

DATE: November 16, 2023
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: Abril Herrera, Kimley-Horn

Property Owner: PL Roseville LP

Date Filed: October 11, 2023

File/Project Number: PL23-0325

Project Name, Address & Location: NCRSP PCL 34C – Parcel Map; 6718 Stanford Ranch Road

Request: The project is a request for a Tentative Parcel Map to subdivide APN 017-123-055-000 into two (2) separate parcels. Parcel A will be 13.43 acres and Parcel B will be 6.85 acres. No development is being proposed with this project.

Environmental Determination: This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15315, Minor Land Divisions, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project involves the division of property in an urbanized area zoned for commercial use into four or fewer parcels and is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent.

LAST DAY TO REQUEST A PUBLIC HEARING: November 27, 2023 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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