NOTICE OF PUBLIC HEARING

Notice is hereby given that on April 14, 2011 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 PHASED LARGE LOT TENTATIVE MAP - SIERRA VISTA SPECIFIC PLAN - 6810 FIDDYMENT ROAD - FILE #2007PL-044; PROJECT #SUB-000145.

Request: The applicant requests approval of a Phased Large Lot Tentative Map to subdivide the Sierra Vista Specific Plan property into 162 large lots conforming to the land use plan

adopted May 5, 2010.

Project Title/Name: Sierra Vista Specific PlanProject Address/APN: 6810 Fiddyment Rd.,Owner/Applicant: Sierra Vista Owners Group

Current Zoning: F-B-X 80 ac minimum & F-B-X 20 ac minimum

(County Zoning)

Dated: March 23, 2011

Project Planner: Steve Lindbeck, Project Planner

Environmental Determination: Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines this project is exempt as a project consistent with the Sierra Vista Specific Plan EIR certified by the City of Roseville on May 5, 2010 (SCH#2008032115). The SVSP EIR provides project level environmental analyses of community infrastructure and facilities such as arterial roads and utilities, and for the grading to prepare the site for development.

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, Planning & Redevelopment Department, 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 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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON

Planning & Redevelopment Director

SITE

Baseline Rd.

2007PL-044 6810 FIDDYMENT ROAD

Publish: March 26, 2011