

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

Notice is hereby given that on **March 15, 2016** at 7:00 p.m., or as soon thereafter as the matter may be heard, the **Transportation 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, 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 140 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 Planners: Kathy Pease, Planning Manager & Wayne Wiley, Associate Planner (916) 774-5276

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 Transportation Commission will consider the DEIR for purposes of forwarding a recommendation to the City Council. The DEIR is available for public review beginning on February 29, 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.

Following the Public Hearing, the **Transportation 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 **Transportation 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 22, 2016

Publish: February 26, 2016

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Notice is hereby given, pursuant to CEQA Guidelines §15087, that on **March 10, 2016** at 7:00 p.m., or as soon thereafter as the matter may be heard, an informational workshop on the Amoruso Ranch Specific Plan Draft EIR will be held for members of the public and the City's advisory commissions during the regularly scheduled meeting of the Roseville Planning Commission at the **City Council Chambers located at 311 Vernon Street, Roseville, CA**. Thereafter, a series of Public Hearings will be held to review and receive comments on the Amoruso Ranch Specific Plan Draft EIR and to consider the project: **ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047)**. Unless otherwise noted, all public hearings will be 7 p.m. at the **City Council Chambers located at 311 Vernon Street, Roseville, CA**.

Thursday, March 10	Planning Commission
Tuesday, March 15	Transportation Commission
Thursday, March 17	Design Committee
Tuesday, March 22	Public Utilities Commission
Monday, April 4	Parks and Recreation Commission
Thursday, April 14	Planning Commission

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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 Planners: Kathy Pease, Planning Manager & Wayne Wiley, Associate Planner

Significant Environmental Effects: Significant unavoidable impacts include land use and agricultural resources, population growth, traffic, air quality, climate change and greenhouse gas emissions, noise, biological resources, water, wastewater, solid waste, drainage and aesthetics.

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 the above listed public hearings, the City's advisory commissions will review and comment on the DEIR for the purpose of forwarding a recommendation to the City Council. The DEIR is available for public review beginning on February 29, 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. Interested persons are invited to submit written comments prior to April 14, 2016, and may testify at the public hearings. **Written comments may be submitted to Kathy Pease or Wayne Wiley, Development Services Department – Planning Division, 311 Vernon Street, Roseville, CA 95678; (916) 774-5276.**