



**DEVELOPMENT SERVICES – PLANNING DIVISION**  
311 Vernon Street  
Roseville, CA 95678  
(916) 774-5276

Date: July 22, 2020  
To: RCONA  
Subject: 1690 Vista Grande Boulevard

Dear Board Members:

You may be interested to know that the Roseville Planning Division has received a development application for the project identified below. Notice will be mailed to property owners adjacent to the project prior to action 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 #: PL20-0103

Project Name: SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION

Description: Request for a General Plan Amendment for Parcel JM-40 from Community Commercial (CC-7) to Medium Density Residential (MDR-7.8), a Specific Plan Amendment from Community Commercial/Commercial Mixed Use (CC/CMU) to MDR, a Rezone from Commercial Mixed Use/Special Area (CMU/SA) to Small Lot Residential with Modified Development Standards (RS/DS), and a Design Review for Residential Subdivision and a Tentative Subdivision Map to create 35 single-family residential lots on JM-40. A Specific Plan Amendment (SPA) is also requested to transfer five (5) units from JM-40 to JM-30; JM-30 will have a new allocation of 164 units and JM-40 will have a new allocation of 35 units. A Development Agreement Amendment (DAA) is included to reflect the unit transfers.

Site Location: 1690 VISTA GRANDE BOULEVARD

APN: 498-010-034-000

Specific Plan Area: SV

Specific Plan Parcel #: JM-40

Zoning / General Plan: CMU/SA / CC-7

Applicant: BAKER WILLIAMS ENGINEERING GROUP – ATTN: DAVID COBBS – 6020 RUTLAND DRIVE, SUITE 19 – CARMICHAEL, CA 95608

Owner: MOURIER INVESTMENTS, LLC – ATTN: STEVE SCHNABLE -- 1430 BLUE OAKS BOULEVARD, SUITE 190 – ROSEVILLE, CA 95747

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 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 Division 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,

Kinarik Shallow, Associate Planner  
kshallow@roseville.ca.us

Find us online at  
[www.roseville.ca.us](http://www.roseville.ca.us)