

DATE: November 20, 2020
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. 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: Ryan Alvarez, Kimley-Horn and Associates

Owner: Walmart Stores, Inc., PO Box 8050, Bentonville, AR

Date Filed: October 16, 2020

Project Name and File #: NCRSP PCL 48A, 48B – Sam's Club Fuel Station Expansion Lot Line Adjustment, PL20-0222

Project Address: 932 Pleasant Grove Bl., Roseville, CA 95678

Request: The applicant requests a Lot Line Adjustment to adjust the property line between the properties at 904 Pleasant Grove and 932 Pleasant Grove, both of which are owned by Walmart. The northern property line at 932 Pleasant Grove will be extended 10 feet to ensure that the approved Sam's Club fuel station expansion will occur entirely within the property at 932 Pleasant Grove.

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: November 30, 2020 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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