

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **March 2, 2016** at 7:00 p.m., or as soon thereafter as the matter may be heard, the **City Council** 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 – 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 including unit transfers in excess of 20% for two Medium Density Residential parcels and transfer of 27 units from Low Density Residential (LDR) and Medium Density Residential (MDR) parcels to High Density Residential (HDR) parcels.

Project Title/Name: CSP Subdivision Map, Villages C-1 – C-13, C-20, C-22, C-24 – C-26, C-28 – C-30, C-40 & C-41
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, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the CSP on September 4, 2012 (State Clearinghouse Number 2002082057) and a Final Subsequent Environmental Impact Report was certified for the project area on April 16, 2014 (State Clearinghouse Number 2010082075), and none of the conditions exist which would make the exemption inapplicable. City staff determined that the adopted infrastructure and financing plans are sufficient to support the Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Mitigation adopted as part of the CSP FEIR and the Final Subsequent EIR will apply to the proposed Project.

If you challenge the decision 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 City Clerk at, or prior to the Public Hearing.

ROSEVILLE CITY COUNCIL
Sonia Orozco, CMC City Clerk

Dated: February 11, 2016
Publish: February 19, 2016