PUBLIC HEARING NOTICE

NOTICE is hereby given that on **November 12, 2009,** 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 applications for ***TENTATIVE SUBDIVISION MAP & DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL – WRSP PCL F-17 – FILE #2009PL-095 (PROJECT #SUB-000139, DRP 000315, & DRP-000317).***

Request: Signature Properties requests approval of a Tentative Subdivision Map to revise the interior parcel boundaries of 35 lots within Fiddyment Ranch Parcel F-17. The revisions would eliminate the "Z-lot" configuration on 35 lots and create conventional lot lines. Signature Properties also requests design review approval to modify the approved architectural design of the houses on 57 of the undeveloped lots within Parcel F-17.

DR Horton, a potential builder of 53 lots within the subdivision, also requests design review approval (under separate application) for house plans to be constructed on the lots controlled by DR Horton.

Location Map

*Note: Involves additional lots not shaded

Project Title/Name: WRSP Parcel F-17 Tentative Map #3

Location/Assessor's Parcel Number (APN):1850 Blue Oaks Bl.

Owner: Steve Hicks, Signature Properties

Project Applicant: Steve Hicks, Signature Properties (for SUB-000139 & DRP-000315)
Mike Meyer, Western Pacific Housing (for DRP-000317)

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

Project Planner: Tricia Stewart, Associate Planner

ENVIRONMENTAL DETERMINATION: These applications are categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15182 pertaining to residential projects consistent with a Specific Plan for which an EIR was certified, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The West Roseville Specific Plan EIR was certified by the Roseville City Council on February 4, 2004 (SCH #2002082057).

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: October 21, 2009

Publish: October 24, 2009

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