

**NOTICE OF DETERMINATION  
for a MITIGATED NEGATIVE DECLARATION**

**TO:** County Clerk  
County of Placer  
2954 Richardson Drive  
Auburn, CA 95603

**FROM:** CITY OF ROSEVILLE  
Shelby Maples, Associate Planner  
311 Vernon Street  
Roseville, CA 95678

State Clearinghouse  
P. O. Box 3044  
Sacramento, CA 95812-3044

**FILED**

**MAR 07 2025**

**RYAN RONCO  
COUNTY CLERK OF PLACER COUNTY**  
BY K. Vei  
**DEPUTY**

**DATE:** March 6, 2025

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

**PROJECT TITLE:** PL24-0812, INFILL PCL 183, 229, 305 – Sunrise Office Center

**PROJECT APPROVAL DATE:** March 5, 2025

**STATE CLEARINGHOUSE NUMBER:** 2024120281

**CONTACT PERSON:** Shelby Maples, Associate Planner, (916)746-1347, 311 Vernon St., Roseville, CA 95678

**APPLICANT; OWNER; DEVELOPER:** Robert E. Wood, Millenium Planning and Engineering, Applicant; Hamzah Alkordy, Kurdi Management LLC, Owner

**PROJECT LOCATION:** 705 Sunrise Av., on the east side of Sunrise Av., approximately 170 feet south of the intersection of Sunrise Av. and Coloma Wy.

**SUMMARY PROJECT DESCRIPTION:** The project request includes a Design Review Permit to allow construction of a new 7,300 sf medical office building and a Flood Encroachment Permit to allow site construction within the existing Cirby Creek floodplain. The project also includes a Tree Permit to remove three (3) protected Valley oak trees.

**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 5 p.m. (916-774-5263).

March 6, 2025  
DATE

  
Shelby Maples, Associate Planner

**POSTED** MAR 07 2025  
**Through** \_\_\_\_\_  
**RYAN RONCO, COUNTY CLERK**  
By K. Vei  
**Deputy Clerk**

#25-040