

PUBLIC HEARING NOTICE

Notice is hereby given that on **September 25, 2014** at 7 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 **TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 3801 MINERS RAVINE DRIVE – SRSP PARCEL 54 ELLIOT HOMES “VERANDA” – FILE# PL13-0314.**

Request: The applicant requests approval of entitlements for approximately 14.56 acres of land within the Stoneridge Specific Plan area, including: a Design Review Permit for a Residential Subdivision and a Tentative Subdivision Map to create 149 single-family residential lots and 8 common area lots.

Project Title/Name: SRSP Parcel 54 Elliot Homes “Veranda”
Project Address: 3801 Miners Ravine Drive
Owner/Applicant: Price Walker, Elliot Homes, Inc.
Current Zoning: PD/SR (Planned Development/Stoneridge Specific Plan)
Project Planner: Lauren Hocker, Associate Planner

Environmental Determination: This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines as a residential project pursuant to a specific plan for which an EIR has been certified. The Stoneridge Specific Plan EIR was certified on March 18, 1998 (State Clearinghouse #97032058).

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, Planning Division, 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 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.

Chris Burrows
Planning Manager

Dated: September 2, 2014

Publish: September 12, 2014