



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

Date: April 9, 2021  
To: RCONA  
Subject: 3170 Blue Oaks

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 #: PL21-0106

Project Name: CVSP PCL C-25 – Winding Creek Design Review for Residential Subdivision Modification

Description: Request for a modification to an approved DRRS (PL20-0187) to use the same designs for neighboring 62-lot subdivision at C-25 of the Winding Creek South subdivisions in the Creekview Specific Plan Area. This application requests approval for four floor plans in the Modern Farmhouse, Contemporary Bungalow, and Urban Spanish elevation styles and a total of nine color schemes.

Site Location: 3170 Blue Oaks Boulevard

APN: 017-490-003-000

Specific Plan Area: Creekview Specific Plan

Specific Plan Parcel #: C-25

Zoning: RS/DS (Small Lot Residential)

General Plan: Medium Density Residential (MDR-8.6)

Applicant: Michael Allen, D.R. Horton, 2260 Douglas Boulevard, Suite 110, Roseville, CA 95661

Owner: Anthem United Creekview Developments, 3001 Douglas Boulevard, Suite 200, Roseville CA 95661

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,

Anna Quan, Assistant Planner  
AYQuan@roseville.ca.us

Find us online at  
[www.roseville.ca.us](http://www.roseville.ca.us)