

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: INFILL PCL 108 – Rail Town Village; File # PL24-1103

Lead Agency: City of Roseville

Contact Person: Eric Singer

Mailing Address: 311 Vernon St

Phone: 916-774-5536

City: Roseville

Zip: 95678

County: Placer

Project Location: County: Placer

City/Nearest Community: Roseville

Cross Streets: Sixth Street and E Street

Zip Code: 95678

Longitude/Latitude (degrees, minutes and seconds): 38 ° 44 ' 14.3 " N / 121 ° 17 ' 43.1 " W Total Acres: 1.1

Assessor's Parcel No.: 014-062-018-000

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 80

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 12 Acres 1.1☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Vacant / Multi-Family Residential (R3) Zoning / Medium Density Residential (MDR-11.1) Land Use Designation

Project Description: (please use a separate page if necessary)

The project includes the construction of 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 on-site. The Grading and Site Plan shows the proposed access street layout and site configuration for the 12 units (see Figure 2 below), including a 20-foot-wide asphalt driveway that will run parallel with the western property line until it turns eastward near the northern end of the lot and will end at the northeastern property line. The conceptual building layout shows the duplex dwelling units and accessory dwelling units fronting the private street that is accessed to the south from Sixth Street, with pad elevations ranging from 138' to 138.5', gradually increasing in height from the south to the north. A new property line fence is proposed along the east, north, and west property lines. Eight (8) protected trees are proposed for removal to create the street, associated site improvements, and twelve (12) new housing units, with nineteen (19) protected trees proposed for retention and protection. Frontage improvements along Sixth Street include a city standard Type S driveway and relocation of existing power pole and guywire out of proposed driveway.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 6/6/2025 Ending Date 7/5/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Gary Orr, ORR Design Office</u>
Address: _____	Address: <u>2319 K Street, Ste 200</u>
City/State/Zip: _____	City/State/Zip: <u>Sacramento, CA 95816</u>
Contact: _____	Phone: <u>916-441-4500</u>
Phone: _____	

Signature of Lead Agency Representative: Eric Singer

Digitally signed by Eric Singer
Date: 2025.06.05 15:40:31 -0700

Date: 6/5/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.