

PUBLIC HEARING NOTICE

Notice is hereby given that on **April 28, 2022 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 at **the City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering an application for the below project.

Request: The proposed project will create 516 single-family residential lots within the Sierra Vista Specific Plan (SVSP) for a subdivision known as JMC Tentative Map #4, as well as reconfigure land use and zoning designations throughout the SVSP. The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. The project also includes a Specific Plan Amendment to reflect the General Plan land use changes, remove the Mixed-Use overlay from Parcel FD-41, reallocate the affordable unit allocation of 34 middle-income purchase units from CO-20 and four (4) middle-income purchase units on DF-20 to new Parcel FD-32B, and to transfer units among several large lot parcels within the SVSP. A Rezone is requested to align zoning designations with the revised parcels and land use designations. The project also includes Amendments to several Development Agreements, including the Fifth Amendment to the Federico Development Agreement, Second Amendment to the Conley Development Agreement, and the Second Amendment of the DF Properties Development Agreement to reflect the project changes and reallocation of affordable units. Several additional entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.

Project Title/Name and File #: SVSP JMC Tentative Map #4, File # PL21-0223

Project Address: 3801 Santucci Bl.

Owner: Ryan Biziewski, Mourier Investments LLC

Applicant: David Cobbs, Baker Williams Engineering

Project Planner: Shelby Maples, 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) 746-1347, e-mail at smaples@roseville.ca.us, or in writing to Shelby Maples, 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: April 5, 2022

Publish: April 16, 2022