



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

EJ Ivaldi, Deputy Director

HEARING DATE: August 27, 2015
ITEM NO.: 1
TIME: 10:05 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: August 27, 2015
SUBJECT: **PANTELL/STAFFORD MINOR BOUNDARY LINE ADJUSTMENT
THIRD-PARTY APPEAL OF THE PARCEL REVIEW COMMITTEE'S APPROVAL
OF A MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00238)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

GENERAL/COMMUNITY PLAN: Colfax Community Plan

COMMUNITY PLAN DESIGNATION: Ranchette 2.5-20 acre minimum

ZONING: F-B-100 PD = 0.4 (Farm, combining minimum Building Site designation of 2.3 acres, combining Planned Residential Development of 0.4 units per acre)

ASSESSOR'S PARCEL NUMBERS: 071-090-072-000 and 071-090-003-000

STAFF PLANNER: Melanie Jackson, Associate Planner

LOCATION: 1440 and 1540 Dog Bar Road, Colfax

PROJECT APPLICANT: Ed Giuliani with Giuliani and Kull, Inc., on behalf of the property owners, the Levinson Family Trust and the Kent and Candice Lee Trust.

APPELLANT: Michael Garabedian, on behalf of Friends of the North Fork.

PROPOSAL:

The applicants requested approval of a Minor Boundary Line Adjustment (MBLA) to reconfigure parcels 071-090-072-000 (Stafford) and 071-090-003-000 (Pantell) and transfer 1.99 acres from parcel 071-090-072-000 to parcel 071-090-003-000. The Parcel Review Committee approved the Minor Boundary Line Adjustment on May 21, 2015. On June 1, 2015, an appeal of the Parcel Review Committee's approval of a Minor Boundary Line Adjustment was filed by Michael Garabedian, on behalf of Friends of the North Fork.

CEQA COMPLIANCE:

The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5, Minor Alterations in Land Use Limitations).

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site and was published in the Sacramento Bee. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District and the Weimar/Applegate/Colfax Municipal Advisory Council (MAC) were transmitted copies of the legal notice for review and comment.

PROJECT DESCRIPTION:

The project being appealed is a Minor Boundary Line Adjustment (MBLA) to adjust a portion of the shared property line between parcels 071-090-072-000 and 071-090-003-000. The MBLA would result in a change in acreage on 071-090-072-000 from 9.8 acres to 7.8 acres, and a change in the acreage on 071-090-003-000 from 19.8 acres to 21.8 acres. The applicants stated that the purpose of the MBLA was to transfer the 1.99 acres because the existing access to the Pantell residence crosses over that portion of the Stafford property. This access has been used in this manner by the consecutive owners of what is now the Pantell property since the time that the access became necessary (e.g. the time that property was developed with a residence). In addition, the property to be transferred is configured in such a manner that it would essentially be unusable for any other purpose other than an access road, as it is narrow and the majority of it is encumbered by the 100-foot setback from the centerline of the Bear River (see Attachment E).

SITE CHARACTERISTICS:

The north side of the Stafford property (071-090-072-000) is located between the Bear River to the west and the Pantell property (071-090-003-000) to the east. The southern portion of the Stafford property is bordered by Dog Bar Road on the west side of the property and the Bear River Canal on the east side of the property. The Pantell property is bordered by the Bear River and the Stafford property on the west and single-family residential parcels north, south and east of the property.

EXISTING LAND USE AND ZONING:

Location	Zoning	Colfax Community Plan Land Use Designation	Existing Conditions and Improvements
Site	F-B-100 PD = 0.4 (Farm, combining minimum Building Site designation of 2.3 acres, combining Planned Residential Development of 0.4 units per acre)	Special Study Corridor, Park, Ranchette 2.5-20 acre minimum	Single-family residential;
North	F-B-100 PD = 0.4 (Farm, combining minimum Building Site designation of 2.3 acres, combining Planned Residential Development of 0.4 units per acre)	Rural Estate, 4.6 – 20 acre minimum	Single-family residential
South	F-B-100 PD = 0.4 (Farm, combining minimum Building Site designation of 2.3 acres, combining Planned Residential Development of 0.4 units per acre)	Rural Estate, 4.6 – 20 acre minimum	Single-family residential

East	F-B-100 PD = 0.4 (Farm, combining minimum Building Site designation of 2.3 acres, combining Planned Residential Development of 0.4 units per acre)	Rural Estate, 4.6 – 20 acre minimum; Riparian Drainage	Single-family residential
West	Nevada County	Nevada County	Bear River; Nevada County

BACKGROUND:

The Parcel Review Committee received an application for the Pantell/Stafford Minor Boundary Line Adjustment on December 30, 2014. The application was distributed to all necessary departments, including the Engineering and Surveying Division and the Environmental Health Department. Upon completion of its review, County staff determined that the Minor Boundary Line was consistent with the Placer County General Plan, the Colfax Community Plan and the Placer County Zoning Ordinance. In addition, it was determined that the legal descriptions for the resulting parcels were correct and were then signed by the County Surveyor.

Parcel Review Committee Hearing (April 16, 2015)

The Minor Boundary Line Adjustment was scheduled as a consent item at the April 16, 2015 Parcel Review Committee hearing. At the request of Michael Garabedian, on behalf of Friends of the North Fork, the item was continued to the May 21, 2015 Parcel Review Committee hearing to be heard as a timed item in order to give the public an opportunity to speak on the Minor Boundary Line Adjustment request.

Parcel Review Committee Hearing (May 21, 2015)

The Minor Boundary Line Adjustment was considered by the Parcel Review Committee as a timed item on May 21, 2015. The Parcel Review Committee Chairman heard testimony from the applicant and Michael Garabedian (appellant). There was no other public comment. The Chairman then closed the public hearing and took action to approve the Minor Boundary Line Adjustment, finding that the MBLA was categorically exempt from the California Environmental Quality Act Guidelines, and that the MBLA was consistent with the Placer County General Plan, the Colfax Community Plan and Placer County Code. The Parcel Review Committee's decision to approve the MBLA was later appealed.

LETTER OF APPEAL:

On June 1, 2015, an appeal (Attachment A) of the Parcel Review Committee's approval of a Minor Boundary Line Adjustment was filed by Michael Garabedian, on behalf of Friends of the North Fork. In addition to the Appeal application, the appellant submitted information discussing the reason for the appeal on July 1, 2015 (Attachment B). Additional material discussing the basis for the appeal was submitted on August 1, 2015 (Attachment C).

The appeal letter puts forth several issues as the basis for the appeal, including inadequate noticing, absence of staff report, incomplete Exemption Verification form, the MBLA is not exempt from CEQA, the MBLA's inconsistency with Placer County General Plan, Community Plan and Zoning Ordinance, illegal creation of an additional parcel, inadequate department review, poor site access, impacts to visual and scenic resources and, incorrectly reviewing the MBLA as a ministerial item.

RESPONSE TO APPEAL LETTER

To ensure staff has addressed all assertions set forth in the appeal letter, a specific response to each issue is listed below.

- 1. The appellant asserts that the Minor Boundary Line Adjustment was not properly noticed for the May 21, 2015 Parcel Review Committee hearing.**

State law does not require a County to provide mailed notice for Minor Boundary Line Adjustments. Minor Boundary Line Adjustments are noticed on the PRC agenda in compliance with Brown Act requirements, which require a minimum 72 hour notice prior to the date of the hearing. Staff has confirmed that this matter was properly noticed and in compliance with the Brown Act requirements. Therefore, there is no support for appellant's assertions of improper noticing.

2. The appellant asserts that a staff report should have been prepared for the May 21, 2015 Parcel Review Committee hearing.

County Staff does not prepare staff reports for Minor Boundary Line Adjustments. The PRC considers the application and background material supporting the application. These matters are typically only of concern to the applicants and the PRC. The appellant had access to review the application and material supporting the request. Appellant provides no basis to his argument that the lack of a staff report prejudiced either him or the public.

3. The appellant asserts that the bottom portion of the Exemption Verification form submitted with the original application was not completed.

The bottom of the Exemption Verification form contains an area for the decision body to state what CEQA Exemption is applicable to the project. Therefore, appellant is correct that the bottom of the Exemption Verification form was not complete at the time of the May 21, 2015 Parcel Review Committee hearing. Consistent with County procedure, this form was completed after the hearing following the Chairman making the finding that the project was categorically exempt from the California Environmental Quality Act Guidelines and approving the MBLA.

4. In the June 1, 2015 correspondence from Friends of the North Fork, the appellant asserts that the project does not qualify for CEQA Categorical Exemption Class 5, CEQA Guidelines Section 15305 – "Minor alterations in Land Use Limitations".

Section 15305 of the California Environmental Quality Act Guidelines (Class 5, Minor alterations in Land Use Limitations) states that this categorical exemption is applicable in "areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to: a.) Minor lot line adjustments... not resulting in the creation of any new parcel".

The appellant supports his assertion that the MBLA is not eligible for this categorical exemption by stating that "the Pantell parcels appear to have slopes greater than this". However, the appellant does not give supporting calculations that would support this claim. Staff, with the use of the County GIS data, has determined that the Pantell property has an average slope of less than 20 percent. Furthermore, the MBLA would not result in the creation of an additional parcel nor any change in land use.

5. The appellant asserts that the MBLA is inconsistent with the Placer County General Plan, Colfax Community Plan and the Placer County Zoning Ordinance.

There are no facts set forth in the appeal materials that support the appellant's assertion that the MBLA is inconsistent with the Placer County General Plan, Colfax Community Plan or the Placer County Code. The Parcel Review Committee Chairman made the finding that the MBLA is consistent with the Placer County General Plan, Colfax Community Plan and the Placer County Code. These findings were based on the size of the properties in relation to the minimum acreage required, the restriction on the buildability of the area to be transferred, the fact that the access has been used since the property was developed and because both parcels are already developed with single-family residences and accompanying infrastructure.

6. The appellant asserts that the MBLA would create an additional parcel in violation of the Subdivision Map Act.

The appellant states that the MBLA would result in the creation of an additional lot because there are three parcel numbers involved with the adjustment. The fact is that there are two Assessor Parcel numbers (071-090-072-000 and 071-090-003-000) and two legal parcels. Consequently, the subject MBLA adjusted acreage between two legal lots and this will not result in the creation of a new parcel.

7. The appellant asserts that the MBLA was not reviewed by all necessary County Departments.

This is incorrect. The MBLA application was distributed to the Development Review Committee (DRC) for review, including the Planning Services Division, the Engineering and Surveying Division and the Environmental Health Department. The DRC reviewed the MBLA application for consistency with the Placer County General Plan, Colfax Community Plan, and the Placer County Code.

8. The appellant asserts that the MBLA will facilitate an unsafe site access.

The acquiring Pantell property currently accesses the parcel from Dog Bar Road. Approval and recordation of the MBLA will have no effect on the site access, except that once the MBLA is complete, the Pantell's will own the property they must cross over to reach their residence. Thus, the MBLA would have no impact on site access. In addition, the Placer County Engineering and Surveying Division reviewed the site access and determined that it would not result in dangerous conditions.

9. The appellant asserts that the MBLA will result in adverse visual impacts to the subject and surrounding properties.

The appellant gives little support for the assertion that the MBLA will result in adverse visual impacts to the area, except for reciting goals and policies of the Placer County General Plan pertinent to aesthetics. As stated above, the DRC reviewed the MBLA for consistency with the Placer County General Plan and the Parcel Review Committee made the finding that the MBLA is consistent with the applicable sections of the plan, including the visual and scenic resources section.

In addition, both of the subject properties are already developed with single-family residences and no change in the existing infrastructure or onsite improvements is proposed as part of the MBLA. Further, the MBLA will not result in the requirement for a new access to the property, as the current access already exists. In addition, the property to be transferred is configured in such a manner that it would essentially be unusable for any purpose other than an access road, as it is narrow and is almost entirely encumbered by the 100-foot setback from the centerline of the Bear River (see Attachment E). Because the area to be acquired will remain unbuildable with the approval of the MBLA, no additional visual impacts would occur.

10. The appellant asserts that the MBLA was improperly reviewed as a ministerial item.

Pursuant to Government Code section 66412(d), the County's review of the request is limited to a "determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan...and zoning and building ordinances." Further the County is not permitted to "impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan...and zoning and building ordinances." Therefore, state law limits the scope of the PRC's review of a MBLA application. While the appellant may have a different opinion on this matter, the County cannot circumvent state law.

RECOMMENDATION:

As detailed in this report, staff could find no merit in any of the appeal issues raised by the appellant. It is staff's recommendation that the Planning Commission uphold the decision of the Parcel Review Committee Chairman and take the following actions based on the findings contained in this staff report:

- 1. Deny the third-party appeal filed by Michael Garabedian on behalf of Friends of the North Fork.
- 2. Reaffirm the Zoning Administrator's determination of Categorical Exemption and approval of the MBLA.

FINDINGS:

CEQA:

- 1. The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5, Minor Alterations in Land Use Limitations).

MINOR BOUNDARY LINE ADJUSTMENT FINDINGS:

- 1. The Minor Boundary Line Adjustment is consistent with the goals and policies of the Placer County General Plan.
- 2. The Minor Boundary Line Adjustment is consistent with the goals and policies of the Colfax Community Plan.
- 3. The Minor Boundary Line Adjustment is consistent with the requirements of the applicable Placer County Code.

Respectfully submitted,

Melanie Jackson, Associate Planner

ATTACHMENTS:

- Attachment A – Appeal
- Attachment B – July 1, 2015
- Attachment C – Additional Correspondence from Michael Garabedian
- Attachment D - Vicinity Map
- Attachment E - Legal Descriptions and Plat

- cc:
- Ed Giuliani with Giuliani and Kull, Inc.
- The Levinson Family Trust, Property Owners
- The Kent and Candice Lee Trust, Property Owners
- Karin Schwab, County Counsel
- Michael Johnson, CDRA Director
- EJ Ivaldi, Deputy Director
- Laura Rath, Environmental Health Services



PLACER COUNTY PLANNING DEPARTMENT

AUBURN OFFICE
 3091 County Center Dr
 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

(July 23, 2015 PC Hearing)
 (Staff Report due) 7/2/15
 emailed to DRC/impel
 Reserved for Date Stamp
 Aug 29th 90 days
RECEIVED
JUN 01 2015
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 6/1/15 (5 pm) Appeal Fee \$ 546⁰⁰
 Letter _____ Date Appeal Filed 6/1/15
 Oral Testimony _____ Receipt # 15-0322589
 Zoning F-B-100 PD=0.4 Received by [Signature]
 Maps: 7-full size and 1 reduced for Planning Commission items Geographic Area _____

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

- Project name Pantell/Stafford Minor Boundary Line Adjustment/Lands of Pantell
- Appellant(s) Friends of the North Fork Telephone Number 916-719-7296 Fax Number 916-418-4448
 Address 6795 Wells Ave. Loomis CA 95650
 City State Zip Code
- Assessor's Parcel Number(s): 071-090-003, 071-090-072
- Application being appealed (check all those that apply):

<input type="checkbox"/> Administrative Approval (AA-_____)	<input type="checkbox"/> Tentative Map (SUB-_____)
<input type="checkbox"/> Use Permit (CUP/MUP-_____)	<input type="checkbox"/> Variance (VAA-_____)
<input type="checkbox"/> Parcel Map (P-_____)	<input type="checkbox"/> Design Review (DSA-_____)
<input type="checkbox"/> General Plan Amendment (GPA-_____)	<input type="checkbox"/> Rezoning (REA-_____)
<input type="checkbox"/> Specific Plan (SPA-_____)	<input type="checkbox"/> Rafting Permit (RPA-_____)
<input type="checkbox"/> Planning Director Interpretation _____ (date)	<input type="checkbox"/> Env. Review (EIAQ-_____)
<input checked="" type="checkbox"/> Minor Boundary Line Adj. (MBR-_____)	<input checked="" type="checkbox"/> Other: <u>PLN 14-00238</u>
- Whose decision is being appealed: Minor Divisions Committee
(see reverse)
- Appeal to be heard by: Planning Commission
(see reverse)
- Reason for appeal (attach additional sheet if necessary and be specific):
See attached letter

(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) Mike Gelin, President

FRIENDS OF THE NORTH FORK

6755 wells Avenue
Loomis, California 95650

June 1, 2015

RECEIVED
JUN 01 2015
CDRA

Richard Roccucci, District 1
Kenneth Denio, District 2
Richard A. Johnson, District 3
Jeffrey Moss, District 4
Miner Gray III, District 5
Larry Sevison, At-Large Sierra Crest
Wayne Nader, At-Large West of Sierra crest
Placer County Planning Commission
Planning Department
3091 County Center Drive #140
Auburn, CA 95603

Re: Appeal from Parcel Review Committee (PLN14-00238)
Pantell/Stafford Minor Boundary Line Adjustment

Dear Commissioners:

This letter is part of the Friends of the North Fork ("Friends") appeal of the Pantell-Stafford Minor Boundary Line Adjustment (MBLA) approved May 21, 2015, 10:10 a.m. timed agenda Item, by the Placer County ("County") Minor Division Committee.

Friends expressed our concerns about this MBLA at this May 21 hearing, and at the Committee's April 16, 2015 meeting when it was on the agenda Consent Items list. We requested removal of the item from Consent.

Friends will submit explanatory appeal materials within 30 days as provided for in County Code 17.020.110(C)(1).

Friends requests a meeting with the County before the 30 day explanatory deadline, including with or separately with Public Works, to discuss the project, its impacts, and this appeal. We request a meeting with Minor Division staff that is chaired or facilitated by someone not part of making the decision to approve

this MBLA. We welcome any participation from the County at any time by any means.

Project Purpose Description

Seller Stafford stated at the May hearing that the purpose of the MBLA is to provide the Pantell property with legal access to Dogbar Road, and that this does not exist now. The gated entrance to the transfer property is at the sharp curve on the Placer County side of the bridge at the turn of Dogbar Road and the one-lane Dogbar Road Bear River Bridge.

There is no information from the applicant or the County that shows or describes the existing baseline condition of the project and the area around it. According to the Exhibit B Giuliani and Kull drawing, new access would be opened to at least 69 acres of land between the Bear River and the Bear River Canal. The enclosed photo from Google Earth by Gay Wiseman shows the property and its context. There is no development that is visibly evident between the Bear River and the canal. The road from the gate at the bridge is highlighted.

It is not known at this time if this project would open access to additional properties along the river north of Pantell APN 071-090-003.

Exhibit B indicates that there is 1,500 feet of existing Pantell riverfront property, 1,500 feet of Pantell property that is from 200 to 400 feet from the river, and about 900 feet of riverfront that would be added to the Pantell property by the new property. Therefore this project would open access to approximately 4/5 mile of land that is visible from the river (and possibly more to the north), including 2,400 feet of riverfront. Future development of the Pantell property could impact the river and its riparian habitat and wetlands.

The December 29, 2014 Initial Project Application indicates Zoning F-B-100 PD = .4 which has the potential of leading to a major change in density of use impacting the river area and the volume of traffic accessing Dogbar Road from the property and increasing traffic on this unusual and hazardous one-way area.

Categorical Exemption

The Exemption Verification form received by the County December 30, 2014, and provided to us on April 29, 2015, has no entries made by the County in the "To be completed by reviewer" spaces at the bottom of the form's page. Therefore we do not know Categorical Exemption Class and Number and this information was not forthcoming at the 21 May hearing when Friends pointed to the needs for knowing the exception class and number, project planner, field verification date and field planner.

The project does not qualify for a "Minor Lot line adjustments," Minor Alterations in Land Use Limitations CEQA Guidelines 15305 exemption. This Class 5 designation must have an average slope of less than 20% but the Pantell parcels appear to have slopes greater than this. Class 5 designation must not result in any changes in land use or density, but the legal access would result in major environmental impacts that are not possible now and have not been in existence on the Pantell properties.

Up through the present time, Placer County MBLA exemptions from CEQA by the County have lead to radical river watershed viewshed impairment. This includes the "Vulture House" perched out from the land at the end of Eagle Ridge Road, the two story rim top Wild Oak Lane house built in 2007 above Robbers Roost and Clementine Reservoir, and the 20-acre "Parcel B" adjacent to the proposed Belcara Subdivision. In these situations, MBLAs have been the enabling factor "resulting in the creatiion of" new parcels which is prohibited by Guidelines section 15305(a).

This exemption from environmental analysis is also prohibited by Guideline section 15300.2(a) exceptions to Class 5 exemptions because the Bear River is a dsignated environmental resource of critical concern.

It's also a Guidelines 15300.0 (b) exception to exemption because of the cumulative impacts of successive projects including Placer County's frequent practice of following MBLAs with land divisions.

This is a project that could clearly result in damage to cultural and recreation (Guideline 15300.2(f) and scenic resources Guideline 15300.2(d).

The Guideline 15300.2(c) usual circumstances exemption exception applies across the board to this project:

A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Placer County's experience of following MBLAs with river valley eyesore houses is not only a possibility, it is an established practice.

As Friends urged at the May hearing, if the County believes that the proposal is acceptable for various reasons, they should be entered onto the MBLA map and as conditions of approval that are enforceable.

Nevada County and the public

Placer County sent notice to Nevada County offices, but this is not enough because the County is erroneously treating this project as nothing to be concerned about.

There is no CEQA, including no Initial Study, but there is an exemption form with the riparian box checked "No" in what is a demonstrably false action that was defended at the May hearing with the County's improbable argument that the form is confusing.

The exemption form does indicate flooding, so to say the form is confusing about riparian and wetlands is not reasonable. Yet, there nothing is set forth about mitigating flood impacts.

As noted above, the County has not filled out its portion of the form.

There was no staff report for the hearing, and this was justified at the hearing by the County because the County never does staff reports on MBLAs. This absence of planning commentary compounds the problems resulting from the absence of environmental impact disclosure.

We stated unsuccessfully at the hearing that it was necessary to have the Department of Public Works present at the hearing. This project could increase vehicle access to Dogbar Road at a highly problematic point regarding public safety and traffic impacts. Traffic problems could lead to the need to build a new crossing at this shared county bridge which has historic and cultural value.

The trail and other signs of significant active recreation on the Nevada side of the river upriver from Dogbar Road Bear River Bridge are given no weight by Placer County.

The County has not demonstrated what it has done inform itself, the public and Nevada County about this project and its impacts. To the extent that County has done all of this and more, the public should have the opportunity to read and comment on it in an MND or other CEQA document.

Placer County General Plan and planning

The General Plan was updated May 21, 2013.

County General Plan Goal 1.K and its policies including Policy 1.K.1. are to protect visual and scenic resources and the visual quality of scenic areas, including along river and scenic corridors.

Goal 6.A. and its policies are to protect the natural qualities of streams including riparian areas.

Goal 6.B. is to protect wetland and riparian areas throughout the County.

Nevada County General Plans and planning

Nevada County General Plan Objective 18.2 to protect scenic resources and viewsheds includes the ability of local groups and property owners to establish stream corridor protections.

Objective 18.3 allows local groups and property owners to establish local scenic roads.

Respectfully submitted,



Michael Garabedian, President
Friends of the North Fork
916-719-7296

cc: George Rosasco
Melanie Jackson
Jennifer Montgomery

Enclosure: Google Earth area map



Google earth

RECEIVED
JUN 7 1 06 PM
CDRA

Imagery Date: 4/15/2015 10 S 672520.24 m E 4325817.57 m N elev 1823 ft eye alt 6923 ft

5/25/2015

MAGNOLIA RD

RAMBLING OAKS DR

SPRINGFIELD DR

DOG BARK RD

GREENWAY DR
EMERY LN

© 2015 GOOGLE

1052 FT



1893



FRIENDS OF THE NORTH FORK
6755 Wells Avenue
Loomis, California 95650

*e-mailed
to DEC/CC/ES/Justin
8/12/15*

July 1, 2015
With August 11 corrections

Richard Roccucci, District 1
Kenneth Denio, District 2
Richard A. Johnson, District 3
Jeffrey Moss, District 4
Miner Gray III, District 5
Larry Sevison, At-Large Sierra Crest
Wayne Nader, At-Large West of Sierra crest
Placer County Planning Commission
Planning Department ☐
3091 County Center Drive #140 ☐
Auburn, CA 95603

Re: Explanatory Appeal materials (County Code 17.020.110(C)(1)
Pantell/Stafford Minor Boundary Line Adjustment
Appeal from Parcel Review Committee (PLN14-00238)

Dear Commissioners:

Friends of the North Fork (Friends) submits this Explanatory Material
in furtherance of our appeal of the Pantell/Stafford MBLA.

|

**ADEQUATE NOTIFICATIONS MUST BE ASSURED BY PLACER
COUNTY FOR THE PLANNING COMMISSION APPEAL HEARING**

1. Individuals or entities with an ownership, lien or related interest in
both ownerships must receive formal notice of the planning
commission appeal hearing.

For example, there is a Levinson ownership listed for the Pantell
property at he Assessor's Office.

2. Deeds must be executed and recorded in an appropriate manner for notification and recording notification purposes.

3. Adjacent and other owners as required by Placer County and the California the Permit Streamlining Act must be notified; some examples are:

a. In Placer County:

(1) the large parcel , 071-100-018, adjacent to the north boundary of the Pantell-Levinson property (071-100-004) is owned by the State of California, Resources Agency, Department of Fish and Game (sic.), Wildlife Conservation Board, and

(2) the narrow parcel between part of the Pantell-Levinson property and the river, 071-100-001, is owned by the Nevada Irrigation District.

b. In Nevada County, the County and properties directly bordering on the two MBLA parcels must be notified such as:

(1) the California Department of Fish and Wildlife for its adjacent Bear River Fishing Access properties,

(2) McFarlane and Avery (Nevada County APN 027-140-004), and

(3) NID (Nevada County APN 027-140-001).

These procedures should have been followed for the Minor Division hearings, but were not, and add further invalidation to the May 21 approval action.

II

PLACER COUNTY NEEDS TO ENGAGE IN ACTIONS NECESSARY TO CONSIDER AND APPROVE THIS MBLA.

1. For this project, Placer County determined, that it would be a Consent Calendar Item, apparently because it is an application for a "Minor Boundary Line Adjustment."

However, it was removed for a hearing when Friends asked that it be taken off Consent. No one appeared to be present on the project at that meeting except Friends.

2. For this project, Placer County determined that it would not prepare a staff report, apparently because it is an application for a "Minor Boundary Line Adjustment." In this manner, Placer County determined, that it would not make whatever planning knowledge it has in general and about the project in particular available to the public in writing.

At the April 16 meeting where the project was on the consent calendar the County asked Friends to approach the Minor Division Committee at the commission seats for a verbal explanation of the County's view of the project. Friends was not deterred from raising its concerns. At the May 21 hearing the County explained its views of the project with which Friends disagrees.

A staff report should have been prepared and should be prepared for this appeal.

3. For this project, it is unclear what County investigation, if any, of the facts there has been including,

- (a) review on the ground of the two land ownerships involved,
- (b) review on the ground of the project area,
- (c) review of and the applicability of planning practice,
- (d) review of and the applicability Public Works practices and requirements,
- (e) the review of and applicability of Environmental Services practices and requirements,
- (f) the applicability and requirements of the General Plan, and
- (g) the review of and applicability of the Zoning Ordinance

On May 21 the Minor Division Committee chair stated that he had been to the property where the gate is at the bridge.

On May 21 Applicant Stafford indicated that the purpose of the MBLA was to facilitate sale of part of the Stafford land to Pantell in order to give Pantell legal access to Dogbar Road that does not now exist

through the Stafford property. In partial response, Friends stated that the project required Public Works review though, and no one from Public Works was present. Photos show no vehicle use of the gate.

We note on page two of our June 1, 2015, appeal letter that the bottom of the project's CEQA Exemption Verification form, "To Be Completed By Reviewer" is not completed and does not include a Field Verification Date. Friends supports the County not completing this form because the project is not eligible for a CEQA exemption.

It is necessary for the County to undertake all of the 3(a) to (g) procedures and Friends urges to the County to do so. In an effort to assist the County, Friends is researching and investigating into these and related areas and will make our findings available to the County.

III

THE COUNTY IS REQUIRED TO EVALUATE THE PROPOSED MBLA LOTS TO DETERMINE THEIR CONFORMITY WITH LOCAL GENERAL, COMMUNITY AND SPECIFIC PLANS, AND THE APPLICABILITY OF BUILDING AND ZONING ORDINANCES

1. Section 64112(d) of the Government Code requires and necessitates County analysis of the factors listed in Section II above. This state code subdivision is reproduced in its entirety here:

(d) A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on

its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code. A local agency shall approve or disapprove a lot line adjustment pursuant to the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920) of Division 1).

The applicant and public need the results and findings of this analysis.

3. Placer County and an applicant have the authority to agree to vary from or to modify certain Subdivision Map Act requirements.

4. Placer County has the authority to define lot line adjustment requirements and criteria. "When local municipalities regulate in areas over which they traditionally have exercised control, our courts presume, absent a clear preemptive intent from the Legislature, that such regulation is not preempted by state law." Sierra Club v. Napa County Board of Supervisors (2012) 205 CA4th 162, 173, citing the California Supreme Court case Big Creek Lumber Company v. County of Santa Cruz (2006) 38 Cal.4th 1139, 1149.

The county has done so and varies from section 64112(d):

County Code section 16.04.030 defines them as follows:

Lot line adjustment means a lot line adjustment between two or more adjacent parcels; where the

land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the local agency or advisory agency.

County Code section 16.20.350 is on Minor boundary adjustments:

A minor boundary adjustment is a process by which it is possible to grant property to an adjoining owner without the necessity for application under Section 16.20.010.

A. 1. The parcel review committee shall serve as the advisory agency for applications made under this section.

2. On applications involving more than two parcels, the advisory agency shall determine whether processing may be made under this section or shall involve a re-subdivision under Section 16.20.010.

B. There shall be a processing fee for each parcel being transferred except that in the case of a reciprocal transfer of property involving only two parcels, the fee shall be the same as for a single transfer.

C. Applications shall be filed with the planning department on forms supplied by that department. The following items shall be submitted:

1. Three copies of the application form;

2. Three copies of a detailed plot plan showing both (or all) parcels involved in the sale, with the area being transferred clearly delineated. The plot plan should include the location of structures, roads, wells, septic tanks, and leach fields;

3. Three copies of the deeds to both (or all) parcels affected by the adjustment;

4. Three copies of the grant deed (and legal description) that will be used in the property transfer;

5. A current title report for the affected properties;

6. All maps and deeds noted in subsections (C)(2), (C)(3) and (C)(4) of this section to be prepared by a licensed land surveyor or registered civil engineer (authorized to practice land surveying) except when waived by the parcel review committee.

D. Approval of application made under this section shall be granted if each of the reviewing departments recommends such action. The applicant or representative need not be present at the parcel review committee meeting. The applicant(s) shall be notified of the action of the advisory agency in the form of a resolution.

E. The applicant shall have the right of appeal to actions taken by the advisory agency pursuant to Section 16.20.090.

F.1. The parcel review committee approval shall be for a period of three years. Three one year extensions can be obtained by processing a request in the same manner as specified in Section 16.20.060 for parcel maps.

2. Applications previously approved and active at the time this chapter amendment becomes effective shall have three years from the date of their original approval to complete their final processing.

G. All documents necessary to accomplish the boundary adjustment are to be recorded by a title company. The title company is to assure that the people requesting the adjustment are in fact the property owners and that any restructuring of financing is accomplished concurrently with the recording of the boundary adjustment. Existing

deeds of trust on the affected properties are to be reconciled to the resultant parcel boundaries. (Prior code § 19.380)

5. The MBLA project appears to be inconsistent with the County definition and introduction to 16.20.350 because it creates a greater number than two parcels. Applicant's Exhibit B Sheet 1 of 2 describes the resultant Pantell et al parcel with two APN numbers, 071-090-003 and 071-110-004 and the revised Stafford parcel would be the third one. Since three parcels are proposed to be created, A-2, a determination about whether resubdivision is required instead of an MBLA.

6. It appears that the Section D requirements have not been met by the County because no environmental services, public works (or possible other) department recommendations are in the file nor were they noted at the May 21 hearing. If there is an approval resolution, Friends has not received it.

7. The Dogbar Road access point that the MBLA is designed to create does not appear to be a suitable place for county road encroachment, and in any event, absent Public Works review and recommendation, this project may not be approved as an MBLA by the County.

8. A-2 and D provide for exercises of discretion affecting the proposal, so this is not a ministerial action by the County.

9. In any event, the Minor Division Committee decision was advisory and the Planning Commission must begin all of the required review if consideration of the project is to go forward.

IV

THE MBLA IS NOT IN CONFORMITY WITH THE GENERAL PLAN

1. The Dogbar Road including the one-way bridge and portions of Dogbar Road bridge are out of compliance with many road, emergency, and other safety requirements, including most General Plan Streets and Highways policies in Goal 3.A. and the

Implementation Programs. The goal is, "To provide for the long-range planning and development of the County's roadway system to ensure the safe and efficient movement of people and Traffic."

The heavy congestion at the proposed access point that can be impassible for periods of time on Summer days is a multi Placer and Nevada County and emergency and safety problem that approval of this MBLA would make worse if only by opening a road encroachment without further development of the Pantell property.

2. The Dogbar Bridge Bar River area is a major heavily used public recreation area.

If not already studied, the heavy summer and additional year-round use and users of this site and the trail recreation and gold panning activities need documentation. I use the trail from time to time that goes upriver from the Dogbar Road Bridge and can attest to the congestion.

Recreation Policies 5.A.11 through 14 command attention to this area. It is identified as "Bear River Rec" on a 1991 Compass Nevada County Map in the Assessor's Office. The Bear River Fishing Access and campground owned by the California Department of Fish and Wildlife begins about half mile above the bridge. NID owns land in both counties from below the bridge, and then along the river to the Pantell property, perhaps in contemplation of its recently revived proposal to build the Parker Dam on the Bear River that could bring a new and very different level of recreation to Dogbar Road area.

3. The legislature's MBLA mandated review and findings requirement is especially poignant for the river and canyon including recreational aesthetics. The County must review and apply the General Plan Visual and Scenic Resources with which the MBLA is in direct conflict:

VISUAL AND SCENIC RESOURCES

Goal 1.K:

To protect the visual and scenic resources of

Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

Policies

- 1.K.2. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:
- a. Avoids locating structures along ridgelines and steep slopes;
 - b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
 - c. Maintains the character and visual quality of the area.

V

THE COUNTY DETERMINES UNDER ITS CODES AND PRACTICES WHAT IS MINISTERIAL FOR PURPOSES OF APPLYING CEQA

State law does not mindlessly dictate to the County that this is a ministerial project and that therefore CEQA does not apply to the MBLA.

Ministerial refers to county decisions involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. Sierra Club v. Napa County, supra, p. 177, citing CEQA Guidelines, definition of ministerial in section 15369. The local public agency is the most appropriate entity to determine what is ministerial, based on the analysis of its own laws and regulations. Guidelines 15022(a)(1)(B), 15268(a), (c).

A key question is: Does the County have the authority to affect the project in a manner that would respond to concerns about impacts?

The County Zoning Code lot line adjustment definition and approval process (above) that includes the requirement that, "Approval of application made under this section shall be granted if each of the reviewing departments recommends such action" make this matter not ministerial, as does the application of the General Plan in addition to factors in this case.

When is government foreclosed from influencing the shape of a project? Only when a private party can legally compel approval without any changes in the design of its project which might alleviate adverse environmental consequences. Sierra Club v Napa County, supra, p. 179.

Friends requested a meeting on this appeal before today, but due to a June 10 vehicle accident that destroyed my car as I drove up to Donner Summit on I-80 after the Planning Commission meeting that day, I have been unable to follow up on this request.

Friends has photographs and other material regarding factual points in this letter. Please inform us if there is a point in time by which these would best be received by the County and/or a meeting may be arranged.

Sincerely,

/S/

Michael Garabedian, President
916-719-7296

5/25/2015

105.2 FT

© 2015 GOOGLE

RAMBLING OAKS DR
SPRINGFIELD DR
DOG BAY RD
GRESHAMEN DR
EMERY LN

Imagery Date: 4/15/2015 10 S 672920.24 m E 4325817.57 m N elev 1823 ft eye alt

Google

Kathi Heckert

From: Michael Garabedian <michaelgarabedian@earthlink.net>
Sent: Wednesday, August 12, 2015 2:43 PM
To: Placer County Environmental Coordination Services; Kathi Heckert; Nicole Hinkle; Melanie Jackson; George Rosasco; Maywan Krach; Crystal Jacobsen; Loren Clark; EJ Ivaldi; Jennifer Montgomery; Jennifer Montgomery; wanewsom@earthlink.net; Craig Donato; Jay Shuttleworth; aharvey@auburnrancheria.com; Marilyn Jasper; Thomas Beattie; Tony Rakocija; Carol Love; Terry Davis; canyonspirit@yahoo.com; Gay Wiseman; Allan Eberhart; Sean Wirth; Jim Ricker; pattysgbp@aol.com; Helga White; Eric Peach; Barbara Rivenes
Subject: Recreation Pantell-Stafford MBLA appeal photo PLN 14-00238: up Bear River at Dogbar River bridge

Bear River users upriver of Dogbar Road bridge. June 27, 2015, 1:33 p.m.

Stafford property proposed to be sold to Pantell and the proposed Minor Boundary Line adjustment are from river centerline to the right side of the photo. This area pictured and bridge are below the proposed take line of Nevdda Irrigation District proposed Parker Dam.

The proposed MBLA could immediately and cumulatively created a number of potential environmental impacts on recreation including river and river trail use, scenic resources, riverine ecology.

Michael Garabedian, President
Friends of the North Fork (American River)
916-719-7296



Kathi Heckert

From: Michael Garabedian <michaelgarabedian@earthlink.net>
Sent: Wednesday, August 12, 2015 2:29 PM
To: Placer County Environmental Coordination Services; Kathi Heckert; Nicole Hinkle; Melanie Jackson; George Rosasco; Maywan Krach; Crystal Jacobsen; Loren Clark; Ejlvaldi@placer.ca.gov; Jennifer Montgomery; Jennifer Montgomery; wanewsom@earthlink.net; Craig Donato; Jay Shuttleworth; aharvey@auburnrancheria.com; Marilyn Jasper; Thomas Beattie; Tony Rakocija; Carol Love; Terry Davis; canyonspirit@yahoo.com; Gay Wiseman; Allan Eberhart; Sean Wirth; Jim Ricker; pattysgbp@aol.com; Helga White; Eric Peach; Barbara Rivenes
Subject: Pantell-Stafford MBLA appeal photos PLN 14-00238: Gate area at west end of Dogbar Rd. bridge
Attachments: PastedGraphic-4.tiff

The property behind this for about 878 feet in length and 2 acres in size to river center along the river, is proposed to transfer with Minor Boundary Line Adjustment from Stafford to Pantell. This would provide legal access where it does not exist now to about 71 acres of Pantell property that is between the canal, the Bear River, and NID 9.4 acre parcel 071-100--001. NID owns the 91-acre parcel west side up river from the bridge, and a 7.5 acre parcel down river from the bridge along Dogbar Road to the river bend.

The submitted CEQA Exemption Verification by Pantell has wrongly checked "No" in answer to the form's Question 4, "Are any wetlands, riparian areas or vernal pools present on site?" A number of potential environmental impacts do not allow use of an exception.

This gate is at the sharp 90 degree turn on and off the bridge at the west end of one-lane Dogbar Road bridge. Gate use would create a significant traffic impact in an already traffic and parking congested area.

California Fish and Game owns the property bordering Pantell on its north that is also between the canal and river, 071-100-018 of 38.3 acres.



Kathi Heckert

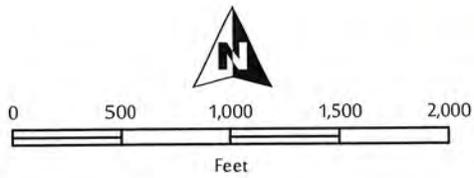
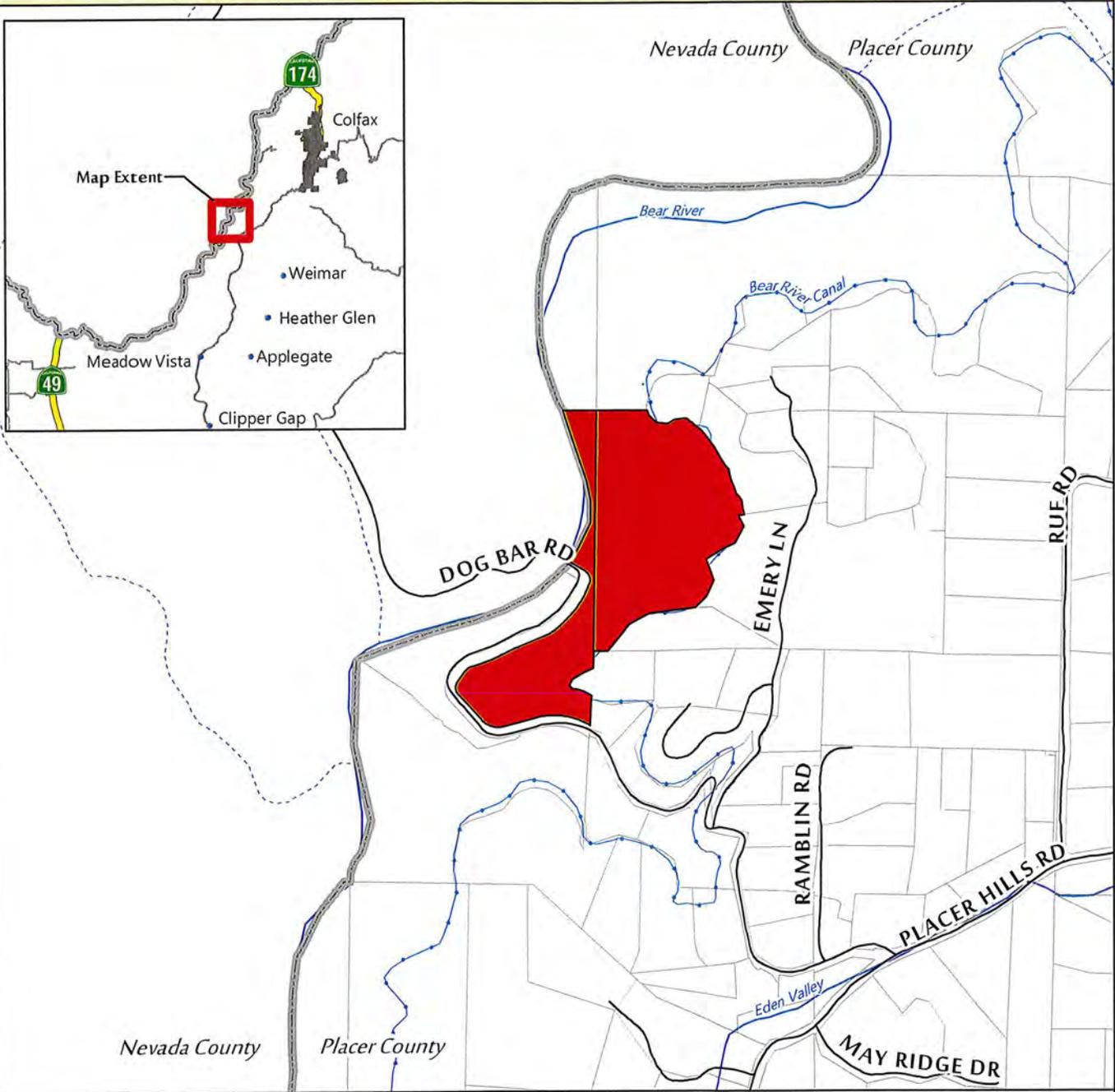
From: Michael Garabedian <michaelgarabedian@earthlink.net>
Sent: Wednesday, August 12, 2015 3:09 PM
To: Placer County Environmental Coordination Services; Kathi Heckert; Nicole Hinkle; Melanie Jackson; George Rosasco; Maywan Krach; Crystal Jacobsen; Loren Clark; EJ Ivaldi; Jennifer Montgomery; Jennifer Montgomery; wanewsom@earthlink.net; Craig Donato; Jay Shuttleworth; aharvey@auburnrancheria.com; Marilyn Jasper; Thomas Beattie; Tony Rakocija; Carol Love; Terry Davis; canyonspirit@yahoo.com; Gay Wiseman; Allan Eberhart; Sean Wirth; Jim Ricker; pattysgbp@aol.com; Helga White; Eric Peach; Barbara Rivenes
Subject: Access dispute sign Pantell-Stafford MBLA appeal photos PLN 14-00238: On gate at west end of Dogbar Rd. bridge

June 27, 2015, 1:22 p.m.

ATTENTION

- 1. EASEMENT DISPUTE
CURRENTLY EXISTS**
- 2. VERIFY RIVER FRONTAGE
BOUNDARY LINE FOR PARCEL 1.
THE "FOR SALE"
SIGN IS SLIGHTLY MISLEADING**

APNs 071-090-003-000 & 071-090-072-000



LEGEND

- APNs 071-090-003-000 & 071-090-072-000
- Parcels
- Roads

DATA DISCLAIMER:
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

Path: L:\REQUESTS\PLN_KH\check\VicinityMap_150820\ARCMap\Vicinity_150820.mxd

Exhibit "A"
Resultant Pantell, ETAL Parcel Description

All of the Lands of Pantell Family Trust & Levinson Family Trust as described in the Grant Deed to the Pantell Family Trust recorded on October 08, 1991 in Document No. 1991-061997, Official Records of Placer County; in the southwest, the northwest, and northeast Quarters of Section 17, Township 14 North, Range 9 East, M.D.M., Placer County, California:

TOGETHER WITH a portion of the Lands of the Stafford Family Trust as described in the Grant Deed recorded on October 22, 2010 in Document No. 2010-0085551, Official Records of Placer County and as shown on parcel map No. DPM 20070020, filed for record in the Office of the Recorder of Placer County, California on March 25, 2008 in Book 34 of Parcel Maps at Page 58, Placer County Records, described as follows:

Beginning at the northeast corner of said Lands of Stafford, being also the northeast corner of said Parcel "1";

Thence from said **Point of Beginning**, along the North line of the said Lands of Stafford, North 87° 56' 57" West 187.01 to the northwest corner of said Lands of Stafford;

Thence, along the West line of said Lands of Stafford the following eight(8) courses:

1. South 16° 33' 06" East 402.64 feet,
2. South 10° 09' 42" East 108.08 feet,
3. South 01° 16' 33" West 117.48 feet,
4. South 26° 52' 33" West 158.86 feet,
5. South 34° 22' 13" West 112.31 feet,
6. South 49° 25' 08" West 3.67 feet,
7. South 58° 32' 13" East 97.72 feet to the beginning of a tangent curve,
8. Said curve turning to the right through an angle of 76° 32' 31", having a radius of 30.00 feet, and whose long chord bears South 20° 15' 58" East 37.16 feet to a point of intersection with a non-tangential line,

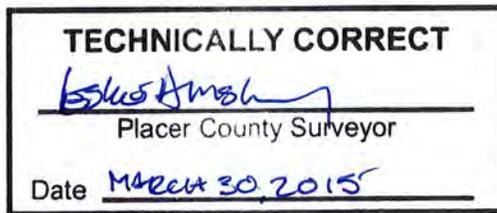
Thence, leaving said West line, North 55° 31' 05" East 84.92 feet to a point on the East line of said Lands of Stafford;

Thence, along said East line, North 01° 47' 46" East a distance of 878.09 feet to the **POINT OF BEGINNING**.

Containing 21.80 acres, more or less.

The above description encompasses one parcel of land as approved by Minor Boundary Adjustment No. PLN14-00238

END DESCRIPTION



MBR No. PLN14-00238

Exhibit "A"
Resultant Stafford Parcel Description

The Lands of the Stafford Family Trust as described in the Grant Deed recorded on October 22, 2010 in Document No. 2010-0085551, Official Records of Placer County; in the southwest Quarter of Section 17, Township 14 North, Range 9 East, M.D.M., Placer County, California described as follows:

Parcel "1" as shown on parcel map No. DPM 20070020, filed for record in the Office of the Recorder of Place County, California on March 25, 2008 in Book 34 of Parcel Maps at Page 58, Placer County Records, excepting therefrom a portion of said Parcel "1" described as follows:

Beginning at the northeast corner of said Lands of Stafford, being also the northeast corner of said Parcel "1";

Thence from said **Point of Beginning**, along the North line of the said Lands of Stafford, North 87° 56' 57" West 187.01 to the northwest corner of said Lands of Stafford;

Thence, along the West line of said Lands of Stafford the following eight(8) courses:

1. South 16° 33' 06" East 402.64 feet,
2. South 10° 09' 42" East 108.08 feet,
3. South 01° 16' 33" West 117.48 feet,
4. South 26° 52' 33" West 158.86 feet,
5. South 34° 22' 13" West 112.31 feet,
6. South 49° 25' 08" West 3.67 feet,
7. South 58° 32' 13" East 97.72 feet to the beginning of a tangent curve,
8. Said curve turning to the right through an angle of 76° 32' 31", having a radius of 30.00 feet, and whose long chord bears South 20° 15' 58" East 37.16 feet to a point of intersection with a non-tangential line,

Thence, leaving said West line, North 55° 31' 05" East 84.92 feet to a point on the East line of said Lands of Stafford;

Thence, along said East line, North 01° 47' 46" East a distance of 878.09 feet to the **POINT OF BEGINNING**.

Containing 7.80 acres, more or less.

The above description encompasses one parcel of land as approved by Minor Boundary Adjustment No. PLN14-00238

END DESCRIPTION

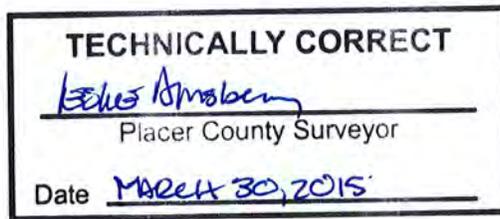
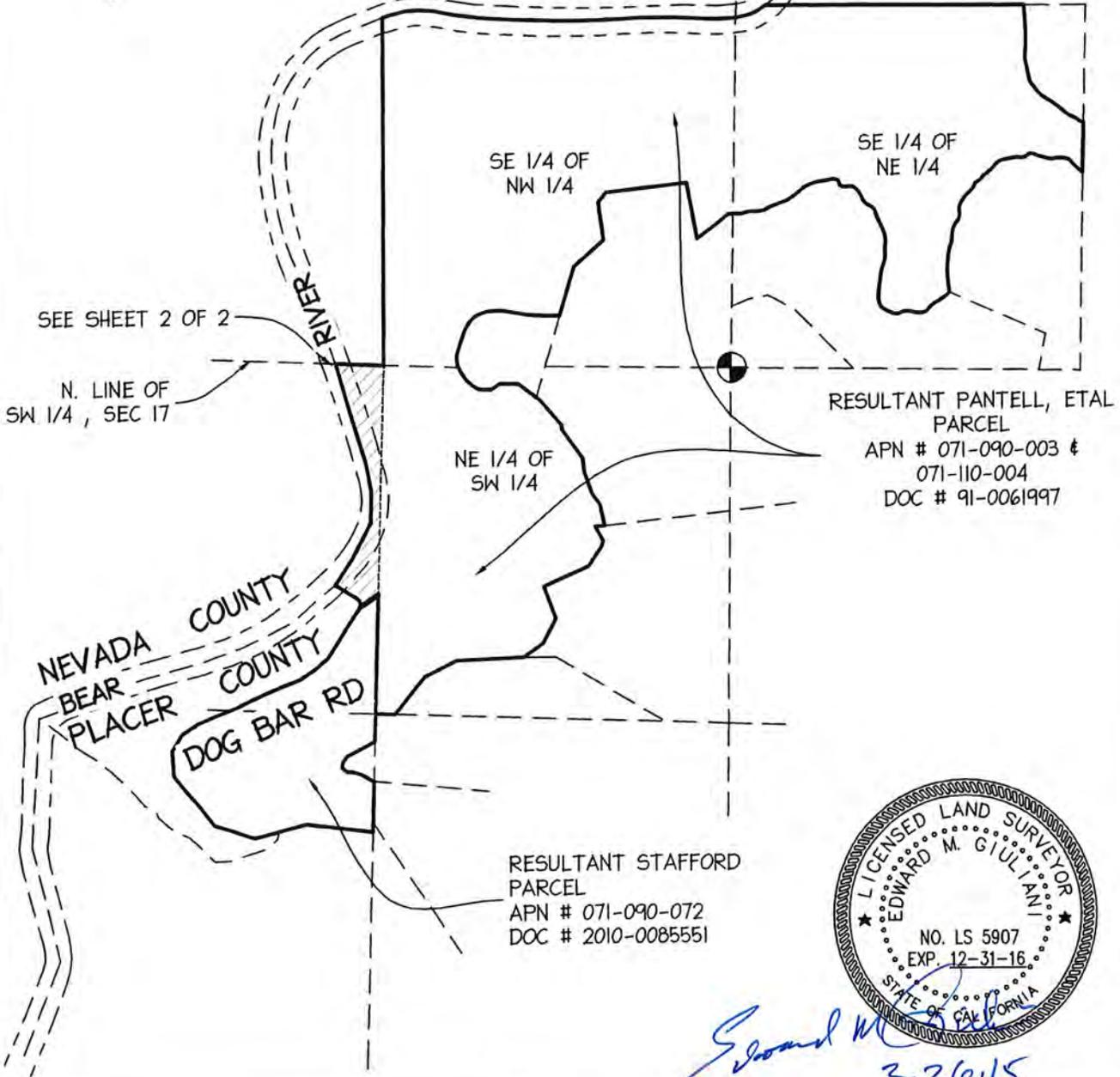
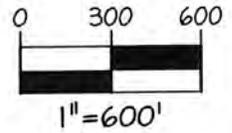


EXHIBIT "B"



GK **Giuliani & Kull, Inc.**
Engineers • Planners • Surveyors

500 Wall Street, Suite A, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

SCALE: 1"=600'
DATE: 2-27-2015
DRAWN: EH
CHECKED: EG
DWG NO: 14228MBR
JOB NO: 14228

MBR# PLN14-00238
SHEET 1 OF 2
SW 1/4, NW 1/4, & NE 1/4
SEC 17, T14N, R9E, M.D.M.
PLACER COUNTY, CALIFORNIA

SEE SHEET 1 OF 2

N. LINE OF SW
1/4, SEC 17

NEVADA IRRIGATION
DISTRICT
SEC 17 14 9

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°56'57"W	187.01'
L2	S16°33'06"E	402.64'
L3	S10°09'42"E	108.08'
L4	S01°16'33"W	117.48'
L5	S26°52'33"W	158.86'
L6	S34°22'13"W	112.31'
L7	S49°25'08"W	3.67'
L8	S58°32'13"E	97.72'
L9	N55°31'05"E	84.92'
L10	N01°47'46"E	878.09'

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	40.08'	76°32'31"	30.00'

THOMSON
2011-0056438

P.O.B.

D'ANTONIO
2014-0012097

LAND TO BE
TRANSFERRED
1.99 ACRE

RESULTANT PANTELL,
ETAL PARCEL
APN 071-090-003
19.8 AC± EXISTING
21.8 AC± PROPOSED
1991-0061997

LINE TO BE
ABANDONED

NEW PROPERTY LINE

BRESHANAN
2002-0014402

NEVADA COUNTY
PLACER COUNTY

ZARILLI
2008-0044956

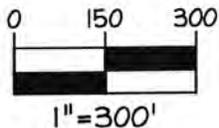
DOG BAR RD

RESULTANT
STAFFORD PARCEL
APN 071-090-072
9.8 AC± EXISTING
7.8 AC± PROPOSED
2010-0085551

GOEBEL
2010-0099069

D'ANTONIO
2014-0012097

RADDER
2012-0110098



Edward M. Giuliani
3.26.15



EXHIBIT "B"

GK **Giuliani & Kull, Inc.**
Engineers • Planners • Surveyors

500 Wall Street, Suite A, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

SCALE: 1"=300'
DATE: 2-27-2015
DRAWN: EH
CHECKED: EG
DWG NO: 14228MBR
JOB NO: 14228

MBR# PLN14-00238
SHEET 2 OF 2

SW 1/4, SEC 17, T14N, R9E, M.D.M.
PLACER COUNTY, CALIFORNIA