FAX TO:	Kathi Heckert, Senior Board/Commission Clerk Placer County Planning Commission Fax (530) 745-3080 Phone 530-745-2082
FROM:	Michael Garabedian, President Friends of the North Fork 916-719-7296
RE:	Belcara Subdivision December 12, 2013 hearing Lot B creation process
DATE:	December 11, 2013
PAGES:	Cover sheet plus 5

FRIENDS OF THE NORTH FORK
7143 Gardenvine Avenue
Citrus Heights, California 95621

December 11, 2013

Miner (Mickey) Gray, Chairman
Larry Sevison, Vice Chairman
Ken Denio, Secretary
Richard Johnson
Jeffrey Moss
Wayne Nader
Richard Roccucci
Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Belcara Subdivision Lot B creation process
December 12, 2013, Commission agenda

Dear Commissioners:

The Belcara staff report on page 16 notes that 20-acre Parcel B is not part of the Belcara Subdivision. No explanation for this is provided other then to refer to the N.A.P.O.T.S note on the subdivision map. This is not an explanation.

Among the pertinent facts are these:

- Parcel Map P-75847 for owner Eric Stuass and Monarch Mine Vineyard, and applicant A.R. Asociates, was approved on August 1, 2001.
- An Extension of Time hearing on P-75847 was scheduled for June 29, 2005, before George Rosasco for owner Eric Stauss.
- As noted in our October 2, 2013 letter on pages 4-5, owner Dutra had a Belcara Predevelopment meeting with the County on June 13, 2006. See Attachment 1 to this letter.
- A hearing on the extension of time for M-75847 was held on August 9, 2006. On August 9, 2006, Mr. Rosasco informed Mr Struss by letter that the Planning Department had extended the time to record the minor division for two years to August 1, 2008.
- Parcel Map No. P-75847 creating four parcels was filed August 17, 2006. The map was prepared by Angregg Geomatics. See Attachment 2.
- Minor Boundary Line adjustment PMBR T20070267 creating 20-acre Parcel prepared by Andregg Geomatics was dated May 18, 2007. See

Attachment 3. The application for this and the CEQA Exemption Verification were filed April 18, 2007.

- The County received the 1st Belcara submittal on March 19, 2008. See Attachment 1.

Note that in Attachment 3, Parcels 1 and 2 that were created by Parcel Map P-75847 are not considered to be part of the boundary line adjustment project, but 1 and 2 are considered by the owner, applicant and county to be part of the Belcara Subdivision.

Under these and related circumstances, the first and second owners, the applicants, the surveyors, and any of their organizations, and the County, are not in a position to assert or act on the belief that 20-acre Parcel B is not part of Belcara Subdivision.

Under these and related circumstances, the County Planning Department should at minimum negate the boundary line adjustment that created 20-acre Parcel B.

County Planning Department should also include 20-acre Parcel B in the CEQA document project definition, both as the part of Belcara Subdivision that it currently is, and if Parcel B becomes a separate project.

Sincerely,

Michael Garabedian

Michael Garabedian, President

Attachments

Project Name	File#
Belcara Planned Development	PSUB T20080156

Owner		Applicant	
Contact	Jeff Dutra	Contact	Russell King
Company	Dutra Properties LLC	Company	King Engineering Inc
Address	220 Sacramento St Auburn CA 95603	Address	563 Brunswick Rd Suite 11, GV CA 95945
Phone	530-887-1800	Phone	530-272-8328
Fax	530-887-1811	Fax	530-272-6039
Email	jeff.dutra@sbcglobal.net	Email	Kingengineering@sbcglobal.net

Date	Action	Notes/Days Late
6/13/06	Predevelopment Meeting (PPDM) / PPDV # 20060369	
3/19/08	1st submittal received by ECS	
4/15/08	County comments due (Suspension letter)	
4/18/08	County comments sent	
11/17/08	2nd submittal due (Suspension letter)	
10/31/08	3rd subm due	
11/20/08	comm due on 3rd subm	
12/19/08	4th subm due	
12/18/08	comm on 4th subm due	
12/16/08	ADC	
1/30/08	IS due	

Planner	ESD	DPW	EH
Nick	Phil F	Stephanie	~~Leslie~~ Grant

Attachment 1

[illegible] CHAPTER [illegible]
[illegible] WITH COPPER COLLAR
[illegible]
[illegible] NOTHING FOUND OR SET
[illegible] EASEMENT
[illegible] 149, PCR
[illegible] MAPS 29, PCR
[illegible] NO. 99-0001412, ORPC
[illegible] NO. 98-0012424, ORPC
[illegible] NO. 98-0060844, ORPC
[illegible] U.S.A.

4. AREA "K" IS A 50' WIDE EASEMENT FOR ROAD AND PRIVATE AND PUBLIC UTILITY PURPOSES AND IS APPURTENANT TO PARCELS 1, 2, 3 AND 4.

4. AN "OFFER OF DEDICATION AND REPORT ON PARCEL MAP NO. P-75847", SIGNED AND ACKNOWLEDGED BY THOSE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED IS BEING RECORDED CONCURRENTLY HEREWITH IN DOC. NO. 2006-0088431, ORPC.

5. THOSE AREAS NOTED AS "PUE" ARE FOR PUBLIC UTILITY EASEMENTS AND ARE BEING DEDICATED TO PLACER COUNTY CONCURRENTLY HEREWITH IN DOC. NO. 2006-0088431, ORPC.

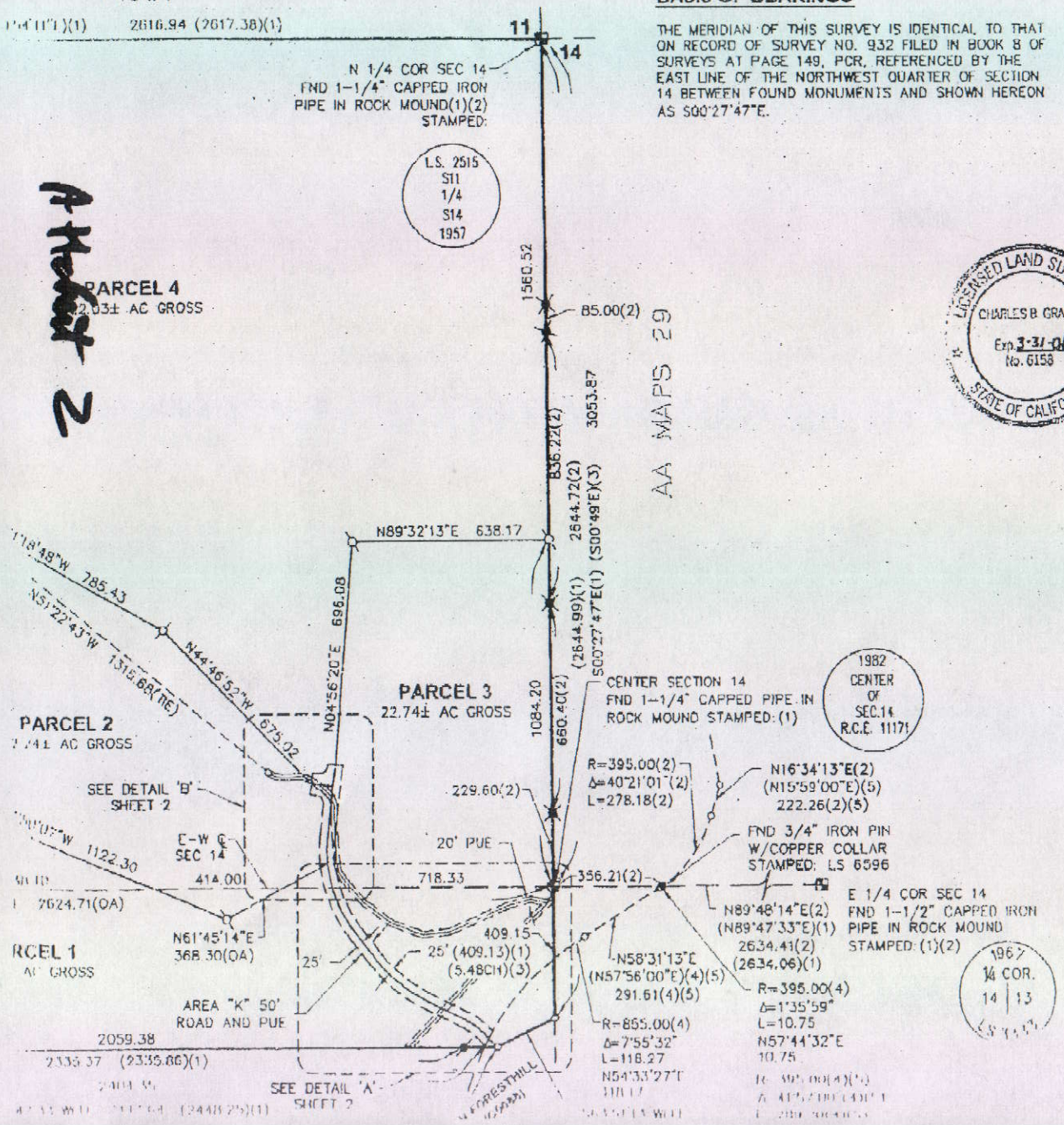
[illegible] SURVEY TO BE [illegible]

PROFESSIONAL LAND SURVEYOR — CHRISTINE MARION JOHNSON — LS 6596 — EXPIRES DEC 31, 2007 — STATE OF CALIFORNIA

CHRISTINE MARION JOHNSON, [illegible]
LICENSE EXPIRES 12/31/07

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT ON RECORD OF SURVEY NO. 932 FILED IN BOOK 8 OF SURVEYS AT PAGE 149, PCR, REFERENCED BY THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 14 BETWEEN FOUND MONUMENTS AND SHOWN HEREON AS S00°27'47"E.



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE AUG 15 2006

WESLEY K. ZICKER, RCE 31160
COUNTY SURVEYOR
LICENSE EXPIRES: 6/30/08

BY: Charles B. Grant
DEPUTY LS 6158
LICENSE EXPIRES 3-31-08

LICENSED LAND SURVEYOR — CHARLES B GRANT — Exp 3-31-08 — No. 6158 — STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 17th DAY OF AUGUST, 2005 AT 15:14 P.M. IN BOOK 33 OF PARCEL MAPS, AT PAGE 39, AT THE REQUEST OF ANDREGG GEOMATICS.

FILE NO.: 2006-0088430

JIM McCAULEY
COUNTY RECORDER

FEE: $11.00

BY: CQuck
DEPUTY

75 300 900
150 600

STAUSS

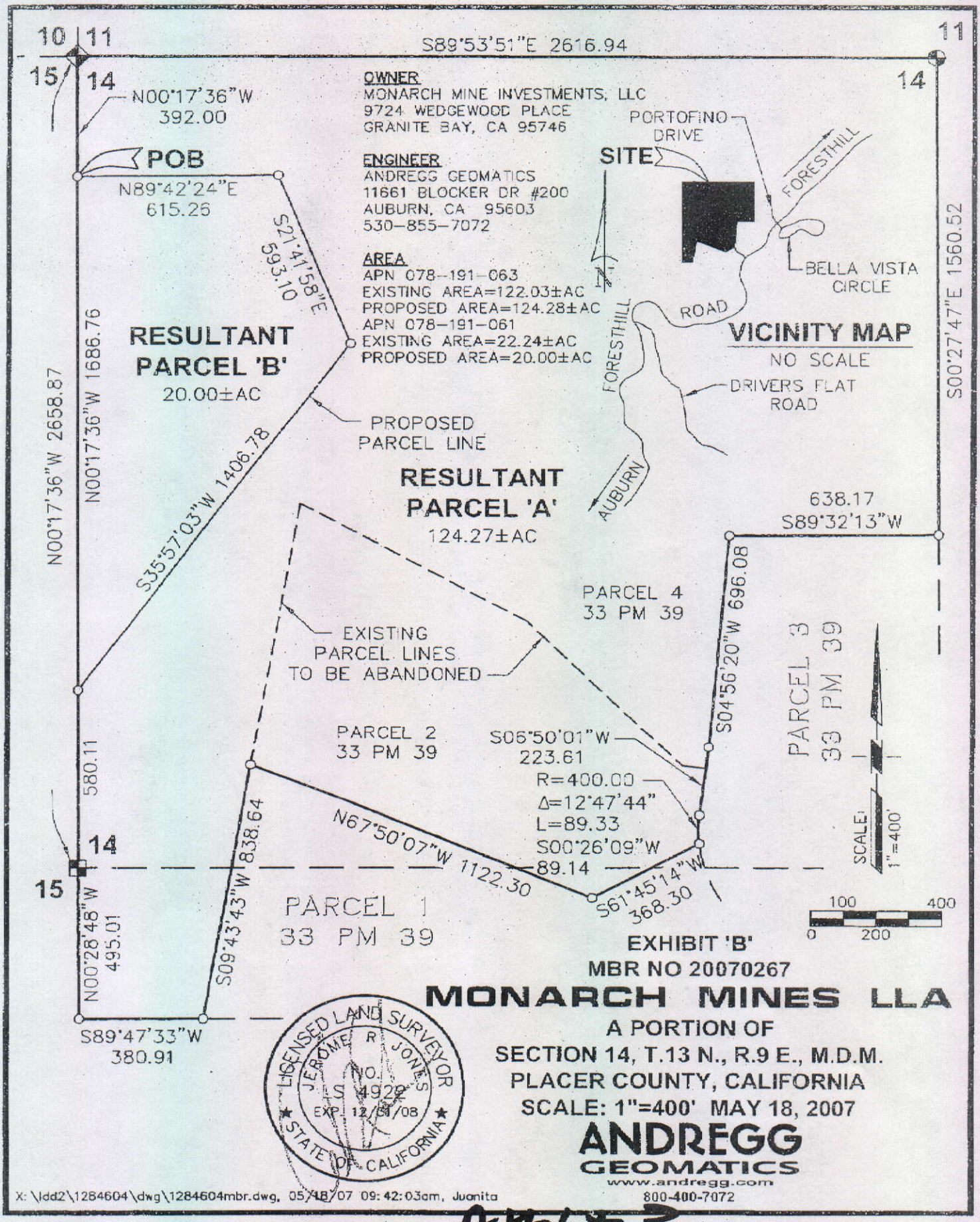
PARCEL MAP

NO. P-75847

A PORTION OF
SECTION 14 T.13N., R.09E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=300' AUGUST 8, 2006

ANDREGG GEOMATICS
www.andregg.com
800 400 7072

Attachment 2



Attachment 3