



NOTICE OF AVAILABILITY OF DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Environmental Determination: The Planning & Housing Director has determined that the project described below could have a significant effect on the environment; accordingly, a Draft Subsequent Environmental Impact Report (DSEIR) has been prepared to analyze potential impacts. The DSEIR is available for public review beginning on **October 27, 2011 and ending at 5:00 p.m. on December 12, 2011**. The DSEIR may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA, and online at www.roseville.ca.us (under the Planning Department "Current Projects" heading).

Project Title/Name: Fiddymment Ranch Phase 3 Specific Plan Amendment – Specific Plan Amendment, General Plan Amendment, Subdivision Map, Rezone, Development Agreement Amendment - File #2009PL-130 (SPA-000040, GPA-000059, SUB-000141, RZ-000053 & DA-000044).

Project Address/Location: 3000 Hayden Parkway – The project site is located within the West Roseville Specific Plan (WRSP) area, which encompasses approximately ±3,162 acres located in the northwest portion of the City of Roseville, west of Fiddymment Road. The proposed project will affect ±910 acres of the WRSP north of Blue Oaks Boulevard.

APNs: 017-101-038; 017-117-045, 047 and 048; 492-101-002, 003, 004, 005, 015, 020, 021, 031, and 033.

Owner/Applicant: West Roseville Development Company, LLC, Roseville/Fiddymment Land Venture, LLC

Current Land Use/Zoning: Land Use: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Community Commercial (CC), Parks and Recreation (P/R) Open Space (OS), Public/Quasi-Public (P/QP). Zoning: Single-Family Residential/Development Standards (R1/DS), Small Lot Residential/Development Standards (RS/DS), Attached Housing (R3), Community Commercial (CC), Open Space (OS), Park and Recreation (PR), Public/Quasi-Public (P/QP).

Project Planner: Ron Miller, Associate Planner

Project Description: The applicant proposes to amend the West Roseville Specific Plan (WRSP) to accommodate 1,905 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 716 High Density Residential Units) in Fiddymment Ranch Phases 1, 2, and 3. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. In addition, the project proposes to change development densities within certain Fiddymment Ranch residential parcels.

Significant Environmental Impacts Anticipated: The DSEIR has identified the following areas within which significant environmental impacts are anticipated: Land Use and Planning, Transportation/Traffic, Noise, Air Quality, Climate Change, Public Utilities, Public Services. Mitigation measures to reduce the impacts are included in the Draft EIR to the extent feasible.

Public meetings to receive comments on the DSEIR have been scheduled before the Planning Commission on November 10, 2011 and December 8, 2011 at 7:00 p.m. in the City Council Chambers located at the Civic Center, 311 Vernon Street, Roseville CA.

Interested persons are invited to submit written comments prior to and may testify at the public meeting(s). **Written comments may be submitted to Ron Miller, Planning & Housing Department, 311 Vernon Street, Roseville, CA 95678.**

PAUL RICHARDSON
Planning & Housing Director