

**DATE:** March 4, 2024  
**FROM:** Kinarik Shallow, Associate Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE AN EXTENSION TO A MAJOR PROJECT PERMIT MODIFICATION**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an extension to a Major Project Permit Modification application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative Extensions 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 permit ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Kinarik Shallow, by phone at (916) 746-1348 or e-mail at [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us). All requests for a public hearing must be in writing (to Kinarik Shallow, 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:** Tom Towne, Sisler and Sisler Construction

**Property Owner:** Werner Properties LLC

**Date Filed:** December 8, 2023

**File/Project Number:** PL23-0345

**Project Name, Address, & Location:** NIPA PCL CO-41 – Ace Hardware Extension; 7890 Painted Desert Drive

**Request:** The applicant requests a one-year extension to a previously approved Major Project Permit Modification Stage 1 and Stage 2 (file #PL21-0252) for the Ace Hardware project. The project would allow construction of an approximate 14,000-square-foot retail building located at 7890 Painted Desert Drive.

**Environmental Determination:** An Addendum to the Hewlett Packard Master Plan EIR (SCH #95112022) was prepared for the Campus Oaks Commercial project (file #PL18-0080) consistent with CEQA Section 15164. This Addendum evaluated the impact of development of the Campus Oaks Town Center, which includes the project site. The proposed project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

**LAST DAY TO REQUEST A PUBLIC HEARING: March 14, 2024 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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