

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **October 27, 2005**, at 7:00 p.m., or as soon thereafter 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 TENTATIVE SUBDIVISION MAP – 920, 950, 970 and 990 RESERVE DRIVE – VINTAGE OAKS OFFICE PARK – (FILE: # SUB-000025). Nature of request: *To create a tentative subdivision map to create 60 condominium units within an approved office warehouse.*

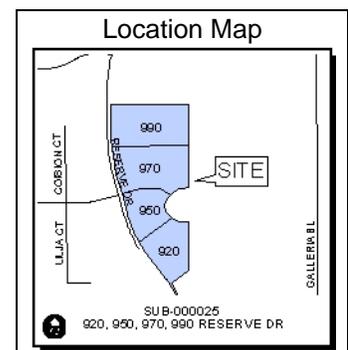
Project Title/Name: Vintage Oaks Office Park – Buildings 12-15

Location/Assessor's Parcel Number (APN): 015-490-033-000, 015-490-040-000, 015-480-027-000 and 015-480-028-000

Project Applicant/Owner: Timothy Blair, Surveyor's Group, Inc (Applicant) and Jeff Kraft, Pico Ranch, Inc (Owner)

Current Zoning: Light Industrial (M1/DS)

Project Planner: Tricia Stewart, Assistant Planner



ENVIRONMENTAL DETERMINATION: The negative declaration that was prepared for the Vintage Oaks Business Park indicated that the project does not have the potential, either individually or cumulatively, to have a significant effect on the environment. This tentative subdivision map does not create any additional environmental impacts that were not already analyzed in the Initial Study as part of the Negative Declaration for the Vintage Oaks Business Park project, which was adopted on January 31, 2002.

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 & Redevelopment 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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning & Redevelopment Director

Dated: October 5, 2005

Publish: October 8, 2005