



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

Date: August 12, 2021  
To: RCONA  
Subject: 9030 Woodcreek Oaks Boulevard

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 #: PL21-0252  
Project Name: NIPA PCL CO-41 – Ace Hardware  
Description: The project includes a request for a Major Project Permit (MPP) Stage 1 Modification and Stage 2 to allow for the construction of a 14,169-square-foot retail building with a 6,432-square-foot garden center to be located within the Campus Oaks Town Center.  
Site Location: 9030 Woodcreek Oaks Boulevard  
APN: 481-260-042-000  
Specific Plan Area: North Industrial Planning Area (NIPA)  
Specific Plan Parcel #: CO-41  
Zoning: Community Commercial (CC)  
General Plan: Community Commercial (CC)  
Applicant: Tom Towne, Sisler and Sisler Construction  
Owner: Brett Baumgarten, BBC Roseville, LLC  
Other: Kinarik Shallow, Associate Planner, [kshallow@roseville.ca.us](mailto:kshallow@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,

Kinarik Shallow, Associate Planner  
[kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us)

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