PUBLIC HEARING NOTICE

Notice is hereby given that on **December 8, 2011** 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 <u>SPECIFIC PLAN AMENDMENT</u>, <u>REZONE AND DEVELOPMENT AGREEMENT AMENDMENT</u> <u>-3000 HAYDEN PARKWAY. – FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – FILE</u> #2009PL-130; PROJECT #'S - SPA-000040, GPA-000059, RZ-000053 & DA-000044.

Request: 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 Fiddyment 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 Fiddyment Ranch residential parcels.

Project Title/Name: Fiddyment Ranch Phase 3 Specific Plan Amendment

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 Fiddyment Road. The proposed project will affect ±910 acres of the WRSP north of Blue Oaks Boulevard.

APNs: 017-101-038; 017-117-045, 047and 048; 492-101-002, 003, 004, 005, 015, 020, 021, 031, and 033. **Owner/Applicant:** West Roseville Development Company, LLC, Roseville/Fiddyment 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

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 public review period began on **October 27, 2011 and will end 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).

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 DSEIR 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 & Housing 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.

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.

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.

PAUL RICHARDSON
Planning & Housing Director

Dated: November 16, 2011 Publish: November 19, 2011