

DATE: May 6, 2022
FROM: Sean Morales, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A LOT LINE ADJUSTMENT

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Lot Line Adjustment application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues Lot Line Adjustments for minor changes to lot boundaries, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit eleven days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Sean Morales, by phone at (916) 774-5282 or e-mail at smorales@roseville.ca.us. All requests for a public hearing must be in writing to Sean Morales, Planning Division, 311 Vernon Street, Roseville, CA 95678 and must be received 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 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: Dennis Barber, Wood Rodgers, Inc.

Owner: Ryan Biziewski, JMC Homes

Date Filed: March 29, 2022

File/Project Number: PL22-0098

Project Name, Address & Location: WRSP PCL F-10B - Lot 54 and 55 LLA – 5121 Cardero Wy., Roseville CA 95747

Request: The applicant requests a lot line adjustment to move the side lot line .12 feet between vacant residential Lots 54 and 55 of Fiddymont Ranch Phase 3 - Village 10 in order to meet the minimum lot width.

Environmental Determination: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305, "Minor Alterations in Land Use Limitations". The project involves a minor lot line adjustment, which will not result in the creation of any new parcels, and is therefore exempt per the CEQA guidelines listed above.

LAST DAY TO REQUEST A PUBLIC HEARING: May 16, 2022 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.