

DATE: September 29, 2022
FROM: Kinarik Shallow, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A TENTATIVE PARCEL MAP

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Tentative Parcel Map application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative permits 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 eleven days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Kinarik Shallow, by phone at (916) 746-1309 or e-mail at kshallow@roseville.ca.us. All requests for a public hearing must be in writing (to Kinarik Shallow, 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: Ken Topper, Morton Pitalo

Property Owner: Peter P Bollinger Investment Company

Date Filed: August 2, 2022

File/Project Number: PL22-0206

Project Name & Address: NCRSP PCL 32 – Tentative Parcel Map; 1001 Roseville Parkway

Request: The project is a request for a Tentative Parcel Map to subdivide the 11.7-acre Community Commercial parcel into five (5) parcels ranging in size from 1.19 acres to 5.95 acres. No development or grading activities are proposed with this project.

Environmental Determination: This project is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061(b)(3) (General Rule). The project is substantially consistent with the previously certified North Central Roseville Specific Plan EIR (SCH #88053010), and the proposed tentative parcel map does not result in any physical changes to the environment or changes to environmental impacts previously considered in the NCRSP EIR. As such, no further environmental review is required.

LAST DAY TO REQUEST A PUBLIC HEARING: October 10, 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 Manager 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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