

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**Notice** is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Negative Declaration for the project referenced below. This Negative Declaration is available for public review and comment.

**Project Title/File#:** WRSP PCL W-60B – Westbrook Storage; File #PL22-0019

**Project Address:** 2300 Westbrook Boulevard, Roseville, CA, 95747 (APN 496-020-034-000)

**Project Applicant:** Ron Smith, Sundance Development Group

**Project Owner:** West Roseville, LLC

**Project Planner:** Kinarik Shallow, Associate Planner

**Project Description:** The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Design Review Permit to review the site design and a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit.

**Document Review and Availability:** The public review and comment period begins on **April 8, 2022** and ends on **April 28, 2022**. The Mitigated Negative Declaration may be reviewed online at: <https://www.roseville.ca.us/environmentaldocuments> under Private Development Projects.

**Written comments on the adequacy of the Negative Declaration may be submitted to Kinarik Shallow, Associate Planner at [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us) or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on April 28, 2022.**

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Negative Declaration and associated project entitlements. Separate notices will be published when the hearing is scheduled.

Mike Isom  
Development Services Director

Dated: April 5, 2022

Publish: April 7, 2022