NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
2954 Richardson Blvd.
Auburn, CA 95604-5228

FROM: City of Rocklin
Community Dev. Dept.
3970 Rocklin Road
Rocklin, CA 95677

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Project Title: Midas Apartments - DR2026-0002 and ENV2026-0008

Project Location - Specific: The project site is located at the northwest corner of Pacific Street and Midas Avenue (APNs: 010-010-016, -017, -028, and -029; and 010-040-040).

Project Location - City: Rocklin, CA; **County:** Placer

Description of Nature, Purpose and Beneficiaries of Project: The project is a request for approval of a Design Review to develop an approximately 7.1-acre undeveloped site with a 100-percent affordable multiple-family/apartment community. The project includes construction of three (3) multi-family buildings, containing a total of 281 units, along with a new parking lot, drive aisles, community facility, playground, and associated infrastructure. The proposal also incorporates site landscaping, signage, lighting, and utility connections necessary to support operation of the multi-family facility.

Name of Public Agency Approving Project: City of Rocklin

Name of Person or Agency Carrying Out Project: The property owner is Paxion Rocklin AH LP, and the project applicant is Oren Hillel and Garrett Borges with Waterford Property Company and Cypress Equity Investments.

Exempt Status (Check one)

_x_ Statutory Exemption (California Code of Regulations Sec. 15183): Section 15183 - Projects Consistent with a Community Plan or Zoning, Public Resources Code Section 21083.3

Reasons why the project is exempt. The project involves the establishment and operation of a 281-unit multi-family apartment project on a 7.1± acre undeveloped site.

The Pacific and Midas Apartments Project CEQA Guidelines Section 15183 Consistency Analysis and Checklist concluded the proposed project is consistent with the development density established in the General Plan and is within the scope of the Prior FEIR and that no further CEQA documentation is required under Section 15183. The proposed project is exempt from CEQA, and further environmental analysis of the proposed project is not required for the following reasons:

1) No peculiar impacts have been identified as a result of the proposed project or its site. Adherence to General Plan policies and standards along with regulations of City and incorporation of identified project design features ensure impacts are below the level of significance; and
2) There are no potentially significant impacts that were not analyzed as significant in the certified Prior FEIR. There are no potentially significant off-site and/or cumulative impacts that were not discussed by the certified Prior FEIR; and
3) No substantial changes are proposed in the project which will require major revisions of the certified Prior FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
4) No substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken which will require major revisions of the certified Prior FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and
5) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the certified Prior FEIR was certified as complete.

The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Section 15183 of the CEQA Guidelines and Section 20183.3 of the CEQA Statutes.

Contact Person: David Mohlenbrok, Community Development Department Director

Date received for Filing: _____

Signature: _____
David Mohlenbrok, Community Development Department Director