

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **June 13, 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 **DEVELOPMENT AGREEMENT AMENDMENT - WRSP PHASE 3 & 4 DEVELOPMENT AGREEMENT AMENDMENT- 2300 WESTBROOK BOULEVARD – FILE# 2013PL-022, DA-000056 & DA-00057**

Nature of request: The applicants request approval to amend their respective Development Agreements relative to the West Roseville Specific Plan (WRSP). The proposed modifications to the Agreements would provide for a fee to be paid at the time of the issuance of a building permit for Phases 3 & 4 of Westpark and Phases 2 & 3 of Fiddyment Ranch to fund construction for the off-site portions of Blue Oaks Boulevard and Westpark Drive.

Project Title/Name: WRSP Phase 3 & 4 Development Agreement Amendment

Location/Assessor's Parcel Number (APN): 2300 Westbrook Boulevard / 492-010-002, 492-010-003, 492-010-004, 492-010-005, 492-010-015, 492-010-020, 492-010-021, 492-010-031, 492-010-033, & 496-020-013.

Project Applicants: West Roseville, LLC, John Tallman and Bayless & Hicks, Stephen Hicks

Property Owners: West Roseville, LLC, Jeff Jones and ATC Realty One, LLC, Stephen Miller

Current Zoning: R1/DS, RS/DS, LDR, P/QP, OS, M1/SA, M2/SA

Project Planner: Ron Miller, Associate Planner

Environmental Determination: The Planning Director has determined that the proposed Development Agreement Amendment is substantially consistent with the conclusions identified in the West Roseville Specific Plan (WRSP) FEIR certified by City Council on January 9, 2004 (SCH#2002082057). An Addendum to the WRSP FEIR has been prepared for consideration by the Planning Commission before taking action on the project.

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 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 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: May 20, 2013

Publish: May 31, 2013