



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

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STAFF REPORTS DUE 5/11/07
RECEIVED
APR 20 2007
PLANNING APPEALS

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

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

Last Day to Appeal 4-23-07 (5 pm) Appeal Fee \$ 465.00
 Letter _____ Date Appeal Filed 4/20/07
 Oral Testimony _____ Receipt # 07-38204
 Zoning RS-AG/PS-AG PD-4 Received by [Signature]
 Maps: 7-full size and 1 reduced for Planning Commission items Geographic Area CENTRAL

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

1. Project name MILL ROAD SUBDIVISION - PSUB 2006 0344

2. Appellant(s) MILL ROAD PROPERTY OWNERS; CO-CHAIRMAN - ANN CALABRETTA/BERNIE

Address ANN CALABRETTA: 630 Mill Rd Telephone Numbers AUBURN CA. 95603 Fax Number SCHROEDER
Bernie Schroeder: 13195 SIERRA TRL City State Zip Code
 3. Assessor's Parcel Number(s): 052-121-038, 065 and 066
ANN: 530-823-3881
BERNIE: 530-885-5753

4. 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 -_____) → Mod
 Specific Plan (SPA-_____) Rafting Permit (RPA -_____) FOR
 Planning Director Interpretation _____ (date) Env. Review (EIAQ-_____)
 Minor Boundary Line Adj. (MBR-_____) Other: _____

5. Whose decision is being appealed: PLACER COUNTY PLANNING COMMISSION
(see reverse)

6. Appeal to be heard by: BOARD OF SUPERVISORS
(see reverse)

7. Reason for appeal (attach additional sheet if necessary and be specific):
PLEASE REFER TO ATTACHED - LETTER OF APPEAL AND PETITION

(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) X [Signature]
X [Signature]

PLANNING DEPT. 5-
EAS - 5000 G COB 4094
EAS - 6000 M. BIZ PULL 2701 2002
BIZ - 6009 FLO SVCS + EDW
COUNTY PLANNING 4094
EXHIBIT 7 166

LETTER OF APPEAL

April 19, 2007

RECEIVED**APR 20 2007****CDRA**

**To: Placer County Board of Supervisors
Community Development Resource Agency
Placer County Planning Department**

From: Mill Road Property Owners

**Subject: MAJOR SUBDIVISION/CONDITIONAL USE
PERMIT/REZONE/MINOR BOUNDARY LINE ADJUSTMENT - "Mill
Road Subdivision" (PSUB 2006 0344) AND MITIGATED NEGATIVE
DECLARATION**

Dear Placer County Board of Supervisors,

We represent approximately twenty-five residents that currently reside and/or own property adjacent to the proposed Mill Road Subdivision. The tentative map was approved by the Planning Commission on April 12, 2007 and we believe important elements of subject project were not adequately addressed i.e., conditions of approval and excessive number of lots being proposed. It is our intent to bring our concerns to your Board's attention and request that certain revisions be considered for subject project. Further, it is not our intent to deny the project in whole, but rather have specific conditions revised and reconsideration given for the number of lots proposed.

I. PLANNING COMMISSION CONDITION #27 -

There is a 40 foot wide recorded Road Easement along the existing private Mill Road. This is an access easement provided for the benefit of the property owners to the north of Luther Road. This is the only ingress and egress for these properties. We, as the property owners and under obligation of a recorded (Book 13 of Parcel Maps Page 112) road maintenance agreement, paved the existing roadway. Condition #27 requires the developer to provide only one half of a 28 foot wide roadway. This proposed width seems arbitrary and based on what we believe to be inadequate. In addition, the limits of the proposed widening are from Luther Road to the project entrance and not the full width of the project. No curb, gutter and sidewalk is being required to the north of the entrance and storm water drainage improvements along the shoulder will not be provided which is currently an ongoing problem. The proposed revision to this condition is to require the developer to provide full frontage improvements along Mill Road from Luther road to the northern boundary of parcel #52-121-066. This would be half of a 40 foot roadway with curb, gutter and sidewalk. We believe the County should treat this project as if this were a public County Roadway and impose its current standard, not limit to a reduced width because of it being private or only serving a certain number of new lots.

PROJECT BOUNDARY:

In the staff report the project description indicates "the site consists of three parcels" located off Mill Road; however frontage improvements along Mill Road are not being required for the full extent of what we believe is the Project Boundary. Parcel number 052-121-66, as proposed, represents a lot that would receive a boundary line adjustment so as to provide enough acreage for the proposed 22 lot subdivision. It is a newer home that currently encroaches onto the existing road access easement with rock landscaping that has made it impossible to utilize as roadway. Planning Commission Condition #9 refers to this and the adjacent parcel to the south as existing residences "within this project" as to be provided sewer; however for the benefit of receiving full frontage improvements they have selectively omitted them from subject project.

II. TRAFFIC IMPACT ANALYSIS -

The developer for this proposed project was not required to provide the County with a Traffic Impact Analysis prepared by a registered traffic engineer. This type of study would provide the benefit of describing current roadway/transportation conditions including traffic volumes, transit availability, accident history, geometrics of the intersection and overall traffic operation and circulation. It would identify and assess the cumulative impact of this project on Mill Road at Luther Road as well as Luther at Bowman Road and Luther Road at Dairy Road. The project does require intersection improvements at Mill Road and Luther Road but whether they have been adequately evaluated is uncertain. We believe there will be significant impacts to these intersections that have not been mitigated against a quantifiable unbiased analysis. As an example, were the trip ends calculated on single-family residences only or did it include detached, studio apartments that could be rental units adding to the number of vehicles utilizing the impacted intersections? What has the current speed survey set the 85 percentile used to calculate the site distance requirements for Luther at Mill Road? What is the recent accident history of this intersection? Will the impact of these additional lots warrant signalization at Luther and Bowman Roads?

III. PLANNING COMMISSION CONDITION #9 -

The developer is providing sanitary sewer to the existing sewer homes, but does not intend to make this a public facility or make it available to the adjacent parcels. We are requesting the developer provide a public facility capable of being connected to other parcels to the north and east in the case of necessity or choice.

IV. DENSITY -

Although the zoning may allow for a 22-lot project on this site, that number of lots will simply be incompatible with the surroundings. Sixteen of the 22 lots being proposed are in the six thousand square foot lot size. We encourage the Board to observe the rural nature of the setting and reduce ~~the number of lots to 16~~ thereby providing for greater open space or landscape buffer along Mill and Luther Roads. This would reduce the traffic and allow for more attractive living and homes.

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V. STREET/PROJECT NAME -

Lastly, the proposed street name for this subject project is too similar to the Mill Road and Mill Pond Road streets in the neighboring area. We oppose this street name, because it will lead to confusion for people not familiar with the area and would represent valuable response time lost for emergency vehicles. Unfortunately, this confusion is not uncommon and on numerous occasions vehicles drive up Mill Road and find no acceptable turn around locations. This has lead to property damage at various locations north along Mill Road and the fronting driveways.

These are our written comments and appreciate the Board's consideration incorporating our concerns into the conditions of approval for this project. We believe this development, if executed correctly, can enhance our community rather than only add to the traffic congestion along a narrow private roadway and intersection.

Respectively Submitted,

The Mill Road Property Owners
(Petition Attached)

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MILL ROAD PROPERTY OWNERS AND CONCERNED PARTIES

CDRA

SUBJECT: Major Subdivision/Conditional Use Permit/Rezone
 Minor Boundary Line Adjustment - Mill Road Subdivision
 PSUB 2006 0344 and Mitigated Negative Declaration

We the undersigned agree to the attached Letter of Appeal and the concerned expressed therein.

Name/Signature	ADDRESS	PHONE NO.
David Corona	Owens/655 Mill Rd	530-265-2827
Bill James	Res: 17251 Blue Tent Rd Nevada City, CA. 95959 480 Mill Pond Rd Auburn 95603	889-8865
Delana James	480 Mill Pond Rd Auburn	889-8865
Howard & Larla Craig	609 Mill Rd. Auburn	885-1673
Mark O'Harney	2415 Beam Rd	995-2954
Virginia Campbell	603 Mill Rd	823-0738
Kathy Campbell	640 Mill Rd	885-2016
Anthony E Campbell	603 Mill Rd	823-0738
Jugan Bullanting	589 Mill Rd	888-9269
John	591 Mill Rd	888-9755
Kelly John	560 Mill Rd.	885-8772
Francisco Jaurime	635 Mill Rd.	885-9257
Chadwick Fournier	550 Mill Rd.	823-1003
Thom Fournier	550 MILL RD	823-1003
Victoria O'Hagan	13180 Sierra Trl.	885-5753
Robert O'Hagan	13180 Sierra Trl.	
Rebecca G. Lucas	13145 Sierra Trail	530-885-1159
Bruce Schneider	13195 SIERRA TRAIL	530-885-5753
Jeff Schouder	13195 Sierra Trail	885-5753
Kate Schouder	560 Mill Rd.	885-8772
ELENA JORGENSEN	2443 FAIR OAKS BLVD. #362	916-326-7050
ANN & FRANK CALABRETTA	630 Mill Rd.	530-823-3881