

**DATE:** March 11, 2020  
**FROM:** Sean Morales, Assistant Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE A MODIFICATION TO A DESIGN REVIEW PERMIT**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Modification to a Design Review Permit (DRPMOD) application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative approvals 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, Sean Morales, by phone at (916) 774-5282 or e-mail at [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us). All requests for a public hearing must be in writing (to Sean Morales, 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:** Laura Kass, All Access Permits

**Owner:** Natomas Growers Limited Partnership

**Date Filed:** November 22, 2019

**Project Name and File #:** PL19-0365 - NRNSP PCL 47B - Cafe Rio; File# PL19-0365

**Project Address:** 10431 Fairway Drive.

**Request:** The applicant requests a Design Review Permit Modification to relocate the trash enclosure and create an outdoor seating area in its place, repaint the exterior of the building, remove and relocate the existing entrance, and to remove a tree in the landscaping strip adjacent to Fairway Drive for a new restaurant.

**Environmental Determination:** This project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. This exemption involves minor alterations to existing buildings.

**LAST DAY TO REQUEST A PUBLIC HEARING: March 23, 2020 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.