

PUBLIC HEARING NOTICE

Notice is hereby given that on **July 14, 2022 at 6:30 p.m.**, 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 the below project.

Request: The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to modify the development standards for the subdivision and establish unit designs for 44 single-family homes in the Torrente Phase 3 subdivision of the Sierra Vista Specific Plan. The homes will consist of two (2) plan types with three (3) elevations each (i.e., Spanish or Monterey, Farmhouse, & Prairie).

Project Title and File #: SVSP PCL CG-20 – Torrente in Sierra Vista; File # PL22-0125

Project Address: 4178 Market Street

Property Owner: Anthem United Torrente Homes LP

Project Applicant: Matt Gustus, Anthem Properties

Project Planner: Escarlet Mar, Associate 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 10, 2010. As such, no additional environmental document is required.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5247, e-mail at emar@roseville.ca.us, or in writing to Escarlet Mar, 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: June 23, 2022

Publish: July 2, 2022