

**PUBLIC HEARING NOTICE & NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

NOTICE is hereby given that on **May 9, 2013**, 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 **REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DESIGN REVIEW PERMIT, TREE PERMIT & DEVELOPMENT AGREEMENT - NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (RZ-000060, GPA-000063, SPA-000045, DRP-0000430, TP-000126 & DA-000051)**

Nature of request: The applicant requests approval of entitlements that would allow the construction of a 224 unit apartment complex with associated landscaping, parking lot and lighting improvements. The project will also include a new on-site dial-a-ride transit stop and connections from the project site to the City's regional bicycle and pedestrian trail, which will assist with a reduction in greenhouse gases. Additionally, the project includes a request for the City Council to allocate an additional 13.2 acre feet of water to the project. The requested project entitlements include: A Rezone (RZ) to change the zoning from Business Professional/Special Area – North Central (BP/SA-NC) to Attached Housing/Special Area – North Central (R3/SA-NC); A General Plan Amendment (GPA) to change the land use from Business Professional (BP) to High Density Residential (HDR); A Specific Plan Amendment (SPA) to address the changes in land use and zoning; A Design Review Permit (DRP) for site design, architecture, and landscaping; A Tree Permit (TP) to allow the removal of four protected native oak trees totaling 167 inches and minor encroachment into the protected zone radius of one protected native oak tree; and a Development Agreement (DA) to vest entitlements and define project requirements and responsibilities between the City and the landowner.

Project Title/Name: NCRSP Parcel 46 Pearl Creek Apartments

Location/Assessor's Parcel Number (APN): 1298 Antelope Creek Drive / 015-166-009-000

Project Applicant: Deana Ellis, Grove Communities, LLC.

Property Owner: Tom Wong, Grove Communities, LLC.

Current Zoning: Business Professional/Special Area – North Central (BP/SP-NC)

Project Planner: Tricia Stewart, Associate Planner

ENVIRONMENTAL DETERMINATION: The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that with mitigation measures, there will be no significant environmental impacts. At this meeting, the Approving Authority may adopt the proposed Mitigated Negative Declaration. The Mitigated Negative Declaration will circulate for a 30-day public review period **beginning April 10, 2013 and ending on May 9, 2013**. The Initial Study/Mitigated Negative Declaration is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday).

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: April 8, 2013

Publish: April 12, 2013