



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

Date: July 27, 2021  
To: RCONA  
Subject: 5900 Baseline 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 #: PL21-0233  
Project Name: SVSP PCL KT-42 - Circle K  
Description: Request for a Design Review Permit to allow construction of a 5,200 sf convenience store with associated fuel canopy and car wash. A Parcel Map is also proposed to create a 2.0 acre project for the project and leave a surrounding parcel for future development.  
Site Location: 5900 Baseline Rd.  
APN: 499-010-032-000  
Specific Plan Area: SV  
Specific Plan Parcel #: KT-42  
Zoning: General Commercial (GC)  
General Plan: Community Commercial (CC)  
Applicant: Justin Pierce, Land Development Consultants, LLC  
Owner: KV SIERRA VISTA LLC  
Other: Sean Morales, Assistant Planner, [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us), (916) 746-1309

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,

Sean Morales, Assistant Planner  
[smorales@roseville.ca.us](mailto:smorales@roseville.ca.us)

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