

**DATE:** August 22, 2022  
**FROM:** Anna Quan, Assistant 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 project ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Anna Quan, by phone at (916) 774-5279 or e-mail at [AYQuan@roseville.ca.us](mailto:AYQuan@roseville.ca.us). All requests for a public hearing must be in writing (to Anna Quan, 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 project may be appealed to the Planning Commission within 10 days of the approval date.

**Project Description**

**Applicant:** Christopher Johnson, 8854 Greenback Lane, Suite 3, Orangevale, CA 95662

**Owner:** 601 Berry Street LLC / Teichert Land Co

**Date Filed:** July 20, 2022

**Project Name and File #:** INFILL PCL 267 – 601 Berry LLA, PL22-0213

**Project Address:** 601 Berry Street, Roseville, CA 95678

**Request:** The applicant requests a Lot Line Adjustment to adjust the property lines between the properties at 601 Berry Street and 735 Galleria Boulevard. There will be a transfer of 7,560 square feet from the property at 735 Galleria Boulevard to the property at 601 Berry Street. The transfer property is currently directly north of the property at 601 Berry Street and retains the same land use and zoning as the property at 601 Berry Street.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations.

**LAST DAY TO REQUEST A PUBLIC HEARING: September 1, 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 Division 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.

**DATE:** August 22, 2022  
**FROM:** Anna Quan, Assistant 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 project ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Anna Quan, by phone at (916) 774-5279 or e-mail at [AYQuan@roseville.ca.us](mailto:AYQuan@roseville.ca.us). All requests for a public hearing must be in writing (to Anna Quan, 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 project may be appealed to the Planning Commission within 10 days of the approval date.

**Project Description**

**Applicant:** Christopher Johnson, 8854 Greenback Lane, Suite 3, Orangevale, CA 95662

**Owner:** 601 Berry Street LLC / Teichert Land Co

**Date Filed:** July 20, 2022

**Project Name and File #:** INFILL PCL 267 – 601 Berry LLA, PL22-0213

**Project Address:** 601 Berry Street, Roseville, CA 95678

**Request:** The applicant requests a Lot Line Adjustment to adjust the property lines between the properties at 601 Berry Street and 735 Galleria Boulevard. There will be a transfer of 7,560 square feet from the property at 735 Galleria Boulevard to the property at 601 Berry Street. The transfer property is currently directly north of the property at 601 Berry Street and retains the same land use and zoning as the property at 601 Berry Street.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations.

**LAST DAY TO REQUEST A PUBLIC HEARING: September 1, 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 Division 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.