

PUBLIC HEARING NOTICE

Notice is hereby given that on **April 25, 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 & ADMINISTRATIVE PERMIT – 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE# 2011PL-043; Project #SUB-000168 & AP-000442.**

Request: The applicant proposes to 1) subdivide approximately 400 acres into 40 large lots to match the Sierra Vista Specific Plan (SVSP) Land Use Map as modified by the Westbrook Amendment to the SVSP and 2) make a minor revision to the SVSP by dividing two Low Density Residential (LDR) large lots into four LDR large lots with no increase to the number of dwelling units.

Project Title/Name: SVSP Westbrook Large Lot Tentative Map

Project Address: 2801 Pleasant Grove Boulevard

Owner: Westpark SV 400, Jeff Jones

Applicant: Westpark Associates, John Tallman

Current Zoning: Various Residential, Commercial, & Public Zoning Designations

Project Planner: Ron Miller, Associate Planner

Environmental Determination: This project is consistent with the Environmental Impact Report certified on May 5, 2010 for the Sierra Vista Specific Plan (SCH #2008032115) and the Mitigated Negative Declaration adopted on June 6, 2012 for the Westbrook Amendment to the Sierra Vista Specific Plan. 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: April 1, 2013

Publish: April 5, 2013