

DATE: October 18, 2022
FROM: Escarlet Mar, 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 Tentative Parcel Maps 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, Escarlet Mar, by phone at (916) 774-5247 or e-mail at emar@roseville.ca.us. All requests for a public hearing must be in writing (to Escarlet Mar, 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: Steven Janes, CWE Corporation, Inc.

Owner: David D. Bowman & Christine M. Walker-Bowman

Date Filed: September 6, 2022

Project Name and File #: NERSP PCL 7 – 2221 Douglas Blvd. TPM, File #PL22-0196

Project Address: 2221 Douglas Boulevard

Request: The project request is for a Tentative Parcel Map to subdivide Parcel 7 (2.60 acres) into Parcel 1 (approximately 1.5 acres) and Parcel 2 (approximately 1.1 acres) in the Northeast Roseville Specific Plan (NERSP) area.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315, Minor Land Division, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project is subdividing an existing parcel that involves four (4) or fewer parcels and does not require a variance or exemption.

LAST DAY TO REQUEST A PUBLIC HEARING: October 28, 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.