

NOTICE OF PUBLIC HEARING & AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that on **December 11, 2008** 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 **ANNEXATION, GENERAL PLAN AMENDMENT AND PRE-ZONE – 2850 WESTSIDE DRIVE – FILE #2008PL-166 (PROJECT #ANN-000005; GPA-000051)**.

Request: The City requests approval of a 10.06 acre Annexation of two parcels into the City of Roseville, a General Plan Amendment from Agriculture/Timberland 80 acres to Industrial (IND) and Pre-zone from F-B-X 80 acre min. to General Commercial (GC) and Light Industrial (M1).

Project Name: City (O'Brien Parcel) Annexation
Project Address: 2850 Westside Dr.
Applicant: City of Roseville
Current Zoning: F-B-X 80 ac. minimum
Project Planner: Nela Luken, Sr. 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 Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that the project will have no significant effects on the environment. At this meeting the Planning Commission will not act on the Mitigated Negative Declaration but may take comments and provide a recommendation to the City Council (Approving Authority). Copies of the Mitigated Negative Declaration are available at the Roseville Permit Center located at 311 Vernon St., Roseville, CA 95678.

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. Testimony and written comments on the Mitigated Negative Declaration may also be provided at this hearing and may be submitted from November 26 – December 26, 2008. **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