

## **PLANNING & REDEVELOPMENT**

W SUNSET B

2009PL-053 6600 PHILLIP RD

SITE

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

## NOTICE OF PUBLIC HEARING & AVAILABILITY OF A NEGATIVE DECLARATION

Notice is hereby given that on June 11, 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 the purpose of considering an application for a <u>ANNEXATION</u>, <u>GENERAL PLAN AMENDMENT AND PRE-ZONE – 6600 PHILIP ROAD – FILE #2000PL-053 (ANN-000006</u>, GPA-000056, RZ-000051).

**Request:** The City requests approval of an Annexation and an amendment to the City's Sphere of Influence boundary for 12 parcels totaling 1700 acres, known as Reason Farms. Included in the request is a General Plan Amendment to change the property's land use designation from Agriculture (Ag) to Open Space (OS) and Public/Quasi-Public (P/QP) and Pre-zone (Rezone) to change the zoning designation from Farming (F-B-X) to Planned Development (PD).

Project Title/Name: City (Reason Farms) Annexation

**Project Address/APN:** 6600 Phillip Rd/ 017-090-054, 017-090-055, 017-010-023, 017-010-033, 017-010-018, 017-010-021, 017-100-001, 017-090-017, 017-020-011, 017-100-002, 017-020-009, 017-100-004

Owner/Applicant: City of Roseville

Current Zoning: F-B-X 80 ac minimum (County Zoning)

Project Planner: Tricia Stewart, Associate 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 Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no 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 on May 21, 2009 and ending on June 10, 2009. The Initial Study / Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

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

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Dated: May 20, 2009 Publish: May 23, 2009