



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

Date: September 16, 2020  
To: RCONA  
Subject: 4250 Upland Drive

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 #: PL20-0191  
Project Name: SVSP PCL JM-21 – Minor Map Modification  
Description: Request for a minor tentative map modification to modify Parcel JM-21 in the Sierra Vista Specific Plan from the approved 95-lot Low Density Residential (LDR) subdivision to an 80-lot LDR subdivision. The map was originally approved under File #PL17-0204. An Administrative Permit for Unit Transfer is also requested to transfer three (3) units from Parcel FD-10 and twelve (12) units to Parcel JM-30.  
Site Location: 4250 Upland Drive  
APN: 498-010-047-000  
Specific Plan Area: SV  
Specific Plan Parcel #: JM-21  
Zoning: RS/DS  
General Plan: LDR-4.9  
Applicant: JMC HOMES – ATTN: RYAN BIZIEWSKI – 1430 BLUE OAKS BOULEVARD, SUITE 190 – ROSEVILLE, CA 95747  
Owner: MOURIER INVESTMENTS LLC – ATTN: ROD YAMANAKA – 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)