

PUBLIC HEARING NOTICE

Notice is hereby given that on **April 8, 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 calling the 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 applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 287 single-family homes in the Sierra West subdivision (Parcel KT-21A, KT-21B of the Sierra Vista Specific Plan). For the 3,600-square-foot lots (45 x 80 ft.), there are four (4) plan types, ranging in size from 1,774 to 2,190 square feet. For the 4,000-square-foot lots (50 x 80 ft.), there are three (3) plan types, ranging in size from 2,307 to 2,704 square feet.

Project Title and File #: SVSP PCL KT-21A & 21B – Sierra West DRRS, PL20-0241

Project Address: 2521 Vista Grande Bl., Roseville, CA 95747

Project Owner: Sierra Vista Communities, LLC.

Project Applicant: Rachel Corona, Lennar Homes

Project Planner: Anna Quan, Assistant Planner

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The Sierra Vista Specific Plan EIR (SCH# 2008032115) was certified by the City of Roseville on May 5, 2010.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5279, e-mail at AYQuan@roseville.ca.us, or in writing to Anna Quan, 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

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