



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

Date: July 20, 2021  
To: RCONA  
Subject: 6382 Phillip Rd.

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 #: PL21-0193  
Project Name: INFILL PCL 373 – Roseville Industrial Park  
Description: The request includes a General Plan Amendment, Rezone, Development Agreement, Major Project Permit Stage 1 and Stage 2, and Tree Permit to allow the phased development of an approximately 191 net acre site with up to 2,430,000 square feet of industrial uses, including manufacturing, warehousing, and distribution uses, and a potential electrical substation. At buildout, the site would accommodate up to 15 buildings and approximately 1,938 employees.  
Site Location: 6382 Phillip Rd.  
APN: APN 017-101-008-000  
Specific Plan Area: IN  
Specific Plan Parcel #: 373  
Zoning: PD  
General Plan: PQP  
Applicant: Abbie Wertheim, Panattoni Development Company  
Owner: City of Roseville  
Other: Shelby Maples, Associate Planner, (916)746-1347, smaples@roseville.ca.us

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,

Shelby Maples, Associate Planner  
smaples@roseville.ca.us

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