

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **February 25, 2021 at 6:30 pm**, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing for the purpose of considering the below project. The Public Hearing may be held in the **City Council Chambers located at 311 Vernon Street, Roseville, CA**, or the Planning Commissioners may **teleconference** pursuant to **Executive Order N-29-20**. The location of the hearing will be published in the posted agenda, which can be found on the City website: <https://www.roseville.ca.us/cms/One.aspx?siteId=7964922&pageId=8649794>. Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. If the hearing is held via teleconference, members of the public may offer public comment during the public hearing by the following means: Dial in Phone Number: 916-774-5353. If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

**Request:** The proposed project will create 613 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 613 single-family lots on parcels FD-08, FD-10, FD-21 & FD-23, Design Review for Residential Subdivision for FD-10, FD-21, and FD-23 to establish unit designs and modify development standards, and a Major Grading Plan to allow rough grading for Parcel FD-10. Lastly, a Development Agreement Amendment is included to reflect the land use changes and unit transfers, revise development obligations with respect to groundwater and recycled water facilities, and to clarify evaluation of water conservation goals.

**Project Title and File #:** SVSP PCL FD-08, FD-10, FD-21, FD-23 – JMC TM#3; File #PL20-0119

**Project Address:** 2150 Vista Grande Boulevard

**Project Owner:** Steve Schnable, Mourier Investments LLC

**Project Applicant:** David Cobbs, Baker Williams Engineering Group

**Project Planner:** Kinarik Shallow, Associate Planner

**Environmental Determination:** Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Planning Commission will consider the Addendum prior to taking action on this project.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 746-1309, e-mail at [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us), or in writing to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. 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.

Greg Bitter  
Planning Manager

Dated: February 4, 2021

Publish: February 12, 2021