

PUBLIC HEARING NOTICE

Notice is hereby given, pursuant to CEQA Guidelines Section 15073, that on **January 15, 2015** at 4:30 pm, or as soon thereafter as the matter may be heard, the **Design Committee** of the City of Roseville will hold a Public Hearing in **Civic Center Meeting Rooms 1 & 2 located at 311 Vernon Street, Roseville, CA** for the purpose of considering an application for a **DESIGN REVIEW PERMIT – 1900 BLUE OAKS BOULEVARD – AVIA AT FIDDYMENT RANCH – FILE # PL14-0504.**

Request: The applicant requests approval of a Design Review Permit for a 300-unit apartment complex, consisting of 15 buildings, a clubhouse and pool, parking, and other related improvements.

Project Title/Name: Avia at Fiddymment Ranch

Project Address: 1900 Blue Oaks Boulevard

Owner: James C. Ghielmetti, West Roseville Development Co

Applicant: John Burkett, Pacific West Contractors of CA

Current Zoning: Attached Housing (R3)

Project Planner: Lauren Hocker, Associate Planner

Environmental Determination: As Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Negative Declaration for the project. This Negative Declaration is being circulated for a 20-day review period beginning December 19, 2014 and ending January 8, 2015 at 5:00 pm. The Negative Declaration may be reviewed during normal business hours at the Planning Division offices, located at 311 Vernon Street. **Written comments on the adequacy of the Negative Declaration may be submitted to Lauren Hocker, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on January 8, 2015.**

Following the Public Hearing, the **Design Committee** may take such action on the project as it deems appropriate. The **Design Committee's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Design Committee'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 **Design Committee** 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: December 11, 2014

Publish: December 19, 2014