

**DATE:** 9/27/2021  
**FROM:** Escarlet Mar, Associate Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE A DESIGN REVIEW PERMIT MODIFICATION**

Dear Roseville Property Owner and Interested Individuals:

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

The City issues Design Review Permit Modification 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, Escarlet Mar, by phone at (916) 774-5247 or e-mail at [Emar@roseville.ca.us](mailto:Emar@roseville.ca.us). All requests for a public hearing must be in writing (to Escarlet Mar, 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:** Joel Schlauch, Comstock Johnson Architects, Inc.

**Owner:** John Adams Academies Inc.

**Date Filed:** 8/31/2021

**Project Name and File #:** INFILL PCL 241 – John Adams Wall, PL21-0277

**Project Address:** 1 Sierragate Plaza

**Request:** The project request is for a Design Review Permit Modification to construct a 730' long x 12' high soundwall on the eastern portion of the subject property. The purpose of the construction of the soundwall would be to protect the students and staff of the John Adams Academy. The project site is bounded by Highway 80 to the east, open space to the north, multi-family residential to the west, and business professional uses to the south.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines 15304, Minor Alterations to Land and Guidelines 15311, Accessory Structures of the City of Roseville CEQA Implementing Procedures.

**LAST DAY TO REQUEST A PUBLIC HEARING: October 7, 2021 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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