CITY OF ROSEVILLE CALIFORNIA

PLANNING & REDEVELOPMENT DEPARTMENT
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

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

Notice is hereby given that on **September 24, 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 ***GENERAL PLAN AMENDMENT, REZONE, TENTATIVE MAP, AND A TREE PERMIT – 3170 OLD AUBURN RD – OLD AUBURN RANCH - FILE # 2005PL-091 - (PROJECT # GPA-000017, RZ-000023, SUB-000131, TP-000112).***

Request: The applicant requests approval of the following: 1) a General Plan Amendment to change 6.85 acres from Low Density Residential (1.8 units/acre) to Low Density Residential (4.8 units/acre) and 7.15 acres of Low Density Residential (1.8 units/acre) to Open Space/Floodplain; 2) a Rezone of 6.85 acres from Single Family Residential (R1) to Small Lot Residential (RS) and 7.15 acres from R1 to Floodway (FW); 3) a Tentative Map to subdivide 6.85 acres into 32 single-family lots and create a 12.35 acre open space parcel (Lot A) ; and 4) a Tree Permit to remove up to 11 protected oak trees along Spahn Ranch Road.

Location Map

Project Title/File Number: Old Auburn Ranch/2005PL-091
Project Address: 3170 Old Auburn Road
Applicant: City of Roseville – Community Development Department
Owner: City of Roseville
Current Zoning: Single Family Residential (R1)/Open Space (OS)/Floodway (FW)
Project Planner: Gina LaTorra, Associate Planner

Environmental Determination: The Planning 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 is based on an Initial Study, which has concluded that the project will avoid potentially significant environmental impacts. The Mitigated Negative Declaration is being circulated for a 30-day public review period that begins on September 4, 2009 and ends on October 5, 2009. The Initial Study and Mitigated 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** will be asked to act on the Tentative Subdivision Map and Tree Permit and make a recommendation to City Council on the General Plan, Rezone and Mitigated Negative Declaration. The City Council is the approving authority for the General Plan and Rezone and will act on the Mitigated Negative Declaration. 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

Dated September 2, 2009

Publish September 5, 2009