

**DEVELOPMENT SERVICES – PLANNING DIVISION**

311 Vernon Street
Roseville, CA 95678
(916) 774-5276

Date: January 28, 2014
To: West Park & Fiddymont Farms Neighborhood Association
Subject: 3101 PLEASANT GROVE BL

Dear Board Members:

You may be interested to know that the Roseville Planning Department has received a development application for the project identified above. This early notification is being sent to you because the proposed project is located within, or adjacent to, the boundaries of your neighborhood association. (Another notice will be mailed to property owners adjacent to the project prior to any public hearing on the application.) We invite you to review this request and to forward your comments and/or questions to us. Key project information relating to this project is provided as follows:

File #: PL31-0318

Project Name: WESTBROOK PHASE 2

Description: REQUEST TO ALLOW DEVELOPMENT OF THE 109.7 ACRE WESTBROOK PHASE 2 PROPERTY INCLUDING 1) A GENERAL PLAN AMENDMENT TO MODIFY THE LAND USE BOUNDARIES & DENSITY ALLOCATION OF PARCELS WB-2, WB-3, WB-4, WB-21, WB-22, WB-23, WB-33 & WB-42 AND TO CHANGE THE LAND USE OF WB-23 FROM MDR TO LDR; 2) A SPECIFIC PLAN AMENDMENT TO MODIFY THE LAND USE BOUNDARIES & DENSITY OF THE PARCELS REFLECTED IN THE GPA & TRANSFER 58 RESIDENTIAL UNITS TO WB-20; 3) A REZONE TO REFLECT THE ZONING BOUNDARY CHANGES CONSISTENT WITH THE SPA; 4) A PHASED TENTATIVE SUBDIVISION MAP (SMALL LOT) TO CREATE 413 LOTS, INCLUDING 241 LDR LOTS, 154 MDR LOTS, AND LANDSCAPE/PASEO LOTS; AND 5) DEVELOPMENT AGREEMENT AMENDMENT TO RELOCATE AFFORDABLE HOUSING UNITS FROM WB-21 TO WB-22

Site Location: 3101 PLEASANT GROVE BL

APN: 017-150-019-510 & 017150-025-510

Specific Plan Area: SV

Specific Plan Parcel #: WB-2, WB-3, WB-4 WB-21, WB-22, WB-23, WB-33 & WB-42

Zoning & General Plan: See SVSP for Zoning & Land Use

Applicant: WESTPARK COMMUNITIES – RYAN O'KEEFE – 1420 ROCKY RIDGE DR 3265 – ROSEVILLE, CA 95661

Developer: MACKAY & SOMPS – MARK SAUER – 1552 EUREKA RD #100 – ROSEVILLE, CA 95661

If you are interested in having this project presented at one of your neighborhood association meetings, please contact the applicant at the phone number provided above, the City's Neighborhood Services division at 774-5270 or me at 774-5276 to discuss such a meeting. Please make requests for presentations at least two weeks prior to your meeting date so that we can assure that a City representative can attend. If possible, please put this item at the start of your agenda, after the minutes and treasurer's report.

If you have any questions or comments regarding this project, I can be contacted in the Planning office at 311 Vernon Street or by phone at 774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Derek Ogden, Associate Planner
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Find us online at
www.roseville.ca.us