PROJECT AREA

Stone Point

Campus

1445 EUREKA RD



NOTICE OF PUBLIC HEARING & MITIGATED NEGATIVE DECLARATION

Comment Period for the Mitigated Negative Declaration began on January 25, 2005 and ends on February 24, 2005, as noted below, unless appealed.

NOTICE is hereby given that on February 24, 2005, at 7:00 p.m., or as soon thereafter as the matter may be heard, the Planning Commission of the City of Roseville will hold a Public Hearing at the City Council Chambers located at 311 Vernon Street, Roseville, CA for the purpose of considering an application for a <u>MAJOR PROJECT PERMIT MODIFICATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, TREE PERMIT AND DEVELOPMENT AGREEMENT AMENDMENT – 1445 EUREKA ROAD – STONE POINT (Parcels 6-14) – FILE#'s MPP 01-05A, GPA 03-02, SPA 03-01, RZ 03-02, SUBD 04-22, TP 04-46, & DAA 03-03.</u>

Nature of request: The applicant requests approval to modify the entitlements for the 130-acre Stone Point project, currently approved for the construction of 1.65-million square feet of research and development and professional office uses, to reduce the total office square footage to 1.1675-million square feet and allow for the construction of 575 medium and high-density residential units on 44 acres of the site. The proposal includes provisions for the construction of 10-story office buildings totaling 500,000 sq. ft. on reconfigured Parcels 6 and 7, 350 medium-density residential units on reconfigured Parcels 11, 12, 13, and 14, 225 high-density residential units on reconfigured Parcels 8 and 9, a 2-acre neighborhood park on reconfigured Parcel 10, and associated improvements including residential streets, site driveways, parking lots, on-site walkways, bikeways, an open-space overlook to Miner's Ravine, and emergency vehicle access routes. Additionally, the applicant requests approval to modify the approved Stone Point Master Tree Permit for the removal of an additional 9 native oak trees totaling 145 inches Diameter at Breast Height (DBH), and encroach within the protected zone radius (PZR) of 40 additional native oak trees.

Project Title/Name: Stone Point

Location/Assessor's Parcel Numbers (APNs): 1445 Eureka Road – APN's 048-460-014-000, 048-460-015-000, 048-460-016-000, 048-460-017-000, 048-460-018-000, 048-460-019-000,

048-460-020-000, 048-460-021-000, and 048-460-022-000 **Project Applicant:** Marcus J. Lo Duca, Sandberg & Lo Duca **Project Owner:** Richland Roseville Limited Partnership

Current Zoning: PD 178 (Planned Development for Research Office Park)

Project Planner: Vance Jones, Project Planner

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15063, an Initial Study has been prepared. Based on the information in the Initial Study, on January 25, 2005, the Planning Director determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. A Mitigated Negative Declaration has been prepared, pursuant to CEQA Guidelines Article 6. The Mitigated Negative Declaration is subject to a 30-day public review period and is available at the City of Roseville Planning Department, 311 Vernon Street, Roseville, CA. Comments on the Mitigated Negative Declaration must be submitted in writing to the Roseville Planning Department by 5:00 PM on February 24, 2005. At this meeting, the Approving Authority may adopt the Mitigated Negative Declaration.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Project Planner, City Planning Department, 311 Vernon Street, Roseville, CA 95678. If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.**

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 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 Department at, or prior to the Public Hearing.

PAUL RICHARDSON

Planning Director

Dated: January 25, 2005 Publish: January 29, 2005