

MEMORANDUM

To: Planning Commission

From: Shelby Maples, Associate Planner

Date: March 25, 2021

Re: Pleasant Grove Apartments – New Condition of Approval and Additional Comment Letters, File # PL20-0154

The purpose of this memorandum is to provide the Planning Commission with a newly proposed condition of approval for the Pleasant Grove Apartments project, File #PL20-0154, as well as additional comment letters that were received by staff following the publication of the staff report on March 18, 2021. This packet includes all letters that were received up until 5:00 PM on March 24, 2021.

New Condition of Approval

The applicant held a virtual neighborhood meeting with the Sun City Neighborhood Association Board at 1:30 PM on Thursday, March 18, 2021. It was noted in the meeting that the driveways for the proposed project only allow right-hand turn movements, and the residents of the apartments would need to travel a substantial distance to make a U-turn to travel west on Pleasant Grove Bl. Concerns that residents would use the entrance to Sun City to turn around were also shared during the meeting.

Following the discussion, City staff coordinated with the applicant team to address the circulation concerns shared by the neighborhood. As many individuals were concerned that the nearest U-turn opportunity for vehicles attempting to travel west on Pleasant Grove Bl. is at Woodcreek Oaks Bl., a little less than a mile from the project site, a new U-turn location was identified at Sun City Bl. and Pleasant Grove Bl. Therefore, staff proposes a new condition of approval:

77. Developer shall work with City engineering staff to modify the existing “pork chop” style median island on the northwest corner of Sun City Blvd and Pleasant Grove Blvd. The modification of this median island shall be approved by the City Engineer and will facilitate an acceptable U-turning movement from east bound Pleasant Grove Blvd to West Bound Pleasant Grove Blvd at the intersection with Sun City Blvd. This requirement is to modify the existing raised median at the intersection and shall be completed concurrently with site improvements. This condition does not require the developer to have to modify the existing traffic signal at the intersection. (Engineering)

The applicant is in agreement with the proposed condition of approval. The proposed modification has been reviewed by City Engineering and Public Works, and will allow a U-turn opportunity closer to the project site.

Comment Letters and City Response

Staff received a number of comment letters after staff report publication. The letters are attached to this Memorandum, and were received after the staff report was published on March 18, 2021.

The majority of the letters are in opposition to the project, and cite concerns related to traffic, circulation, and loss of open space. Several letters state that there is no need for additional development in this area of the city, and others are concerned about the impact that affordable housing will have on the neighborhood. A few letters of support for the proposed project are also included. In response to the

influx of comments, staff prepared and published a project summary and “frequently asked questions” section on the City’s “Projects of Interest” website.

It is important to note that, despite concerns from the community, the project site has been designated as a high density affordable housing site since the North Roseville Specific Plan was adopted in 1997. As shown by the analysis in the project staff report, published on March 18, 2021, the project meets the General Plan, Specific Plan, Zoning Ordinance, and Community Design Guidelines development standards. Analysis of site development was completed with the North Roseville Specific Plan Environmental Impact Report (EIR) and subsequent EIRs. The proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182, for residential projects consistent with a Specific Plan. The proposed apartment complex is a principally permitted use on the project site, and the only discretion on the project is over the architecture and site design, through the requested Design Review Permit. As concluded by the staff report, all the required findings for the Design Review Permit can be made.

The City is further constrained by the requirements of state law. The Housing Crisis Act of 2019 (SB 330) states that local land use authorities must approve affordable housing developments where they are consistent with zoning and land use regulations, unless a specific set of findings can be made.

Consistent with State law, the Roseville Municipal Code includes required findings that the Approving Authority, in this case the Planning Commission, must make in order to disapprove an affordable housing development. The proposed Mercy Housing project is located on a parcel designated High Density Residential, which was planned for affordable apartments with the adoption of the North Roseville Specific Plan in 1997. The City’s Planning staff have reviewed the findings and determined that none of these findings can be made to outright deny the Design Review Permit for the Mercy Housing project (see evaluation of the findings in the following section. The findings are numbered and the City’s evaluation is in **bold text** below). The Planning Commission’s discretion in reviewing the proposed projects is limited to ensuring the project complies with the goals and policies of the City’s General Plan and the North Roseville Specific Plan, the standards within the City’s Zoning Ordinance, the requirements within the City’s Community Design Guidelines. The use of the site has been determined through the adoption of the North Roseville Specific Plan and the Design Review Permit review is to ensure the development is harmonious with other developments and buildings in the vicinity.

19.78.70 Required findings for disapproval of housing development projects and emergency shelters.

- A. As set forth in California Government Code Section 65589.5, the Approving Authority may not disapprove a housing development project for very low, low, or moderate income households, or an emergency shelter, unless it makes written findings as to one of the following:
1. The City has adopted a housing element in accordance with state law that is in substantial compliance with state law and the City has met or exceeded its share of the regional housing need allocation pursuant to California Government Code Section 65584 for the planning period for the income category proposed for the housing development project. In the case of an emergency shelter, the City has met or exceeded the need for emergency shelter, as identified pursuant to California Government Section 65583(a)(7).

This project site is included in the City’s Housing Element inventory of affordable housing sites and is necessary to comply with the City’s share of regional housing needs.

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering

the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

There are no adverse impacts identified as a result of the proposed project. The project site was evaluated with the EIR prepared for the North Roseville Specific Plan and the proposed project is consistent with the land use and unit allocation evaluated for the property.

3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

The proposed project is consistent with the North Roseville Specific Plan, which at the time of adoption in 1997 was determined to be in compliance with all State and Federal laws.

4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

The proposed project is located on a site designated for high density residential land use and has been reviewed by the City's Environmental Utilities Department. The City has determined that there are adequate water and wastewater facilities to serve the project.

5. The housing development project or emergency shelter is inconsistent with both this Zoning Ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the City has adopted a housing element in accordance with state law that is in substantial compliance with state law.

The proposed housing project is consistent with both the City's Zoning Ordinance and General Plan land use designation. The site was identified as a high density residential site with an affordable housing obligation with the adoption of the North Roseville Specific Plan in 1997.

Conclusion

This Memorandum was prepared to provide the Planning Commission with the new recommended condition (Condition #77), as well as the letters received by staff since the publication of the staff report. Despite community concerns, the proposed project is consistent with City standards, and State law requires the approval of affordable housing projects unless specific findings can be made. As shown in the above discussion, those conditions have not been met.

With the recommended conditions of approval, including new Condition #77, the proposed project is consistent with City of Roseville General Plan, North Roseville Specific Plan, the Zoning Ordinance, and Community Design Guidelines. The required findings for a Design Review Permit can be made.

Attachment 1 – Letters received since March 18, 2021

PC MEMO ATTACHMENT 1

From: [Greg Fayard](#)
To: [Vockel, Shelby](#)
Subject: I Oppose Pleasant Grove Apartments 3/25/21 (Planning Commission)
Date: Thursday, March 18, 2021 7:12:53 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.

Dear Ms. Vockel:

I live nearby the proposed apartments. I oppose low income housing in my neighborhood. I am concerned this large apartment complex will dramatically change the character of my community, will alter the tranquility of the nearby wetlands, and will be a gateway to crime and illegal substance abuse in our lovely area. With property values soaring, I fear a decline in the value of my nearby home.

Senior housing—yes. Low income housing—no.

I encourage a no vote.

Greg Fayard
1708 Windrush Lane
Roseville CA 95747
916-837-1865

From: [David Lamon](#)
To: [Vockel, Shelby](#)
Subject: Traffic Access
Date: Thursday, March 18, 2021 3:54:57 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.

In the presentation today to the Sun City Roseville Board of Directors, it was noted that there is a problem with traffic flow leaving the proposed project site. All vehicles leaving the site are required to turn right, or eastbound on Pleasant Grove Blvd. For traffic wishing to go north or south on Fiddymment Road, or westbound on Pleasant Grove Blvd., the only option is to exit the project site eastbound, make a U-turn to westbound Pleasant Grove and return to the Pleasant Grove/Fiddymment intersection. Unfortunately, eastbound traffic cannot make a legal U-turn until it reaches Woodcreek Oaks Blvd., one mile to the east of the project.

The existing residential developments to the west of the project, including Eskaton Roseville Manor, have more immediate access to the Pleasant Grove/Fiddymment intersection via Camino Real Way and the CVS parking lot. The concern with the proposed traffic flow and access problem would be that more vehicles would use private driveways to make a U-turn, or that Sun City Blvd. would be increasingly used to access Fiddymment northbound.

It may be necessary for Roseville to modify a signal in the eastbound direction somewhere between Fiddymment and Woodcreek Oaks to allow a legal U-turn.

David B. Lamon, Civil Engineer
7235 Lost Lake Lane
Roseville, CA 95747
530-713-9588

From: [Mitchell Williams](#)
To: [Vockel, Shelby](#)
Subject: I oppose the 98-unit affordable apartment complex 1721 Pleasant Grove Bl. Roseville
Date: Friday, March 19, 2021 1:50:31 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.

Dear Ms. Vockel

I live on Enchanted Circle in Sun City Roseville. I oppose the 98-unit affordable apartment complex, 1721 Pleasant Grove Bl. Roseville. My concern is the increased traffic, congestion and noise.

For example, if an affordable apartment resident desires to travel west to the local CVS, he must first travel east, in the opposite direction, all the way on Pleasant Grove to make a u-turn on Woodcreek Oaks Blvd. (There's no other lawful u-turn provision on Pleasant Grove Blvd.) Once he makes his u-turn, he's traveling west and must go all the way back, past his apartment complex, to turn into the side street leading to CVS pharmacy. This is unacceptable! Image the increased traffic, congestion and noise of a potential 200 cars (There are 191 parking stalls in the apartment complex.) traveling in a similar manner throughout the day

How would an apartment resident remedy such a wasteful and timely trip every time they desired to shop at CVS? Simple! Upon leaving the apartment complex, they would cross two lanes of traffic onto Pleasant Grove Blvd to the left turn lane onto Sun City Blvd which is a main entrance into Sun City Roseville. Once inside Sun City, they would slow down, congesting traffic flow, to make a u-turn at the first convenient opportunity to travel back to Pleasant Grove Blvd and turn right (west) toward the CVS destination. Problem solved--for them. But problems multiplied for retired residence like me and my wife who live in Sun City. More traffic, congestion, noise and increased risk of a pedestrian accident as the Sun City entrance is a favorite walkway for us and many other residence.

I encourage a no vote on the project.

Mitchell Williams
4257 Enchanted Circle
Roseville, CA 95747
(562) 237-1856

From: [Ginny Williams](#)
To: [Vockel, Shelby](#)
Cc: [Ginny Williams](#)
Subject: 98 Apartment Project/ RED Elert
Date: Friday, March 19, 2021 3:19:34 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.

Dear Mrs. Vockel, Thank you for attending the Sun City Board zoom meeting about the 98 unit project on Pleasant Grove. I have some deep concerns as to why I am opposing this family apartments location. I am listing a few objections as follows:

1. The entrance, going in and out of the 98-unit apartments, is on the busy street of Pleasant Grove. Perhaps, 250-300 people with cars would be on the street in addition to the already heavy traffic. New homes are being built down the street, which will also be loading up Pleasant Grove Blvd.
2. I heard from the Sun City Zoom meeting that there are no UTurns on Pleasant Grove except at Woodcreek Oaks. I live in Sun City, I am concern for the additional traffic coming into Sun City to make UTurns.
3. I would suggest making the apartments for Seniors. Most seniors, don't drive to work, they usually have none or only one car. And when they do drive they don't drive that much cutting way back on the traffic.
4. There is a piece of property across the street from Woodcreek high school. If you built the family apartments there, it would be closer to the senior high school and down the street on Junction are other elementary schools. The children would have access to playgrounds and the Aquatic center in the summer time.

As it is I oppose the affordable apartment complex.

Sincerely,
Ginny Williams
4257 Enchanted Circle
Roseville, CA 95747
916-740-2572

From: [Jan Colyer](#)
To: [Vockel, Shelby](#)
Subject: 98 Unit Apartment Complex on Pleasant Grove Blvd
Date: Sunday, March 21, 2021 2:57:59 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.

Ms. Vockel:

I am asking for a NO vote on the above apartment complex construction. I live in Sun City Roseville....My house backs up to Sun City Blvd. At this time we have many people using Sun City Blvd as a cut through with all of the new construction off Fiddymment. If this project is approved traffic on Sun City Blvd will be even worse. Many of the cut through drivers ignore the speed limit as well.
No Please!!!

We retired and moved to Sun City Roseville to get away from traffic and too many cars on our streets. This development will be another cut through for those in the apartments. So much NEW development will lead to cutting through Sun City Blvd to Del Webb to Fiddymment. Please don't build this here! Please.

This will lead to more issues than I am stating. I totally agree on low income housing. As said by many over my years of meetings, "not in my backyard." That is exactly what this will be. We walk our dogs on Sun City Blvd. We don't need more traffic. This is a retirement community. We want to be SAFE in our community. More cut through traffic is NOT keeping us safe. Please respect the retirees in Roseville by not adding more traffic!

My home appraisal was lower than the same floor plans in our development due to the busy street behind our home. It will even be worse if this plan is approved.
Please NO.

Please,
Jan Colyer
4048 Enchanted Cir
Roseville, CA 95747

From: [Brad Davies](#)
To: [Vockel, Shelby](#)
Subject: I oppose the 98-unit affordable apartment complex 1721 Pleasant Grove Bl. Roseville
Date: Sunday, March 21, 2021 7:37:27 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.

My name is Brad Davies and my wife is Debra Davies and we both oppose the 98 unit affordable apartment complex at 1721 Pleasant Grove Boulevard in Roseville California.

We once lived in a very nice quiet development in San Diego California. Two years after purchasing our home a large low income apartment complex was built nearby. Once completed, not only did it bring more traffic, but it also brought a lot more pedestrians from the complex walking and riding their bikes through our neighborhood. Crime increased in our development and some of these crimes were committed from the residences at the new low-income apartments.

Because of these reasons, we oppose the 98-unit affordable apartment complex proposed at 1721 Pleasant Grove Bl. Roseville.

Respectfully,

Brad Davies
Debra Davies
229 Delta Breeze
Roseville, CA 95747
858-395-8070

From: [Diana Morales](#)
To: [Vockel, Shelby](#)
Subject: OPPOSITION REGARDING CURRENT PLANNED MERCY HOUSING PROJECT ALONG PLEASANT GROVE BLVD
Date: Sunday, March 21, 2021 12:08:09 PM

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Ms. Vokel,

I am a lot owner of Sun City Roseville (SCR) and my property backs up to the Pleasant Grove/Sun City entrance to our community. While I am a proponent of Affordable Housing, I have concerns regarding the current plans for the subject project.

Because of the location of my home, I hear noise from cars, motorcycles, loud mufflers, and occasionally racing on Pleasant Grove late at night. Therefore, my main concern is the increased traffic, congestion, and noise associated with this 98-unit complex. As you are aware, with the housing growth in West Roseville, traffic on Pleasant Grove has increased significantly. According to the current complex plans, there are two entrances and exits on the south side of Pleasant Grove to this 5 acre site with approximately 190 parking spaces. Traveling to the complex from east to west means traffic must make a U-turn on Fiddymont, or enter the pocket turn into CVS to enter the complex. Further, when leaving the complex, residents/guests MUST turn east; if wishing to go west, it will be necessary to pass our community and make a U-turn at Fiddymont - OR - enter SCR to turn around and go past our community again. This doubles the traffic on Pleasant Grove. This is definitely poor planning and could be dangerous in an emergency evacuation situation. THERE MUST BE A SOLUTION TO THIS ISSUE!

Another concern is the size of the complex and how the property management of the complex will be handled. Will there be "rules" that need to be followed, will there be a limit of how many can live in a particular unit and how will that be monitored, will someone be on-site 24/7, how often will property maintenance be done, the list goes on and on!

Considering everything, I would like to see the size of the complex reduced and moved to the south so it is not so close to Pleasant Grove. This would also help with the traffic congestion and noise that would be caused by the approximately 190 vehicle parking spaces.

As I said, I am a proponent of Affordable Housing. However, I purchased my home in Sun City Roseville because it is a premier active adult community with many amenities for our residents and I want it to stay that way!

Diana Morales

From: bobandlorie@surewest.net
To: [Vockel, Shelby](#)
Subject: Proposed 98 unit apartment complex/ Opposed to the project
Date: Sunday, March 21, 2021 12:55:08 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.

I want to enter my negative opinion to the proposed project. We do not need another large apartment project in this area. The traffic generated by the proposed inclusion of another hundred or more automobiles on Pleasant Grove Blvd would be very detrimental to the whole area. In addition the traffic flow would become a large increase in the number of cars that are detoured into the Sun City area generating a hazardous condition to the residents of Sun City who are elderly and many are in ill health due to age. The inclusion of traffic making a U-turn either just inside Sun City or further on at English Rose street will cause a difficult traffic arrangement and be incontrollable. I strongly oppose the project and feel that it should not be allowed.

Robert Schuermann

216 Strongbox Court

Roseville CA 95747

From: [Amy T Cho](#)
To: [Vockel, Shelby](#)
Cc: [Steve Cho](#); [Amy Cho](#); [Alvord, Scott](#); [Bernasconi, Krista](#)
Subject: Questions regarding Pleasant Grove Apartments - Hearing on March 25, 2021
Date: Monday, March 22, 2021 4:52:27 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.

Hello Ms. Vockel:

Steve and I are Sun City residents. We heard the presentation regarding Pleasant Grove Apartments on March 18, 2021 during Scott Alvord's Town Hall meeting. Thank you for inviting comments and for providing your email address. Below are questions that we hope will be addressed during the public hearing this Thursday, March 25, 2021:

1. We are concerned that people from the apartments will use Sun City Blvd to cut across Pleasant Grove Blvd to Blue Oaks Blvd. Sun City Blvd currently has a slow speed limit because there are senior residents and golf carts crossing over the street. Granted that Sun City Blvd is a public street, but this is a concern. **Need to mitigate the dangers of speeding cars and more traffic.**

2. The current plans, as presented, do not allow for a left turn out of Pleasant Grove Apartments to go westbound on Pleasant Grove to Fiddymont. Cars have to turn right and drive all the way to Woodcreek to make a U-Turn. That is a very long distance. **Allow a U-Turn at Sun City Blvd.** We do know that people can make a left on Sun City Blvd into Sun City and there is a quick turnaround back out to Pleasant Grove. However, we do not want to encourage any traffic to come into Sun City at Sun City Blvd. This could encourage traffic and speeding through Sun City residential areas to Blue Oaks.

Could you confirm that March 25's hearing can be viewed on Comcast Channel 14 at 6:30pm, and that comments can be called in during the hearing at 916-774-5353?

Thank you!

Sincerely,

Amy and Steve Cho
617 Pear Blossom Ct
Roseville, CA 95747

From: [Ralph Neidigh](#)
To: [Vockel, Shelby](#)
Subject: Affordable Housing on Pleasant Grove Blvd.
Date: Monday, March 22, 2021 3:11:15 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.

Dear Ms. Vockel:

I am writing in opposition to the planned affordable housing to be built at 1721 Pleasant Grove Blvd. in Roseville. I am a resident of Sun City Roseville, and several issues already present in our community will be made worse by this project. Please consider the following when you consider the viability of this project:

- Currently non-residents use our streets as a short cut from and to the major streets that surround us. They most often ignore the posted speed limits, and in their hurry tail-gate seniors who are driving on the streets. I seldom see police presence in Sun City to control speeds on our city owned streets.
- Currently, teenagers on their bicycles use our sidewalks reserved for senior walkers (on streets that have bike lanes). They either don't realize or don't care about senior's reduced stability and the erratic actions of pets when approached by bicycles or skateboards. This will likely increase when youth are living nearby without a place provided for their recreation. An athletic park should be required as part of the complex.
- The proposed complex will not have access to travel in both directions on Pleasant Grove Blvd., unless you allow and require another intersection on this busy street. That means that if they wish to travel west, they must go all the way to Woodcreek Road before a legal u-turn is allowed. Instead, they will soon realize that they can enter Sun City off Pleasant Grove Blvd., use the crossover lane presently there, and return to travel west on Pleasant Grove Blvd. This will create a log jam for those residents entering or exiting Sun City, and will surely be responsible for numerous fender benders at that blind intersection. If this project goes forward, I urge you to close or block permanently the crossover just inside the entrance from Pleasant Grove Blvd.

Thank you for your consideration of my very strong concerns.

Sincerely yours,

Ralph Neidigh
7269 Clearview Way
Roseville CA 95747

From: [Nancy Schubach](#)
To: [Vockel, Shelby](#)
Subject: Opposition to New Mercy Apartment Complex on Pleasant Grove Road
Date: Monday, March 22, 2021 1:03:25 PM

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Ms. Vokel,

I have already sent a question to Bonnie Gore regarding my concerns, but I would like to share them with you as well.

I am a home owner on Enchanted Circle at Sun City Roseville (SCR). My property directly backs up to Pleasant Grove. While I have no issue with Affordable Housing, I have great concerns regarding the current plans for the placement of this new apartment project.

Because of the location of my home, I hear noise from cars, motorcycles, loud mufflers, and occasionally racing on Pleasant Grove, as well as those loud boom radios at all hours of the day and late into night. Plus, the fire station is less than one mile away. My biggest concern is the increased traffic, congestion, and noise associated with a new apartment complex with 98 apartments and parking for an additional 191 cars. When I first purchased my home just 7 years ago, there was a sign indicating No Trucks on Pleasant Grove. Unfortunately, that did not last long and the noise level behind my house steadily increased. I cannot enjoy my back patio now and it will only get worse.

Traveling to the new complex from east to west means traffic must make a U-turn at Fiddymont, or enter the pocket turn into CVS to enter it. Further, when leaving the complex, residents/guests MUST turn east; if wishing to go west, it will be necessary to pass our community and make a U-turn at Fiddymont or enter SCR to turn around and go past our community again. This doubles the traffic on Pleasant Grove. If people speed down this road, I imagine a No U-Turn sign at Sun City Blvd. will not be much of a deterrent for them to enter their complex. This is definitely poor planning and could be dangerous in an emergency evacuation situation. With all the open land in Roseville, there must be a more opportune place for this complex.

I also have a concern of increased traffic on Sun City Blvd. as people try to short cut through the community. We are a 55+ community with most of our residents being 70+. There are many walkers on Sun City Blvd. and dog walkers. It also abuts our Golf Course. I have a great concern of people not paying attention to the 35MPH speed limit. It goes on now and will only get worse.

I purchased my home in Sun City Roseville because it is a premier active adult community where I feel safe. I would like to see it stay that way!

Nancy Schubach

suncitynancy@comcast.net

From: [Alesha Anthony](#)
To: [Maples, Shelby](#)
Subject: Apt complex near Sun City
Date: Tuesday, March 23, 2021 7:48:25 PM

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Hi, I have just received notice of this “planned” apartment complex near Sun City and the open space near my house. While I know that Roseville is growing like crazy(), we do not need apartments! Especially lower income apartments. We have to deal with the crime and issues of the apartments on Junction already. Now those of us in the middle of these two complexes will have to deal with both. Not fair. And apartments, especially lower income apartments always lower your home values. Because who are we kidding, there is statistically a higher crime rate, criminal activity etc from apartment renters. Please let me know what I can do to voice my opposition to this. I am not alone with not wanting apartments near our homes. Thanks. Alesha

Sent from my iPad

From: [Bitter, Greg](#)
To: [Harrison, Mackenzie](#); [Quan, Anna](#); [Morales, Sean](#); [Maples, Shelby](#)
Cc: [Ogden, Derek](#)
Subject: RE: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road
Date: Tuesday, March 23, 2021 1:18:21 PM

Shelby,

Can you send a reply?

Greg

From: Harrison, Mackenzie <MSHarrison@roseville.ca.us>
Sent: Tuesday, March 23, 2021 11:25 AM
To: Quan, Anna <AYQuan@roseville.ca.us>; Morales, Sean <SMorales@roseville.ca.us>
Cc: Ogden, Derek <DOgden@roseville.ca.us>; Bitter, Greg <GBitter@roseville.ca.us>
Subject: FW: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road

POD.

From: Tracy Davis <carzhog@gmail.com>
Sent: Tuesday, March 23, 2021 11:22 AM
To: Planning External <PlanningDivision@roseville.ca.us>; Building Division <BuildingDivision@roseville.ca.us>; Development Services Engineering <DSEngineering@roseville.ca.us>
Subject: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road

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Hello;

I've been searching the City of Roseville website "Projects of Interest" and "Current Projects" pages and cannot find any information on the land off of Pleasant Grove Blvd straight across from Sun City Blvd & Rose Creek Road.

There is a lot of talk on the Nextdoor app about an apartment complex being built on the above-mentioned land.

I was under the impression that is *protected wetlands* and wanted to confirm with the planning and building department that land would not be developed and would remain "protected wetlands"

Thank you in advance for your assistance.

Brian & Tracy Carr

From: [Tracy Davis](#)
To: [Maples, Shelby](#)
Subject: Re: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road
Date: Tuesday, March 23, 2021 7:05:10 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

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.

Thank you for the information and getting back to me so quickly.

I'm opposed to this project moving forward and would appreciate any help or advice you can provide.

I feel this project would have a negative financial impact on Sun City Roseville residence. As a residence of Sun City I pay a monthly fee to enjoy the amenities and I noticed that NON-community members use our walking and biking trails. An increase of traffic means more maintenance which means our residence will bear the financial burden with increased monthly dues for the additional wear and tear within the SC community.

When my parents moved in years ago, they were told a grocery store would be built across the street from Del Webb Blvd & Pleasant Grove, so they could use their golf carts to buzz across the street to the store. 15+ years later a 98 Multi-Family affordable housing unit is being considered.

It doesn't seem logical to build a large affordable housing complex between 2 retirement communities; Sun City & Eskaton. We just moved in January 2021, had I known in advance this project was being considered, I would have NEVER purchased a home in Sun City because this project will NOT increase the value of my home or neighborhood.

Again, any advice you can provide would be greatly appreciated.

Thank you,
Brian and Tracy Carr

On Tue, Mar 23, 2021 at 2:42 PM Maples, Shelby <SMaples@roseville.ca.us> wrote:

| Good afternoon,

Thank you for reaching out regarding the Pleasant Grove Apartments project.

The site is located at 1721 Pleasant Grove Bl. A project staff report and exhibits can be located here: <https://roseville.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=8776&MeetingID=1258>

Multi-family affordable housing has been anticipated at this location since the North Roseville Specific Plan was adopted in the late 1990's. The staff report includes a detailed history, and explains how the project will be consistent with the Specific Plan's requirements. There are definitely protected wetlands adjacent to the project site, but they will not be impacted by this development.

Please let me know if you have any additional questions. I am the planner assigned to the application, and would be happy to help!

Sincerely,

Shelby Maples (Vockel)
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: Tracy Davis <carzhog@gmail.com>

Sent: Tuesday, March 23, 2021 11:22 AM

To: Planning External <PlanningDivision@roseville.ca.us>; Building Division <BuildingDivision@roseville.ca.us>; Development Services Engineering <DSEngineering@roseville.ca.us>

Subject: Pleasant Grove Blvd across from Sun City Blvd & Rose Creek Road

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;

I've been searching the City of Roseville website "Projects of Interest" and "Current

Projects" pages and cannot find any information on the land off of Pleasant Grove Blvd straight across from Sun City Blvd & Rose Creek Road.

There is a lot of talk on the Nextdoor app about an apartment complex being built on the above-mentioned land.

I was under the impression that is *protected wetlands* and wanted to confirm with the planning and building department that land would not be developed and would remain "protected wetlands"

Thank you in advance for your assistance.

Brian & Tracy Carr

From: [Douglas Fairbairn](#)
To: [Maples, Shelby](#)
Subject: In support of affordable housing project
Date: Tuesday, March 23, 2021 6:51:41 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.

As a Sun City resident, I am delighted to voice my support for the affordable housing project on Pleasant Grove. I come from the Bay Area and have seen the devastating impact that a lack of affordable housing can have on an area. If Roseville is to remain a place where the people that make our community work can live, we must have more projects like this.

Bravo!

Doug Fairbairn

From: [Lisa Ferreira](#)
To: [Maples, Shelby](#)
Date: Tuesday, March 23, 2021 11:28:25 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.

Wetlands project is a firm NO. We have too many houses and not enough nature preserves!

From: [Dawn Haskin](#)
To: [Maples, Shelby](#)
Subject: Pleasant Grove project
Date: Tuesday, March 23, 2021 8:14:08 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.

With so much development going on to the west of Fiddymont Road, there is already significantly greater traffic on Blue Oaks and Pleasant Grove which are the main arteries from all points east.

I am opposed to a development going in on Pleasant Grove directly across from the Sun City Blvd interchange. More people will start cutting through on Sun City and Dell Webb blvds to access this site. There is already a problem with speeders as the zone is 35mph as opportunities to 45mph on Pleasant Grove. We are a golf cart community as well as having a large population of walkers and elderly drivers. This could pose an increased safety risk to our community.

Please, do not put in a large housing complex at this proposed location!!!!

Dawn Haskin
5969 Whisperlodge Way

From: [Heather Kendall](#)
To: [Maples, Shelby](#)
Subject: Affordable Housing Across from Sun City
Date: Tuesday, March 23, 2021 7:01:36 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.

Hello,

I am writing to you to protest this project. In Sun City we already have to deal with people cutting through our development to cut through traffic. We are having an increase in property damage and theft, not to mention the destruction of the golf course by young people riding their bikes across the course and tearing up the sod. The traffic will increase in Sun City with elderly drivers, bike riders and golf carts. This is NOT the proper place to locate this many units and parking spaces. Most of us purchased here intentionally to avoid all the issues this project will bring. Please do not destroy our development!!

Heather Kendall
RN, MSN, PHN

Sent from my iPhone

From: [Cyndee Thomas](#)
To: [Maples, Shelby](#)
Subject: Housing project on Pleasant Grove
Date: Tuesday, March 23, 2021 6:56:04 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.

We are two registered voters who live in Sun City. We are NOT in favor of this project. What do we need to do?!

Cell: 916.747.2401
Sent from my iPhone

From: [Susana Tupper](#)
To: [Maples, Shelby](#)
Subject: Affordable Housing at 1721 Pleasant Grove Bl.
Date: Tuesday, March 23, 2021 8:04:21 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.

Hello,

I live off of Canevari Dr. and am wholeheartedly in support of the affordable housing project proposed at 1721 Pleasant Grove Bl.

Roseville needs more projects like these.

Thank you

Susana Tupper

Sent from my iPhone

From: [Alexiou, Sandra](#)
To: bonniegore@placer.ca.gov; [Maples, Shelby](#)
Subject: open space on Pleasant Grove
Date: Wednesday, March 24, 2021 7:35:59 AM

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 morning,

I wanted to let you both know that I am very much opposed to the building of any projects in the open space located at 1721 Pleasant Grove Blvd. I walk through there nearly everyday and enjoy the beautiful open space and it should remain open space. Please do not allow any building in one of our beautiful open spaces. It will increase traffic and noise and disturb the wildlife.

--

Kind Regards,

Sandy Alexiou

Guidance Counselors Assistant

Woodcreek High School

2551 Woodcreek Oaks Blvd.

Roseville, CA 95747

Telephone: (916) 771-6565 x4020

Fax: (916) 771-6596

From: [Evelyn Arcuri](#)
To: [Maples, Shelby](#)
Subject: Low cost housing on Pleasant Grove
Date: Wednesday, March 24, 2021 2:10:20 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.

Dear Shelby,

A neighbor sent me information on the low cost housing being considered on Pleasant Grove, near Sun City. I have a few questions:

1. Is this senior low cost housing?
2. If this is not senior low cost housing is there a screening process for residents?
3. What would the criteria be for renting?
4. Since there are several senior housing areas in around this area what type of safety precautions would be taken?
5. How will this development impact the wetlands area? I understand that area is being developed into a protected park.
6. Has there been a traffic impact study? Pleasant Grove traffic has increased in volume over the past 5 years. This project plus all the new housing along Fiddymint Rd. will drastically increase traffic in our area.

Thanks for answering these questions.

Sincerely,

Evelyn and Sebastian Arcuri

Sun City residents

Sent from my iPad

From: [Angela Barone](#)
To: [Maples, Shelby](#)
Subject: Across from Sun City vacant land
Date: Wednesday, March 24, 2021 12:59:40 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.

Hello,

As a tax payer for Roseville, I completely oppose the building of apartments or any building in the vacant lot across the street from Sun City entrance off of Pleasant Grove Blvd.

We moved here from the Bay Area because of your open space. It's that beauty that is so wonderful that makes people want to live here. Now it seems like Roseville wants to build something in every available open space, or lot in this city. It's starting to become the Bay Area. You will doom your city. Keep the open spaces and open lots so that we can enjoy the wildlife, and admire the beauty of Roseville, and good judgement of its city leaders.

Just because it's West Roseville and there are open fields, doesn't mean we want to see it all covered in buildings and construction. Leave larger wildlife areas open. That's really what people are drawn to in the area. Don't become the Bay Area and cover every open lot. You will push good families and people away from your city, not draw them to it.

I enthusiastically oppose building anything in that open lot across from Sun City.

Angela Barone
Roseville resident

From: [Peggy Beller](#)
To: [Maples, Shelby](#)
Subject: Proposed Project of Multi Family Affordable Housing 1721 Pleasant Grove Blvd. Roseville
Date: Wednesday, March 24, 2021 1:57:15 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.

Ms. Maples,

I have the following concerns regarding the multi family affordable housing project.

My concern is with three senior communities located by this proposed community, I don't think this is a development that should be located by senior housing due to security of seniors, increased traffic, and noise. The project of multi family affordable housing will no doubt add congestion of population and vehicles to an area that is already congested enough.

The traffic on Pleasant Grove is already a huge problem and there needs to be a traffic study done and infrastructure planned for roads before Roseville allows more development.

I would suggest you find another location for this project away from senior communities.

Peggy and Jim Beller
2194 Ashton Dr.
Roseville, Ca. 95747
916 834-7676

Sent from [Mail](#) for Windows 10

From: [Marilyn Cameron](#)
To: [Maples, Shelby](#)
Subject: proposed project.
Date: Wednesday, March 24, 2021 2:24:54 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.

While I am sure we need more affordable housing in Roseville I seriously question the proposed location.

Roseville has already expanded housing greatly the past few years with West Park and other adjacent developments impacting the traffic on Fiddymont, especially during rush hour.

In Sun City alone, we already have a significant number of drivers using Del Webb Blvd as a shortcut between Blue Oaks and Fiddymont. (Which has created a hazard for our senior pedestrians, drivers and others trying to cross Del Webb)

Any new project should be evaluated as to the impact density housing would have on our already established communities. Marilyn Cameron 6344 Rose Garden Lane.

From: [Krista Clark](#)
To: [Maples, Shelby](#)
Subject: multi-family affordable housing complex
Date: Wednesday, March 24, 2021 4:22:07 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.

Shelby,

I would like to voice my opposition to the housing complex proposed on Pleasant Grove near Del Webb. One of many reasons I chose to live in Roseville was for the abundance of open spaces... which are quickly being built upon and disappearing. Please find another area. Perhaps one of our many empty strip malls can be torn down and replaced with this project?

Sincerely,
Krista Clark
Roseville resident since 2010

From: [Arlene's Comcast Email](#)
To: [Maples, Shelby](#)
Subject: 98 apartments
Date: Wednesday, March 24, 2021 11:17:49 AM

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 is to let you know that my husband and I are NOT in favor of the proposed apartments on Pleasant Grove.

Our back yard faces Pleasant Grove and there is already enough traffic and with additional cars there will be more traffic and noise.

Please take this into consideration.

Thank you,
Mike and Arlene Coakley

Sent from my iPad

From: [RALPH CROWDER](#)
To: [Maples, Shelby](#)
Subject: development on Pleasant Grove
Date: Wednesday, March 24, 2021 11:07:15 AM

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 consider another location for this project. It is important to keep our wet land in tact and some open space.
Sharon Crowder

From: [Dan V. Williams](#)
To: [Maples, Shelby](#); [Maples, Shelby](#)
Subject: RE: NRSP PCL WW-17 – Pleasant Grove Apartments, File #PL20-0154
Date: Wednesday, March 24, 2021 10:12:31 AM

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.

We are opposed to the construction project NRSP PCL WW-17 – Pleasant Grove Apartments, File #PL20-0154.

Our reasons:

- Increased traffic
- Increased crime potential
- Increased noise potential
- Decreased property values
- Increased negative environmental impact
- Increased negative cultural impact
- Inadequate risk management
- Inadequate egress/ingress to proposed property site
- Unsafe for children in proximity to high speed traffic

Please consider these reasonable thoughts as to why NOT to proceed on this construction project.

Sincerely,
Dan & Jean Williams
201 Strongbox CT.
Roseville, CA 95747

From: [Carolyn DeSantis](#)
To: [Maples, Shelby](#)
Subject: Affordable Housing on Pleasant Grove
Date: Wednesday, March 24, 2021 10:49:28 AM

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 understand and agree that Roseville need more affordable housing but in my opinion there are other places more conducive to this type of development than the property adjacent to Eskaton Manor.

For example the corner of Pleasant Grove and Roseville Parkway is walking distance to Walmart and Safeway as well as other establishments that would be more appealing to affordable housing residents.

Please reconsider your vote on this matter.

Carolyn DeSantis

From: [Sharon Finch](#)
To: [Maples, Shelby](#)
Subject: proposed multi family apartments on Pleasant Grove
Date: Wednesday, March 24, 2021 8:15:51 AM

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 would like to say I strongly oppose the construction of multi- family affordable apartments on Pleasant Grove. We do not need the traffic and potential crime the project would bring. Please take my opposition to the project into consideration and NOT approve it. Thank you.

Sharon Finch

From: [Ilona Frost](#)
To: [Maples, Shelby](#)
Subject: Suggested development on Pleasant Grove near Sun City Blvd
Date: Wednesday, March 24, 2021 11:34:29 AM

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 am very concerned about the low income project right outside an established senior community.

Must every plot be built on?

Please make the area a park and leave some open land.

The proposed buildings are ugly. It will bring hundreds more cars and more congestion.

PLEASE don't allow that.

The development here is unbelievable. It is enough.

Respectfully yours

Sent from my iPhone

Ilona Frost

Sent from my iPhone

Ilona

From: kathymgiles@surewest.net
To: [Maples, Shelby](#)
Subject: Proposed Apts. on Pleasant Grove
Date: Wednesday, March 24, 2021 9:18:58 AM

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:

Roseville needs more affordable housing, that's for sure, and I think almost anyone would agree with that. The prettiest spot on Pleasant Grove Blvd. is the nature preserve area across from the entrance of Sun City Roseville. Let's face it, an apartment complex with 191 parking spaces will destroy that nature preserve area, add to the horrendous traffic (and speeding cars) that is already here on Pleasant Grove, and take away from the natural beauty of Placer County.

My husband and I have lived in Roseville for thirty years and are concerned with a lot of rapid development, increasing traffic, and the disappearing nature beauty of our county. We live at the west end of Pleasant Grove Blvd., and it is now a speedway with no traffic enforcement from the professionals. It's actually become a very dangerous road to drive on, especially between the hours of 11:00 a.m. and 8:00 p.m.

We just don't see the infrastructure here for more homes, apartments and strip malls (that are usually half-empty storefronts). The brakes need to be put on for the time being!

Sincerely,

Kathy & Ray Giles

7056 Orbital Lane, Roseville 95747

From: jarrett@johazzard.com
To: [Maples, Shelby; cdraecs@placer.ca.gov](mailto:Maples_Shelby; cdraecs@placer.ca.gov)
Subject: Proposed Apartment Complex at Fiddymment and Del Webb Blvd. and Proposed Commercial Project on Baseline and Walerga Road
Date: Wednesday, March 24, 2021 2:43:41 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.

Good Day Ms. Maples:

I am a resident at Carmel at Woodcreek West Apartments on Junction Blvd. and I am in opposition to this proposed apartment complex as well as the Walerga Road and Baseline Commercial Project proposition. I have been a resident of the 95747 zip code for the past three years and due to rapid expansion of Residential Single-Family Subdivisions in the past few years on Fiddymment and Walerga have caused major traffic congestion to the area due to Baseline not being expanded yet. In the overnight hours this area becomes a drag race strip and has for months. The baseline commercial project has to be rezoned and the owners of the houses in the area purchased in this particular area because they were told on zoning disclosures that this land was going to be residential zoned and would stay a residential zoned area. Also, I am concerned about this area just becoming an extension of Antelope and North Highlands which are both bringing crime to our areas at night due to citizens having financial troubles due to Covid. I lived in East Roseville prior to moving here and Miner's Ravine was a nice public recreation area for walkers and cyclists, but unfortunately it is a area to house bums just like Discovery Park in Sacramento. Please don't let the Dry Creek Recreation Area become defaced with the homeless population that a large commercial project would invite. Thank you for taking the time to address my points in the email, and have a great rest of the afternoon.

Respectfully,

Jarrett Owen Hazzard
J.O. Hazzard Subdivision Consulting, Inc.
2309 K Street, Suite 150
Sacramento, CA 95816
Phone: (916) 803-0909
Fax: (916) 444-9962
Company Website: johazzard.com

From: [Jane Julian](#)
To: [Maples, Shelby](#)
Date: Wednesday, March 24, 2021 7:47:22 AM

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.

MY WIFE AND I LIVE IN SUN CITY ROSEVILLE AND WE LIKE VERY MUCH THE OPEN/WETLAND AREA ACTOSS FROM SUN CITY. WE FEEL THE NEED FOR ANY KIND OF HOUSING IN THIS AREA WOULD BE A DISTRACTION FROM NATURE. ANOTHER SOLUTION WOULD BE TO BUILT THESE HOMES IN WEST ROSEVILLE WHERE THERE ARE ACTES AND ACRES OF OPEN/FLAT LAND.

JANE AND RANDY JULIAN
Sent from [Mail](#) for Windows 10

From: [Kim LaFond](#)
To: [Maples, Shelby](#)
Subject: Proposed project
Date: Wednesday, March 24, 2021 8:32:40 AM

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 morning

I am a 5 year now resident of west Roseville and have enjoyed it so much. We moved from Rocklin because of the openness and wetlands , nature walks etc .

Why on earth do we have to have that taken away by more buildings and apartments .

This area is so much appreciated by all who live there. It's a place to unwind , it's free , it's easily accessible to young and old .

Just this weekend I was enjoying seeing the kids and families running around the open fields .

This is such a necessary part of life

Buildings can be built in multiple places , but nature can't be rebuilt .

Please , let us have some open space to unwind and enjoy nature .

Please

Kim

From: [Marie Mayo](#)
To: [Maples, Shelby](#)
Subject: 1721 Pleasant Grove, multi family affordable housing
Date: Wednesday, March 24, 2021 7:02:53 AM

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.

As a resident of Sun City I am seeing an enormous amount of housing being built all around me. This makes no sense when the streets here are already so impacted. In addition to that all open space is being destroyed and replaced with more concrete. Please leave some of our open space alone! We don't need more houses. We need a solution to all the traffic on our main streets. I am firmly opposed to this building.

Thank you,
Marie Mayo

Sent from my iPad

From: [Charmaine Mendonsa](#)
To: [Maples, Shelby](#)
Subject: wet lands
Date: Wednesday, March 24, 2021 9:33:32 AM

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 **DO NOT** built those low rent apartments in those wetlands across from Sun City on Pleasant Grove. The traffic is already horrendous and we need to keep those wetlands. Roseville is doing too much building already. It used to be a lovely town but now it's just growing too much to keep the goodness.

Sincerely,
Charmaine Mendonsa

From: [rjmilloy](#)
To: [Maples, Shelby](#)
Subject: Regarding the 1721 Pleasant Grove Blvd Project
Date: Wednesday, March 24, 2021 3:44:58 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.

Shelby, I oppose this proposed development.

As a Sun City home owner, my opposition to this proposal comes not from a NIMBY mindset, but it comes from a questioning of what the City of Roseville was thinking about when the projects under development currently were examined and approved.

With the continuing and seemingly unending development west of Fiddymment Road, with the completion of the housing north of Woodcreek Oaks at Blue Oak, you want to increase the population density with no relief possible for traffic, and no easy access for current residents to goods and services as well as access to parks and recreation – the open spaces and green that is currently here – at least for the shortwhile, until another ill thought up project is approved and that green turns to blacktop and more autos and more pollution and more destroyed road surfaces from construction trucks.

It's as if the City sells a bill of goods to residents and then moves on with more elimination of wetlands and open spaces when the next high dollar tax source is secured in the form of more commercial and residential properties that can be squeezed into existing framework....all for the sake of what....or in the interests of whom.

Robert Milloy
Roseville, Ca

Sent from [Mail](#) for Windows 10

From: [Joyce Paese](#)
To: [Maples, Shelby](#)
Subject: Pleasant Grove Apartments
Date: Wednesday, March 24, 2021 9:13:26 AM

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.

Dear Ms. Vockel,

I am writing to let you know that I am vehemently opposed to the Pleasant Grove Apartment complex being considered across from Sun City, Roseville.

My number one concern is the traffic, and the residents of the apartment complex using the Sun City entrance as a U Turn point, or using Sun City Blvd and Del Webb Blvd as a shortcut to Blue Oaks.

I am also wondering about where a school bus would stop to pick up the students from the complex. Would they use Pleasant Grove as a pick up spot, and stop all traffic coming from the West Park community? I can see that becoming a traffic nightmare and a dangerous situation.

This proposed apartment was first described for the essential neighborhood worker, like police, teachers, and repair persons. That seems a bit of a stretch, I know our teachers and police's salaries are too high to qualify for low income housing, so my final question is, how many of the tenants will be going to an actual job, and how many will be loitering around the neighborhood? And who will be policing this?

Thank you for listening to my concerns, and please address these issues at the meeting on the 25th.

With regards,

Joyce Paese

From: [Diane Parlin](#)
To: [Maples, Shelby](#)
Subject: Housing construction on Pleasant Grove Blvd.
Date: Wednesday, March 24, 2021 1:24:30 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.

As an eleven year resident of Sun City Roseville, I ask that the construction of new housing on Pleasant Grove Blvd. NOT take place.

Traffic is already a problem, the water shortage continues. How can you justify continuing to make this lovely area more and more crowded?

The addition of new construction of the Nugget and the stores and housing that go with it,

on Blue Oaks Blvd. was bad enough. Do we have to keep building on every available site?

Before long, property values will fall because of the undesirable congestion.

I urge you to reconsider this project. It will not have public support. Again, the water shortage is a major issue. We do not have to limit our supply of water so that more and more building will continue.

Diane Parlin

From: [Pek, Erica](#)
To: bonniegore@placer.ca.gov; [Maples, Shelby](#)
Subject: Development & Planning at 1721 Pleasant Grove Blvd
Date: Wednesday, March 24, 2021 7:41:47 AM

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,

I am a teacher at Woodcreek High School and a member of the community. I am opposed to the plan to develop **an affordable housing complex of 98 apartments and 119 parking spaces at 1721 Pleasant Grove Blvd behind the school. Please reconsider the location of this project.**

Erica Pek
WHS Math Teacher

From: [Casey Pieczynski](#)
To: [Maples, Shelby](#)
Subject: Turning the Wetlands into Housing
Date: Wednesday, March 24, 2021 8:14:12 AM

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.

To whom it may concern,

As a member of the Roseville community for the short 22 years of my life, I ask you to strongly reconsider the location of this project. The wetlands are home to many animals that will suffer greatly from this decision. Not only that, as a child I thoroughly enjoyed tours of the nature center provided by the high school. These gave me a love and appreciation for nature that most people lack. I also learned about how my actions can impact the world I live in. This land isn't "unused". Every day I see dogs frolicking in the tall grass, couples who have lived here for ages growing old together, children being able to go outdoors and ride bikes in the summer sun. Although I understand the need to develop Roseville to accommodate the increasing population, developing this land would be a huge mistake and disgrace to our community.

Please reconsider.

Casey Pieczynski

From: [Linda Pischke](#)
To: [Maples, Shelby](#)
Subject: 1721 Pleasant Grove Multi Family Housing
Date: Wednesday, March 24, 2021 2:44:40 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.

Ms. Maples:

Ms. Maples,

My husband and I have the following concerns regarding the multi family affordable housing project.

With three senior communities already located by this proposed community we don't think this is a development that should go forward. Pleasant Grove is already too congested with traffic and noise. A project of multi family affordable housing will most certainly add congestion of more people and vehicles to an area that is already over populated.

We believe a traffic study should be done and infrastructure planned for roads before Roseville allows more development.

I would suggest you find another location for this project away from senior communities.

Linda and Mike Pischke
2016 Benton Loop
Roseville, CA 95747

From: [Shiro, Steven](#)
To: [Maples, Shelby](#)
Subject: 1721 Pleasant Grove Blvd housing complex of 98 apartments and 119 parking spaces
Date: Wednesday, March 24, 2021 9:07:59 AM

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.

Totally against this. Keep the open space open. I love the green belt created by the power lines.

--

Thanks, S. Shiro

Woodcreek High School
2551 Woodcreek Oaks Blvd. Roseville, CA 95747

From: [Joye Storey](#)
To: [Maples, Shelby](#)
Subject: Please look elsewhere!
Date: Wednesday, March 24, 2021 1:09:20 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.

I've written to plead with you to look elsewhere to build the large apartment complex being looked at off of Pleasant Grove in Roseville. The green space, with its trails, wildlife and open beauty is something I and others treasure.

When I chose to purchase a home in this area, one deciding factor was the land management of natural space as well as any planned parks or housing.

The vernal pools that come up in the spring, the wetlands and nature that we enjoy in this area just across from Sun City is precious.

I beg you not to "pave paradise and put up a parking lot". There is something priceless about these oak trees, nature trails and enjoying the mix. Please don't take that away.

Sincerely,

Joye Storey-Ross
3048 Haywood Pl, Roseville, CA 95747
joyerie68@gmail.com

From: [Judy Taylor](#)
To: [Maples, Shelby](#)
Subject: New construction
Date: Wednesday, March 24, 2021 8:06:51 AM

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 oppose new construction on pleasant grove! The infrastructure in Roseville is already impacted, the traffic is becoming unbearable. Slow growth / no growth is what is needed! Let's not ruin Roseville. You may use my name on anything opposing more growth in Roseville.

Judy Taylor
5017 Whiteclover Ln.
Roseville 95747
530-228-4841
Sent from my iPhone

From: [Vaca, Paul](#)
To: [Maples, Shelby](#)
Subject: Planned Apartments off Pleasant Grove
Date: Wednesday, March 24, 2021 6:18:38 AM

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, I oppose the building of apartments off of Pleasant Grove road. I live in the subdivision almost directly behind the proposed build. I moved here years ago because of the wide open spaces mixed with walking trails. Traffic has already increased significantly due to the building out in west park with little to no supportive retail services. Yes, affordable housing is needed and the new apt building off of washington near downtown is a great idea of how to incorporate affordable housing into the area that is close to public transportation and businesses within walking distance.

Thank you
Paul Vaca
1853 Glastonbury circle
Roseville CA 95747

Sent from my Galaxy

From: [Karen](#)
To: [Maples, Shelby](#)
Subject: Proposed development on Pleasant Grove across from Sun City
Date: Wednesday, March 24, 2021 1:19:49 PM

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I am very concerned about this development due to traffic issues on Pleasant Grove which is already a “freeway”. The speeds traveled in this area and the red lights that are run, both on the Del Webb entrance and Rose Creek entrance to Sun City, are going to be made much worse with this construction and additional vehicles.

I sincerely object to this development!

Karen Vaughan
Sun City resident

Sent from [Mail](#) for Windows 10

From: [Harrison, Mackenzie](#)
To: [Maples, Shelby](#)
Subject: FW: Development & Planning meeting tonight regarding the open land located at 1721 Pleasant Grove Blvd
Date: Wednesday, March 24, 2021 1:17:59 PM

From: Weidkamp, Kaitlin <kweidkamp@rjuhsd.us>
Sent: Wednesday, March 24, 2021 1:16 PM
To: Alvord, Scott <SAlvord@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Development & Planning meeting tonight regarding the open land located at 1721 Pleasant Grove Blvd

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Hello Councilman Alvord,

I wanted to reach out and voice my opposition to the proposed development of this property in Roseville. While I can understand the need and desire for more affordable housing, I also see the overwhelming benefits to both property values and general quality of life to all residents of Roseville with these larger dedicated green spaces. Please reconsider the location for this selected project and keep this property for the enjoyment of all residences and for protection of the species that call it home as well. The space also serves as a valued educational environment for our own WHS Nature Center program that serves surrounding elementary and middle schools of Roseville: <https://www.rjuhsd.us/domain/361>

Thank you for your consideration. Remember that building a quality community takes intention and careful planning. What makes Roseville so special is the open space and the quality of life that it provides - don't take that away with just another development.

Kate Weidkamp

Visual Arts Instructor and Lykos Yearbook Adviser
Woodcreek High School
Roseville, CA 95747

From: [Worley, Kristin](#)
To: [Maples, Shelby](#); bonniegore@placer.ca.gov
Subject: Wetlands 1721 Pleasant Grove Blvd
Date: Wednesday, March 24, 2021 3:41:52 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.

I strongly encourage you to not disturb the wetlands along Pleasant Grove Blvd for any reason. This small parcel is a vital space dedicated to helping preserve native organisms and ensuring opportunities to maintain some level of biodiversity in this expanding cityscape. We have been educating the community about the benefits, both economical and psychological for decades out there. Time and time again research shows stepping into nature changes our brain chemistry for the better; decreasing stress, anxiety and depression (#1) and increasing general health and wellbeing. These results are not the same when visiting an orchestrated pruned park we need real vibrant nature. This open space has been pinched and reduced already, let's stop that now. Please show your Roseville constituents that you value them by protecting this wild space and preserving it for many more generations to follow.

#1:Repke MA, Berry MS, Conway LG 3rd, Metcalf A, Hensen RM, Phelan C. How does nature exposure make people healthier?: Evidence for the role of impulsivity and expanded space perception. *PLoS One*. 2018;13(8):e0202246. Published 2018 Aug 22. doi:10.1371/journal.pone.0202246

Kristin Worley

kworley@rjuhsd.us

Woodcreek High School
Biology Teacher

Granite Bay High School
Biology Teacher

(916) 771-6565 x4504



From: [JUDY HOUX](#)
To: [Maples, Shelby](#)
Subject: Affordable housing
Date: Wednesday, March 24, 2021 4:53:27 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.

Dear Ms Maple... I am not apposed to affordable housing, however I am apposed to this complex being built across from two senior citizen complexes. We have very quite areas and I appose the thought of children running through our area. Thank you very much for any help you can provide. Judy Houx