

**PUBLIC HEARING NOTICE &
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE is hereby given that on **July 24, 2014** 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 **DESIGN REVIEW PERMIT MODIFICATION, CONDITIONAL USE PERMIT MODIFICATION & LOT LINE ADJUSTMENT – COSTCO FUELING FACILITY ADDITION – 6720 AND 6750 STANFORD RANCH RD. - FILE# PL13-0131**

Nature of request: The applicant requests approval of entitlements to allow the demolition of an existing Shell gas station (12 dispensers) that includes a convenience market and car wash and in its place allow the construction of a Costco member's only gas station (20 pumps) and control enclosure with site modifications. The requested entitlements include a Design Review Permit Modification for the new gas station facility and site improvements, a Conditional Use Permit Modification to modify the existing CUP for Shell to reflect the new facility and operator, and a Lot Line Adjustment to modify the property line between the Costco and Shell properties to increase the Shell site by 0.371 acres.

Project Title/Name: Costco Fueling Facility Addition

Location/Assessor's Parcel Number (APN): 6720 and 6750 Stanford Ranch Road; APNs: 017-123-015-000 and 017-123-017-000

Project Applicant: David Babcock, David Babcock & Associates

Property Owner: Michael Tooley, Micnan, LLC (APN: 017-123-015-000) and Kim Katz, Costco Wholesale Corporation (APN: 017-123-017-000)

Current Zoning: General Commercial/Special Area – North Central (GC/SA-NC)

Project Planner: Tricia Stewart, Senior Planner

ENVIRONMENTAL DETERMINATION: The Planning Manager 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 the project as proposed will not have significant environmental impacts. At this meeting, the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration will circulate for a 20-day public review period **beginning July 4, 2014 and ending on July 24, 2014**. The Initial Study/Negative Declaration is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday). It can also be viewed on the City's website at <http://www.roseville.ca.us/planning/edpn.asp>.

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 Division, 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 Division at, or prior to the Public Hearing.

CHRIS BURROWS
Planning Manager

Dated: June 26, 2014

Publish: July 4, 2014