

DATE: May 27, 2022
FROM: Sean Morales, Associate Planner

SUBJECT: **NOTICE OF INTENT TO APPROVE A DESIGN REVIEW PERMIT MODIFICATION**

Dear Roseville Property Owner and Interested Individuals:

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

The City issues Design Review Permit Modifications 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 eleven 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. 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: Ryan Smith, Industrial Park Ventures L.P.

Date Filed: March 1, 2022

File/Project Number: PL22-0063

Project Name, Address & Location: NIPA PCL 55 - Roseville Commerce Center Lot 8 and 9 – 10572 Industrial Av., Roseville CA 95678

Request: Request for a Design Review Permit Modification to allow an increase in building square footage from 26,685 to 30,127 and modification to a rear drive aisle and trash enclosure size.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) project is consistent with the applicable general plan designation, applicable general plan policies, and applicable zoning designation and regulations.(b) the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The site has no value, as habitat for endangered, rare or threatened species.(d) the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services. The project meets these criteria and is therefore exempt.

LAST DAY TO REQUEST A PUBLIC HEARING: June 6, 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 Manager 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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