

## **NOTICE OF PUBLIC HEARING & AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**Notice** is hereby given that on **March 10, 2016** 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 an **ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047).**

**Request:** The applicant requests consideration of the Amoruso Ranch Specific Plan project which includes the following: 1) an Annexation and Sphere of Influence Amendment of approximately 694 acres; a General Plan Amendment to update the General Plan consistent with the proposed project, a Specific Plan to establish residential, commercial, parks, open space, and public land use designations; a Rezone to pre-zone the land; and a Development Agreement between the City and the property owner to provide the infrastructure needed to support the proposed development. The project site is located on the south side of West Sunset Boulevard approximately 1.5 miles west of Fiddymont Road. The proposed land use plan includes 2,827 residential units (in a mix of low, medium and high density), three commercial parcels totaling 51 acres, a 9.6-acre Elementary school site, seven neighborhood parks, and a 3-acre fire station site. The specific plan will also include 20 acres of Urban Reserve and approximately 145 acres of open space preserve.

**Project Title/Name:** Amoruso Ranch Specific Plan

**Project Address/APNs:** 5101 Sunset Boulevard, APN 017-020-016-510; 017-020-017-510; 017-101-010-000; 017-101-011-000

**Owner/Applicant:** The Amoruso Family Living Trust / Brookfield Residential

**Current Zoning:** F-B-X 80 acre minimum (County Zoning)

**Project Planner:** Kathy Pease, Planning Manager

**Environmental Determination:** The Planning Manager has determined that the above project could have a significant effect on the environment; accordingly, a Draft Environmental Impact Report (DEIR) has been prepared to analyze potential impacts. At this meeting, the Planning Commission will consider the DEIR for purposes of forwarding a recommendation to the City Council. The DEIR is available for public review beginning on March 1, 2016 and ending on April 14, 2016. The DEIR may be reviewed during normal business hours in the Planning Division located at 311 Vernon Street in Roseville, CA, and online at [www.roseville.ca.us/amoruso](http://www.roseville.ca.us/amoruso).

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 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.

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.

**KATHY PEASE**  
Planning Manager

Dated: February 12, 2016

Publish: February 19, 2016