

PUBLIC HEARING NOTICE

Notice is hereby given that on **March 23, 2017 at 7 pm**, 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 **LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION AND TREE PERMIT – 5841 HOLT PARKWAY – WEST ROSEVILLE SPECIFIC PLAN (WRSP) FIDDYMENT RANCH PHASES 2 & 3 LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION – FILE# PL16-0364.**

Request: The applicant requests approval of a Large Lot Tentative Subdivision Map (LLTSM) Modification to establish large lot boundaries consistent with approved Small Lot Tentative Subdivision Map (SLTSM) Phasing Exhibits. The modification will not change land use, zoning designations or the total number of approved small lots as identified in the WRSP and approved SLTSMs. The applicant also requests approval of a Tree Permit for removal of trees associated with a sewer line undercrossing of Pleasant Grove Creek. The proposed tree removals were previously approved in 2004; however, that Tree Permit has expired.

Project Title/Name: WRSP – Fiddymment Ranch Phases 2 & 3 LLTSM Modification

Project Address: 5841 Holt Parkway

Owner: David Ash, ATC Realty One, LLC

Applicant: Stephen Hicks, Signature Management Company

Current Zoning: RS/DS, R3, CC, PR, P/QP

Project Planner: Ron Miller, Associate Planner

Environmental Determination: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts projects consistent with a Specific Plan. The project is consistent with the West Roseville Specific Plan (WRSP) EIR (SCH#2002082057) and the Fiddymment Ranch Specific Plan Amendment 3 Subsequent EIR (SCH#2010082075).

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, Planning Division, 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 applicable fee 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 Division at, or prior to the Public Hearing.

Greg Bitter
Planning Manager

Dated: March 6, 2017

Publish: March 10, 2017