APN: 048-260-030-000

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. As a condition of the Lot Line Adjustment, a Summary Vacation of right-of-way and Grant Deed were also approved.

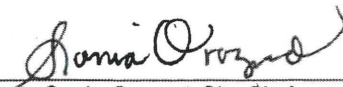
**DETERMINATIONS FOR MITIGATED NEGATIVE DECLARATION**

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

- An Initial Study/Mitigated Negative Declaration was prepared and adopted for this project, pursuant to the provisions of CEQA.
- As approved, the project will not have a significant effect on the environment.
- Mitigation measures and a Mitigation Monitoring and Reporting Program **were** made "required conditions of approval" for the 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, Office of the City Clerk, 311 Vernon Street, Roseville, CA 95678; Monday-Friday, 8 a.m. to 5 p.m. (774-5263).

May 2, 2019  
 DATE

  
 Sonia Orozco, City Clerk

Governor's Office of Planning & Research

MAY 06 2019

STATE CLEARINGHOUSE