

## PUBLIC HEARING AND NEGATIVE DECLARATION NOTICE

**NOTICE** is hereby given that on **April 28, 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 **MAJOR PROJECT PERMIT (STAGES 1 AND 2), TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AND TREE PERMIT – 10001 DIAMOND CREEK BOULEVARD (NRSP PARCEL EV-1 – ESKATON VILLAGE) - FILE# MPP 04-03, MPP 04-04, SUBD 04-21, SPA 04-06, DAA 05-03, & TP 04-47.**

**Nature of request:** The applicant requests approval of the following entitlements:

- **Stage 1 and 2 approval of a Major Project Permit (MPP 04-03 & 04-04)** to allow construction of a 222,275 square foot integrated senior care project consisting of independent living (60 units), skilled nursing, memory care, conference center, and fitness center facilities. The project will also include up to 300 single-family residential units, and 26 rental cottages. Stage 1 of the Major Project Permit consists of the review of the preliminary development plan. The preliminary development plan will establish the configuration of the buildings, parking areas and ratios, landscaping and open space locations, rough grading and drainage, vehicular and pedestrian circulation, development phasing, and an environmental document for all three stages. Stage 2 will encompass the review of the final architectural design and landscape treatments;
- **Tentative Subdivision Map (SUBD 04-21)** to subdivide the 52-acre property into 300 residential parcels and nine other parcels for private roadways, common areas, the main lodge, etc;
- **Specific Plan Amendment (SPA 04-06)** to allow single family residential as a permitted use on the property and to allocate 23 additional dwelling units to the property;
- **Development Agreement Amendment (DAA 05-03)** to modify the Eskaton Village Development Agreement to increase the number of permitted dwelling units by 23 and to outline park fee shortfall and future public transit reimbursement obligations.
- **Tree Permit (TP 04-47)** to remove up to four native oak trees (and one additional dead native oak) and encroach into the protected zone radius of several others.

**Project Title/Name:** NRSP Parcel EV-1 – Eskaton Village

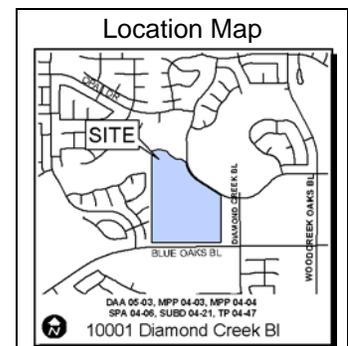
**Location/Assessor's Parcel Number (APN):** 017-114-041 & 042

**Project Applicant:** James Taylor, Lakemont Communities

**Owner:** Todd Murch, Eskaton Properties, Inc.

**Current Zoning:** Community Commercial / Special Area – North Roseville Specific Plan (CC/SA-NR)

**Project Planner:** Michael Isom, Project 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 Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration was circulated for a 20-day public review period that began on April 8, 2005 and ends on April 28, 2005. The Initial Study / Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

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 5, 2005

Publish: April 9, 2005