

Date: January 28, 2014

To: West Park & Fiddymont Farms Neighborhood Association

Subject: 1) 5065, 5073, 5104 & 5096 PRAIRIE GRASS WY, 2) 3081 & 3089 AUTUMN LEAVES DR & 2396 ANGUS RD; AND 3) 4008 & 4000 HAYSTACK DR AND 6009 & 6017 BARNSIDE PL

Dear Board Members:

You may be interested to know that the Roseville Planning Department has received a development application for the project identified above. This early notification is being sent to you because the proposed project is located within, or adjacent to, the boundaries of your neighborhood association. (Another notice will be mailed to property owners adjacent to the project prior to any public hearing 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 #: PL13-0302, PL13-0311 & PL13-0312

Project Name: 1) WRSP F-15C, LOTS 19, 20, 28 & 29 LOT LINE ADJUSTMENT, 2) FIDDYMENT RANCH VILLAGE F-15C, LOTS 2, 3 & 4 LOT LINE ADJUSTMENT, AND 3) FIDDYMENT RANCH VILLAGE F-15B, LOTS 44 & 45 & VILLAGE F-15C, LOTS 39 & 40 LOT LINE ADJUSTMENT

Description: REQUEST APPROVAL OF 3 LOT LINE ADJUSTMENT APPLICATIONS TO ADJUST THE COMMON PROPERTY BOUNDARIES BETWEEN 11 RESIDENTIAL PARCELS.

Site Location: 1) 5065, 5073, 5104 & 5096 PRAIRIE GRASS WY, 2) 3081 & 3089 AUTUMN LEAVES DR & 2396 ANGUS RD; AND 3) 4008 & 4000 HAYSTACK DR AND 6009 & 6017 BARNSIDE PL

APN: A PORTION OF 496-010-010-000, 496-010-011-000 & 496-010-012-000

Specific Plan Area: WEST ROSEVILLE

Specific Plan Parcel #: W-15 & W-87, F-15B

Zoning: RS/DS & OS, R1/DS

General Plan: LDR-5 & OS, LDR-3.7

Applicant: CHRIS RUGGERI – RUGGERI-JENSEN-AZAR – 2541 WARREN RD #100 – ROCKLIN, CA 95677

Developer: STEVE SCHNABLE – JOHN MOURIER CONSTRUCTION, INC. – 1430 BLUE OAKS BL #190 – ROSEVILLE, CA 95747

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, the City's Neighborhood Services division at 774-5270 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 office 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,

Ron Miller, Associate Planner  
[rmiller@roseville.ca.us](mailto:rmiller@roseville.ca.us)

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