

PUBLIC HEARING NOTICE

Notice is hereby given that on **February 9, 2023 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 a Tentative Parcel Map to subdivide West Roseville Specific Plan Parcel F-22 into two parcels, F-22A and F-22B. Parcel F-22A will have a unit allocation of 82 units and Parcel F-22B will have a unit allocation of 162 units. No changes to the overall WRSP unit count will be made. A Specific Plan Amendment and Development Agreement Amendment are requested to reallocate affordable housing units among the subject parcels. Lastly, a Tree Permit is requested to allow removal of one 68" valley oak tree on site to accommodate future development.

Project Title and File #: WRSP PCL F-22 – Parcel Map and Unit Transfer; File #PL22-0304

Project Address: 5251 Fiddymont Road

Property Owner: West Roseville Development Company Inc.

Project Applicant: Kris Steward, Plan Steward, Inc.

Project Planner: Kinarik Shallow, Associate Planner

Environmental Determination: The proposed project is statutorily exempt from environmental review pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, as a residential project pursuant to a Specific Plan. A project is eligible for this exemption if the public agency has prepared an EIR on a specific plan after January 1, 1980, and the criteria to require a subsequent or supplemental EIR are not met. The EIR for the West Roseville Specific Plan (SCH #2002082057) was certified by the City Council on February 4, 2004. No significant changes to the site or new, potentially significant impacts have been identified that would require the preparation of a subsequent or supplemental EIR, and the proposed project is consistent with the previously completed analysis.

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, 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: January 18, 2023

Publish: January 28, 2023