

Shallow, Kinarik

**From:** Kat Fiorentino <kat@loansbykat.com>  
**Sent:** Friday, November 19, 2021 7:17 PM  
**To:** Shallow, Kinarik  
**Cc:** Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia  
**Subject:** Sierra View Country Club Residential Development  
**Attachments:** Parcel Map - New.jpg; Sierra View Res Dvlpmnt Letr of intent.pdf

**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.

I received a postcard from the city of Roseville Planning division regarding The following project's notice of MND. The problem is that it seems to address multiple projects so it's a bit confusing. I am hoping you can clarify some questions for our neighborhood as I am sure I am not the only one who has questions about his notice.

We are concerned with identifying the project that borders our neighborhood, specifically Diamond Oaks Road and Shasta Street. It appears you have lumped 3 different development projects on this one postcard so again I am confused. Are we just the 75 units on infill Planning Parcel 3 and listed as APN 015-011-029-000 or are we some combination of the other identifies referenced below? Pleasant Grove does not connect to our Diamond Oaks Neighborhood, but I really can't identify exactly which Parcel and APN pertains to us on this Post Card.

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

**Project Title/File#:** Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project; File #PL21-0162 and #PL21-0161

**Project Location:** 360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)

**Project Owner:** SVLC 23, LLC & Westpark SV 400, LLC

**Project Applicant:** John Tallman, WP Sierra View, LLC & Westpark SV 400, LLC

**Project Planner:** Kinarik Shallow, Associate Planner

**Project Description:** The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100 and the construction of 63 single-family homes on Sierra Vista Specific Plan (SVSP) Parcel WB-41. The project consists of amending the General Plan (GP) land use designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the Sierra View Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be amended from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3 that will create 75 single-family lots. The Tentative Map would reduce the total number of residential units previously anticipated for Infill Parcel 100 from 223 to 130. The project would increase the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots.



## Kat Fiorentino

Mortgage Broker, Financial Solutions Management  
*Branch Manager*

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## Shallow, Kinarik

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**From:** Shallow, Kinarik  
**Sent:** Monday, November 22, 2021 9:10 AM  
**To:** Kat Fiorentino  
**Cc:** Bitter, Greg; Ogden, Derek; Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia  
**Subject:** RE: Sierra View Country Club Residential Development  
**Attachments:** PL21-0162 Sierra View Subdivision Map.pdf

Hi Kat,

Thanks for reaching out. We realize the project description in the MND notice may be confusing, but it is two projects that are linked to each other. Below are descriptions for each project. File #PL21-0162 pertains to the Sierra View Country Club property in your neighborhood, which has an address of 360 Diamond Oaks Rd. (APN# 015-011-029-000). There are currently 168 units allocated to that site, however the project is proposing to build only 75 units (attached is the proposed subdivision map). The remaining 93 units must be transferred elsewhere within the City, and are being transferred to SVSP Parcel WB-41 and WB-31, which is why they are referenced in the project description. I apologize for the confusion but hope this provides clarification. Feel free to contact me if you have any further questions.

**File #PL21-0162 Request:** This project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

**File #PL21-0161 Request:** This project will allow the construction of 63 single-family homes on SVSP Parcel WB-41. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will also be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31. A Second Amendment to the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is included to subdivide Parcel WB-41 into 63 medium density residential lots.

Thank you,  
Kinnie

### **Kinarik Shallow**

*Associate Planner*

Development Services Dept. – Planning Division

**o:** (916) 746-1309

**f:** (916) 774-5129

*Working together to build a quality community.*

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



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**From:** Kat Fiorentino <kat@loansbykat.com>  
**Sent:** Friday, November 19, 2021 7:17 PM  
**To:** Shallow, Kinarik <KShallow@roseville.ca.us>  
**Cc:** Alejandro & Susan Garcia <Scoopie@msn.com>; angela Oneill <Aoneill@hga.com>; Cheryl Hammond <J.c.hamandegg@comcast.net>; Dave & Muneca Sutherland <Daves@jps.net>; Derrick Leeks <Mr.leeks@icloud.com>; Don & Fran Van Skike <donald1578@sbcglobal.net>; Glenda Atwood <hayglenda@gmail.com>; Hannah Siviglia <hsiviglia@gmail.com>; Jeremiah Herrera <Jerherrera@gmail.com>; Jill & Robert Maccione <jmmaccione@gmail.com>; June & Robert Maccione <jmmaccione@hotmail.com>; Kathy Wilkey <Kwilkey1964@gmail.com>; Raquel Terrazas <Rterrazas9196@gmail.com>; Tommy & Julie Thomas <TnJ7@comcast.net>; Zach Siviglia <zhsiviblia@gmail.com>  
**Subject:** Sierra View Country Club Residential Development

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## Shallow, Kinarik

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**From:** Derek Pell <derek.j.pell@gmail.com>  
**Sent:** Tuesday, November 30, 2021 1:14 AM  
**To:** Shallow, Kinarik  
**Subject:** Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project File #PL21-0162 and #PL21-0161

**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.

Hello Kinnie,

I wanted to reach out with some concerns regarding the proposed rezoning for infill parcels 100 and 3. There was obviously a lot of work that went into the combined CEQA document and I understand there are a couple different sets of rules at play here that have to be navigated (SB 330 and CEQA). While on the surface, downzoning one area of the city by 93 units and redistributing them elsewhere in the area seems rational, I am concerned that the analysis is missing the higher-level interactions.

For example, take VMT. For the SV parcels, VMT analysis is not required since the general plan assessed the impact of VMT for the parcel designated at MDR, and the proposed change from baseline creates fewer units and thus fewer VMT. For the SVSP parcel WB-41, VMT analysis showed a decrease based on a strict change from commercial to residential. The conclusion of page 5 of the Cumulative Considerations that the proposed project will reduce VMT impacts, however, intuitively doesn't seem right.

The city is taking housing (or really potential housing) from a centralized location, and pushing it to the far reaches of town. The SV parcels are just over a mile from commercial areas such as Old Town and Downtown, the Church St. Station, and around a mile and a half from The Fountains, where there are restaurants and shops. Having previously lived just over on Alta Vista Ave, I speak from experience when I say it is a centralized, bikeable, walkable area where VMT could well be below average for the city. Conversely, the parcels in the SVSP will likely be far away from most destinations when they are first constructed, meaning more people in more cars. Looking at the SVSP itself, WB-31 and WB-41 are going to be around a mile from other commercial areas and significantly farther from the main commercial zones along Baseline when SVSP is fully built out. It seems to me that both in the short term (before full SVSP buildout) and in the long-term, the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, and more people in cars travelling longer distances to get the goods and services they need. In fact, re-zoning WB-41 to residential removes the north-west commercial area of the SVSP and, again, will push more people to get in their car and drive, rather than walking or biking down the street.

In conclusion, downzoning infill parcels 3 and 100 is a bad deal for future Roseville residents. It takes one of the city's last opportunities to create denser infill on a greenfield site close to jobs, shops, restaurants and healthcare, and wastes it on a single-family gated subdivision. In addition, pushing more housing out to the edge of the city is a surefire way to force more people into cars.

Thank you for your time,

Derek Pell  
530 863 0662