

PUBLIC HEARING NOTICE

Notice is hereby given that on **August 26, 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. Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment in-person or via the telephone at 916-774-5353.

Request: The proposed project will create 294 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-2 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 294 single-family lots on parcels FD-2, FD-5, and FD-9, and a Major Grading Plan to allow rough grading for parcels FD-40, FD-64, and FD-63. Lastly, a Development Agreement Amendment is included to reflect the land use changes and unit transfers.

Project Title/Name and File #: SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – Solaire Phase 6, File# PL21-0111

Project Address: 1260 Westbrook Blvd.

Owner: Ryan O'Keefe, Solaire Community Builders LLC

Applicant: Eric Crow, MacKay & Soms

Project Planner: Sean Morales, Assistant Planner, (916) 774-5282

Environmental Determination: Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Planning Commission will consider the Addendum prior to taking action on this project.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5282, e-mail at smorales@roseville.ca.us, or in writing to Sean Morales, 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: August 4, 2021

Publish: August 13, 2021