



**DEVELOPMENT SERVICES – PLANNING DIVISION**  
311 Vernon Street  
Roseville, CA 95678  
(916) 774-5276

Date: July 7, 2023  
To: RCONA  
Subject: 1513 Eureka Road and 1411 Rocky Ridge Drive

Dear Board Members:

You may be interested to know that the Roseville Planning Division has received a development application for the project identified below. Notice will be mailed to property owners adjacent to the project prior to action on the application. We invite you to review this request and to forward your comments and/or questions to us. Key project information relating to this project is provided as follows:

File #: PL23-0124

Project Name: NERSP PCL 8 – Sprinter Roseville

Description: The project is a request for a Specific Plan Amendment to allow auto sales in the Northeast Roseville Specific Plan (NERSP) with a Conditional Use Permit in the Community Commercial (CC) zone, and a Conditional Use Permit and Design Review Permit to allow construction of a Mercedes Benz Sprinter Van sales and service facility. The site area is 5.67 acres and consists of two parcels. The proposed building is 97,604 sq. ft. and will consist of 47 enclosed service bays, four (4) detail bays, two (2) levels of service bays, two (2) levels of on-site parts storage, and vehicle parking area for 325 vehicles.

Site Location: 1513 Eureka Road and 1411 Rocky Ridge Drive

APN: 048-013-013-000 and 048-013-014-000

Specific Plan Area: Northeast Roseville Specific Plan (NERSP)

Specific Plan Parcel #: 8

Zoning: Community Commercial/Special Area-Northeast Roseville (CC/SA-NE)

General Plan: Community Commercial/Business Professional (CC/BP)

Applicant: Linda Francis, DFA

Owner: Pappas Gateway LP

If you are interested in having this project presented at one of your neighborhood association meetings, please contact the applicant at the phone number provided above or me at 774-5276 to discuss such a meeting. Please make requests for presentations at least two weeks prior to your meeting date so that we can assure that a City representative can attend. If possible, please put this item at the start of your agenda, after the minutes and treasurer's report.

If you have any questions or comments regarding this project, I can be contacted in the Planning Division at 311 Vernon Street or by phone at 774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Kinarik Shallow, Associate Planner  
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Find us online at  
[www.roseville.ca.us](http://www.roseville.ca.us)