

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **March 24, 2005** at 7:00 p.m., or as soon there after as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing at **the City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering an application for a **MAJOR PROJECT PERMIT MODIFICATION STAGE 1 – 1175 ROSEVILLE PARKWAY – NCRSP PARCELS 38, 39A, 39B (THE FOUNTAINS) – FILE # MPPMOD 98-03A.**

Nature of request: The applicant requests approval of a Major Project Permit (MPP) Modification for the construction of a combination of retail and office buildings on the approximately 54-acre site. The previously approved Stage One MPP included 321,500 square feet of retail space, and 224,000 square feet of office space (545,500 total square feet). The MPP Modification includes approximately 312,000 square feet of retail space, 73,000 square feet of restaurant space, and 197,600 square feet of professional office space (582,600 total square feet).

Project Title/Name: North Central Roseville Specific Plan, Parcels 38, 39A & 39B - The Fountains

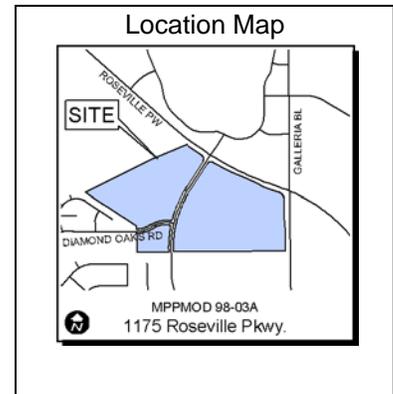
Location: 1175 Roseville Parkway

Assessor's Parcel Number (APN): 363-010-006-000

Owner/Project Applicant: Peter Bollinger, Peter P. Bollinger Investments Co.

Current Zoning: Community Commercial/Special Area – North Central (CC/SA-NC)

Project Planner: Eileen Bruggeman, Project Planner



ENVIRONMENTAL DETERMINATION: Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15164 an Addendum to the Mitigated Negative Declaration adopted for the MPP by the Planning Commission on October 20, 2000, will be prepared to address the minor modifications to the project request. The Planning Commission will review the Addendum as part of their consideration of the proposed MPP Modification.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Project Planner, City Planning Department, 311 Vernon Street, Roseville, CA 95678.** If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final.

If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning Director

Dated: March 2, 2005

Publish: March 5, 2005