



City Clerk  
 311 Vernon Street  
 Roseville, California 95678-2649

POSTED FEB 17 2023  
 Through \_\_\_\_\_  
 RYAN RONCO, COUNTY CLERK  
 By *R Ronco*  
 Deputy Clerk

23-027

**NOTICE OF DETERMINATION  
 for an ADDENDUM & CHECKLIST TO AN ENVIRONMENTAL IMPACT REPORT**

TO: County Clerk  
 County of Placer  
 2954 Richardson Drive  
 Auburn, CA 95603

State Clearinghouse  
 P. O. Box 3044  
 Sacramento, CA 95812-3044

FROM: CITY OF ROSEVILLE  
 Carmen Avalos, CMC City Clerk  
 311 Vernon Street  
 Roseville, CA 95678

**FILED**

**FEB 17 2023**

DATE: February 16, 2023

**RYAN RONCO  
 COUNTY CLERK OF PLACER COUNTY  
 BY *R Ronco*  
 DEPUTY**

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: NCRSP PCL 42A – Shea Properties Apartments Rezone

PROJECT APPROVAL DATE: February 15, 2023

STATE CLEARINGHOUSE NUMBER: 2019080418 –2035 General Plan Environmental Impact Report (certified on August 5, 2020) and 2020110169 – 2021 Housing Element Addendum (adopted on August 18, 2021)

CONTACT PERSON: Escarlet Mar, Associate Planner, (916) 774-5247

APPLICANT; OWNER: Brad Shirhall, TLA Engineering and Planning (Applicant), Roseville Land Holdings, LLC (Owner)

PROJECT LOCATION: 572 Gibson Drive, Roseville, CA 95678

**SUMMARY PROJECT DESCRIPTION:** The Project entitlements will facilitate the eventual construction of an up to 360 affordable multi-family apartment complex on the project site. The Project includes a request for a General Plan Amendment (Land Use Map only) and a Specific Plan Amendment (text and land use map) to the North Central Roseville Specific Plan to reflect the changes to Parcel 42A, include 360 multi-family dwelling units to the plan area, and add two (2) new land uses to the list of permitted land uses within the Community Commercial and Business Professional land use designations; a Rezone from Business Professional/Special Area North Central (BP/SA-NC) to Multi-Family Housing/Special Area North Central (R3/SA-NC), and a Development Agreement by and between the City of Roseville and Roseville Land Holdings, LLC to reflect the change in land use and document the requirements related to the provision of affordable housing units.

**DETERMINATIONS FOR MITIGATED NEGATIVE DECLARATION ADDENDUM**

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

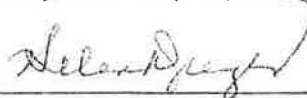
- The 2035 General Plan Environmental Impact Report (EIR) (SCH #2019080418) was prepared and certified by the City of Roseville on August 5, 2020 pursuant to the provisions of CEQA, and subsequently an Addendum to the EIR was prepared for the 2021 Housing Element and considered by the City Council, which is now part of the EIR.
- An Addendum to the EIR and 2021 Housing Element Addendum and Checklist pursuant to CEQA Guidelines section 15162(c)(4) was prepared for the project and considered by the City Council prior to project decision making.
- The City concluded, based on substantial evidence in the Addendum/Checklist, that the project will not result in new or more severe significant effects on the environment due to substantial changes proposed in the project which would require major revisions of the previous EIR, or substantial changes which have occurred with respect to the circumstances under which the project is undertaken.

- There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete. The Mitigation Monitoring Program adopted as part of the EIR to which the project Addendum is attached remains applicable to this project.
- The City concluded, based on substantial evidence in the Addendum/Checklist, that the environmental effects of the project are within the scope of the EIR and 2021 Housing Element Addendum.
- Findings and a Statement of Overriding Considerations were previously made pursuant to the provisions of CEQA.
- The Lead Agency has complied with Subdivision (d) of Section 21080.3.1.

The environmental documentation and record of project approval may be examined at the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, CA 95678; Monday–Friday, 8 a.m. to 5 p.m. (916-774-5263).

2-16-23

DATE



Helen Dreyer, Assistant City Clerk