

DATE: November 21, 2019
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 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 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: Hilary Brown, Ubora Engineering & Planning, Inc.

Property Owner: Ann Nguyen, R10 Foothill, LLC

Date Filed: April 29, 2019

File/Project Number: PL19-0152

Project Name, Address & Location: NIPA PCL 47A – Cokeva Parcel Map; 9000 Foothills Boulevard

Request: The applicant requests approval of a Tentative Parcel Map to subdivide the 56.12-acre parcel into seven (7) parcels ranging in size from 3.3 acres to 28 acres.

Environmental Determination: The Planning Manager has determined that this project is substantially consistent with the previously certified Hewlett-Packard Master Plan EIR, certified by the City Council on June 5, 1996 (SCH# 95112022), and that the project does not result in any new environmental impacts. Therefore, no further environmental review is required.

LAST DAY TO REQUEST A PUBLIC HEARING: December 2, 2019 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.