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

PUBLIC HEARING & NEGATIVE DECLARATION NOTICE

NOTICE is hereby given that on May 12, 2005, 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 <u>GENERAL PLAN AMENDMENT</u>, <u>REZONE</u>, <u>TENTATIVE SUBDIVISION MAP & TREE PERMIT - 1412 WEST COLONIAL PARKWAY - WEST COLONIAL ESTATES - FILEs# GPA 05-04, RZ 03-10, SUBD 03-13, & TP 03-67.</u>

Nature of request: The applicant requests approval of the following entitlements:

- A General Plan Amendment to change the land use of the property from Low Density Residential and Low Density Residential/Floodplain to Low Density Residential, Open Space/Parks & Recreation/Floodplain and Open Space;
- A Rezone to change the zoning of the property from Single Family Residential/Floodway to Single Family Residential and Open Space
- A Tentative Subdivision Map to merge and resubdivide the property into 17 residential lots and two open space parcels; and
- A Tree Permit to remove 11 native oak trees and encroach into the protected zone of several others.

Project Title/Name: West Colonial Estates

Location/Assessor's Parcel Number (APN): 468-130-029, 029, 468-140-049, 050

Project Applicant: Dick Morton, Morton & Pitalo

Owner: City of Roseville

Current Zoning: Single Family Residential/Floodway (R1/FW)

Project Planner: Wendy W. Hartman, Associate Planner

<u>ENVIRONMENTAL DETERMINATION:</u> 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 the project will not have significant effects on the environment. At this meeting the Planning Commission may adopt the proposed Negative Declaration.

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 & 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: April 19, 2005 Publish: April 23, 2005

