



PLACER COUNTY PLANNING DEPARTMENT

AUBURN OFFICE

11414 B Avenue
Auburn, CA 95603
530-886-3000/FAX 530-886-3080

Web page: www.placer.ca.gov/planning

TAHOE OFFICE

565 W. Lake Blvd./P. O. Box 1909
Tahoe City CA 96145
530-581-6280/FAX 530-581-6282

E-Mail: planning@placer.ca.gov

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STAFF REPORT D.E 6/19/07

CDRA

PLANNING APPEALS

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

OFFICE USE ONLY

Last Day to Appeal (5 pm)

Letter

Oral Testimony

Zoning F-B-x 4.6 AC min

Maps: 7-full size and 1 reduced for Planning Commission items

Appeal Fee \$ 465

Date Appeal Filed 5/21/07

Receipt # 07-21358

Received by B. Jones

Geographic Area West

TO BE COMPLETED BY THE APPLICANT

1. Project name PMPM 20060909 - David Wegner, Pescatore Winery - MUP-2511

2. Appellant(s) Laurence A. Graves 916-663-3731 530-885-6873
(See Below) Telephone Number Fax Number
Address 6995 Ridge Road Newcastle, CA 95658
City State Zip Code

3. Assessor's Parcel Number(s): 031-161-028

4. Application being appealed (check all those that apply):

- X Administrative Approval (AA-)
X Use Permit (CUP/MUP-2.64)
Parcel Map (P-)
General Plan Amendment (GPA-)
Specific Plan (SPA-)
Planning Director Interpretation (date)
Minor Boundary Line Adj. (MBR-)
Tentative Map (SU B-)
Variance (VAA-)
Design Review (DSA-)
Rezoning (REA-)
Rafting Permit (RPA-)
Env. Review (EIAQ-)
Other:

5. Whose decision is being appealed: Planning Commission

6. Appeal to be heard by: Board of Supervisor's

7. Reason for appeal (attach additional sheet if necessary and be specific):

See Attached

(If you are appealing a project condition only, please state the condition number)

Note: Applicants may be required to submit additional project plans/maps.

Signature of Appellant(s) Laurence A. Graves, Michele Marie

and addresses

PLANNER: DAFY FISCH
ETS - SHARON B
EHS - GRANT M
FAC - ED WYDRA

Michele Marie for Neighborhood Rescue 265 Welcome Rd. Newcastle
GRETCHEN WRIGHT CLAIRE WRIGHT
550 Welcome Rd. Newcastle

PERKS 6809 / MICHAEL J
CO. CO - 4069 / CWB - 4099
AIR 2241 - 2272

10F2

EXHIBIT 1

**Attachment to Planning Appeals of Laurence A. Graves, Mike Giles and  
Neighborhood Rescue Group Association**

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**No. 2: Appellants:**

Additional appellants:

Michael Giles  
265 Welcome Road  
Newcastle, CA 95658  
Telephone: (916) 663-4108

Neighborhood Rescue Group Association  
c/o Michael Giles  
265 Welcome Road  
Newcastle, CA 95658  
Telephone: (916) 663-4108

**No. 7: Reason for appeal:**

Lack of factual basis, poor conclusions reached by Planning Department staff and Zoning Administrator and the issues addressed by Lawrence A. Graves by letter of February 12, 2007, to Alex Fisch, Placer County Planning Department, and issues raised by Neighborhood Rescue Group by Memorandum of March 1, 2007, to Placer County Planning Department and zoning Administrator and background items submitted by Michael Giles. Additional appeal appellants may be added from the original protest list attached hereto as there was insufficient time to obtain signatures as appellants for this appeal.

Staff report due 4/5/07



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MAR 08 2007

GDRA

(April 26, 2007 PC Hearing)  
**PLANNING APPEALS**

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-----OFFICE USE ONLY-----

Last Day to Appeal 3/9/07 (5 pm)

Letter \_\_\_\_\_

Oral Testimony \_\_\_\_\_

Zoning F-B-X 4.6 AC MIN

Maps: 7-full size and 1 reduced for Planning Commission items

Appeal Fee \$ 465

Date Appeal Filed 3/8/07

Receipt # 07-36777

Received by B. Jones

Geographic Area Newcastle

-----TO BE COMPLETED BY THE APPLICANT-----

- Project name PMPM 20060909 - David Wegner, Pescatore Winery
- Appellant(s) Lawrence A. Graves 916-663-3731 530-885-6873  
Telephone Number Fax Number  
Address 6995 Ridge Road Newcastle CA 95658  
City State Zip Code
- Assessor's Parcel Number(s): 031-161-028
- Application being appealed (check all those that apply):  
 Administrative Approval (AA-\_\_\_\_\_)  Tentative Map (SU B-\_\_\_\_\_)  
 Use Permit (CUP/MUP-\_\_\_\_\_)  Variance (VAA-\_\_\_\_\_)  
 Parcel Map (P-\_\_\_\_\_)  Design Review (DSA-\_\_\_\_\_)  
 General Plan Amendment (GPA-\_\_\_\_\_)  Rezoning (REA-\_\_\_\_\_)  
 Specific Plan (SPA-\_\_\_\_\_)  Rafting Permit (RPA-\_\_\_\_\_)  
 Planning Director Interpretation \_\_\_\_\_ (date)  Env. Review (EIAQ-\_\_\_\_\_)  
 Minor Boundary Line Adj. (MBR-\_\_\_\_\_)  Other: \_\_\_\_\_
- Whose decision is being appealed: Zoning Administrator  
(see reverse)
- Appeal to be heard by: Planning Commission  
(see reverse)
- Reason for appeal (attach additional sheet if necessary and be specific):  
See attached.

cc: Michael Johnson

(If you are appealing a project condition only, please state the condition number)

Note: Applicants may be required to submit additional project plans/map:

- PLANNER: Alex Fisch
- ESD - PHIL FRANTZ
- EH - DANA WIYNINGER
- APCD - BRENT BACKUS
- PARKS - VANCE KIMBRELL
- BUILDING DEPARTMENT
- SPECIAL DISTRICTS - ED WYDRA

Signature of Appellant(s) Lawrence A. Graves

Mike Cole - individually

Mike Cole - on behalf of Neighborhood Resour Group Association 158

ATTACHMENT F

PETITION FOR THE PLACER COUNTY ZONING ADMINISTRATOR

RECEIVED

MAR 08 2007

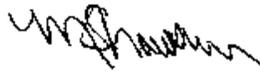
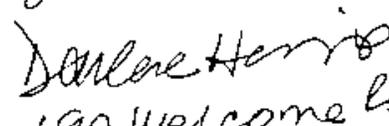
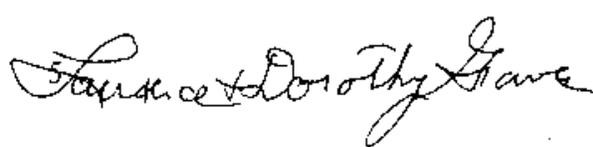
CDRA

The citizens of residential properties on Welcome Rd in Newcastle, Placer County, Ca have prepared the following title and summary of the chief purpose and points of this petition.

We the undersigned object to the operation of a commercial project on a private road in our neighborhood. This use is not consistent with the overall neighborhood and will destroy the rural atmosphere, bring unwanted traffic, dust, water runoff, noise pollution and destroy the peaceful enjoyment of our property. The entrance to the Winery poses a threat to residents and our children as it passes directly by our mailboxes and school bus stop. The entrance from Ridge Rd. poses additional hazards due to poor visibility and a steep embankment on the West. The serving of alcoholic beverages at this facility will compound these hazards.

We the undersigned oppose any modification of MUP 2511

Each of us for himself or herself says: "I have personally signed this petition and am a resident of California."

Print	Sign	Address	Date
1 Michelle Shaw		181 Welcome Rd (As Box 228)	2/14/07
2 CLARE MURPHY		250 Welcome Rd.	2/14/07
3 Darlene Hennings		190 Welcome Ln Newcastle	2/14/07
4 Jewel Kellen Jewel Kellen		1160 Welcome Rd Newcastle	2/14/07
Stance & Dorothy Gave		6995 Ridge Rd. Newcastle, CA 95658	2-14-07
6 NOSH MACKENZIE		7155 CHADARRAL LANE NEWCASTLE, CA 95658	2-14-07

0/14/07

7 GRETCHEN WRIGHT 250 WELCOME RD NEWCASTLE CA 95658

8 Nancy Mackenroth Nancy A Mackenroth 1155 Chapel Hill Lane Newcastle 95658

9 Mike Guler Mike Guler 265 Welcome Rd  
Newcastle, CA 95658

2/15/07

10

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**Attachment to Planning Appeals of Laurence A. Graves, Mike Giles and  
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