

Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title/File Number: Westbrook Specific Plan Amendment to the Sierra Vista

Specific Plan (File Number: 2011PL-043)

Project Location: Northwest corner of the Sierra Vista Specific Plan area, south of

the future extension of Pleasant Grove Boulevard

Project Description: The applicant requests approval of the following: a General Plan

Amendment, Specific Plan Amendment, Development Agreement and Large Lot Map to allow development of approximately 397 acres of land within the Sierra Vista Specific Plan including: low-, medium- and high- residential densities, commercial, open space,

school, and parks.

Project Applicant: Westpark Associates

Property Owner: Westpark SV 400, LLC

Lead Agency Contact Person:

Kathy Pease, Senior Planner

Phone

(916) 774-5434

DECLARATION

The Planning Director determined that the above project will have no new significant effects on the environment that cannot be mitigated.

The determination is based on the following findings:

- 1) The Westbrook property was zoned Urban Reserve with the adoption of the Sierra Vista Specific Plan.
- 2) An EIR (SCH# 2008032115) was prepared for the Specific Plan dated May 10, 2010. Acknowledging that urban development was likely as part of the annexation proposal, the EIR analyzed buildout of the Westbrook property at a program level.
- The project is consistent with the buildout assumptions in the EIR.
- 4) There are no new significant impacts that were not examined in or covered by the program EIR for the Specific Plan that cannot be mitigated to less than significant levels.

- There are no potentially significant off-site impacts and cumulative impacts, which were not adequately addressed or discussed in the Sierra Vista Specific Plan EIR.
- There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the Sierra Vista EIR was certified, that are determined to have a more severe adverse impact than discussed in the prior EIR.
- 7) The project incorporates all applicable mitigation measures identified in the EIR.
- 8) This mitigated negative declaration reflects the independent judgment of the lead agency.

Written comments shall be submitted during the 30-day review period, during which the lead agency will receive comments. Appeal of this determination must be made during the review period.

Copies of the Mitigated Negative Declaration and all related documents can be found on the City's website: www.roseville.ca.us and at the Permit Center located at 311 Vernon Street, Roseville, CA 95678 during normal business hours.

Review period: April 5th- May 7, 2012

Public Hearing:

A public hearing on this item will be held on April 26, 2012 at 7:00 p.m. before the Planning Commission and will be held in the City of Roseville Council Chambers located at 311Vernon Street, Roseville, California.

ı

Submit Comments to:

Kathy Pease, AICP Senior Planner Roseville Planning Department 311 Vernon Street Roseville, CA 95678

Initial Study Prepared By:

Kathy Pease, Senior Planner