



City Clerk  
311 Vernon Street  
Roseville, California 95678-2649

NOTICE OF DETERMINATION  
for an 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  
Carmen Avalos, CMC City Clerk  
311 Vernon Street  
Roseville, CA 95678

**FILED**

SEP 21 2023

DATE: September 21, 2023

RYAN RONCO  
COUNTY CLERK OF PLACER COUNTY  
BY  DEPUTY

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

PROJECT TITLE: Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville  
(File #PL23-0064)

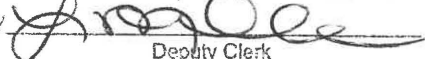
PROJECT APPROVAL DATE: September 20, 2023

POSTED **SEP 21 2023**

STATE CLEARINGHOUSE NUMBER: n/a

Through  
RYAN RONCO, COUNTY CLERK

CONTACT PERSON: Kinarik Shallow, Associate Planner

By  Deputy Clerk

APPLICANT; OWNER; DEVELOPER: Greg Bardini, Morton & Pitalo, Inc. (Applicant [engineering firm representing Owner/Developer]); Scott Canel, Pine Island Apartments, LLC and FD34 Development LLC (Owner/Developer)

PROJECT LOCATION:

- Campus Oaks Master Plan Area, 401 Roseville Parkway:
  - Parcel CO-52 (APN 481-260-036-000)
- Sierra Vista Specific Plan Area, 3380 Pleasant Grove Boulevard, 4201 Santucci Boulevard, and 1600 Westbrook Boulevard:
  - Parcel WB-30 (APN 496-100-027-000)
  - Parcel WB-32 (APN 496-100-034-000)
  - Parcel WB-52 (APN 496-100-028-000)
  - Parcel FD-34 (APN 498-020-014-000)

SUMMARY PROJECT DESCRIPTION:

The Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville includes a series of related actions within two distinct planning areas in the western portion of the City: the Hewlett-Packard Campus Oaks Master Plan (COMP) area; and the Sierra Vista Specific Plan (SVSP) area. Within the COMP area, the project includes a General Plan (GP) amendment, a COMP amendment, and a rezone on Parcel CO-52 to change the land use from Tech Park/Business Professional – Light Industrial to High-Density Residential and to change the zoning from Industrial/Business Park to Multi-Family Housing, (with some new units allocated as Low-Income Units), and both a Major Project Permit (MPP) Stage 1 Modification and an amendment to the applicable Development Agreement (DA) that reflect these proposed changes. Within the SVSP area, the Project made various changes affecting Parcels WB-30, WB-32, WB-52, and FD-34. Specifically, the Project includes density bonuses and changes to the affordable housing obligations on Parcels WB-30, WB-32, and FD-34. The Project also includes a GP amendment and rezone on Parcel WB-52 to change the land use from Park and Recreation to High-Density Residential and to change the zoning to Multi-Family Housing. The Project required amendments to the SVSP and the applicable DAs reflecting these proposed changes. Additionally, City Council would abandon a public access easement across Parcel WB-30. The requested entitlements will result in 285 market-rate HDR units on Parcel CO-52, with the density bonuses (including the transfer of CO-52's low-income affordable unit obligation) on Parcels WB-30, WB-32, and FD-34 adding 256 HDR units affordable to low-income households and 10 HDR units affordable to very-low-income households to the City's affordable housing unit inventory.

23-199

DETERMINATIONS FOR ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

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 *Hewlett-Packard Campus Oaks Master Plan Environmental Impact Report* (SCH #95112022) was prepared and certified on June 5, 1996, pursuant to the provisions of CEQA, and the *Sierra Vista Specific Plan Final Environmental Impact Report* (SCH #2008032115) was prepared and certified on May 5, 2010, pursuant to the provisions of CEQA, and
- No substantial changes are proposed in the project which would require major revisions of the previous EIRs.
- 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 EIRs were certified as complete.
- Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.
- No new CEQA Findings (Pub. Resources Code, § 21081(a)) or Statements of Overriding Considerations (*id.*, § 21081(b)) were required for the Project, as such documents had been adopted previously in connection with the City Council's actions associated with the prior Environmental Impact Reports for the Hewlett-Packard Master Plan and Sierra Vista Specific Plan.
- Mitigation measures were included as conditions of project approval, and many mitigation measures developed in the previous Environmental Impact Reports apply to the Project.

The environmental documentation and record of project approval, including the above-referenced Environmental Impact Reports, 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).

DATE

9/21/23

Carmen Avalos, CMC City Clerk

