

PUBLIC HEARING NOTICE

NOTICE is hereby given that on December 11, 2014, 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 **TREE PERMIT – 2601 NORTH HAYDEN PARKWAY – WEST ROSEVILLE SPECIFIC PLAN (WRSP) PARCEL F-85 – FILE# PL14-0464.**

Request: The applicant requests approval of a Tree Permit to authorize removal of five native oak trees. Four trees will be removed for construction of an off-site sewer trunk line under Pleasant Grove Creek and one tree will be removed for grading associated with future development of Fiddymment Ranch Residential Village F-6C.

Project Title/Name: Fiddymment Ranch Tree Permit
Project Address: 2601 North Hayden Parkway (WRSP Parcel F-85)
Owner: ATC Realty, LLC
Applicant: Signature Homes, Stephen Miller
Current Zoning: Open Space (OS)
Project Planner: Ron Miller, Associate Planner

Environmental Determination: Project level CEQA compliance for residential and infrastructure projects within the WRSP was accomplished with preparation of, 1) the WRSP Environmental Impact Report (EIR) (SCH#2002082057) certified by the City of Roseville on February 4, 2004 and; 2) the WRSP Subsequent EIR (SCH#2010082075) certified on April 21, 2014. The certified EIRs provide environmental analyses of biological resources (oak trees), and community infrastructure facilities such as sewer trunk lines. Mitigation measures for the removal of native oak trees were included in the certified EIRs. Therefore, CEQA analysis beyond that presented in the EIRs is not required.

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 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 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.

CHRIS BURROWS
Planning Manager

Dated: November 17, 2014

Publish: November 21, 2014