

From: [Shallow, Kinarik](#)
To: [Stephen Mueller](#)
Subject: RE: WRSP PCL F-22
Date: Wednesday, October 4, 2023 9:17:00 AM
Attachments: [image001.png](#)

Correct, this is a General Plan which set up the roadways for the buildout of the City taking into account the different land uses. The Environmental Impact Report (EIR) for the General Plan includes a Transportation chapter which goes into detail on vehicle miles traveled (VMT) and level of service at signalized intersections, beginning on page 163 of the PDF [here](#). Also, the WRSP Circulation chapter identifies Harvey Way and Orchard View as primary residential streets which are designed to accommodate higher traffic volumes.

If you would like, I'd be happy to coordinate a call with you to further discuss with our City Engineering staff.

Thank you,
Kinnie

Kinarik Shallow

Associate Planner

Development Services Dept. – Planning Division

o: (916) 746-1309

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From: Stephen Mueller <smcango@gmail.com>

Sent: Tuesday, October 3, 2023 5:37 PM

To: Shallow, Kinarik <KShallow@roseville.ca.us>

Subject: Re: WRSP PCL F-22

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As pointed out, it's a general plan. I looked at the links you provided and I don't see anything referencing Harvey Way, Orchard View and Oak Meadow Drive. This is a major concern for Oakbriar, Fortunately the north side of Harvey Way has "No Parking" signs. At least when we exit Oakbriar we can see traffic. I feel a study is necessary for this area.

On Tue, Oct 3, 2023 at 3:05 PM Shallow, Kinarik <KShallow@roseville.ca.us> wrote:

The General Plan evaluates the full buildout of the City, including the WRSP area which established F-22 as a High Density Residential parcel. Since the project is consistent with the land use and number of units allocated at the time of adoption of the WRSP, it would not trigger additional impacts beyond what was already assumed for this site. The Circulation Chapter of the General Plan is located here: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/03%20Circulation_Final.pdf and the Circulation chapter of the WRSP includes information on roadways for the plan area: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/West%20Roseville%20Specific%20Plan/West%20Roseville%20Specific%20Plan/07.CIRCULATION%20PLAN%20%20ver.%202017-09.pdf

Thank you,
Kinnie

Kinarik Shallow

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From: Stephen Mueller <smcango@gmail.com>

Sent: Monday, October 2, 2023 8:56 PM

To: Shallow, Kinarik <KShallow@roseville.ca.us>

Subject: Re: WRSP PCL F-22

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Please elaborate on the City Engineering plan. I would like to see it. Thanks, Stephen

On Mon, Oct 2, 2023 at 3:39 PM Shallow, Kinarik <KShallow@roseville.ca.us> wrote:

City Engineering staff determined that the surrounding roads and infrastructure have sufficient

capacity to accommodate the units on this parcel because it is consistent with the land use/density established at the time of specific plan adoption and the design of the roadways.

Thank you,
Kinnie

Kinarik Shallow

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From: Stephen Mueller <smcango@gmail.com>

Sent: Monday, October 2, 2023 2:22 PM

To: Shallow, Kinarik <KShallow@roseville.ca.us>

Subject: Re: WRSP PCL F-22

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Kinarik- Thanks for the reply. How will traffic be addressed? Thanks, Stephen

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On Mon, Oct 2, 2023 at 11:14 AM Shallow, Kinarik <KShallow@roseville.ca.us> wrote:

Hi Stephen,

Thank you for your comments. The apartment projects have already been approved under the [City's Objective Design Standards](#) process, which is a non-discretionary ministerial approval for affordable housing projects. The proposed project under File #PL23-0245 is only to reflect the merging of F-22A and F-22B into one parcel. This site has been designated as a High Density Residential parcel since time of adoption of the [West Roseville Specific Plan](#) and was evaluated as such in the City's traffic model. In addition, an apartment complex is a [principally permitted use](#).

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Thank you,

Kinnie

Kinarik Shallow

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From: Stephen Mueller <smcango@gmail.com>

Sent: Monday, October 2, 2023 9:10 AM

To: Shallow, Kinarik <KShallow@roseville.ca.us>

Subject: [WRSP PCL F-22](#)

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[Kinarik-](#)

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[For the record I oppose the WRSP PCL F-22 apartment complex on Harvey Way and Fiddymnt. As a Oakbriar homeowner, the high density project would produce severe traffic issues on Harvey Way, Orchard View and Oak Meadow Dr. I've looked at the plans and I don't see a solution to create an uncongested traffic flow. We are affected with a traffic problem from Plaza at Blue Oaks and Harvest apartments including commercial parked on Harvey . More to follow with the opening of AM/PM gas station and market. Parking is another concern. There is an overflow of Harvest resident parking on the surrounding streets. I'm certain this project will create the same issue.](#)

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[Look forward to hearing from you soon.](#)

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[Stephen Mueller](#)