

**DATE:** January 28, 2014  
**FROM:** Ron Miller, Associate Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE LOT LINE ADJUSTMENTS**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that three Lot Line Adjustment applications have been submitted to the Roseville Planning Division. The applications are described below. The City issues entitlements for minor land divisions and will not hold a public hearing unless you or another interested individual requests a public hearing. Based on our review of the applications and consistency with City standards, the Planning Manager intends to approve the Lot Line Adjustments eleven days following the date of this letter, unless a public hearing is requested. All requests for a public hearing must be in writing and must be received by the Roseville Planning Division no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the Planning Commission's public hearing.

The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

**Project Description**

**Applicant:** Ruggeri-Jensen-Azar; Chris Ruggeri  
**Owner:** John Mourier Const., Inc., Steven Schnable  
**Date Filed:** December 17 & December 20, 2013  
**File/Project Numbers:** PL13-0302, PL13-0311 & PL13-0312  
**Citywide Job Numbers:** 130234, 130240 & 140006  
**Project Names and Addresses:** 1) WRSP F-15C, Lots 19, 20, 28 & 29 Lot Line Adjustment, 5065, 5073, 5104 & 5096 Prairie Grass Wy; 2) Fiddymment Ranch Village F-15C, Lots 2, 3 & 4 Lot Line Adjustment, 3081 & 3089 Autumn Leaves Dr & 2396 Angus Rd; and 3) Fiddymment Ranch Village F-15B, Lots 44 & 45 & Village F-15C, Lots 39 & 40 Lot Line Adjustment, 4008 & 4000 Haystack Dr and 6009 & 6017 Barnside Pl  
**Request:** The applicant requests approval of 3 Lot Line Adjustment Applications to adjust the common property boundaries between 11 residential parcels.

**Environmental Determination:** The project is Categorically Exempt from environmental review pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) pertaining to Minor Lot Line Adjustments and Section 305 of the City of Roseville CEQA Implementing Procedures.

**LAST DAY TO REQUEST A PUBLIC HEARING: February 7, 2014 by 5 p.m.**

**Note:** If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.