

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **January 28, 2016** 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 **SPECIFIC PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION AND TREE PERMIT – 3000 WESTBROOK BOULEVARD – CREEKVIEW SPECIFIC PLAN TENTATIVE SUBDIVISION MAP – FILE# PL14-0522.**

**Request:** The applicant requests approval of a Specific Plan Amendment to transfer 68 residential units between 23 Creekview Specific Plan large lot parcels resulting in unit adjustment in excess of 20% on Parcels C25 & C26, a Tentative Subdivision Map to accommodate minor acreage adjustments to the specific plan large lots and create 856 single-family lots and eight (8) open space/paseo lots over 15 large lot parcels, a Design Review for Residential Subdivision to approve conceptual home plans and a Tree Permit to remove 73 trees to accommodate development of the proposed subdivisions.

**Project Title/Name:** CSP Subdivision Map, Villages C1 – C13, C20 – C30, C40 – C42, C50 – C54, C60 – C63, C70, C71, C80 – C84, C90, & C100

**Project Address:** 3000 Westbrook Drive

**Owner/Applicant:** David Ragland, Granite Bay Development

**Current Zoning:** R1/DS, RS/DS, MDR

**Project Planner:** Wayne Wiley, Associate Planner

**Environmental Determination:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

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.

Greg Bitter  
Planning Manager

Dated: January 11, 2016

Publish: January 15, 2016