

PUBLIC HEARING NOTICE

Notice is hereby given that on **December 12, 2013** 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 **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, TENTATIVE SUBDIVISION MAP, REZONE AND DEVELOPMENT AGREEMENT AMENDMENT – 3000 HAYDEN PARKWAY, – WRSP FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – FILE #2013PL-005; PROJECT #'S - GPA-000068, SPA-000049, SUB-000171, SUB-000179, RZ-000063 & DA-000053.**

Request: The applicant proposes to amend the West Roseville Specific Plan (WRSP) to accommodate 1,661 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 472 High Density Residential Units) in Fiddymment Ranch Phases 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. The project proposes to change development densities within certain Fiddymment Ranch residential parcels. Additionally, the project proposes to create a new large lot map for the project area and subdivide three of the new large lot parcels into 414 residential lots.

Project Title/Name: WRSP Fiddymment Ranch Phase 3 – Specific Plan Amendment, General Plan Amendment, Tentative Subdivision Maps, Rezone, Development Agreement Amendment - File #2013PL-005 (GPA-000068, SPA-000049, SUB-000171, SUB-000179, RZ-000063 & DA-000053).

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 ±805 acres of the WRSP north of Blue Oaks Boulevard.

APNs: 492-010-002, 003, 004, 005, 015, 020, 021, 031, and 033.

Owner/Applicant: ATC Realty One LLC/Signature Management Co.

Current Land Use/Zoning: Land Use: Low Density Residential (LDR), 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), Open Space (OS), Park and Recreation (PR), Public/Quasi-Public (P/QP).

Project Planner: Ron Miller, Associate Planner

Environmental Determination: The Planning Manager 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 public review period began on **November 6, 2013 and will end at 5:00 p.m. on December 23, 2013.** 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).

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, and Public Services. Mitigation measures to reduce the impacts are included in the Draft EIR to the extent feasible.

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 Ron Miller, 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 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: November 18, 2013

Publish: November 22, 2013