

PUBLIC HEARING & NEGATIVE DECLARATION NOTICE

NOTICE is hereby given that on **November 10, 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 a **SPECIFIC PLAN AMENDMENT, REZONE, AND DEVELOPMENT AGREEMENT AMENDMENT – 4900 FIDDYMENT RD. – WRSP FIDDYMENT RANCH PHASE 2 – File # SPA-000010, RZ-000020, DAA 05-06.**

Nature of request: The applicant requests approval of the following: 1) a Specific Plan Amendment to change a portion of West Roseville Specific Plan (WRSP) Parcel F-15 from LDR to MDR and to transfer residential unit allocations among WRSP large lots; 2) a Rezone of several LDR large lots from R1/DS, Single Family Residential to RS/DS, Small Lot Residential; and 3) a Development Agreement Amendment to modify the existing Fiddymment Ranch Development Agreement to add or revise sections relating to affordable housing allocations, neighborhood and pocket parks, fees, and property owner disclosures.

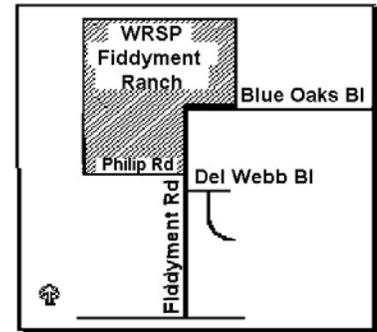
Project Title/Name: WRSP Fiddymment Ranch Phase 2

Location: West Roseville Specific Plan Fiddymment Ranch

Project Applicant: Tim Denham, Wood Rodgers, Inc.

Property Owner: Signature Properties

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 not have significant effects on the environment beyond those identified in the Environmental Impact Report (EIR) prepared for the West Roseville Specific Plan (WRSP) and certified by the City of Roseville on February 4, 2004 (SCH#2002082057). At this meeting the Approving Authority may adopt the proposed 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, 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.

The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal and the applicable fee with the City Clerk **within 10 days** following the **Planning Commission's** 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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning & Redevelopment Director

Dated: October 17, 2005

Publish: October 22, 2005