

DATE: December 6, 2022
FROM: Kinarik Shallow, Associate Planner

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

Dear Roseville Property Owner and Interested Individuals:

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

The City issues administrative permits 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, Kinarik Shallow, by phone at (916) 746-1309 or e-mail at 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: Tiffany Wilson, RSC Engineering, Inc.

Property Owner: Hebron Investments, LLC et al

Date Filed: August 26, 2022

File/Project Number: PL22-0309

Project Name & Address: NCRSP PCL 95 & 98A – Creekside C6 and C7 Retail Modification, 1001 Creekside Ridge Drive

Request: The applicant requests approval of a Minor Modification to an approved Major Project Permit to accommodate future users for the Creekside Center C6 and C7 retail and office buildings approved with File #PL18-0060. The proposed project would increase the size of the mezzanine for Building 1 by 529 square feet, increase Building 2 by 179 square feet, and increase Building 3 by 1,320 square feet and change the prior approved use from food and retail to general office.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared as part of the analysis for the NCRSP Parcels 95 and 98A, Creekside C6 and C7 Retail project (file #PL18-0060). The IS/MND was adopted by the Planning Commission on February 28, 2019. The project includes a minor modification to the buildings approved as part of the Creekside C6 and C7 retail project. The proposed project is within the scope of the IS/MND; therefore, pursuant to the California Environmental Quality Act, Section 15162, no further analysis is required.

LAST DAY TO REQUEST A PUBLIC HEARING: December 16, 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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