

PUBLIC HEARING & NEGATIVE DECLARATION 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 **GENERAL PLAN AMENDMENT, REZONE, GRADING PLAN & TREE PERMIT – 2009 N CIRBY WAY (PRIMARY APPLICATION ADDRESS) – DE MELLO REZONE – FILE #S: GPA 02-08, RZ 02-04, GP 03-19, & TP 03-30.**

Nature of request: The applicant requests approval of the following: 1) a **General Plan Amendment** to change the land use of a portion of the property from Open Space/Parks & Recreation/Floodplain to Low Density Residential, 2) a **Rezone** to change the zoning of a portion of the property from Floodway to Single Family Residential; 3) a **Grading Plan** to import 10,390 cubic yards of fill material. The Grading Plan includes a request to place fill within the floodplain in order to elevate some of the lots above the 100 year water surface elevation; and 4) a **Tree Permit** to remove up to 29 native oak trees and encroach into the protected zone of several others.

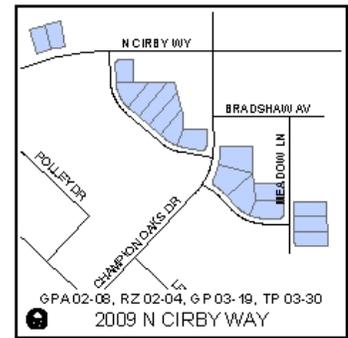
Project Title/Name: De Mello Rezone

Location: 2009, 2011, & 2100 N Cirby Wy; 1203, 1205, 1207, 1209, & 1211 Samoa Wy; 1208, 1209, & 1211 Champion Oaks Dr; 2203 Hurst Wy; and 1206, 1208, 1211, 1219, & 1215 Meadow Ln.

Project Applicant: Jerry Aplash, Burrell Consulting Group

Property Owner: Vasco DeMello (representative for property owners)

Project Planner: Wendy W. Hartman, Project Planner



ENVIRONMENTAL DETERMINATION: The Planning & Redevelopment 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 there will be no significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration was circulated for a 20-day public review period that began on October 22, 2005 and ends on November 10, 2005. The Initial Study / Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

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 17, 2005

Publish: October 22, 2005