

DATE: September 19, 2023
FROM: Eric Singer, 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 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 eleven days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Eric Singer, by phone at (916) 774-5536 or e-mail at ejsinger@roseville.ca.us. All requests for a public hearing must be in writing (to Eric Singer, 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: John Mourier Construction Inc.

Date Filed: August 15, 2023

File/Project Number: PL23-0241

Project Name, Address & Location: SVSP PCL FD-6 - Sierra Vista DRRS Mod; 3421 Market St

Request: The project is a request for a Design Review Permit for Residential Subdivision Modification for Sierra Vista Parcel FD-6, which consists of 95 LDR lots. There will be six (6) total plans, five (5) single-story plans and one (1) ADU plan. These are in lieu of the plans that were originally approved for FD-6 (#PL17-0204).

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan", and Section 303 of the City of Roseville CEQA Implementing Procedures. The project involves a Modification to a DRRS application, which would conform to the approved Sierra Vista Specific Plan.

LAST DAY TO REQUEST A PUBLIC HEARING: September 30, 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 Manager 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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