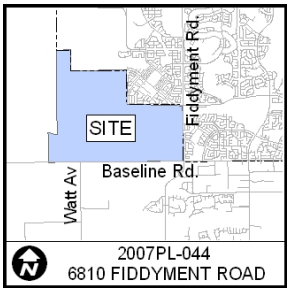
NOTICE OF PUBLIC HEARING & AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that on **December 10, 2009** 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 an ***ANNEXATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONING ORDINANCE AMENDMENT AND DEVELOPMENT AGREEMENT – SIERRA VISTA SPECIFIC PLAN – 6810 FIDDYMENT ROAD – FILE #2007PL-044 (ANN-000002, GPA-000034, SPA-00024, RZ-000037 & DA-000029)***. The Planning Commission will also consider the project at the following scheduled public meetings: **January 14, 2010 and January 28, 2010**, or soon thereafter as the matter may be heard.

Request: The applicant requests approval of an amendment to the City's Sphere of Influence boundary of approximately 373 acres and an Annexation of approximately 2,064 acres of vacant land generally located west of Fiddyment Rd. and north of Baseline Rd. The applicant also requests a General Plan Amendment and adoption of a new Specific Plan to establish residential, commercial, parks, open space, and public land use designations, a Zoning Ordinance Amendment to establish development standards for each parcel and to amend the City's RS Development Standards. Also requested are Development Agreements between the City and each of the six property owners to provide the infrastructure needed to support the proposed development.



Project Title/Name: Sierra Vista Specific Plan
Project Address: 6810 Fiddyment Rd.,
APN: 017-150-001, 017-150-002, 017-150-008, 017-150-009, 017-150-011, 017-150-012, 017-150-019, 017-150-020, 017-150-023, 017-150-024, 017-150-025, 017-150-026, 017-150-027, 017-150-029, 017-150-030, 017-150-032, 017-150-033, 017-150-034, 017-150-035, 017-150-036, 017-150-039 & 017-150-069
Owner/Applicant: Sierra Vista Landowner Group
Current Zoning: F-B-X 80 ac minimum & F-B-X 20 ac minimum (County Zoning)

Environmental Determination: The Planning & Redevelopment Director has determined that the above project could have a significant effect on the environment; accordingly, a Draft Environmental Impact Report (DEIR) has been prepared to analyze potential impacts. At this meeting, the Planning Commission will review and comment on the DEIR for purposes of forwarding a recommendation to the City Council. The DEIR is available for public review beginning on **November 10, 2009 and ending on January 7, 2010**. The DEIR may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA, and online at www.roseville.ca.us/SierraVista

Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Kathy Pease, Planning & Redevelopment Department, 311 Vernon Street, Roseville, CA 95678.**

PAUL RICHARDSON
Planning & Redevelopment Director

Dated: November 5, 2009
Publish: November 21, 2009