

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **June 22, 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 **DEVELOPMENT AGREEMENT AMENDMENT – WEST ROSEVILLE SPECIFIC PLAN (WRSP) FIDDYMENT RANCH DA AMENDMENT #7 – 4270 CRAWFORD PW – FILE # PL16-0442.**

**Request:** The applicant requests approval of a Development Agreement Amendment (DAA) to modify the sequence of residential lots subject to the Placer County Traffic Mitigation Fee and Downtown Benefit Fee. These development fees will continue to be applicable to the final 1,661 dwelling units within Fiddymment Ranch Phases 2 & 3. This DAA will be the seventh (7<sup>th</sup>) amendment to the Fiddymment Land Venture Development Agreement and is necessary due to changes in subdivision construction phasing.

**Project Title:** WRSP Fiddymment Ranch DA Amendment #7

**Project Address:** 4270 Crawford Parkway

**Owners:** David Ash, ATC Realty One, LLC, & Stephen Hicks, Fiddymment 116 Lots LLC.

**Applicant:** Stephen Hicks, Signature Management Company

**Project Planner:** Ron Miller, Associate Planner

**Environmental Determination:** The project is exempt from environmental review pursuant to Section 15061(b) (3) (General Rule) of the California Environmental Quality Act (CEQA) and Section 305 of the City of Roseville CEQA Implementing Procedures.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5282, email at [rmiller@roseville.ca.us](mailto:rmiller@roseville.ca.us), or in writing to Ron Miller, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. 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: May 31, 2017

Publish: June 8, 2017