

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

PUBLIC HEARING NOTICE

NOTICE is hereby given that on May 12, 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 an <u>ADMINISTRATIVE PERMIT, TENTATIVE SUBDIVISION MAP, TREE PERMIT & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL. – WRSP FIDDYMENT RANCH VILLAGE F-17 – FILE#S: AP 04-84, SUBD 04-23, TP 04-50 & DRRS 04-01.</u>

Nature of request: The applicant requests approval of plans to develop West Roseville Specific Plan Fiddyment Ranch Village F-17 with 131 medium density residential units. Project entitlements include: 1) an Administrative Permit to transfer four WRSP residential units from Village F-17 to Village F-16; 2) a Tentative Subdivision Map to divide the 17.3 acre parcel into 131 residential lots; 3) a Tree Permit to remove 24 native oak trees; and 4) a Design Review Permit for Residential Subdivision to establish design standards for the project.

Project Title/Name: WRSP Fiddyment Ranch Village F-17

Location/Assessor's Parcel Number (APN): 017-115-061

Project Applicant: Tim Denham, Wood Rodgers

Property Owner: Signature Properties

Current Zoning: Small Lot Residential/Development Standards (RS/DS)

Project Planner: Steve Lindbeck, Associate Planner

ENVIRONMENTAL DETERMINATION: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15182 which exempts residential projects pursuant to a specific plan and the City of Roseville CEQA Implementing Procedures Section 303.

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 & 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 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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning & Redevelopment

Director

Dated: April 19, 2005 Publish: April 23, 2005

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