

**NOTICE OF DETERMINATION**  
**for a MITIGATED NEGATIVE DECLARATION and ADDENDUM 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  
Kinarik Shallow, Associate Planner  
311 Vernon Street  
Roseville, CA 95678

DATE: December 17, 2021

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

PROJECT TITLE: Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project; File #PL21-0162 & #PL21-0161

PROJECT APPROVAL DATE: December 16, 2021

STATE CLEARINGHOUSE NUMBER: 2021110118 and 2008032115 (Previously certified Sierra Vista Specific Plan EIR)

CONTACT PERSON: Kinarik Shallow, Associate Planner

APPLICANT; OWNER; DEVELOPER: John Tallman, WP Sierra View LLC & Westpark SV 400, LLC (Applicant/Developer); Westpark SV 400, LLC & SVLC 23, LLC

PROJECT LOCATION: 360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)

SUMMARY PROJECT DESCRIPTION: The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, the construction of 63 single-family homes on Sierra Vista Specific Plan (SVSP) Parcel WB-41, and allow the construction of 30 additional high density residential units on SVSP Parcel WB-31. The project consists of amending the General Plan (GP) land use designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the Sierra View Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be amended from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS (Small Lot Residential). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3 that will create 75 single-family lots. The Tentative Map would reduce the total number of residential units previously anticipated for Infill Parcel 100 from 223 to 130. A Tree Permit is also requested to remove several native oak trees on Infill Planning Parcels 3 & 100. The project would increase the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots. Lastly, a Second Amendment to the Westbrook Development Agreement will be made to reflect the proposed land use changes and unit transfers. The Tentative Subdivision Map and Tree Permit entitlements associated with the project were approved by the Planning Commission on December 16, 2021. The City Council is the approving authority for the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment, which will be heard at a future meeting.

DETERMINATIONS FOR MITIGATED NEGATIVE DECLARATION (File #PL21-0162)

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:

- An *Initial Study/Mitigated Negative Declaration* was prepared and adopted by the City of Roseville pursuant to the provisions of CEQA.
- As approved, the project will not have significant effects on the environment.
- Mitigation measures were made a Condition of Approval of the project and a Mitigation Monitoring and Reporting Program was adopted for this project.
- Findings and a Statement of Overriding Considerations were not adopted for the proposed project since significant and unavoidable impacts were not identified.

DETERMINATIONS FOR ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (File #PL21-0161)

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:

- A *Sierra Vista Specific Plan Final Environmental Impact Report* (SCH #2008032115) was prepared and certified on May 5, 2010, pursuant to the provisions of CEQA.
- No substantial changes are proposed in the project which would require major revisions of the previous EIR.
- No substantial changes 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 or due diligence at the time the previous EIR was certified as complete.
- Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

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).

12/17/2021  
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DATE

*Kinarik Shallow*  
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Kinarik Shallow, Associate Planner