

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that The City of Ripon Planning Commission will hold a public hearing on **Monday, October 16, 2017 at 6:00 P.M.** in the Council Chambers, 259 N. Wilma Avenue, Ripon, on the following matter:

MEADOWBROOK DEVELOPMENT AGREEMENT (DA17-01) and TENTATIVE SUBDIVISION MAP (S17-01) FOR JIM CRECELIUS - a public hearing on a request to enter into a Development Agreement with the City of Ripon in order to subdivide 16.53 acres of a 19.4 acre parcel into 93 medium density residential lots for development of a single family subdivision.. The zoning of the property is R3 (Medium Density Residential). The proposed lot sizes range from 3,200 square feet to 4,400 square feet in size and the project contains a mix of standard lots and alley loaded lots. The project is located at 1040 Goodwin Drive, Assessor Parcel Number 261-020-03 and is located within the North Pointe Specific Plan area. **In accordance with the California Environmental Quality Act and the Guidelines, the City of Ripon is declaring this project exempt from CEQA review pursuant to the CEQA Guidelines Section 15182.**

PURSUANT TO SECTION 65009 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, NOTICE IS HEREBY FURTHER GIVEN THAT IF SUCH PROPOSED DEVELOPMENT AGREEMENT OR SUBDIVISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION AT OR PRIOR TO THE PUBLIC HEARING.

ALL INTERESTED PARTIES will be given an opportunity to appear and be heard by the Planning Commission of The City of Ripon at said time and place pertaining to the above described matter.

CITY OF RIPON
Ken Zuidervaart, Director
Planning and Economic Development

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