

## NOTICE OF PUBLIC HEARING & NEGATIVE DECLARATION

*Comment Period for the Negative Declaration begins on March 4, 2005 and ends on the project hearing date, as noted below, unless appealed.*

**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 **DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION – 1893 TAYLOR ROAD – NERSP PARCEL 17 (ROSEVILLE GOLFLAND SUNSPASH) – FILE #'S DRPMOD 04-45 & CUPMOD 05-02.**

**Nature of request:** The applicant is requesting approval of a Design Review Permit Modification to allow for the construction of structured parking over a portion of the existing parking lot. The upper deck of the structured parking will be used as a batting cage. During the summer season, the batting cage may be removed to provide additional parking for the amusement park. The applicant is also requesting to revise the existing parking area (including the CalTrans Park-n-Ride lot) to accommodate bus parking, add additional parking spaces, improve transit stop facilities, and create seasonal tandem parking for employees. A Conditional Use Permit Modification is being requested to regulate the operational characteristics of the batting cages and seasonal parking.

**Project Title/Name:** NERSP Parcel 17 – Roseville Golfland Sunsplash

**Location:** 1893 Taylor Road

**Assessor's Parcel Number (APN):** 015-450-067

**Owner/Project Applicant:** Fred Kenney, Roseville Golfland Ltd.

**Current Zoning:** Highway Commercial/Special Area-Northeast (HC/SA-NE)

**Project Planner:** Wendy W. Hartman, Associate Planner



**ENVIRONMENTAL DETERMINATION:** The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that the project will not have significant effects on the environment. At this meeting the Approving Authority may adopt the proposed Negative Declaration.

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 1, 2005

Publish: March 5, 2005