

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **December 8, 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 applications for a **TENTATIVE SUBDIVISION MAP, TREE PERMIT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, & REZONE – 3850 MINER'S RAVINE DRIVE – STONERIDGE SPECIFIC PLAN (SRSP) PARCELS 51-57 (FILE #S SUBD-04-14, TP 04-27, GPA-000012, SPA-000009, DA-000012, & RZ-000019)**

Nature of request: The applicant requests approval of the entitlements below.

Tentative Subdivision Map to subdivide 74.6 acres into 330 residential lots, 5.8 acres Open Space (OS), and 9.0 acres Parks and Recreation (PR).

Tree Permit to allow removal of 275 native oak trees with encroachment of others.

General Plan Amendment to amend the City of Roseville General Plan Land Use Map by changing the land use designations of Parcels 51 – 57 to decrease Low Density Residential (LDR) by 4.2 acres and Medium Density Residential (MDR) by 0.4 acres, and to increase the amount of Open Space (OS) by 3.5 acres and Parks and Recreation (PR) by 1.3 acres.

Specific Plan Amendment to amend the Stoneridge Specific Plan to reflect the revised Land Use Designations and reallocation of residential units within Parcels 51 - 57, and to revise the development standards of Parcel 54.

Development Agreement Amendment to modify the Stoneridge Specific Plan Development Agreement to reflect the changes to the Specific Plan, and modify the obligations of the landowner and City regarding the extension of the Miner's Ravine bike trail to Sierra College Boulevard.

Rezone to change the current zoning designations of:

- Parcels 51, 55, and 57 from their current designation of Single Family Residential (R1) to Small Lot Residential with Design Standards (RS/DS);
- Parcel 58 from its current designation of RS/DS to R1; and
- Portions of parcels designated for residential development to Open Space (OS) and Parks (PR), increasing OS by 3.5 acres and PR by 1.3 acres; and
- To revise the Residential Design Guidelines for the Parcel 54 Planned Development (PD).

Project Title/Name: Stoneridge Specific Plan (SRSP), Parcels 51-57, Stoneridge East Village 4A

Location/Assessor's Parcel Numbers (APN): 455-010-024, -025, -026, -027, -028, -029, -030, -031, -042, -049 and -050

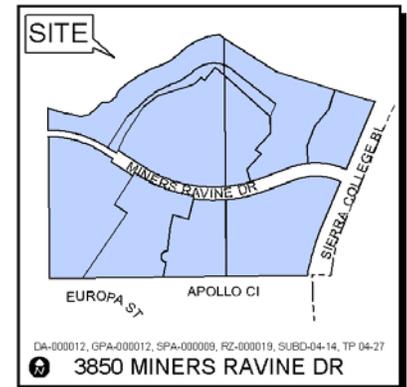
Property Owner/Applicant: Elliott Homes, Inc., Price Walker

Current Zoning: Single Family Residential (R1), Residential Small Lot/Design Standards (RS/DS), Planned Development (PD), Open Space (OS), and Parks and Recreation (PR)

Project Planner: Eileen Bruggeman, Project Planner

ENVIRONMENTAL DETERMINATION: An Initial Study for the proposed project was prepared, inclusive of the proposed amendment of the Stoneridge Specific Plan (SRSP). It was found that the residential project conforms to the SRSP, and all potentially significant impacts have been adequately analyzed in the Environmental Impact Report prepared and certified earlier for the SRSP (SRSP EIR; SCH 97032058; Certified on March 18, 1998), and have been avoided or mitigated. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15182 and City of Roseville CEQA Implementing Procedures this project is exempt from further environmental review as a residential project pursuant to a Specific Plan for which an Environmental Impact Report (EIR) has been certified.

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 & Redevelopment 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. The Approving Authority will consider all comments.

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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning & Redevelopment

Director

Dated: November 16, 2005

Publish: November 19, 2005

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