

PUBLIC HEARING NOTICE

Notice is hereby given that on **October 23, 2014** at 7 pm, 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, DEVELOPMENT AGREEMENT AMENDMENT, AND EASEMENT ABANDONMENT – 4073 SONATA WAY – WESTPARK VILLAGE 13B, LOT B WELL SITE – FILE# PL14-0435.**

Request: The applicant proposes to amend the West Roseville Specific Plan to develop one single-family home as a substitute for constructing a public water well on the subject parcel. This request requires amending the subject parcels land use and zoning designations, amending the Development Agreement to specify the payment of fees in-lieu of constructing a public water well, and abandonment of the Irrevocable Offer of Dedication recorded on the parcel.

Project Title/Name: Westpark Village 13B, Lot B Well Site

Project Address: 4073 Sonata Way

Owner/Applicant: Leo Pantoja, KB HOME Sacramento

Current Zoning: RS/DS

Project Planner: Lauren Hocker, Associate Planner

Environmental Determination: The project is exempt from the California Environmental Quality Act pursuant to Section 15162 and Section 15061(b) of the CEQA Guidelines.

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: September 29, 2014

Publish: October 3, 2014