

PUBLIC HEARING NOTICE

Notice is hereby given that on **February 13, 2014** 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 **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP AND MAJOR GRADING PLAN – 2801 PLEASANT GROVE BL. – WESTBROOK PHASE 1 TENTATIVE SUBDIVISION MAP – FILE# PL13-0108.**

Request: The applicant requests approval of entitlements for approximately 117.5 acres of land within the Sierra Vista Specific Plan area. The requested project entitlements include: 1) a General Plan Amendment to modify the City's adopted Land Use Map to reflect changes to the boundaries of Lots WB-5, WB-6, WB-7, WB-23, WB-24 and WB-51; 2) a Specific Plan Amendment to adjust the Sierra Vista large lot parcel boundaries of the lots and adjust the allocated units for parcels WB-5, WB-6, WB-7, WB-23, and WB-24; 3) a Rezone to modify the zoning boundaries on the lots; 4) a Tentative Subdivision Map to create 568 single-family lots within seven villages; and 5) a Major Grading Plan to rough grade the entire Westbrook property for future development.

Project Title: Westbrook Phase 1 Tentative Subdivision Map

Project Address: 2801 Pleasant Grove Bl.

Applicant: Ryan O'Keefe, Westpark Communities

Property Owner: Jeff Jones, Westpark Communities

Project Planner: Derek Ogden, Associate Planner

Environmental Determination: Development of the Westbrook Phase 1 Tentative Subdivision Map project was previously evaluated in the Sierra Vista Specific Plan EIR certified by the City Council on May 2, 2010 (SCH#2008032115) and identified in the associated Sierra Vista Specific Plan. The project involves minor adjustments to the adopted land use plan within the same project footprint. Therefore, construction of the project is found to be within the scope of the Sierra Vista Specific Plan Final EIR and is exempt from CEQA pursuant to Section 15182. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including residential subdivisions. Because the project is consistent with the Sierra Vista Specific Plan Final EIR and Specific Plan, no new effects are expected to occur and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented during the design and construction of the Westbrook Phase 1 Tentative Subdivision Map. As such, no additional environmental documentation 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 Division, 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 Division at, or prior to the Public Hearing.

CHRIS BURROWS
Planning Manager

Dated: January 20, 2014

Publish: January 24, 2014