

NOTICE OF INTENT TO ADOPT A MITIGATED 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 Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

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

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)

Project Owner: SVLC 23, LLC & Westpark SV 400, LLC

Project Applicant: John Tallman, WP Sierra View, LLC & Westpark SV 400, LLC

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100 and the construction of 63 single-family homes on Sierra Vista Specific Plan (SVSP) Parcel WB-41. 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/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. 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. 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.

Document Review and Availability: The public review and comment period begins on **November 5, 2021** and ends on **December 6, 2021**. The Mitigated Negative Declaration may be reviewed online at:

https://www.roseville.ca.us/government/departments/development_services/planning/environmental_documents_public_notices

You can also find the webpage via the City of Roseville Planning Division website, www.roseville.ca.us/planning, and use the page subheadings to navigate to Environmental Documents & Public Notices> Private Development Projects (see link for Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezoning Project).

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Kinarik Shallow, Associate Planner at 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 December 6, 2021.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Mitigated Negative Declaration and associated project entitlements. The tentative hearing date is December 16, 2021. Separate notices will be published when the hearing is scheduled.

Mike Isom, Development Services Director