

PUBLIC HEARING & NEGATIVE DECLARATION NOTICE

NOTICE is hereby given that on **October 9, 2008** 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 a **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, LOT LINE ADJUSTMENT, SUMMARY VACATION & 2 TENTATIVE MAPS – 4821 FIDDYMENT RD. – WRSP FIDDYMENT PARCELS F-15, F-16, F-19 – FILE #2008PL-092 (GPA-000049, SPA-000035, RZ-000047, DA-000042, SUB-000126, SUB-000128**

Request: The applicant requests approval of the following: 1) a General Plan Amendment to change WRSP Parcels F-15 and F-16 to LDR, and 12 acres of Parcel F-19 to HDR; 2) a Specific Plan Amendment for the same changes and to transfer existing unit allocations between parcels; 3) a Rezone to conform with the revised land use plan; 4) a Lot Line adjustment to revise boundaries of F-9, F-12 & F-19; 5) a Summary Vacation to abandon existing offers of dedication and establish new ones; 6) a Development Agreement Amendment to modify the existing Fiddymment Ranch Development Agreement to be consistent with the revised land use plan; 7) a Tentative Map to subdivide F-15 into 167 lots; and 8) a Tentative Map to subdivide F-16 into 110 lots.

Project Name: WRSP Fiddymment F-15, F-16, F-19

Project Address: 4821 Fiddymment Rd.

Applicant: Tim Denham, Wood Rodgers, Inc.

Current Zoning: Various

Project Planner: Steve Lindbeck, Project Planner



Environmental Determination: The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that the project will have no significant effects on the environment. At this meeting the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration was circulated for a 20-day public review period from September 19 through October 9, 2008, and may be reviewed at the Planning & Redevelopment Department, 311 Vernon St., Roseville CA 95678 during normal business hours.

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 & Redevelopment Department, 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.

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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning & Redevelopment Director

Dated: September 17, 2008

Publish: September 20, 2008