

PUBLIC HEARING NOTICE

Notice is hereby given that on **February 28, 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 **TENTATIVE SUBDIVISION MAP – 3000 BLUE OAKS BL. – CREEKVIEW PHASED LARGE LOT MAP – FILE# 2007PL-059 (SUB-000150)**.

Request: The applicant proposes to subdivide approximately 500 acres into 53 large lots to match the Creekview Specific Plan Land Use Map. The property is currently in the process of being annexed to the City.

Project Title/Name: Creekview Phased Large Lot Map

Project Address: 3000 Blue Oaks Bl.

Applicant: Granite Bay Development II

Current Zoning: F-B-X, 80 acre minimum (Placer County)

Project Planner: Steve Lindbeck, Project Planner

Environmental Determination: This project is consistent with the Environmental Impact Report certified on September 19, 2012 for the Creekview Specific Plan (SCH #2008032017). No further environmental review 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, **Planning 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 Department at, or prior to the Public Hearing.

PAUL RICHARDSON

Planning Director

Dated: February 4, 2013

Publish: February 8, 2013