

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Notice** is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

**Project Title/File#:** INFILL PCL 108 – Rail Town Village; PL#24-1103

**Project Location:** 412 Sixth Street, Roseville, Placer County; 014-062-018-000

**Project Owner:** Bhavannarayana Avula, Everest Hill LLC

**Project Applicant:** Gary Orr, ORR Design Office

**Project Planner:** Eric Singer, Associate Planner

### **Project Description:**

The applicant requests a Design Review Permit to construct five (5) new duplex buildings and two (2) ADUs totaling twelve (12) dwelling units, and a Tree Permit to remove eight (8) native oak trees and encroach into the protected zone of nineteen (19) other native oak trees.

The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5

**Document Review and Availability:** The public review and comment period begins on June 6, 2025 and ends on July 5, 2025. The Mitigated Negative Declaration may be reviewed during normal business hours (8:00 am to 4:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at [http://www.roseville.ca.us/gov/development\\_services/planning/environmental\\_documents\\_n\\_public\\_notices.asp](http://www.roseville.ca.us/gov/development_services/planning/environmental_documents_n_public_notices.asp). **Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Error! Reference source not found., Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on July 5, 2025.**

This project will be scheduled for a public hearing before the City's Design Committee. At this hearing, the Design Committee will consider the Mitigated Negative Declaration and associated project entitlements. The tentative hearing date is July 17, 2025.

Mike Isom  
Development Services Director

Dated: June 5, 2025

Publish: June 6, 2025