



City Clerk
311 Vernon Street
Roseville, California 95678-2649

**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

FILED

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

FROM: CITY OF ROSEVILLE
Helen Dreyer, Acting City Clerk
311 Vernon Street
Roseville, CA 95678

JAN 20 2022

POSTED **JAN 20 2022**
Through _____
RYAN RONCO, COUNTY CLERK
By *S. Karga*
Deputy Clerk

By *S. Karga*
COUNTY CLERK OF PLACER COUNTY
Deputy

DATE: January 20, 2022

#22-013

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: January 19, 2022

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 General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment were approved by the City Council on January 19, 2022.

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)

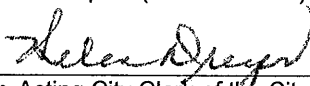
This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- 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).

DATE

1-30-22



Helen Dreyer, Acting City Clerk of the City of Roseville



State of California - Department of Fish and Wildlife
**2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

31 — 01/20/2022 —

STATE CLEARINGHOUSE NUMBER (If applicable)

2021110118 & 2008032115

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF ROSEVILLE

LEAD AGENCY EMAIL

DATE

01/20/2022

COUNTY/STATE AGENCY OF FILING

Placer

DOCUMENT NUMBER

220013

PROJECT TITLE

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT; FILE #PL21-0162

PROJECT APPLICANT NAME

WP SIERRA VIEW LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

()

PROJECT APPLICANT ADDRESS

1420 ROCKY RIDGE DR SUITE 265

CITY

ROSEVILLE

STATE

CA

ZIP CODE

95661

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

☒ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X *S Kasza*

AGENCY OF FILING PRINTED NAME AND TITLE

S KASZA, DEPUTY PLACER COUNTY CLERK

Receipt #: 03125376
01/20/2022 11:44 AM

PLACER, County Recorder
RYAN RONCO

Submitted By:

Doc #: 220013
NOD, Exempt
01/20/2022 11:44:16 AM

FISH AND WILDLIFE CLERK FEE:	\$50.00
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Total Document Fees:	----- \$50.00
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Total Fees:	\$50.00
Check - 1129	\$50.00

Change:	----- \$0.00
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CLK6BGWJ93, SK

State of California -- Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 01/21)

RECEIPT#

31-210338

STATE CLEARING HOUSE#
(if applicable)
2021110118 & 2008032115

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

CITY OF ROSEVILLE

DATE

12/17/2021

COUNTY/STATE AGENCY OF FILING

PLACER COUNTY CLERK AUBURN

PROJECT TITLE

**SIERRA VIEW COUNTY CLUB & SIERRA VISTA SPECIFIC PLAN
RESEIGNATION AND REZONING PROJECT FILE #PL21-0162
& #PL21-0161**

PROJECT APPLICANT NAME

CITY OF ROSEVILLE

PHONE NUMBER

- -

PROJECT APPLICANT ADDRESS

311 VERNON STREET

CITY

ROSEVILLE

STATE

CA

ZIPCODE

95678

PROJECT APPLICANT (Check appropriate box):

☒ **Local Public Agency** ☐ **School District** ☐ **Other Special District** ☐ **State Agency** ☐ **Private Entity**

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND) (ND)	\$2,480.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,171.25	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>50.00</u>

☐ **Project that is exempt from fees**

☐ **Notice of Exemption (attach)**

☐ **DFG No Effect Determination (attach)**

☒ **Other** **FEE PREVIOUSLY PAID ON 05/06/2010** \$ _____

PAYMENT METHOD:

☐ **Cash** ☒ **Credit** ☐ **Check** ☐ **Other** _____

TOTAL RECEIVED \$50.00

SIGNATURE

X *C. Wheeler*

TITLE

C. Wheeler, DEPUTY

PROJECT APPLICANT COPY

CDFW/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753.5a (Rev. 01/21)

Receipt #: 03116187
12/17/2021 10:29 AM

PLACER, County Recorder
RYAN RONCO

Submitted By:

Doc #: 210338
MOD, Exempt
12/17/2021 10:29:08 AM

FISH AND WILDLIFE CLERK
FEE: \$50.00

Total Document Fees: \$50.00

Total Fees: \$50.00
County Charges - CREDIT
CARD \$50.00

Change: \$0.00

CLK66RMJ93, CN

**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

FILED

FROM: CITY OF ROSEVILLE
Kinarik Shallow, Associate Planner
311 Vernon Street
Roseville, CA 95678

DEC 17 2021

POSTED DEC 17 2021

Through _____
RYAN RONCO, COUNTY CLERK

By C. U. [Signature]
Deputy Clerk

Ryan Ronco
COUNTY CLERK OF PLACER COUNTY
BY C. U. [Signature]
DEPUTY

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.

21-338

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
DATE

K. Shallow
Kinarik Shallow, Associate Planner



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME
2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

R PT# 392675
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	CITY OF Roseville	DATE	5-6-10
COUNTY/STATE AGENCY OF FILING	Placer County Clerk Auburn	DOCUMENT NUMBER	074
PROJECT TITLE	Sierra Vista Specific Plan		
PROJECT APPLICANT NAME	John Mourier Construction	PHONE NUMBER	916 078 5263
PROJECT APPLICANT ADDRESS	1430 Blue Oaks Blvd #190 Roseville	STATE	CA
PROJECT APPLICANT (Check appropriate box):		ZIP CODE	95747
<input checked="" type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District	<input type="checkbox"/> State Agency
<input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

- | | | |
|---|------------|------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$2,792.25 | \$ 2792.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND) | \$2,010.25 | \$ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$949.50 | \$ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ 50.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other | | \$ 0 |

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2842.25

SIGNATURE

X S. Kagan

TITLE

Deputy

WHITE - PROJECT APPLICANT

YELLOW - DFG/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

FG 753.5a (Rev. 11/09)

REC'T # 0002050228
May 06, 2010 14:16:00

PLACER, County Recorder
JIM MCCAULEY

Check Number 1797sk
RECD BY
Fish & Game EIR \$2,842.25
Total fee \$2,842.25
Amount Tendered... \$2,842.25
Change \$0.00
slk,SK/1/0



City of
311 Vernon Street
Roseville, California 95678-2649

NOTICE OF ENVIRONMENTAL DETERMINATION
for an ENVIRONMENTAL IMPACT REPORT

TO: County Clerk
County of Placer
2954 Richardson Drive
Auburn, CA 96603

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

FROM: CITY OF ROSEVILLE
Sonia Orozco, City Clerk
311 Vernon Street
Roseville, CA 95678

FILED

MAY 18 2010

Jim McCauley
COUNTY CLERK PLACER COUNTY
BY *[Signature]*
COUNTY CLERK

DATE: May 6, 2010

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

PROJECT TITLE: Sierra Vista Specific Plan

PROJECT APPROVAL DATE: May 5, 2010

STATE CLEARINGHOUSE NUMBER: 2008032.11.5

CONTACT PERSON: Kathy Pease, Senior Planner, Planning, Redevelopment and Housing, (916) 774-5434

PROJECT LOCATION: Roseville, Placer County

SUMMARY PROJECT DESCRIPTION: The proposed project is implementation of the Sierra Vista Specific Plan encompassing approximately 2,064 acres with a mixture of land use including 6,650 dwelling units, 216 acres Community Commercial, 61 acres Public/Quasi-Public, 91 acres Neighborhood and Citywide Parks, 267 acres Open Space and 14 acres Paseos. The proposed Specific Plan addresses aspects of land use, housing, circulation, resource management, infrastructure, public utilities and services, implementation, and design characteristics. The Project includes: 1) an amendment to the City's Sphere of Influence boundary of approximately 373 acres and an Annexation of approximately 2,064 acres of vacant land generally located west of Fiddymont Road and north of Baseline Road; 2) a General Plan Amendment; 3) a Zoning Ordinance Amendment to establish development standards for each parcel and to amend the City's RS Development Standards; and 4) Development Agreements between the City and each of the property owners to provide the infrastructure needed to support the proposed development.

DETERMINATIONS FOR ENVIRONMENTAL IMPACT REPORT (EIR)

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

- A Final Environmental Impact Report, including comments and responses, was prepared and certified for this project, pursuant to the provisions of CEQA, and is available to the general public.
- As approved, the project will have a significant effect on the environment.
- Written Findings were prepared for significant impacts identified in the EIR (CEQA Guidelines, Section 15091).
- A Statement of Overriding Considerations was adopted for significant/unavoidable impacts (CEQA Guidelines Section 15093).
- Mitigation measures and two Mitigation Monitoring Plans were made "required conditions of approval" for the project.

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. (774-5263).

May 6, 2010
DATE

074

[Signature: Sonia Orozco]
SONIA OROZCO, City Clerk

POSTED 05/06/2010

Through
JIM McCAULEY, COUNTY CLERK

By *[Signature]*
County Clerk