

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **February 23, 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 Subdivision Map to allow the merging and resubdivision of five (5) parcels, totaling approximately 19.50 acres, into one (1) parcel.

**Project Title and File #:** NCRSP PCL 42A – Shea Properties Subdivision Map; File #PL23-0019

**Project Address:** 580 Gibson Drive

**Property Owner:** Shea Properties

**Project Applicant:** Patrick Longtin, TLA Engineering and Planning

**Project Planner:** Escarlet Mar, Associate Planner

**Environmental Determination:** Consistent with CEQA Guidelines Section 15164, an Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020), inclusive of the 2021 Housing Element Addendum, has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted or certified prior environmental document adequate to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The proposed project is within the scope of the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review 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, email at [emar@roseville.ca.us](mailto: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: February 2, 2023

Publish: February 10, 2023