

NOTICE OF PUBLIC HEARING & AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that on **June 15, 2016** at 7:00 p.m., or as soon thereafter as the matter may be heard, the **City Council** 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, REZONE (PREZONE) AND DEVELOPMENT AGREEMENTS – AMORUSO RANCH SPECIFIC PLAN – 5101 WEST SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047).**

Request: This request is for the consideration of the Amoruso Ranch Specific Plan (ARSP), a 694-acre specific plan project, with associated entitlements including: 1) an Annexation and Sphere of Influence Amendment (ANN & SOI) to incorporate the project site into the City of Roseville; 2) a General Plan Amendment (GPA) to update the General Plan consistent with the proposed project and to amend the horizon year from 2025 to 2035, 3) a Specific Plan (SP) to establish residential, commercial, parks, open space, and public land use designations; 4) a Rezone (RZ) to pre-zone the land; 5) Two Development Agreements between the City and Brookfield Residential (Applicant) and Amoruso Family Trust (Landowner) to vest entitlements and outline Developer and City obligations; and 6) a Final Environmental Impact Report (FEIR).

Project Title/Name: Amoruso Ranch Specific Plan

Project Address/APNs: 5101 West 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: Wayne Wiley, Associate 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, an Environmental Impact Report (EIR) has been prepared to analyze potential impacts. A Draft EIR was circulated for public review per the California Environmental Quality Act (CEQA) from March 1, 2016 to April 15, 2016. The City Council will act on the Final EIR prepared in response to comments received on the Draft EIR at the June 15, 2016 meeting. The Final EIR is available for public review 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 and may testify at the Public Hearing. **Written comments may be submitted to Kathy Pease, Planning Division, 311 Vernon Street, Roseville, CA 95678.**

If you challenge the decision 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 City Clerk at, or prior to the Public Hearing.

ROSEVILLE CITY COUNCIL
Sonia Orozco, CMC City Clerk

Dated: May 26, 2016
Publish: June 3, 2016