

DATE: June 10, 2022
FROM: Shelby Maples, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE AN ADMINISTRATIVE VARIANCE AND MINOR MAP MODIFICATION

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an Administrative Variance and Minor Map Modification application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues Administrative Variances and Minor Map Modifications for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Shelby Maples, by phone at (916) 746-1347 or e-mail at smaples@roseville.ca.us. All requests for a public hearing must be in writing (to Shelby Maples, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

Project Description

Applicant: Greg Bardini, Morton & Pitalo

Owner: Justin Walters, The New Home Company

Date Filed: June 1, 2022

Project Name and File #: NIPA PCL CO-2 – Lot 9 Map Modification

Project Address: 530 Roseville Pw.

Request: The project request is for an Administrative Variance and Minor Map Modification to allow a seven (7)-foot-wide Public Utility Easement (PUE) and a minimum side yard setback of 8.125 feet on Lot 9 of Campus Oaks Parcel CO-2.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations.

LAST DAY TO REQUEST A PUBLIC HEARING: June 23, 2022 by 5 p.m.

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.

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