

NOTICE OF PREPARATION

Date: September 2, 2026

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Subsequent Environmental Impact Report to the Sierra Vista Specific Plan Environmental Impact Report (SCH #2008032115) for the proposed Chan Property Project

Project Title: Chan Property

File Number: #PL25-0535

NOP Comment Period: Written comments are due to the City's Development Services Department no later than 5:00 PM on October 1, 2026

Project Location: 2900 Vista Grande Boulevard,
Roseville, CA 95747
Assessor's Parcel Number (APN) 499-010-004-000

Project Applicant: Mourier Investments, LLC
1430 Blue Oaks Boulevard, Suite 190
Roseville, CA 95747
(916) 969-2842

Lead Agency and Contact Person: Sean Morales, Senior Planner
City of Roseville Development Services Department – Planning Division
311 Vernon Street
Roseville, CA 95678
(916) 774-5282
Email: SMorales@roseville.ca.gov
Website:
https://www.roseville.ca.gov/development_services/planning/projects_of_interest/index.php

1.0 INTRODUCTION

This Notice of Preparation (NOP) has been issued to notify interested parties that a Subsequent Environmental Impact Report (SEIR) will be prepared, and to solicit feedback on the scope and content of the analysis in the SEIR. The City of Roseville will be the lead agency and will prepare an SEIR for the Chan Property Project, which includes the project approvals listed in Section 4 of this NOP. The project description and vicinity and location maps are provided in this NOP.

The project site was included as part of the Sierra Vista Specific Plan EIR (SCH #2008032115) (SVSP EIR), which evaluated development of the project site at a programmatic level. The project site was evaluated as part of the Urban Reserve (UR) area and was identified by the SVSP as Parcel UR-92; however, the UR area did not have any specific development proposed when the SVSP EIR was prepared. In order to address the development of the project site now that project-level information is available, an SEIR is proposed for the proposed project.

The City has determined that, pursuant to the California Environmental Quality Act (CEQA), an SEIR is required to evaluate the project's potential environmental impacts and has initiated the CEQA process by releasing this NOP. While the CEQA Guidelines do not require preparation of a new NOP for an SEIR, the City of Roseville has elected to issue this NOP to provide responsible agencies, trustee agencies, and other interested organizations and persons with an opportunity to comment on the range of environmental issues that the public believes should be studied in the SEIR.

The proposed project description, location map, vicinity map, and site plan are provided in this NOP and are also available on the City's website:

https://www.roseville.ca.gov/development_services/planning/projects_of_interest/index.php

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent at the earliest possible date, but no later than 30 calendar days after September 2, 2026, (the date this notice was first posted). Please submit comments to City of Roseville no later than 5:00 PM on October 1, 2026. Please provide written comments to:

Sean Morales, Senior Planner
City of Roseville Development Services Department – Planning Division
311 Vernon Street
Roseville, CA 95678
Phone: (916) 774-5282
Email: SMorales@roseville.ca.gov

2.0 REGULATORY BACKGROUND

This NOP provides notification that an SEIR will be prepared for the project, and has been prepared in accordance with the CEQA, Public Resources Code (PRC) Division 13 Section 21000 et seq., and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). As previously discussed, the UR area of the SVSP was evaluated at a program-level, as specific development on the UR area was not proposed at the time. The proposed project now includes design-level detail, allowing for project-specific environmental review which could find that the project may result in new significant impacts or a substantial increase in the severity of significant impacts previously identified in the SVSP EIR. Therefore, pursuant to Section 15162 of CEQA guidelines, a project-level SEIR shall be prepared to analyze the potential environmental effects associated with the proposed project. Analysis in the SEIR will include assessment of the individual and cumulative environmental effects of the project.

3.0 PROJECT DESCRIPTION

The proposed project is made up of the 40-acre Chan Property (see Figure 1), as well as three adjacent, previously approved villages (Villages CO-3, CO-20 and CO-21) in the Sierra Vista Specific Plan (SVSP) area (see Figure 2). The area of new environmental impact is the Chan Property, which is undeveloped, has not received previous approvals, and is identified as a UR parcel (Parcel UR-92) in the SVSP. As part of the current development proposal on the Chan Property, the applicant proposes to modify Villages CO-20 and CO-21, to connect the access and circulation of the new proposed subdivision on the Chan Property to these approved SVSP villages. These adjacent approved villages obtained full environmental clearance with the SVSP EIR and subsequent addendums, and no further environmental review of the physical development of these sites is required. Minor adjustments to the approved lotting pattern of the adjacent villages are proposed in order to accommodate the access points to the Chan Property. Refer to the Project Components section below for project maps and a more detailed description.

The proposal also includes two small lot line adjustments on the eastern edge of the Chan Property, to slightly increase the backyard space of five lots within an approved SVSP village to the east (see Figure 3). This large lot is identified in the SVSP as Parcel CO-03. The modifications to Village CO-03 are proposed to extend the backyards into the Chan Property and are therefore contained within the Chan Property. Therefore, the project site includes the Chan Property and the approved Villages CO-20, CO-21, and CO-03. The proposed project would include the subdivision of the project site and the subsequent development of a residential community comprised of 220 new residential units on the Chan Property in addition to the previously approved but reconfigured SVSP Villages CO-20 and CO-21, and the extension of five lots from Village CO-03 into the Chan site. The obligation to develop 22 of the new units as affordable units would be transferred to another parcel within the SVSP. The project would also consist of new on-site roadways, associated utility improvements, and open space and landscaping.

3.1 PROJECT BACKGROUND

The project site was included within the SVSP, which annexed a total of 2,064 acres west of Fiddymont Road and north of Baseline Road into the City of Roseville from unincorporated Placer County. The SVSP was adopted by the City of Roseville in May 2010 and amended in June 2012 to entitle land uses on the Westbrook property, which is located in the northwest corner of the SVSP area.

The SVSP EIR was certified in May 2010 in conjunction with the adoption of the SVSP. The SVSP EIR evaluated development proposed for the SVSP area at both the project and program levels, based on information available at the time of preparation.

The Chan and Richland Properties were owned by non-participating landowners and occupy approximately 440 acres of the total SVSP area (400 acres for Richland and 40 acres for Chan), which were designated by the SVSP as a UR area. The UR area did not have any specific development proposed when the SVSP EIR was prepared and was therefore evaluated at a program level.

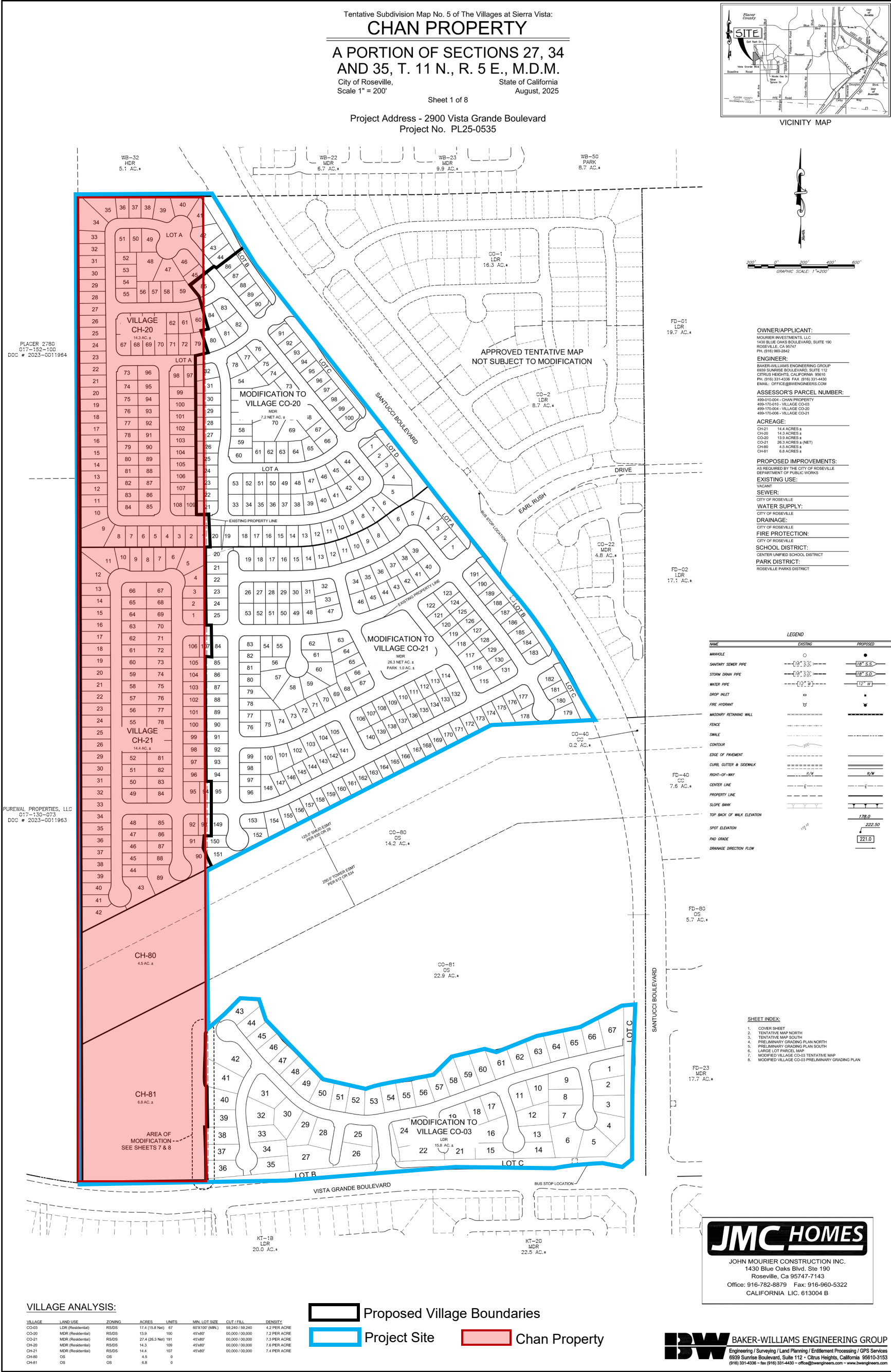
Figure 1
Regional Vicinity Map



Figure 2
Project Site Boundaries



Figure 3
Tentative Subdivision Map



Program-level analysis evaluates broader environmental impacts based on the anticipated land use, rather than project-specific details.

Future development of the entire UR area was assumed by the SVSP EIR to include approximately 2,214 dwelling units. The unentitled portion of the project site (Chan Property) was evaluated at a program level as part of the UR area and was identified by the SVSP as Parcel UR-92. The site had an anticipated land use of Low-Density Residential on the northern portion of the site and Open Space on the southern portion of the site. The remainder of the project site (i.e., Villages CO-21, CO-22, and CO-03) was evaluated at a project level and received full environmental clearance with the SVSP EIR.

3.2 PROJECT LOCATION AND SETTING

The project site consists of undeveloped land, the northern portion of which has been fully graded. Federico Creek, a tributary of Curry Creek, runs northeast to southwest through the southern portion of the project site. Tower-mounted powerlines transect the southern portion of the site within easements owned by the Western Area Power Administration (WAPA) and Sacramento Municipal Utility District (SMUD). The southern portion of the site also includes portions of Flood Zone A, as designated by the Federal Emergency Management Agency (FEMA).

Surrounding existing uses include high-density residential development to the north, and single-family residences to the northeast; undeveloped land to the east planned for medium and low-density residential development as part of the adopted SVSP; single-family residences to the south, across Vista Grande Boulevard; and an almond orchard to the immediate west, within unincorporated Placer County. Surrounding land uses to the north, east, and south are within the SVSP area.

3.3 PROJECT COMPONENTS

The proposed project would generally include the development of two Medium-Density Residential (MDR) villages on the northern 28.7 acres of the project site, including 109 residences within an area designated on the proposed subdivision map as Village CH-20 and 107 residences within the area designated Village CH-21 (see Figure 3), for a total of 216 units. The project also involves modifications to the neighboring villages to the east, Villages CO-20 and CO-21. Village CO-20 is proposed to increase from 94 units to 100 units and Village CO-21 is proposed to decrease from 193 units to 191 units. This change increases the total units of the adjacent villages by four lots, from 287 units to 291 units. The new and modified villages would amount to 220 total new units created with the proposed project, and this unit total will be evaluated within the EIR. The project has an affordable housing obligation of 22 units that will be transferred to a receiving high-density parcel in the SVSP. The southern 11.3 acres of the project site would remain as open space.

The proposed project would require discretionary approvals, including General Plan and Specific Plan Amendments, a Rezone, a Large Lot Tentative Map and Tentative Subdivision Map, a Development Agreement Amendment, and a Design Review Permit for a Residential Subdivision. The proposed project also includes a Lot Line Adjustment, which would result in the minor modification of the boundaries of adjacent SVSP Village CO-03 to extend the backyard within the Chan Property.

The proposed project components, along with all required entitlements and approvals, are described in the following sections.

GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

The proposed project would include amendments to the City of Roseville General Plan and the SVSP to amend the land use designation of the site. Villages CH-20 and CH-21 would be redesignated from UR to MDR and Parcels CH-80 and CH-81 would be redesignated from UR to Open Space (OS) (see Figure 4).

REZONE

The proposed project would include a rezone of Villages CH-20 and CH-21 from UR to Small Lot Residential (RS) and Parcels CH-80 and CH-81 from UR to OS (see Figure 5).

LARGE LOT TENTATIVE MAP

The proposed project would include a Large Lot Tentative Subdivision Map to subdivide the project site into four lots (CH-20, CH-21, CH-80, and CH-81) (see Figure 6). Lots 1 and 3 (Villages CH-20 and CH-21, respectively) would be 14.3 acres and 14.4 acres, respectively, while Lots 5 and 6 (CH-80 and CH-81, respectively) would comprise 11.3 acres of open space located within the southern portion of the site (CH-80 would total 4.5 acres, while CH-81 would total 6.8 acres).

TENTATIVE SUBDIVISION MAP

CH-20 and CH-21 would each be subdivided for the development of MDR villages (see Figure 3). A total of 216 residences, including 109 residences within Village CH-20 and 107 residences within Village CH-21, would be developed on-site. The residential density for Villages CH-20 and CH-21 would be 7.6 dwelling units per acre (du/ac) and 7.4 du/ac, respectively. Lot sizes would generally range from approximately 3,600 square feet (sf) to approximately 4,950 sf with a small number of uniquely shaped parcels up to 10,500 sf.

The proposed project also includes modifications of adjacent SVSP Villages CO-20, CO-21, and CO-03, which would require Tentative Subdivision Map Modifications. Specifically, the lot boundaries of the residential lots planned for the neighboring SVSP villages would be slightly modified from the original uniform line envisioned in the SVSP to conform to the proposed lot lines of the Chan Property residential lots bordering the eastern site boundary (see Figure 7). Other lots within CO-20 and CO-21 are also proposed to be modified to create additional connections to Chan Property Villages CH-20 and CH-21. In addition, five lots within Village CO-03 would be extended into the proposed open space area on-site to eliminate a portion of the retaining walls that were previously approved for the western boundary of Village CO-03 (see Figure 3). The lot extension would be located outside of the FEMA-designated flood zone.

In addition, the proposed project would include various associated internal roadway, utility, and landscaping improvements, as well as open space areas. The foregoing components are discussed further below.

Figure 4
Existing and Proposed General Plan Designations

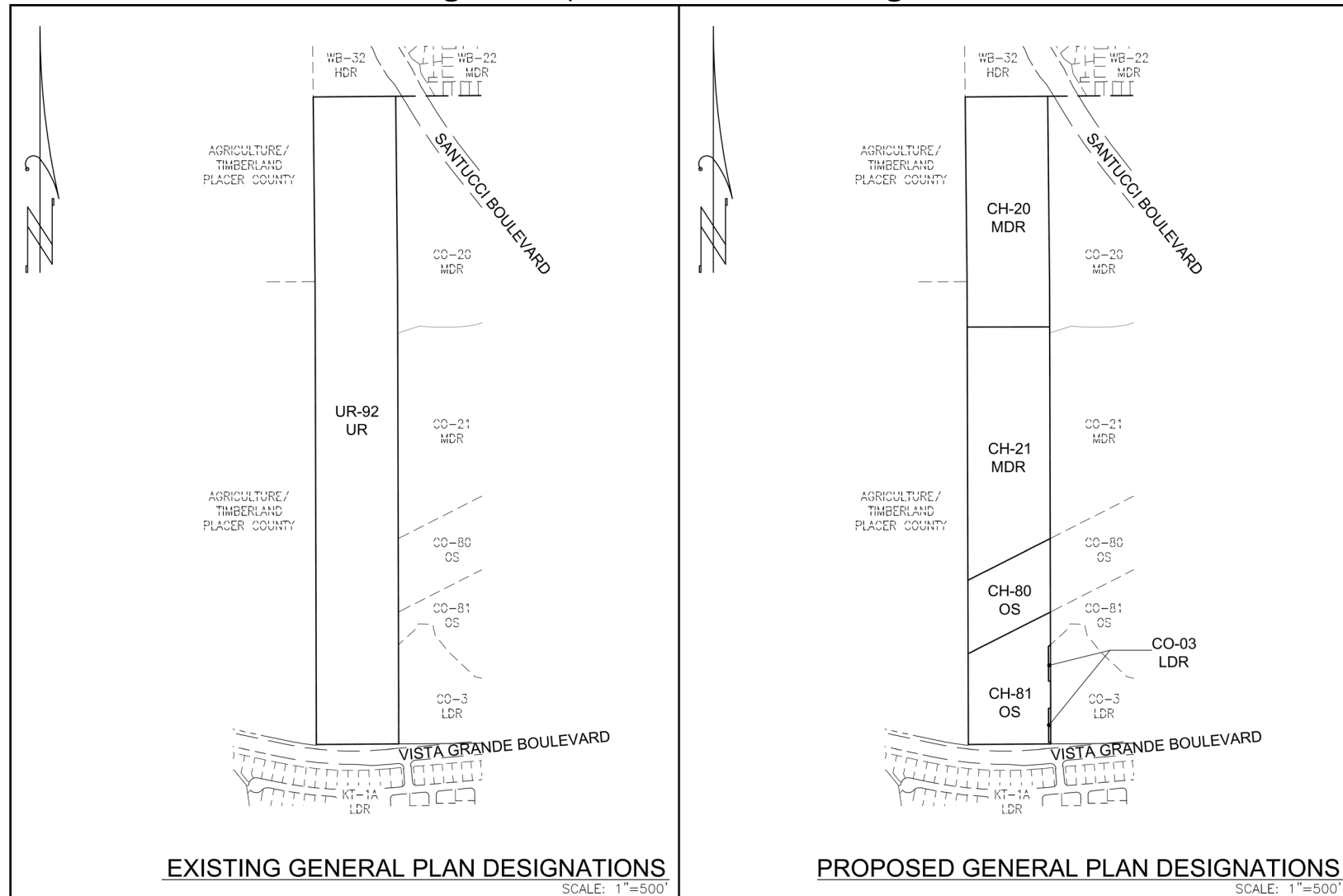
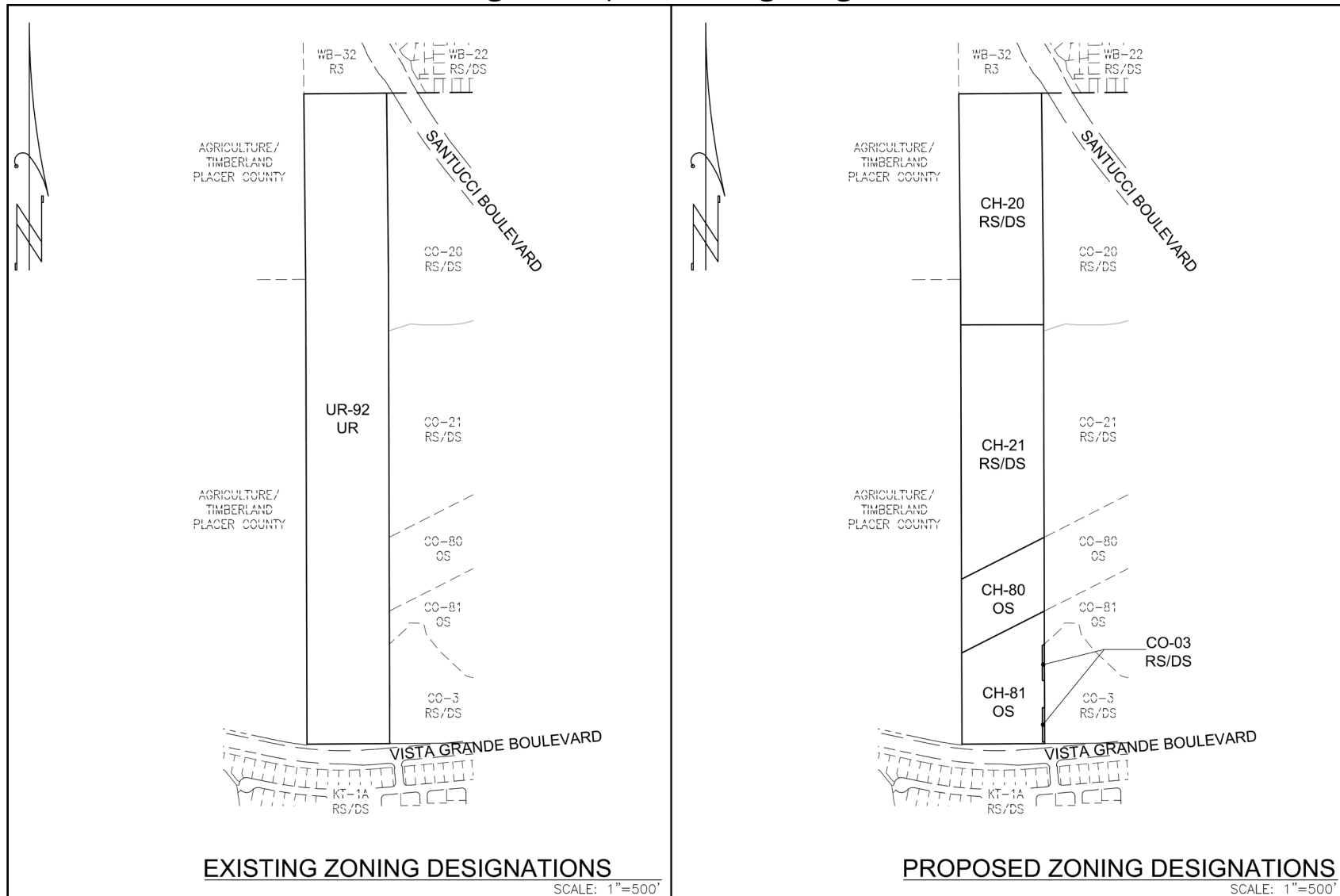


Figure 5
Existing and Proposed Zoning Designations



11

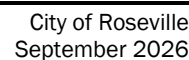
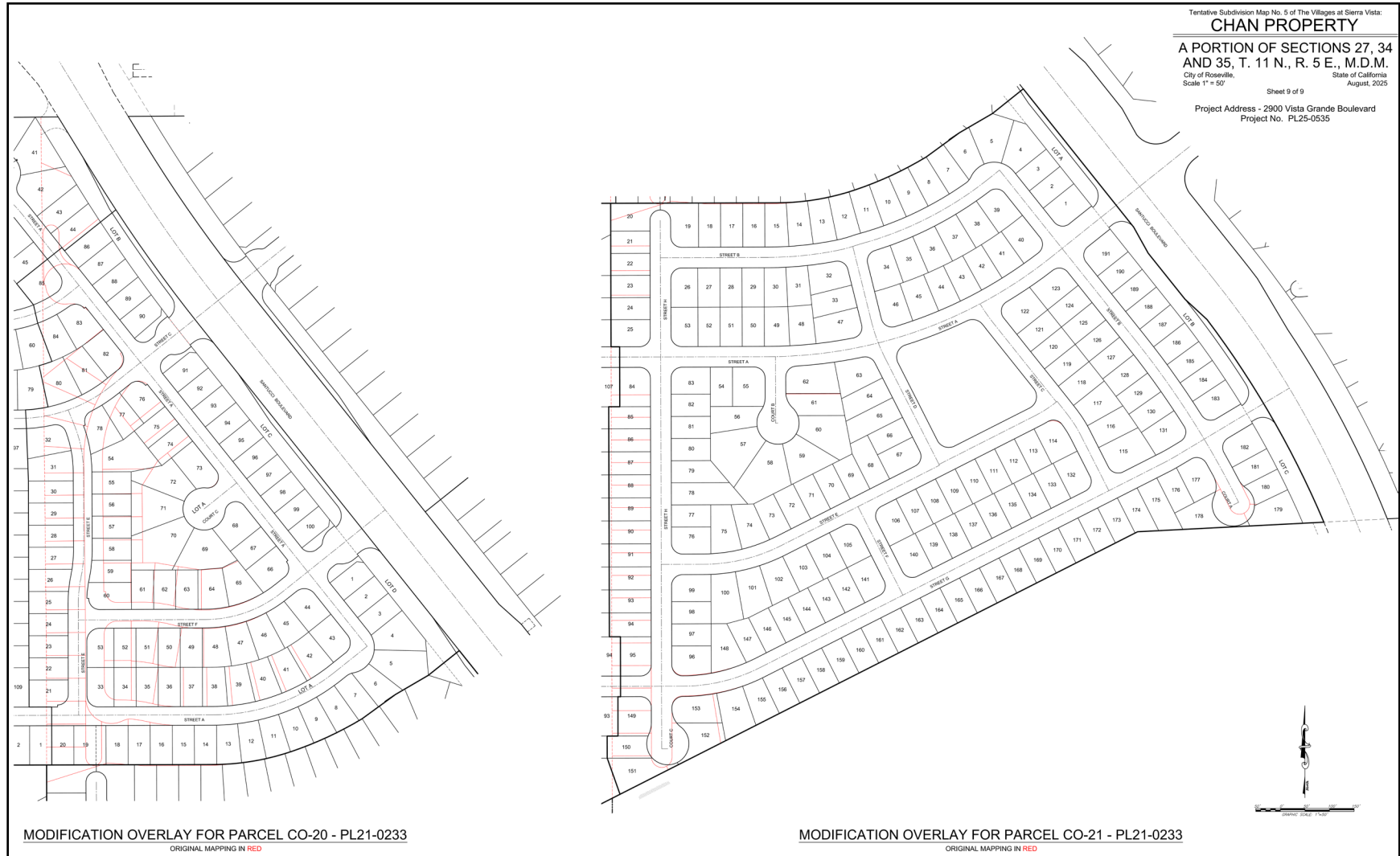


Figure 7
Tentative Subdivision Map Modifications



Access and Circulation

The proposed project would be accessed by way of the approved Santucci Boulevard extension through new connections to the internal roadway system of the adjacent Villages CO-20 and CO-21 to the east of the project site. Minor modifications to the approved villages and the associated roadway network would allow access to the project site. As shown in Figure 8, streets within the approved SVSP Village CO-20 would extend into the proposed Chan Property Village CH-20 and form an internal looped roadway system. Similarly, streets would extend from the approved SVSP Village CO-21 into the proposed Chan Property Village CH-21 (see Figure 9).

The internal residential roadways within Village CH-20 would have a 38-foot-wide right-of-way (ROW), including two 14-foot-wide travel lanes (one in each direction) and attached curbs and gutters. The roadways within Village CH-21 would be either 42 or 46 feet wide, with 14- or 16-foot-wide travel lanes, respectively. The internal roadway system would be designed in accordance with the City of Roseville Design and Construction Standards.

Utilities

The proposed project would include utility improvements related to water, sanitary sewer, and storm drainage services, as well as dry utility connections, which are discussed further below.

Water

Water service would be provided to the proposed project by the City of Roseville through an existing 12-inch water main located within Santucci Boulevard. Specifically, water lines would be extended from Santucci Boulevard through the approved SVSP villages into the proposed Chan Property villages. Water lines within the project site would range from six to 12 inches and would be located within the new internal street system (see Figure 10).

All new water infrastructure would be designed consistent with the applicable standards established by Section 8 of the City of Roseville Design and Construction Standards.

Sewer

Sanitary sewer service would be provided by the City of Roseville through an existing eight-inch sewer main located within Santucci Boulevard. Specifically, sewer lines would be extended from Santucci Boulevard through the approved SVSP villages into the proposed Chan Property villages. Eight-inch sanitary sewer lines would be installed within the new internal street system on-site (see Figure 10 and Figure 11). From the new eight-inch sewer lines, sewer service would be provided to each residence through new sewer laterals. All new sewer infrastructure would be designed consistent with the applicable standards established by Section 9 of the City of Roseville Design and Construction Standards.

Figure 8
Tentative Subdivision Map for Village CH-20 and Tentative Subdivision Map Modification for SVSP Village CO-20

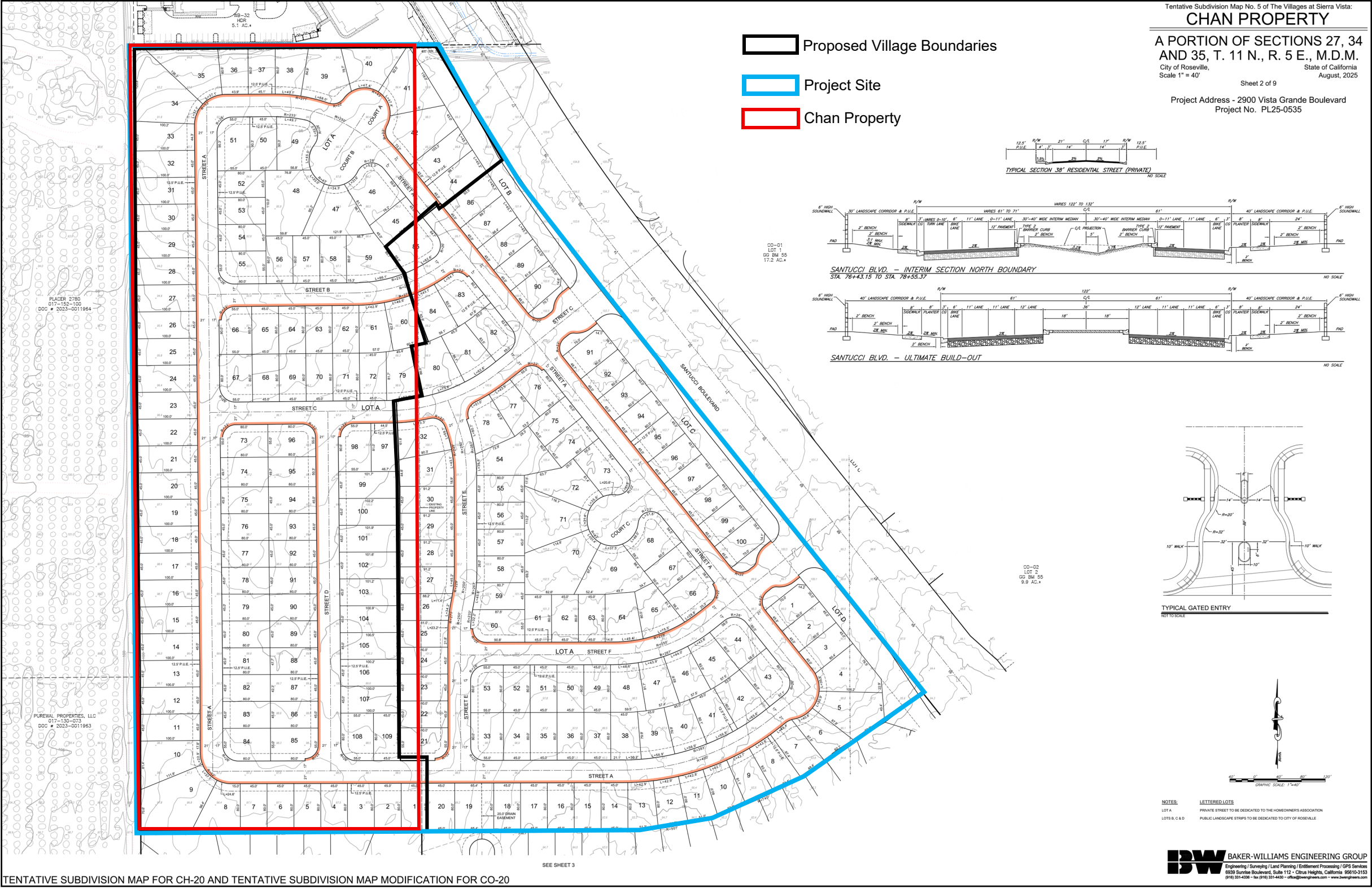


Figure 9
Tentative Subdivision Map for Village CH-21 and Tentative Subdivision Map Modification for SVSP Village CO-21

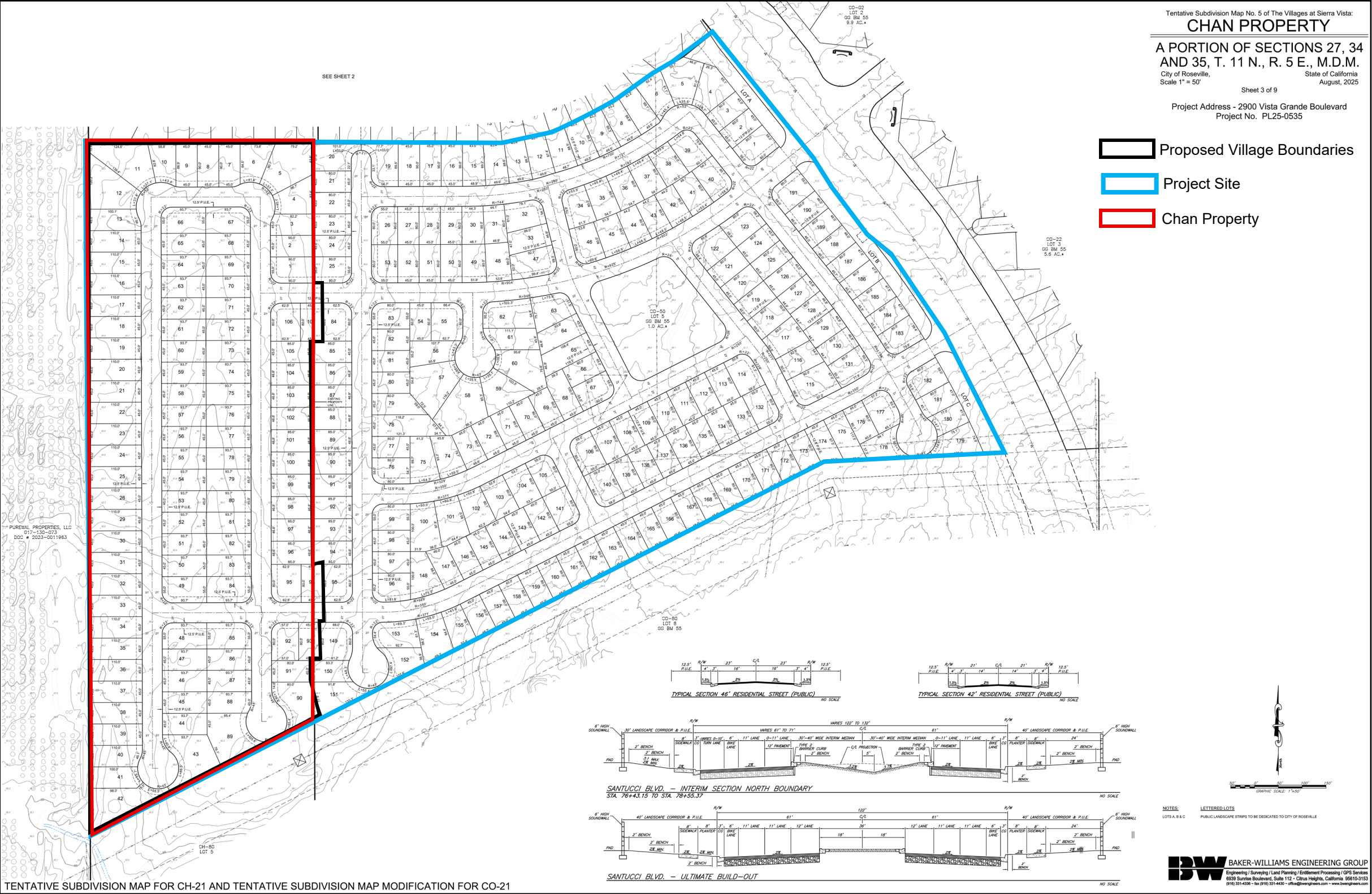
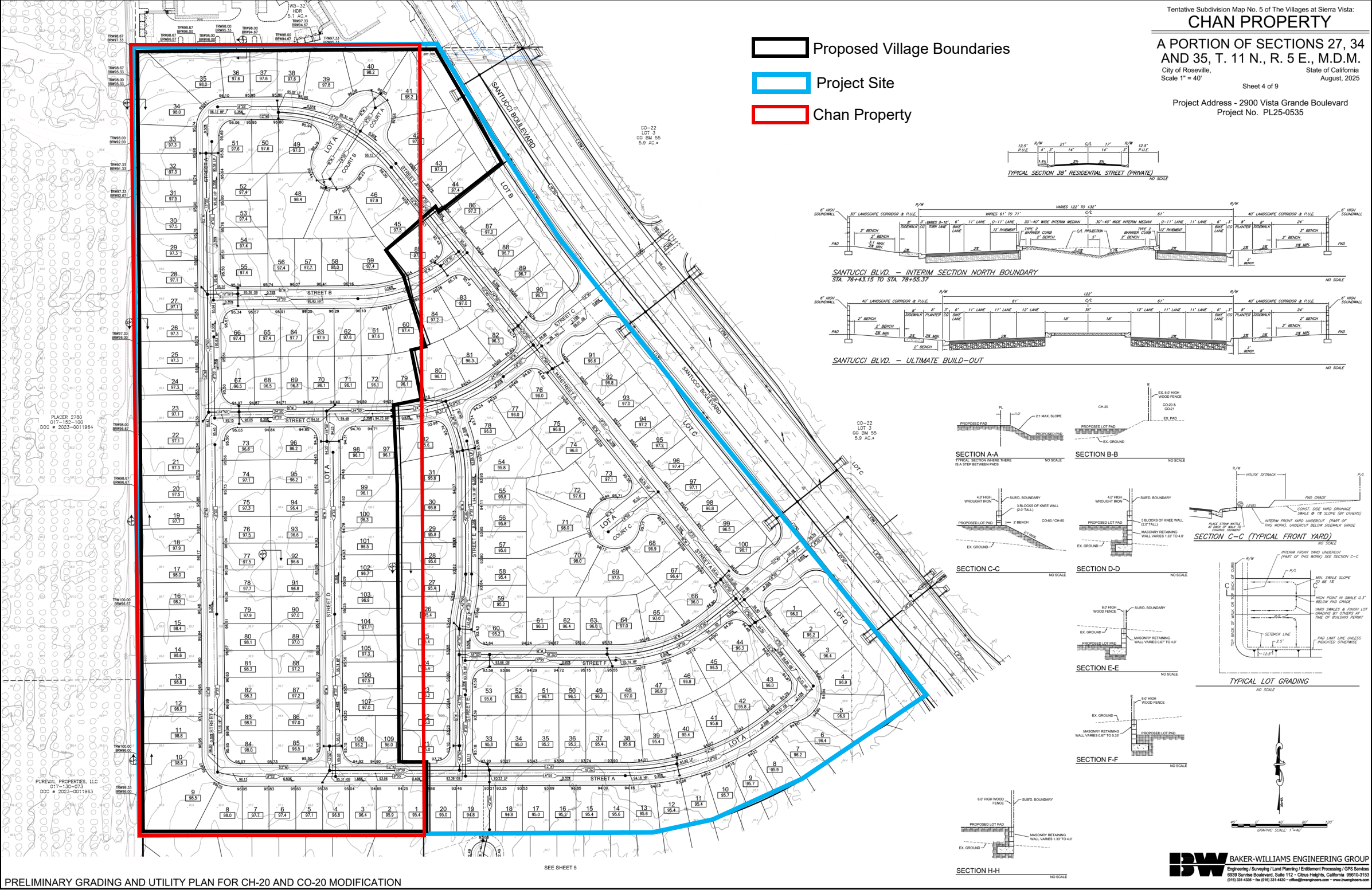


Figure 10
Preliminary Grading and Utility Map for Village CH-20 and SVSP Village CO-20 Modification



Storm Drainage

Stormwater runoff from new impervious surfaces within the project site would be directed to drain inlets installed along the on-site internal streets. From the drain inlets, flows within the proposed Chan Property Village CH-20 would be collected by way of new on-site storm drain lines ranging from 12 inches to 42 inches in width. The proposed storm drain lines within the new internal roadways would all drain to a 42-inch storm drain line planned for the approved Village CO-21, which would extend southward parallel to the project site's eastern boundary. Similarly, collected stormwater flows within proposed Chan Property Village CH-21 would be conveyed by way of new storm drain lines ranging from 12 to 36 inches to the planned storm drain system within the approved SVSP Village CO-21.

Everyday drainage flows (i.e., outside of storm events) from all four villages (CO-20, CO-21, CH-20, and CH-21) would be conveyed through a 12-inch storm drain line to a large stormwater quality basin located south of the proposed Court C within Village CO-21 for treatment. During storm events or other increased flow conditions, stormwater flows from all four villages would be conveyed by way of a 54-inch storm drain line to a smaller stormwater quality basin located south of the proposed Court C within Village CO-21 for treatment (see Figure 11). Following treatment in the stormwater basin(s), flows would be metered to a swale that would outfall to Federico Creek.

New storm drainage infrastructure installed as part of the proposed project would be designed in accordance with the stormwater quality control standards established by Section 10 of the City of Roseville Design and Construction Standards.

Dry Utilities

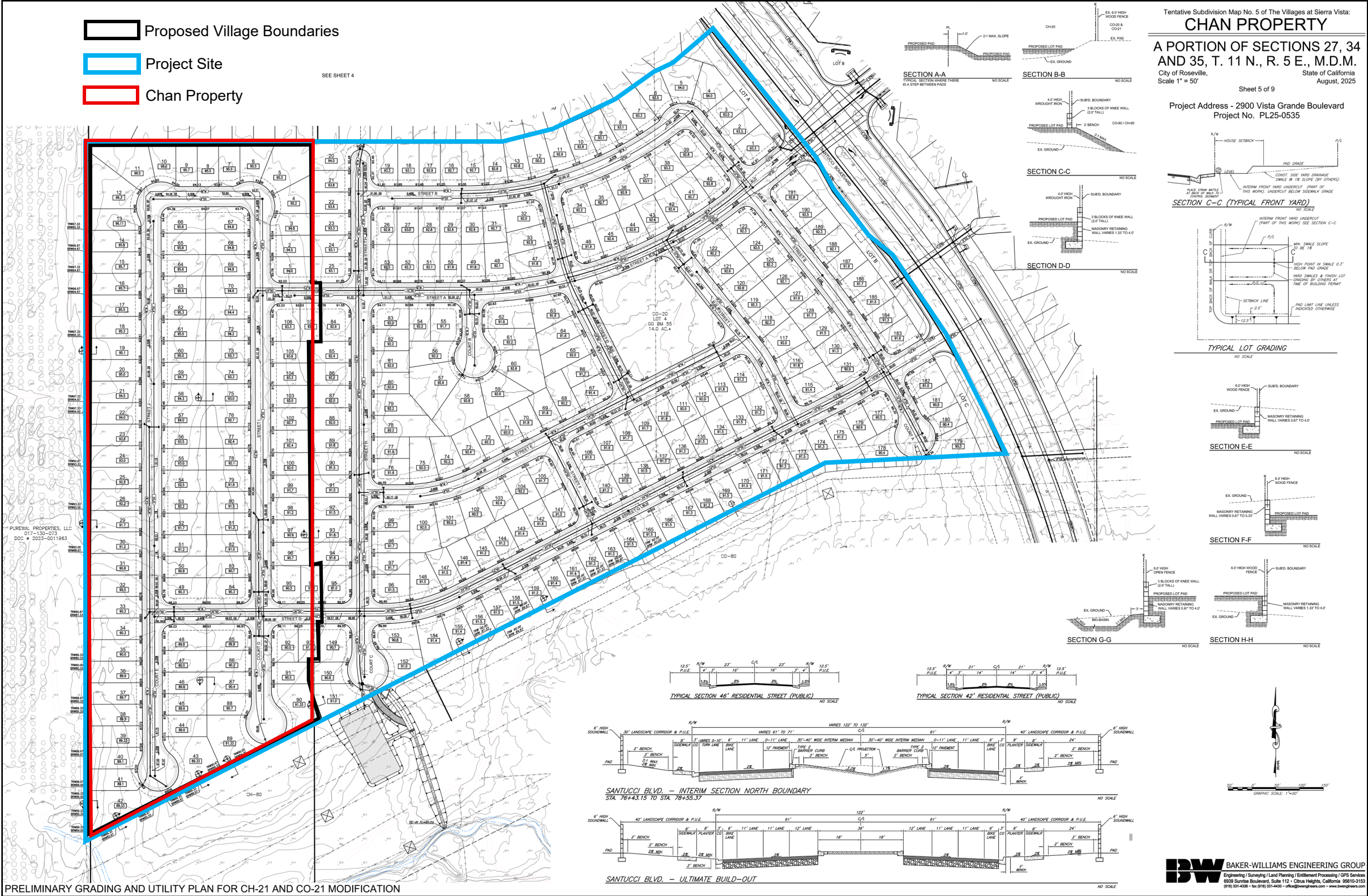
Electricity service would be provided to the project site by Roseville Electric Utility through connection to planned infrastructure associated with the approved SVSP villages east of the site. The proposed project would be all electric and not use natural gas in the residential units. Telecommunication services, such as telephone and internet services, would be provided through connection to existing infrastructure within the project vicinity.

Open Space and Landscaping

The proposed project would include approximately 11.3 acres of open space in the southern portion of the project site, divided between the 4.5-acre Parcel CH-80 and the 6.8-acre Parcel CH-81. Parcel CH-80 would accommodate the existing WAPA/SMUD easements and associated transformers, while Parcel CH-81 would include Federico Creek and the on-site FEMA Flood Zone A. As discussed above, five lots within Village CO-03 would be extended into the proposed open space area on-site to eliminate a portion of the retaining walls that were previously approved for the western boundary of Village CO-03. The lot extension would be located outside of the FEMA-designated flood zone.

With respect to landscaping, the approved SVSP Village CO-20 would include public landscaping strips dedicated to and maintained by the City of Roseville located along Santucci Boulevard, which would extend on-site into the proposed Chan Property Village CH-20. Additional on-site landscaping improvements would be located within the private yards of each proposed residential lot.

Figure 11
Preliminary Grading and Utility Map for Village CH-21 and SVSP Village CO-21 Modification



All landscaping would be subject to the Model Water Efficient Landscape Ordinance (MWELo) as adopted by Chapter 14.18 of the City's Municipal Code, as well as the Landscape Design Guidelines for the area.

Development Agreement Amendment

The proposed project would require a Development Agreement Amendment pursuant to Chapter 19.84 of the City's Municipal Code. As established within Section 19.84.060 of the City's Municipal Code, the procedures for adoption of an amendment to a development agreement shall be the same as the procedures for entering into an agreement in the first instance, which would include review by the City's Planning Commission and a public hearing held by the City of Roseville City Council. Because the proposed project would amend the executed agreement for the SVSP, the project requires City approval of a Development Agreement Amendment.

Design Review Permit

Pursuant to Section 19.74.010(E) of the City's Municipal Code, a Design Review Permit shall be obtained for residential subdivisions as the tentative subdivision map is processed by the City. Based on the project's Tentative Subdivision Map approvals, the proposed project would require a Design Review Permit for the MDR development on-site. New development subject to the design review process must demonstrate compliance with applicable City of Roseville standards.

Lot Line Adjustment

The proposed project would include a Lot Line Adjustment to modify the boundaries of the SVSP villages adjacent to the eastern project site boundary. As shown in Figure 3, the requested Lot Line Adjustment would ensure that the proposed lots would align with the lots associated with SVSP Villages CO-20 and CO-21. The Lot Line Adjustment within CH-81 would be related to the extension of five lots within SVSP Village CO-03 into the proposed open space area on-site to eliminate a portion of the retaining walls that were previously approved for the western boundary of Village CO-03.

The proposed Lot Line Adjustment would also require Tentative Subdivision Map Modifications to the approved Tentative Subdivision Map for SVSP Villages CO-20, CO-21, and CO-03.

4.0 PROJECT APPROVALS

The proposed project would require discretionary approvals, including the following:

- General Plan and Specific Plan Amendments;
- Rezone;
- Large Lot Tentative Map;
- Tentative Subdivision Map;
- Development Agreement Amendment;
- Design Review Permit; and
- Lot Line Adjustment.

5.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE SEIR

The SEIR analysis will focus on such resource areas where a potential for new significant impacts or substantial increase in the severity of previously identified significant impacts may occur as a result of the proposed project, as identified by Appendix G of the CEQA Guidelines. The SEIR will provide a project-level environmental analysis and is anticipated to focus on the following areas:

- Aesthetics;
- Agriculture Resources;
- Air Quality and Greenhouse Gas Emissions;
- Biological Resources;
- Hydrology and Water Quality;
- Noise;
- Transportation;
- Utilities and Service Systems; and
- Other Effects.

Each environmental technical chapter will include the following: an introduction; environmental setting; regulatory context; standards of significance; method of analysis; identification of new or substantially more severe significant environmental impacts; mitigation measures and monitoring strategies to address potentially significant impacts; and the level of significance after mitigation.

As required by CEQA, the SEIR will evaluate alternatives to the project. As stated in the State CEQA Guidelines Section 15126.6(c), the primary intent of the alternatives evaluation in an EIR is to evaluate a range of alternatives to the project that “could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.” CEQA also requires that the project alternatives analysis include consideration of the “no project” alternative.

The SEIR will also evaluate the cumulative impacts of the project. As stated in State CEQA Guidelines Section 15065(a)(3), projects should be evaluated to determine whether the project’s impacts are “cumulatively considerable,” which means that the “incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”