

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **August 13, 2020 at 6:30 pm**, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing for the purpose of considering the below project. Planning Commissioners may teleconference pursuant to Executive Order N-29-20. Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment by the following means: Dial in Phone Number: 916-774-5353 or email: [publiccomment@roseville.ca.us](mailto:publiccomment@roseville.ca.us). If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

**Request:** The applicant requests approval of a Conditional Use Permit to allow a community assembly use within the light industrial zone district for the Tarbiya Institute. A Design Review Permit Modification is also requested to allow construction of a 300' x 100' soccer field for Tarbiya Institute members on the western portion of the property at 10021 Foothills Blvd.

**Project Title and File #:** NIPA PCL 45 – Tarbiya Institute; File #PL19-0349

**Project Address:** 10021 Foothills Blvd. and 10031 Foothills Blvd.

**Project Owner:** Robert Krantz, Union Pacific Railroad

**Project Applicant:** Laila Baig, Tarbiya Institute

**Project Planner:** Sean Morales, Assistant Planner

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services. The project meets these criteria and is therefore exempt.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5282, e-mail at [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us), or in writing to Sean Morales, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final. If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public

Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the Public Hearing.

Greg Bitter  
Planning Manager

Dated: July 21, 2020

Publish: July 31, 2020