

REVISED PUBLIC HEARING NOTICE

NOTICE is hereby given that on **November 10, 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 a **GRADING PLAN, TREE PERMIT, & ADMINISTRATIVE PERMIT – 10420 WOODCREEK OAKS BLVD – WOODCREEK EAST PARCEL 1 – File #s: GP-000008, TP-000046, & AP-000081.**

Nature of request: The applicant requests approval of a **Grading Plan** to grade a portion of the site to allow for the construction of a single family home and associated accessory structures. In addition to the primary structure, the project includes two 1,440 square foot detached garages, a 752 square foot pool house, and 1,088 square foot secondary residence. An **Administrative Permit** is required for accessory structures in excess of 700 square feet. A **Tree Permit** to remove two native oak trees and encroach into the protected zone of several others is also being requested.

Project Title/Name: Woodcreek East Parcel 1 Residence

Location: 10420 Woodcreek Oaks Blvd.

Project Applicant: Cleve Livingston; Boyden, Cooluris, Livingston & Saxe

Property Owner: Steve Thurtle

Project Planner: Wendy W. Hartman, Project Planner



ENVIRONMENTAL DETERMINATION: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15303 (construction of single-family residence) and the City of Roseville CEQA Implementing Procedures pertaining to construction of small structures.

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, 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 and applicable fee with the City Clerk **within 10 days** following the **Planning Commission's** 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 25, 2005

Publish: October 29, 2005