

DATE: December 17, 2020
FROM: Kinarik Shallow, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A MINOR MODIFICATION TO A TENTATIVE SUBDIVISION MAP AND AN ADMINISTRATIVE PERMIT

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Minor Modification to a Tentative Subdivision Map and Administrative Permit application have been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues Administrative Permits for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Kinarik Shallow, by phone at (916) 746-1309 or e-mail at kshallow@roseville.ca.us. All requests for a public hearing must be in writing (to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

Project Description

Project Applicant: Ryan Biziewski, JMC Homes
Owner: Rod Yamanaka, Mourier Investments LLC
Date Filed: September 8, 2020

Project Name and File #: SVSP PCL JM-21 – Minor Map Modification; File #PL20-0191

Project Address: 4250 Upland Drive

Request: The applicant requests a minor tentative map modification to modify Parcel JM-21 in the Sierra Vista Specific Plan from the approved 95-lot Low Density Residential (LDR) subdivision to an 80-lot LDR subdivision. The map was originally approved under File #PL17-0204. An Administrative Permit for a Unit Transfer is also requested to transfer 3 units from Parcel FD-10 and 12 units to Parcel JM-30.

Environmental Determination: This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines as a residential project consistent with a Specific Plan for which an Environmental Impact Report (EIR) has been certified. The project is consistent with the Sierra Vista Specific Plan (SVSP) EIR (SCH #2008032115, certified on May 5, 2010) and the 2nd Addendum to the SVSP EIR. No additional environmental analysis is required.

LAST DAY TO REQUEST A PUBLIC HEARING: December 28, 2020 by 5 p.m.

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.

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