PLANNING & REDEVELOPMENT DEPARTMENT



311 Vernon Street, Roseville, CA 95678 (916) 774-5276

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

Notice is hereby given that on August 27, 2009 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>SPECIFIC PLAN AMENDMENT - 1160 ROSEVILLE PARKWAY - NCRSP PARCELS 38, 39A & 39B - FOUNTAINS PHASE 2 - FILE # 2009PL-029 - (PROJECT # SPA-000037).</u>

Request: The applicant requests approval of a Specific Plan Amendment to change the Retail Commercial/Professional Office ratio for Parcels 38, 39A and 39B within the North Central Roseville Specific Plan (NCRSP) area. Pursuant to the NCRSP, a maximum of 60% of the total gross floor area utilized on these parcels can be used for retail commercial uses. The applicant proposes to remove the 60% retail commercial restriction on these specific parcels to increase the retail commercial component of the above-referenced parcels in anticipation of development of Phase 2 of The Fountains Lifestyle Center.

Project Title/Name: NCRSP Parcels 38, 39A & 39B - Fountains Phase 2

Project Address: 1160 Roseville Parkway

Applicant: Peter B. Bollinger Investment Co. - Paul Bollinger

Owner: Peter B. Bollinger Investment Co. - Paul Bollinger

Current Zoning: Community Commercial/Special Area – North Central (CC/SA-NC)

Project Planner: Ron Miller, Associate Planner

SITE 2009PL-029
1160 ROSEVILLE PW

Environmental Determination: The Planning 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 is based on an Initial Study, which has concluded that the project will avoid potentially significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration has been circulated for a 20-day public review period that begins on August 7, 2009 and ends on August 27, 2009. The Initial Study and Negative Declaration are available for review at the City Clerk's office or Permit Center, 311 Vernon Street, during normal business hours.

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 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