

PUBLIC HEARING NOTICE

Notice is hereby given that on **December 12, 2013** at 7:00 p.m., 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 an application for a **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, & TENTATIVE SUBDIVISION MAPS – 6810 FIDDYMENT ROAD – SVSP JMC MAPS - FILE# 2012PL-038; PROJECT # GPA-000064, SPA-000046, RZ-000061, DRP-000449, SUB-000157, SUB-000158.**

Request: The applicant requests approval of entitlements for approximately 254.8 acres of land within the Sierra Vista Specific Plan area. The requested project entitlements include: 1) a Specific Plan Amendment to increase Lot JM-30 (HDR) from 6.1 acres to 7.6 acres and increase the allocated high density residential units from 138 to 159, decrease Lot JM-41 (CC) from 15.0 acres to 13.5 acres, increase Lot JM-83 (OS) from 6.2 acres to 6.3 acres, increase the number of units in Lot JM-02 from 148 to 187 units, and modify the boundaries of Lot JM-51 and Lot JM-52 (park sites); 2) a General Plan Amendment to modify the map to reflect changes to the boundaries of Lots JM-30, JM-41, JM-83, JM-51 and JM-52; 3) a Rezone to modify the zoning boundaries on Lots JM-30, JM-41, JM-83, JM-51 and JM-52; 4) a Design Review Permit of Residential Subdivision to establish design standards for the Medium Density Residential Villages JM-20 and JM-21; 5) a Tentative Subdivision Map to subdivide 254.8 acres into 35 large lots; and 6) a Tentative Subdivision Map to create 1,020 single-family lots within six villages.

Project Title/Name: SVSP JMC Maps

Project Address: 6810 Fiddymment Road

Applicant: Steve Schnable, John Mourier Construction

Owner: Mourier Investments, LLC

Project Planner: Gina McColl, Associate Planner

Environmental Determination: Development of the SVSP JMC Maps project was previously evaluated in the Sierra Vista Specific Plan EIR certified by the City Council on May 2, 2010 (SCH#2008032115) and identified in the associated Sierra Vista Specific Plan. The project involves minor adjustments to the adopted land use plan within the same project footprint therefore, construction of the SVSP JMC Maps project is found to be within the scope of the project covered by the Sierra Vista Specific Plan Final EIR and is exempt from CEQA pursuant to Section 15182. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including residential subdivisions. Because the project is consistent with the Sierra Vista Specific Plan Final EIR and Specific Plan, no new effects are expected to occur and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented during the design and construction of the SVSP JMC Maps. As such, no additional environmental documentation is required.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Project Planner, City Planning Division, 311 Vernon Street, Roseville, CA 95678.** If the matter is continued for any reason to a later date, written 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 **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 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.

CHRIS BURROWS
Planning Manager