

PUBLIC HEARING NOTICE

Notice is hereby given that on **June 10, 2021 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 the below project.

Request: The applicant requests approval of a Tentative Subdivision Map to create 115 LDR lots on SVSP Parcel CG-1 and 44 MDR lots on SVSP Parcel CG-20 along with all necessary frontage and open space improvements. A Development Agreement Amendment is also requested to transfer 20 middle-income for purchase housing units from SVSP Parcel CG-20 to SVSP Parcels CG-30 and CG-31. The units will be transferred in the form of 10 very-low income and 10 low-income rental units.

Project Title/Name and File #: SVSP PCL CG-1 and CG-20 – Tentative Subdivision Map, File# PL20-0248

Project Address: 5800 Market Street

Owner: John J. Guerra Jr. Trustee

Applicant: Nicholas Brown, JHM Weiss Inc.

Project Planner: Charity Gold, Associate Planner, (916) 774-5247

Environmental Determination: The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, Residential Projects Pursuant to a Specific Plan, which exempts residential projects that are consistent with a Specific Plan for which an environmental document was certified, and Section 303 the City of Roseville CEQA Implementing Procedures. The Sierra Vista Specific Plan EIR (SCH# 2008032115) was certified by the City of Roseville on May 5, 2010.

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 cgold@roseville.ca.us, or in writing to Charity Gold, 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: May 19, 2021

Publish: May 28, 2021