PUBLIC HEARING NOTICE

Notice is hereby given that on **March 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 ***MAJOR PROJECT PERMIT AND TENTATIVE SUBDIVISION MAP – 5000 BASELINE RD. – SVSP PCL 40-42 BASELINE MARKETPLACE – FILE# 2013PL-020.***

Request: The applicant requests approval of a Major Project Permit (Stage 1 & 2) and Tentative Subdivision Map to allow the construction of approximately 745,300 square feet of commercial, restaurant and retail buildings on the site. The project also includes frontage improvements, lighting and landscaping. The Tentative Subdivision Map will create 28 commercial parcels, 2 open space parcels, 2 roadway parcels and a landscape parcel.

Project Title: SVSP PCL 40-42 Baseline Marketplace
Project Address: 5000 Baseline Wy.
Applicant: Nick Alexander**,** NG Alexander Real Estate Development LLC.
Property Owner: Jeff Ronten, DF Properties
Current Zoning: General Commercial
Project Planner: Derek Ogden, Associate Planner

Environmental Determination: This project is a commercial project that is consistent with the Sierra Vista Specific Plan Final Environmental Impact Report (SCH#2008032115). In accordance with CEQA Section 15183 an Initial Study was prepared for the project and the study found no project specific significant effects that were peculiar to the project site. As such a Mitigated Negative Declaration is proposed to be adopted by the Planning Commission prior to taking action on the Project.

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: February 18, 2014 Publish: February 21, 2014

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