CITY OF ROSEVILLE CALIFORNIA

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

NOTICE OF AVAILABILITY OF DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Environmental Determination: The Planning 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 **November 5, 2013 and ending at 5:00 p.m. on December 19, 2013**. The DSEIR may be reviewed during normal business hours in the Planning Division located at 311 Vernon Street in Roseville, CA, and online at www.roseville.ca.us (under the Planning Division "Current Projects" heading).

Project Title/Name: WRSP Fiddyment Ranch Phase 3 – Specific Plan Amendment, General Plan Amendment, Tentative Subdivision Maps, Rezone, Development Agreement Amendment - File #2013PL-005 (SPA-000049, GPA-000068, 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 Fiddyment Road. The proposed project will affect ±815 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

Project Description: 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 Fiddyment 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. In addition, the project proposes to change development densities within certain Fiddyment 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, and 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 14, 2013 and December 12, 2013 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, Development Services – Planning Division, 311 Vernon Street, Roseville, CA 95678.**

KEVIN PAYNE
Development Services Director

Dated: October 22, 2013

Publish: October 26, 2013