

PUBLIC HEARING NOTICE

Notice is hereby given that on **October 14, 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 the purpose of considering an application for a **CONDITIONAL USE PERMIT – 10851 VETERANS DR. – SOUTH PLACER JUSTICE CENTER EMERGENCY COMMUNICATIONS TOWER – FILE # 2009PL-078 (CUP-000065)**

Request: The applicant requests approval of a Conditional Use Permit to install a 180 foot tall emergency communications tower on the site. The CUP is required to exceed the 60 foot tall maximum height established by the City's Zoning Ordinance.

Project Title/Name: South Placer Justice Center Emergency Communications Tower

Project Address: 10851 Veterans Dr.

Applicant/ Property Owner: James Durfee, Placer County Facilities Services

Current Zoning: General Industrial (M2)

Project Planner: Derek Ogden, Associate 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 Mitigated Negative Declaration will circulate for a 20-day public review period that will begin on September 24, 2010 and ends on October 14, 2010. 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 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: September 22, 2010

Publish: September 25, 2010