

PUBLIC HEARING NOTICE

Notice is hereby given that on **April 20, 2022 at 6:00 pm**, 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 the below project.

Request: The project is a request for a General Plan Amendment to change the land use designations of Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use changes and to reallocate units throughout the Specific Plan, and a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed by the land use amendment. Additionally, the project includes amendments to the two (2) ARSP Development Agreements to reflect the land use changes and unit transfers as well as to modify language regarding water facility construction requirements and timing. The proposed project will facilitate the development of 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels within the Amoruso Ranch Specific Plan (ARSP). The project proposes minor adjustments to the acreages of large lot parcels within the ARSP; however, no changes will be made to the overall unit count.

Project Title/Name and File #: Amoruso Ranch Specific Plan Amendments, File #PL21-0184

Project Address: 3884 Westbrook Bl.

Owner: Angela Eisenpress, Amoruso Family Living Trust

Applicant: John Norman, Brookfield Sunset, LLC

Project Planner: Shelby Maples, Associate Planner

Environmental Determination: Pursuant to CEQA Guidelines Section 15164, a second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (ARSP EIR) (SCH # 2013102057 certified June 15, 2016) has been prepared to address the minor technical changes needed to describe the proposed project. The proposed project does not change the area of disturbance beyond what was previously evaluated in the ARSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 746-1347, e-mail at smaples@roseville.ca.us, or in writing to Shelby Maples, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, 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 **City Council's** action on the project is final. If you challenge the action of the **City Council** 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 City Clerk at, or prior to the Public Hearing.

ROSEVILLE CITY COUNCIL

Carmen Avalos, CMC City Clerk

Dated: March 30, 2022

Publish: April 8, 2022