

DATE: December 12, 2023
FROM: Kinarik Shallow, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A MODIFICATION TO A DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Modification to a Design Review Permit for Residential Subdivision (DRRS) application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative permits for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Kinarik Shallow, by phone at (916) 746-1348 or e-mail at kshallow@roseville.ca.us. All requests for a public hearing must be in writing (to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

Project Description

Applicant: Aaron Serrano, JMC Homes

Property Owner: SV 218, LLC

Date Filed: November 22, 2023

File/Project Number: PL23-0347

Project Name, Address, & Location: SVSP PCL DF-20 – Home Plan 1203 & 1405, 1601 Vista Grande Bl

Request: The applicant requests a Design Review for Residential Subdivision Modification to allow two additional single-story home plans (Plan 1203 and Plan 1405) with three elevations for each plan. Previous modification was under file #PL22-0140.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15182, Projects Pursuant to a Specific Plan, and Section 303 of the City of Roseville CEQA Implementing Procedures. The project is consistent with the Sierra Vista Specific Plan (SVSP) and the SVSP Environmental Impact Report, certified on May 5, 2010.

LAST DAY TO REQUEST A PUBLIC HEARING: December 22, 2023 by 5 p.m.

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.

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