

PUBLIC HEARING NOTICE

Notice is hereby given that on **January 19, 2022 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the **City Council** 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 projects.

File #PL21-0162 Request: This project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

File #PL21-0161 Request: This project will allow the construction of 63 single-family homes on SVSP Parcel WB-41. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). A Second Amendment to the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City.

Project Titles/File #s: INFILL PCL 3 & 100 – Sierra View Subdivision Map (File #PL21-0162) / SVSP PCL WB-41 – Rezone (File #PL21-0161)

Project Locations: File #PL21-0162 located at 360 Diamond Oaks Road /
File #PL21-0161 located at 3301 Pleasant Grove Boulevard

Project Owners: File #PL21-0162 - SVLC 23, LLC / File #PL21-0161 - Westpark SV 400, LLC

Project Applicant: John Tallman, WP Sierra View, LLC & Westpark SV 400, LLC

Project Planner: Kinarik Shallow, Associate Planner

Environmental Determination: The City of Roseville, acting as Lead Agency, prepared a combined Initial Study/Mitigated Negative Declaration (IS/MND) and Addendum to the Sierra Vista Specific Plan EIR (SCH #2021110118) to evaluate the environmental effects of the project. The City Council will consider this IS/MND and Addendum before taking action on the proposed project.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 746-1309, e-mail at kshallow@roseville.ca.us, or in writing to Kinarik Shallow, 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.

The **City Council's** action on the project is final. If you challenge the action of the **City Council** 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 City Clerk at, or prior to the Public Hearing.

ROSEVILLE CITY COUNCIL
Sonia Orozco, CMC City Clerk

Dated: December 22, 2021

Publish: January 7, 2022