

Date: 7/16/2023

From:

John and Rebecca Prettyman
Champion Oaks Dr. Homeowners
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Subject: Staff Report Comments for the Proposed Rezone of Properties at 2014 N. Cirby Way and 1202 and 1204 Samoa Way

City of Roseville Planning Division and City Council,

Please do not approve the rezoning of properties at 2014 N. Cirby Way and 1202 and 1204 Samoa Way based on the following information:

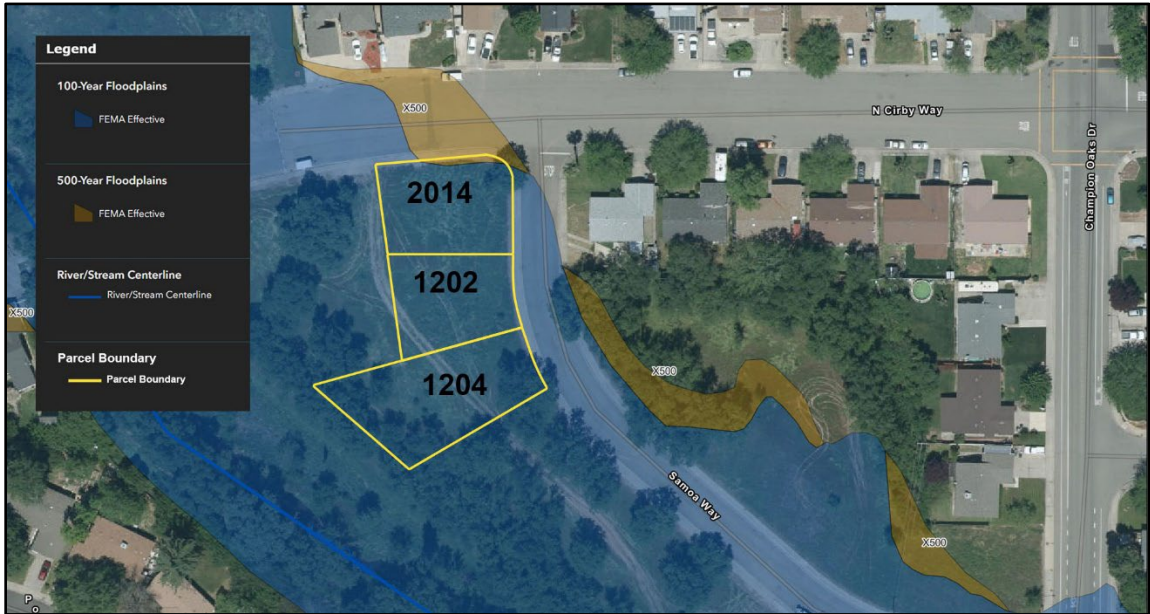
1. Morton and Pitalo, Inc. and the Property Owner(s) have intentionally downplayed the high flood risks of the property and its impact to potential homeowners.

(a) At a minimum high-water event (100-year flood plain), the roads surrounding the property will be inundated, hindering evacuation for residents, and limiting access for emergency services.



(Source: FEMA NFIP flood map, Panel 1051, Product ID 06061C1051H, revised 11/02/18, <https://msc.fema.gov/portal/home>)

(b) Current flood maps from both the State of California and independent Flood Factor Data show the property at extreme risk for flooding with 1.5 - 3.8 feet of water surrounding the area. This number will continue to increase over the next 15-30 years.



(Source: City of Roseville Parcel Viewer, 7/16/23, <https://roseville.maps.arcgis.com/apps/webappviewer/index.html?id=2a67e5a4e1cc4f489868b6563589bf19> and California Department of Water Resources Best Available Flood Plain Maps, 7/16/23, <https://gis.bam.water.ca.gov/bam/>)



(Source: Flood Factor/First Street Foundation Flood Model, 9/18/20, https://floodfactor.com/property/address/610518041_fsid)

2. The costs and local impacts exceed the benefits of developing the property at 2014 N. Cirby Way and 1202 and 1204 Samoa Way.

(a) The local community and the City of Roseville will assume all the risk and costs of providing emergency services when the property floods. Morton and Pitalo and the Property Owner(s) have no commitment to the local community and incur no long-term costs.

(b) The proposed rezone is not in the best interest of the local community and does not comply with Section 9.80 of the Roseville Municipal Code, Flood Damage Prevention ordinance. Specifically, Section 9.80.020, part A & C:

- A. To protect human life and health;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

*(Source: City of Roseville Municipal Code, Section 9.80,
http://qcode.us/codes/roseville/view.php?topic=9-9_80-9_80_020&frames=on)*

From: [Kevin Wilkins](#)
To: [Planning External](#)
Subject: Champion Oaks rezone PCL 315
Date: Wednesday, May 17, 2023 7:31:10 PM

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You must not allow this project to happen. I live across the street and all of the neighbors who also live across the street will not welcome the people who destroy this land. That parcel is enjoyed by not just immediate neighbors but by everyone that goes on walks down the green belt, hundreds of people walk their dogs and kids play over there. I taught my kids to hit a baseball right there. Do we really need to develop every single square inch of land in Roseville? You must deny these applicants, owner and planner. In case you didn't notice they're corporations that only care about money and not about people. Tell them no and designate the land green belt.