

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **December 8, 2022 at 6:30 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 the below project.

**Request:** The proposed project will create small lot tentative maps for 156 residential lots within the Amoruso Ranch Specific Plan. A Tentative Subdivision Map is requested for parcels AR-14, AR-15, AR-27, AR-31, AR-117A and AR-117B. The map also includes parks, landscape, and water-quality lots. An Administrative Permit is requested to transfer units among the parcels, eliminate parcels AR-7 and AR-46, and create parcels AR-117A and AR-117B. A Major Grading Plan is requested to allow rough grading on parcel AR-51 in order to borrow material to balance the earthwork on the project site.

**Project Title and File #:** ARSP PCL AR-7, AR-14, AR-15, AR-27, AR-31, AR-46, AR-117A & AR-117B - Amoruso Ranch Phase 1 Subphase A2; File #PL22-0157

**Project Address:** 2091 Gentle Rain Dr.

**Property Owner:** Gonzalo Rodriguez, Brookfield Sacramento Holdings, LLC

**Project Applicant:** Vance Jones, Wood Rodgers, Inc.

**Project Planner:** Sean Morales, Associate Planner

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The Amoruso Ranch Specific Plan EIR (SCH # 2013102057) was certified on June 15, 2016.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5282, e-mail at [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us), or in writing to Sean Morales, 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.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final. 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.

Greg Bitter  
Planning Manager

Dated: November 15, 2022

Publish: November 26, 2022