

PUBLIC HEARING & MITIGATED NEGATIVE DECLARATION NOTICE

Comment Period for the Mitigated Negative Declaration Began on December 27, 2004, and Ends on the project Hearing Date, as noted below, unless appealed.

NOTICE is hereby given that on **January 27, 2005**, 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 **GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, & TREE PERMIT – 1470 BLUE OAKS BOULEVARD – FIDDYMENT 44 – FILE#S: GPA 03-11, RZ 03-09, DA 03-10, SUBD 04-07, & TP 04-49.**

Nature of request: The applicant requests approval of the following entitlements:

- A **General Plan Amendment** to change the land use from Light Industrial (LI) to Low Density Residential (LDR 4.6), Parks and Recreation (PR), and Open Space (OS);
- A **Rezone** to change the zoning from Light Industrial (M1) to Small Lot Residential with Development Standards (RS/DS), Parks and Recreation (PR), and Open Space (OS);
- A **Development Agreement** to specify the terms of developing the property;
- A **Tentative Subdivision Map** to divide a 44.53 acre site into 148 residential lots and eight (8) lettered lots (open space, landscaping, & access easements); and,
- A **Tree Permit** to remove up to 59 native oak trees and encroach into the protected zone of several others.



Project Title/Name: Fiddymment 44

Location/Assessor's Parcel Number (APN): 1470 Blue Oaks Blvd. / APN: 017-115-018

Project Applicant: J. Cleve Livingston; Boyden, Colluris, Livingston, & Sax

Owner: John Fiddymment, Walaire, Inc.

Current Zoning: Light Industrial (M1)

Project Planner: Wendy W. Hartman, Associate Planner

ENVIRONMENTAL DETERMINATION: The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that the project will not have significant effects on the environment. At this meeting the Approving Authority may adopt the proposed Mitigated Negative Declaration.

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, City Planning 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.

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 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 Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning Director

Dated: January 4, 2005

Publish: January 8, 2005