

**DATE:** August 25, 2022  
**FROM:** Sean Morales, Associate Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE A MINOR GRADING PLAN**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Minor Grading Plan application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues entitlements for minor types of projects based on our review of the application and consistency with City standards and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the Minor Grading Plan ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Sean Morales, by phone at (916) 774-5282 or e-mail at [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us). All requests for a public hearing must be in writing (to Sean Morales, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

**Project Description**

**Applicant/Owner:** Travis Batts, Pappas Gateway LP

**Date Filed:** August 8, 2022

**Project Name and File #:** NERSP PCL 8 - Eureka MOB Grading Plan, PL22-0271

**Project Address:** 1513 Eureka Road, Roseville, CA 95661

**Request:** The applicant is requesting a Minor Grading Plan to allow rough grading for a future medical office building. The work will result in approximately 26,700 cubic yards of export.

**Environmental Determination:** An Initial Study/Negative Declaration was adopted as part of the approval of a previous Design Review Permit (File #PL16-0169). The grading proposed with this project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

**LAST DAY TO REQUEST A PUBLIC HEARING: September 5, 2022 by 5 p.m.**

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues, which were raised at a public hearing or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.

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