

DC ATTACHMENT 1

From: [Maples, Shelby](#)
To: [Darren Leavitt](#)
Subject: RE: WRSP PCL W 16 Project
Date: Thursday, May 26, 2022 9:28:00 AM

Hi Darren,

Please feel free to call or email me with any concerns you have related to the proposed project. Your comments will be added to the project record and included with the staff report for the hearing body. The project has not yet been scheduled for hearing.

Sincerely,

Shelby Maples
Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

-----Original Message-----

From: Darren Leavitt <darrenleavitt1980@yahoo.com>
Sent: Wednesday, May 25, 2022 4:06 PM
To: Maples, Shelby <SMaples@roseville.ca.us>
Subject: WRSP PCL W 16 Project

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon

How do I go about filing petitions in opposition to these plans as they are proposed ?

Sent from my iPhone

From: [Maples, Shelby](#)
To: [Vanessa Peerman](#)
Cc: [vanessa_sechler](#)
Subject: RE: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.
Date: Thursday, June 16, 2022 9:40:00 AM
Attachments: [image001.png](#)
[image014.png](#)
[image015.png](#)

Hi Vanessa,

Here's an excerpt from the current plan, which has your parcel shown. The plan shows a 14' landscape planter, then a 10' bike path connection, then a 7.5' additional setback to the first town house.

I do not have an estimate on grading, since the project entitlements are not yet complete.

Thanks,

Shelby Maples

Associate Planner

Development Services - Planning

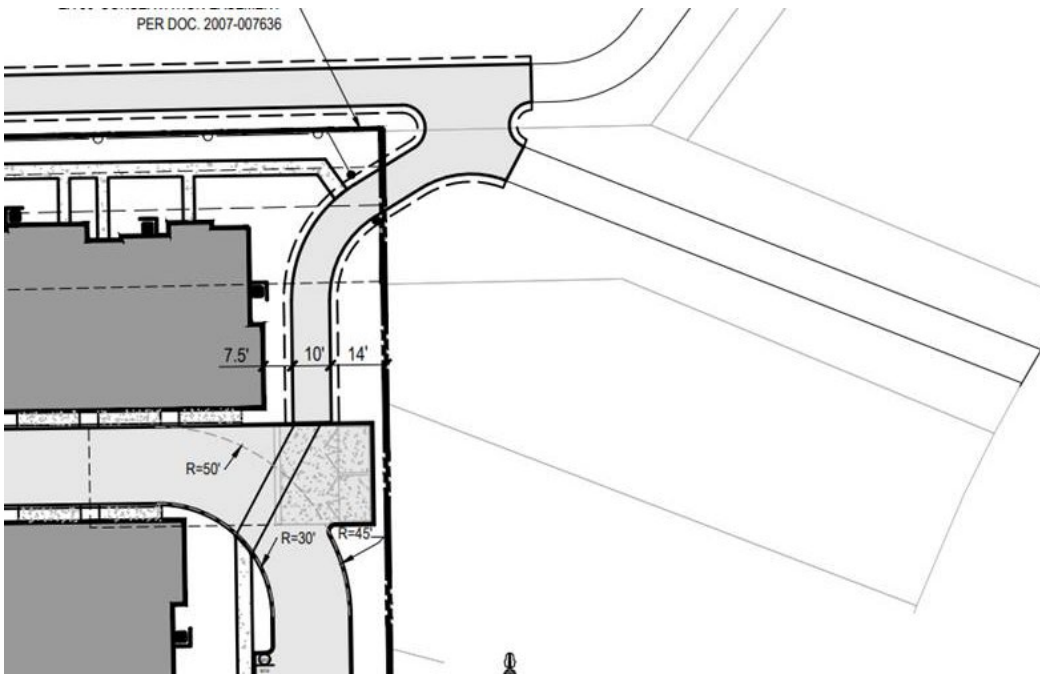
o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678





From: Vanessa Peerman <Vanessa.Peerman@lennartitle.com>

Sent: Thursday, June 16, 2022 9:34 AM

To: Maples, Shelby <SMaples@roseville.ca.us>

Cc: vanessa sechler <jvsechler@gmail.com>

Subject: FW: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This message was sent securely via an encrypted connection using ZixCorp.

Thank you. Can you tell us the distance between our back fence and the new properties will be?
Also can you let us know when they are starting grading?

On Jun 10, 2022, at 12:48 PM, Vanessa Peerman <Vanessa.Peerman@lennartitle.com> wrote:

This message was sent securely via an encrypted connection using ZixCorp.

You can reach my team at: TeamVanessa@LennarTitle.com



Vanessa Peerman
Escrow Officer

Vanessa.Peerman@lennartitle.com
Main:: (916) 872-2900

Lennar Title

2281 Lava Ridge Ct., Ste 360
Roseville, CA 95661
<https://www.lennartitle.com>



WARNING! WIRE FRAUD ADVISORY

Please obtain wire instructions from LennarTrack

Do not obtain wire instructions from an email.

| [Click here to learn more on preventing fraud](#)

From: Maples, Shelby <SMaples@roseville.ca.us>

Sent: Friday, June 10, 2022 12:23 PM

To: Vanessa Peerman <Vanessa.Peerman@lennartitle.com>

Subject: RE: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.

CAUTION: External email from: SMaples@roseville.ca.us. If suspicious, forward to: notifysecurity@lennar.com

Hi Vanessa,

Your home is adjacent to both the Open Space parcel to the north, as well as the high density residential site. As mentioned in the mailer that was sent, the project site has been designated for high density development for about ten years, though this is the first time we've had a development plan submitted.

Here's a snapshot of the land use in your area. Your property is the grey dot, the green is open space, and the dark brown is high density-designated land.



Here it is a little more zoomed in, with an aerial photo.



The designated open space is protected and will not be changed.

Please let me know if you have any additional questions.

Sincerely,

Shelby Maples

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Vanessa Peerman <Vanessa.Peerman@lennartitle.com>

Sent: Friday, June 10, 2022 12:14 PM

To: Maples, Shelby <SMaples@roseville.ca.us>

Subject: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This message was sent securely via an encrypted connection using ZixCorp.

Hi Shelby~

I'm reaching out regarding the apartment complex it appears is going in behind us. We live at 7281 Encore Way and reviewing the plans it appears it will butt up to our backyard as we are the corner lot next to the trail entrance. When we bought our lot we were told it was protected land behind us, however the mailer we received it looks like this has been in the works for 10 years.

- Can you please clarify then that it is not protected land behind us?

I feel very strongly this is something the builders should have been disclosing to us if this was already being planned beforehand.

Thank you.

You can reach my team at: TeamVanessa@LennarTitle.com



Vanessa Peerman
Escrow Officer

Vanessa.Peerman@lennartitle.com
Main:: (916) 872-2900

Lennar Title

2281 Lava Ridge Ct., Ste 360
Roseville, CA 95661

<https://www.lennartitle.com>



WARNING! WIRE FRAUD ADVISORY

Please obtain wire instructions from LennarTrack

Do not obtain wire instructions from an email.

| [Click here to learn more on preventing fraud](#)

From: [darren leavitt](#)
To: [Maples, Shelby](#)
Cc: [Krista Leavitt \(via Google Sheets\)](#)
Subject: WRSP PCL W-16 MULTIFAMILY PROJECT FILE # PL21-0373 / 3200 Pleasant Grove Blvd
Date: Thursday, July 14, 2022 1:24:16 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please let this email serve as as my comments regarding the proposed project at 3200 Pleasant Grove Blvd.

I am the homeowner at 7225 Encore Way, Roseville Ca. My backyard fence, which is only a 6ft masonry wall backs up to this proposed project. In looking at the plans for this proposed project I observed a 10 foot easement from the masonry wall, (my back fence) to the start of this project. From that easement their will be a entry/exit road, parking spaces and then 18 three story buildings. Complete with 482 parking spaces and 356 garage spaces. For a total of 838 vehicles at full capacity, not including residents at these buildings having guests which would increase the traffic at this proposed project. I understand that I am not entitled to sunsets, views, and complete silence. However I am entitled to a level of privacy. With three story buildings being erected within close proximity to my home I will have no level of privacy. A home that I pay property tax and mello-roos on. How are any of the homeowners that live on Encore way that will share a fence with this project have any sense of privacy with 18 three story buildings looking into their yards and homes. I guess we can all just waive at the three stories of balconies that will contain the tenants garbage and household items that wont fit in their units. (Drive by any apartment complex and that is what you will see). I understand that the City Council and the proposed developer have no vested interest in this project because they will not be impacted by the traffic, noise and crime that is associated with apartments regardless of the cost of the rent. Apartment complexes are havens for criminals looking to burglarize and steal vehicles. Only a fool would think that those criminals would not move on to the neighborhoods in close proximity to this development. This project needs to be severely downsized and not impact the tax paying residents of this community. Who are also paying mell-roos for the wonderful new schools that we have in this community. We have all worked hard to purchase our homes to enjoy them with our families including the back yards that we built pools in. The same pools that we had to have permitted and paid fees for to the City of Roseville. The project needs to be built well away from existing homes to limit the impact on permanent residents with children that will be in this community for years to come.

Darren and Krista Leavitt
7225 Encore Way, Roseville Ca
916-461-3404

WRSP PCL W-16 – Multifamily Project (City File #PL21-0373)

This notice is to inform you of an application for Design Review for a new project in the City of Roseville.

Location: 3200 Pleasant Grove Bl. in the West Roseville Specific Plan (WRSP) area.

Applicant Contact Info: Jeff Thompson, Morton & Pitalo, Inc., (916)496-8771, jthompson@mpengr.com

City Project Manager: Shelby Maples, Associate Planner, (916)746-1347, smaples@roseville.ca.us

Project plans can be found on the City of Roseville’s “Projects of Interest” page. Go to www.roseville.ca.us/projectsinterest and look under the subheading “Active Projects” for “WRSP PCL W-16 Multifamily Project”.

Project Description: The applicant requests a Design Review Permit for a 223-unit multifamily project on 12.16 acres in the West Roseville Specific Plan area. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 482 parking spaces, including 356 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area, and clubhouse building with lounge, fitness studio, offices, storage, and other facilities.



Example front elevation – 9-plex building

FAQ

How many units are proposed?

- A total of 223 units are proposed, including 53 one-bedroom, 72 two-bedroom, 34 three-bedroom, and 64 four-bedroom units.

Is there enough parking?

- With 223 units, a total of 451 parking spaces is required per the City’s Zoning Ordinance. Of the units, 178 will have two-car garages. This total parking requirement also includes 22 guest parking spaces. The project proposes 482 parking spaces, exceeding the total required by 31 spaces.

Will the apartments be affordable?

- The project site has been designated for High Density Residential development since 2010, but does not have a required affordable housing component in the WRSP.

Any other questions or comments?

- Please contact the City’s project manager or visit the website for additional information.