## **PUBLIC HEARING NOTICE**

**Notice** is hereby given that on **July 22**, **2010** 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 a <u>TREE PERMIT – 500 QUAILS NEST COURT – NIPA PCL 3 TREE PERMIT- L11 – FILE # 2010PL-049; PROJECT # TP-000121</u>.

**Request:** The applicant requests approval of a Tree Permit to encroach into the protected zone radius (PZR) of one native oak tree (approximately 50%) for the construction of a single-family residential dwelling. The Roseville Tree Preservation Ordinance requires a Tree Permit for any regulated activity within the PZR where encroachment exceeds 20%.

**Project Title/Name:** NIPA PCL 3 Tree Permit - L11 **Project Address:** 500 Quails Nest Ct; 482-320-011-000

Applicant/Owner: Daryle Hassler, JMC Homes Current Zoning: Small Lot Residential (RS/DS) Project Planner: Wayne Wiley, Associate Planner

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) pertaining to the construction of a single family residence in a residential zone, and Section 305 of the City of Roseville CEQA Implementing Procedures.

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 <b>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 applicable fee 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: June 28, 2010 Publish: July 3, 2010