

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

## **PUBLIC HEARING NOTICE**

**NOTICE** is hereby given that on **February 24**, **2005** at 7:00 p.m., or as soon there after 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 & TREE PERMIT – 7200 SIERRA COLLEGE BOULEVARD – SRSP PARCEL 49**, **STONERIDGE EAST PHASE 4B – FILE #**'s **SUBD 04-15 & TP 04-29**.

**Nature of request:** The applicant requests approval of a Tentative Subdivision Map to subdivide the approximate 25.9-acre site into 99 single-family residential lots, an Open Space lot, and a landscape corridor. The applicant is also requesting a Tree Permit to remove ninety-eight (98) native oak trees, and to encroach within the Protected Zone Radius (PZR) of approximately thirty (30) additional trees due to associated street and pad grading, and storm drain construction.

Project Title/Name: Stoneridge Specific Plan, Parcel 49, Stoneridge East,

Phase 4B

Location: 7200 Sierra College Blvd.

Assessor's Parcel Number (APN): 455-010-021

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

**Current Zoning:** Single Family Residential (R1)

Project Planner: Eileen Bruggeman, Associate Planner



<u>ENVIRONMENTAL DETERMINATION:</u> Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15182 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 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: February 1, 2005 Publish: February 5, 2005