



**DEVELOPMENT SERVICES – PLANNING DIVISION**

311 Vernon Street  
Roseville, CA 95678  
(916) 774-5276

Date: April 22, 2021  
To: RCONA  
Subject: SVSP PCL FD-2, FD-5, FD-9 - Solaire Phase 6

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 #: PL21-0111
- Project Name: SVSP PCL FD-2, FD-5, FD-9 - Solaire Phase 6
- Description: Solaire Phase 6 is a +/-53.9 acre portion of the Sierra Vista Specific Plan comprised of parcels FD-2, FD-5, and FD-9. The entitlements requested with this application include a Small Lot Tentative Subdivision Map for all three parcels, Specific Plan Amendment and a General Plan Amendment for Parcel FD-2 to increase the density from low to medium. The Small Lot Tentative Subdivision Maps will create 291 total residential lots of varying sizes and approximately 20 additional lettered lots for the purposes of ROW, Landscape Corridor, and Landscaping/Open Space.
- Site Location: 3801 Earl Rush Drive, 3450 Market Street, and 1260 Westbrook Boulevard
- APN: 498-020-027, 012, and 017
- Specific Plan Area: Sierra Vista Specific Plan
- Specific Plan Parcel #: FD-2, FD-5, and FD-9
- Zoning: RS/DS
- General Plan: LDR
- Applicant: Ryan O’Keefe, Solaire Community Builders, LLC
- Owner: Westpark Sierra Vista LLC and Solaire Community Builders LLC

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,  
*Charity Gold*  
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Find us online at  
[www.roseville.ca.us](http://www.roseville.ca.us)