

## **PUBLIC HEARING NOTICE**

**Notice** is hereby given that on **April 20, 2016 at 7 pm**, 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 **GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASES 2 & 3 – PL13-0318.**

**Request:** The entitlements include: 1) General Plan amendment to change the land use designations from approximately 63.8 acres of Low Density Residential (LDR), 57.7 acres of Medium Density Residential (MDR), 27.5 acres of High Density Residential (HDR) and 42.7 acres of Community Commercial (CC) to approximately 107.6 acres of LDR, 34.6 acres of MDR, 24.1 acres of HDR and 24.5 acres of CC; 2) Development Agreement Amendments for the Westbrook and Westpark Development Agreements; 3) Amendments to the both the Sierra Vista Specific Plan and the West Roseville Specific Plan; 4) a rezone of the property consistent with the land use changes; 5) Large Lot Tentative Map to create 41 Large Lot Parcels; and 6) Small Lot Tentative Map to create 582 single family lots, including 493 age restricted lots.

**Project Title/Name:** Westbrook Phases 2 & 3  
**Project Address:** 3200 Pleasant Grove Boulevard  
**Owner:** Jeff Jones, Westpark S.V. 400, LLC  
**Applicant:** Ryan O'Keefe, Westpark Communities  
**Current Zoning:** various  
**Project Planner:** Lauren Hocker, Associate Planner

**Environmental Determination:** Consistent with CEQA Guidelines Section 15164 an Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115, adopted June 25, 2012) has been prepared.

If you challenge the action of the **City Council** 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 City Clerk at, or prior to the Public Hearing.

**ROSEVILLE CITY COUNCIL**  
Sonia Orozco, CMC City Clerk

Dated: March 29, 2016  
Publish: April 8, 201