

**DATE:** December 11, 2023  
**FROM:** Shelby Maples, 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 types of projects, 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 ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Shelby Maples, by phone at (916) 746-1347 or e-mail at [smaples@roseville.ca.us](mailto:smaples@roseville.ca.us). All requests for a public hearing must be in writing (to Shelby Maples, 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:** David Cobbs, Baker Williams Engineering

**Owner:** John Mourier Construction, Inc.

**Date Filed:** October 30, 2023

**Project Name and File #:** SVVSP PCL FD-6 – Lot Line Adjustment, PL23-0338

**Project Address:** 309 Cabot Canyon Ct.

**Request:** The project request is for a Lot Line Adjustment between three parcels, Resultant Lots 74, 75 and Lot 76, in the parcel FD-6 subdivision. The Lot Line Adjustment will move two lot lines between the three parcels south approximately 2 feet each. The parcel lines are being adjusted to accommodate a retaining wall that was constructed on Lot 76.

**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, and Section 305 of the City of Roseville CEQA Implementing Procedures.

**LAST DAY TO REQUEST A PUBLIC HEARING: December 21, 2023 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.

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