

CEQA and Variance Findings

CEQA

The Board of Supervisors hereby finds that 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). Furthermore, the Board hereby finds that there has been no new information, nor has there been changes in circumstances to the Project which would change the CEQA determination (CEQA Guidelines § 15162.)

VARIANCE:

1. There are special circumstances applicable to the subject property, including the heavy tree coverage, the steep slope of the property, and the canyon on-site. Approximately 90 percent of the project site contains slopes ranging from 30 to 50 percent, which increases towards the east of the property, and therefore, a majority of the subject property is unsuitable for the construction of a residence. Additionally, the site contains heavy tree coverage, with approximately 80 percent of the project site covered with trees, which also limits the availability of a suitable building site. Although there may appear to be other buildable areas on-site, these areas are developed with sewage disposal leach lines and repair areas.

In addition, there are special circumstances associated with the location and use of the road easement to the subject property. The easement runs along and terminates on a small portion of the subject property and the neighboring parcel to the southeast. Should this portion of the easement be improved in the future for access to the adjoining lot, there would only be three parcels taking access from this section of the easement and it is unlikely that the existing residence on the subject parcel would have a negative impact to the potential improvement of the easement.

Therefore, the granting of the Variance to allow for a reduced front yard setback to the road easement would not negatively impact the community, nor does it create a situation in the future that would negatively impact the adjoining parcel which may utilize that portion of the road easement running along the subject property.

Because of such circumstances, the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

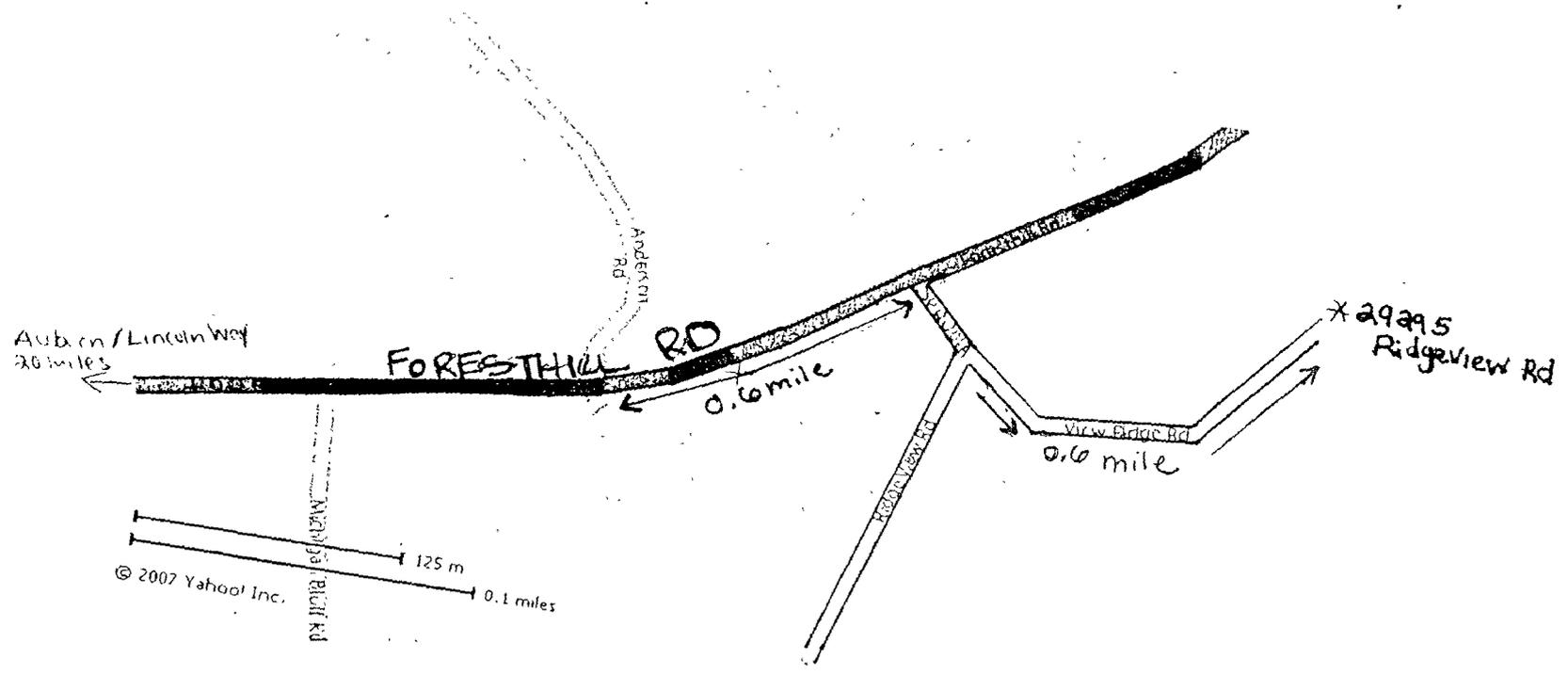
2. It is the Board of Supervisor's determination that the granting of this Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district as the structure is a 2,992 square foot single-family dwelling which is an allowed use within the Residential Forest zone district.
3. The Variance does not authorize a use that is not otherwise allowed in the zone district, given that residential uses are allowed within the Residential-Forest zone district.
4. The granting of this Variance does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements, given the subject property is 20 acres in size and the house is positioned such that it will not negatively affect neighboring properties. Additionally, the distance of the house from

neighboring residences and property lines allows sufficient area to meet fire-safe standards.

5. The Variance is consistent with the *Placer County General Plan*.

Variance Conditions of Approval

1. Approval of this Variance (PVAAT20080229) allows for a front yard setback of 30 feet from the edge of easement of Ridge View Road in order to bring the existing residence into compliance with County code.
2. The applicant shall obtain all necessary approvals by required special districts prior to building permit issuance, including the Foresthill Fire Protection District.
3. The applicant shall remove the mobile home located on subject property 064-141-034 prior to issuance of a Certificate of Occupancy.
4. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as the Hilt Variance. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.
5. Prior to the issuance of a Certificate of Occupancy, the applicant shall either drill a water well on Assessor Parcel Number 064-141-034, which meets minimum water quantity and quality requirements or obtain an Environmental Health Services variance to allow the well to be located on Assessor Parcel Number 064-141-035 to serve the residence located on Assessor Parcel Number 064-141-034.
6. The applicant shall provide the Engineering and Surveying Department with a letter from the appropriate fire protection district(s) describing conditions under which service will be provided to this project prior to the issuance of a Certificate of Occupancy.
7. This Variance (PVAAT20080229) shall expire on October 23, 2010 unless previously exercised.



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VICINITY MAP

Attachment: Catherine Eddy Appeal
Hilt Variance (PVAA20080229)

This is an appeal from the Planning Commission's grant of a Variance to reduce the required setback from the edge of easement from 50 to 30 feet. The applicants, Hilts, constructed a residence on the property in violation of the existing setback requirement before applying for a Variance. The approved site plan for the building, Attachment D, placed the building on the lot 90 feet from the lot line and 65 feet from the edge of the easement. Hilts intentionally changed the location of the house without plan review or approval by the building department, moving the front of the house to within 55.61 feet of the lot line and 30.61 feet from the edge of the easement.

The decision of the Planning Commission to grant a Variance to Owner Craig Hilt violates Government Code section 65906, in that there was no evidence of special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. To the contrary, the original site plan submitted by the Hilts to the Building Department establishes that there was a building site on the property available that did not encroach on any setback at all.

The staff's "*Variance Findings*" adopted by the Planning Commission are not supported by the substantial evidence presented to the Planning Commission. Specifically, finding number 1 states:

1. There are special circumstances applicable to the subject property, including the heavy tree coverage, the steep slope of the property, and the canyon on-site. Approximately 90 percent of the project site contains slopes ranging from 30 to 50 percent, which increases towards the east of the property, and therefore, a majority of the subject property is unsuitable for the construction of a residence. Additionally, the site contains heavy tree coverage, with approximately 80 percent of the project site covered with trees, which also limits the availability of a suitable building site. Although there may appear to be other buildable areas on-site, these areas are developed with sewage disposal leach lines and repair areas.

Commissioner Richard Johnson, the only commissioner to have viewed the 20-acre site and a licensed forester, objected to this finding on the basis that there were at least two acres on the property surrounding the place where the house is now located which were neither steeply sloped nor heavily wooded. The Approximate Topography, Attachment L, submitted by appellant, demonstrates that there is an area sufficient to build a home on the property behind the setback line where the slope is only 2 feet in 50 feet. Attachment G, an aerial photograph of the property, clearly demonstrates that the area behind the house has been cleared of trees and no tree would have to be removed to accommodate construction of a house behind the setback line. Finally, Attachment D, the original site plan submitted by the Hilts to the Building Department and approved, establishes that there was a building site on the property available that did not encroach on any setback at all.

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Attachment: Catherine Eddy Appeal
Hilt Variance (PVAA20080229)
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The final comment of this finding: "Although there may appear to be other buildable areas on-site, these areas are developed with sewage disposal leach lines and repair areas" reflects that the Planning Department improperly considered improvements made to the property prior to the application for a Variance. In addition, the evidence received by the Planning Commission directly contradicts this finding and there is no evidence to support the finding.

Attachment C, the site plan, indicates that the septic system and leach lines are more than seventy feet to the west of the house as it was built and the house only encroaches 19.39 feet into the setback. In addition, Attachment D, the approved site plan, shows the septic system and leach lines 140 feet from the property line. If the system was built as permitted, there is more than adequate room to place a house on the flat portion of the property. In fact, the leach lines and septic system would fall on the sloped portion of the property according to a measurement against the Approximate Topography, Attachment L. If the leach lines and septic system are within twenty-five feet of the present location of the house, they are within 100 feet of the well on the property in violation of code. Unfortunately, the Planning Commission received no evidence of the actual location of the leach lines and septic system other than Attachment C and D upon which to base this finding, and these Attachments are contrary to the finding.

The staff's finding number 2, adopted by the Planning Commission, is not supported by the evidence presented to the Planning Commission. Specifically, finding number 2 states:

2. It is the Planning Commission's determination that the granting of this Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district as the structure is a 2,992 square foot single-family dwelling which is an allowed use within the Residential Forest zone district.

No evidence was received concerning other properties in the vicinity. Neither an administrative agency nor a reviewing court may assume without evidentiary basis that the character of neighboring property is different from that of the land for which the Variance is sought. (*Topanga Asso. for Scenic Cmty. v. County of L.A.* (1974) 11 Cal. 3d 506, 521.) The party seeking a Variance has the burden of demonstrating before the zoning agency that the subject property satisfies the requirements that the subject property differs substantially and in relevant aspects from other parcels in the zone. (*Id.*; See *Tustin Heights Association v. Board of Supervisors* (1959) 170 Cal.App.2d 619, 627.) The Hiltts offered no evidence of the conditions of other property in this zone, much less evidence that the character of neighboring property is different from that of their land.

Since there has been no affirmative showing that the subject property differs substantially and in relevant aspects from other parcels in the applicable zone, the Variance granted amounts to

the kind of "special privilege" explicitly prohibited by Government Code section 65906, as a matter of law. (*Topanga Assn. for a Scenic Community v County of Los Angeles* (1974) 11 Cal.3d 506 at p. 522.)

It is clear that the grant of the Variance in this case was predicated in the Planning Commissioners' concern over the effect that denial of a Variance would have on the applicant. Specifically, the Planning Commissioners expressed concern over what would happen to the house if the Variance was denied since the house had already been built. It is well settled that self-induced hardship is not within the purview of the ordinance. (*Minney v. Azusa* (1958) 164 Cal. App. 2d 12, 31.) As stated in Placer County's own Variance application:

"The following are the factors against which the hearing body will weigh your Variance application:

1. Where a hardship was created by the applicant's own acts, he is not entitled to relief. Illegal work begun prior to the Variance request is not a hardship."

The finding that the other buildable area of the property has been improved with a septic system and repair area clearly reflects consideration given to hardship as the result of illegal work commenced prior to the Variance application. Such consideration was improper.

Notwithstanding the Planning Commission's findings there is no evidence that warrants the granting of a Variance. Government Code section 65906 specifically states:

Variations from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The Hilt failed to offer any evidence of the conditions of other properties in the zone or how their property is deprived of privileges enjoyed by other property in the vicinity and under identical zoning classification. By this lack of evidence alone, the Hilt have not satisfied the threshold requirement for a Variance.

The Hilt and the findings urge that since most of the property is steep and heavily wooded, the Hilt should be granted a Variance, notwithstanding the fact that there is sufficient area available to construct a home on the property without the need of a Variance. There is not a finding that there is no other area on which the Hilt could have built their home, and their own evidence would contradict such a finding. This is a 20-acre site with at least 2 acres, over 87,120 square feet, on the property that is well suited for the construction of a house with a 1500 square foot footprint.

Attachment: Catherine Eddy Appeal
Hilt Variance (PVAA20080229)
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It is therefore submitted that the only motivating factor for the granting of the Variance is the Hilt's violation of the zoning ordinance and the financial burden they face if a Variance is not granted. That motivation is entirely improper, and no Variance should be granted.

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Project Name: Hilt Variance
Parcel #: 064-141-034

The request for a variance was brought to our attention by the Code Enforcement Dept. Therefore, we submitted a variance application as requested by the county, it was accepted, and a hearing date was set.

The opposing neighbor asks why is a variance application being requested by us now and not before we put the home in. We did not ask as it was not needed as our house was to code, over 50 feet off our front (west) and over 50 feet off our side (southwest) and 30 feet off the easement on the southwest property line. (see attached original site plan) The home is currently over 55 feet off all property lines. The county is now telling us that our front is the southwest property line, not the west property line as noted on our original site plan. Please note that the road and road easement ends at our property and the location of the home in no way obstructs the roadway or easement in any way.

After field review by the Planning and Environmental Health Departments, all departments were in agreement of approval of the variance. In addition, the zoning administrator himself did a field review of our property the morning of the hearing. Upon hearing from all involved departments, ourselves, and the opposing party, the zoning administrator approved the variance request.

As the Planning Department determined, our parcel does meet the special circumstances due to the shape and slope of the property. Unlike the surrounding properties, our parcel is very narrow and steep. Ridgeview Road slopes towards our property and then heavily slopes on our property. Our property is a triangular shape, unlike the other properties in the vicinity, with minimal building space at the top point, then continues to slope heavily down to Volcano Creek and into Wheeler Ditch. (see attached vicinity map) The Planning Department concurs with this fact in their report.

Ms Eddy states that because our home is not 100 feet off the property line (when code is only 50 feet) she is now burdened with clearing her land the remaining 44 feet. We are in agreement of the findings by the Planning Dept. that the variance will not adversely affect the neighboring property. According to the guidelines from the State Board of Forestry and Fire Protection, properties are to have 100 feet of defensible space away from their building or clearance up to their property lines, which ever is less, and limited to their land. Our home meets this requirement. This opposing neighbor does not need to clear her property in order for us to meet our defensible space requirement, we have already met this requirement. We have cleared out most all of the trees within the 100 ft surrounding the home up to the property lines. The appellant herself has her home less than 100 feet off her side set back and it is also not required for her neighboring property to clear the additional footage.

Therefore, the upholding of the approval of this variance does not burden the neighboring property as stated, as she is not required to clear her property in order for us to meet our defensible space requirement, we have already met those requirements.

The remaining points of the appellants appeal appear to be her chance to vent her dissatisfaction with the approval of the variance request and the process in determining the approval, and her dissatisfaction with the county, the staff involved, including the zoning administrator himself, and the variance application we submitted that was accepted by the county. The appellants opposition to the variance request is to be vindictive towards the applicants and delay their occupancy of their home. The appellant has a history of opposition towards us as shown in the several court cases she has filed in the past: A-SC-2686, S-CV-

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10369, S-CV-13478, , S-CV-12829, S-CV-22051, , S-CV-14569. This neighbor also has a history of harassing us via the code enforcement and environmental health departments, has trespassed on our property with a surveyor to survey our house in Sept 07 and again in Sept 08 to survey our pump house. It is apparent Ms. Eddy will stop at nothing to harass us and our family and this appeal is another attempt to do so. Again, the reason for a neighboring property owner to oppose a variance would be because it in some way affects their property. The only reason Ms Eddy stated that it affects her property is that she must be burdened with keeping a portion of her land clear so that we meet our defensible space requirement. As stated above, it is not required for a neighboring property to provide defensible space for another property.

We are confident that the county has considered all the facts involved and made their decision accordingly which included the questions the opposing party brought up in her appeal and at the time of the original hearing. Again, it would seem her opposition should be how this approval would affect her neighboring properties, and that was addressed and determined it would not.

Therefore, her appeal has no basis and the approval of this variance should be upheld as previously decided by the zoning administrator on August 7th, 2008.

Thank you, Craig and Lisa Hilt

BACKGROUND

The request for a variance was brought to our attention by the Code Enforcement Department from a complaint submitted by Ms. Eddy, the appellant, after she trespassed on our property and had our home surveyed. We were unaware at the time that our home violated any code as we were over 50 feet off our front setback and over 30 feet off all sides and easements. What once was considered our front setback according to our site plan and planning was suddenly changed to become a side. At this point our house was already constructed and had passed several inspections, we were never told of any setback violations. We were instructed to file for a variance.

The variance which Ms. Eddy initiated us having to obtain was approved by the Zoning Administrator on August 7, 2008. Then appealed by Ms. Eddy on August 14, 2008. The variance was again approved on December 11, 2008 by the Planning Commission. Then appealed once again by Ms. Eddy on December 17, 2008. As Mr. Brentnall asked Ms. Eddy's attorney, Mr. Charles Tweedy, at the October 9th appeal hearing, "What do you want, there must be more to it". Then asked again at the December 11th appeal hearing, "What relief are you seeking?" It remains to be seen what this neighbor is hoping to gain or achieve from these appeals other than our family's suffering. Ms. Eddy stands to neither gain or lose anything from the approval of this variance. As determined by the Zoning Administrator, the Planning Commission, and the Foresthill Fire Department, the approval of this variance does not affect her neighboring parcels in any way.

We can only assume this neighbor just wants us out and is trying to keep us out of our home and will go to great lengths to try and ruin us financially and emotionally.

Ms. Eddy has a history of harassing us via the county by filing several complaints in the past, this is another means for harassment. As stated above Ms Eddy seeks no relief by means of this appeal. She simply would like us to destroy our newly completed home. The location of the house does not harm or affect her neighboring parcels in any way. In fact, the house has been in construction for approximately 5 years and she never complained about it's location prior to this. Ms. Eddy would not see the home from the road if she had not cut down all the tree's and had a drainage dug to drain run off to our home. Ms. Eddy has been aware of the homes location and all property lines since and during its construction. Only after the home was completed has she found this new source in which to waste our time and deplete our resources.

After the December 11, 2008 hearing we obtained our Certificate of Occupancy and currently we are demolishing our trailer per Placer County.

Ms. Eddy is also in the process of suing us in civil court for *over* \$25,000 for alleging that we are a public nuisance. Eddy and her attorney are counting on the approval being overturned so that they may sue us further. At the initial hearing on November 13, 2008, her case was

found to have no merit. This substantiates the lengths that this neighbor will go to in harassing us.

It should be noted the neighboring home on parcel #30 owned by the Pryors' is also closer than 50 ft. from the edge of the easement. I would ask anyone to place themselves in our position, to raise children, work full time, and build a home only to be constantly under attack by false allegations and lies from someone whose resources are a trust fund and unlimited time. We still do not know why this neighbor has this vendetta against our family despite our efforts to try and live peacefully as neighbors. Our family and Mary Eddy would benefit greatly by coexisting peacefully but to our dismay she has no interest in anything of the sort.

FACTS

We placed our home based on the west property line being our front as indicated on our site plan . We indicated +/- 90 feet for the south property line. It was not our intent to violate any code, we made sure we were in code; 50 feet off our front and 30 feet off our sides and easement. Due to the topography of the property , we were unable to place the home the entire 90 feet back.

As determined by both the Zoning Administrator and the Planning Commission, special circumstances are applicable to our property. The appellant submitted an "approximate" topography taken by her hired surveyor at a distance from our property. This topography is a "guesstimate" at best. The Zoning Administrator as well as staff have been to the site and all concur that there is heavy tree coverage and that most of the property contains slopes ranging from 30-50 percent. Attached is the USGS Quad that was contained in our Timber Harvest Plan from August 2000. (Exhibit A) This clearly indicates how Ridgeview Road slopes down to our property, and then heavily slopes at our property in 40' contours, unlike the other properties in the vicinity. Also, unlike other properties in the vicinity is the shape of our property. This parcel is very narrow at the top where the only buildable area exists which provides for a very minimal building site once all setbacks are met and given the tree coverage and steep slope. Please refer to (Exhibit B), which indicates the shape of the other parcels in the vicinity.

In addition, contrary to Commissioner Richard Johnson's opinion, as brought up in the appellant's 2nd appeal to this variance approval, there is not 2 acres on the property surrounding the place where the house is now located which were neither steeply sloped nor heavily wooded.. As we explained to the Planning Commission, Mr. Johnson was including the adjacent parcel when determining his 2 acre theory the fact is there is approx ¼ acre to build on. There was a reason the purchase price of this property was less than one acre in the nearby Todd Valley, and that it was on the market for over a year. In addition, to meet defensible space we have cleared several trees surrounding the home. All 6 of the other Planning Commissioners agreed to this and voted to uphold the Planning Department's approval and the Zoning Administrator's decision to approve the variance.

Also, contrary to the appellant's statement in her appeal, as shown in the attached site plan submitted as evidence to the Planning Commission (Exhibit C), the septic and leach lines are approximately 98 feet from the house and over 100 feet from the well.

As Commissioner Larry Stafford stated, and made it an addition to the findings, the fact that our front setback was changed after the home was built and that we placed the home based on what our front set back is according to our site plan, is a special circumstance in itself. And that we did not intentionally place the home into what is now considered our front set back.

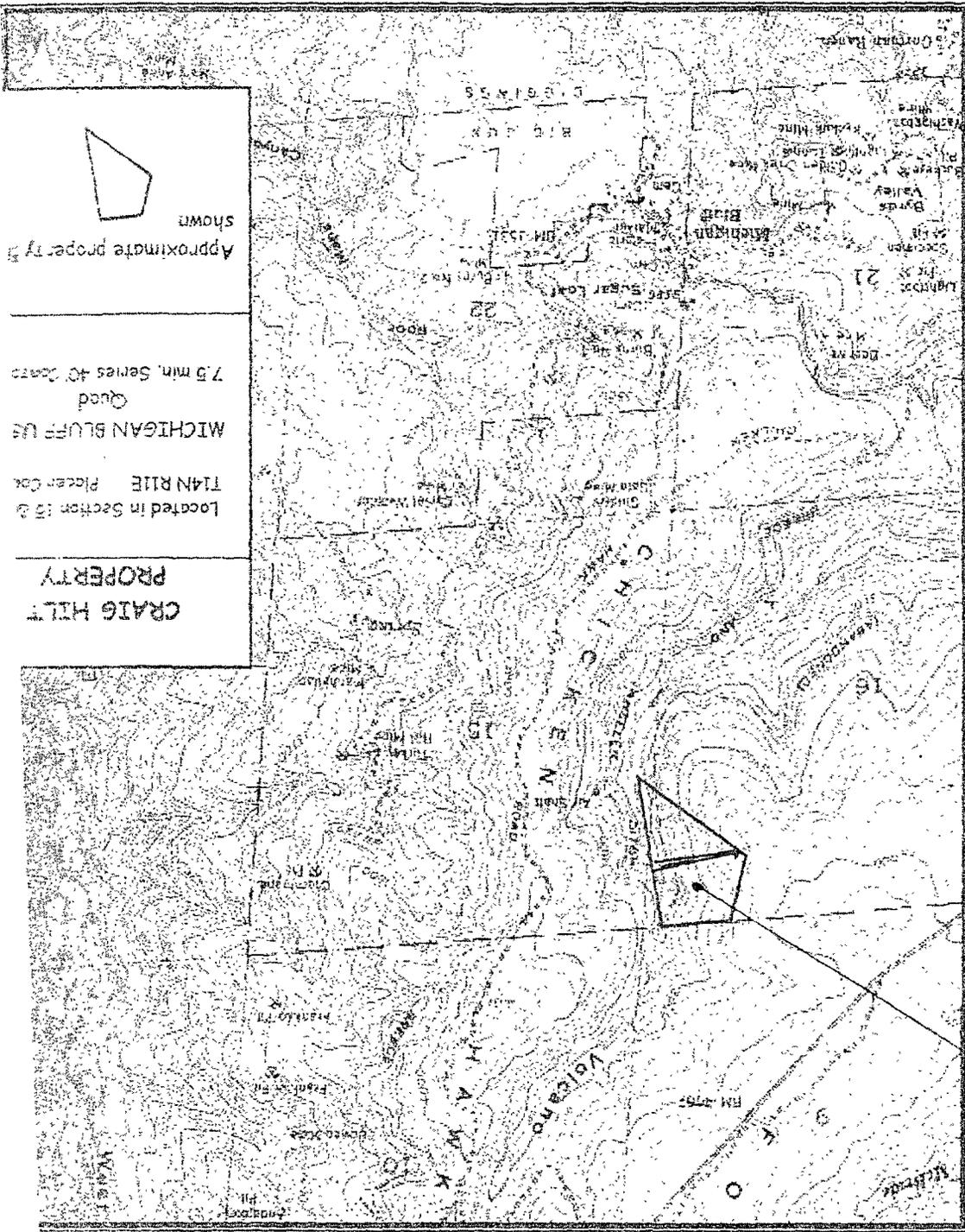
It is also a combination of the heavy tree coverage, steep slope, property shape, in addition to the front set back being changed that we were not aware of that makes for special circumstances along with the fact that once all set backs are met, there is a very minimum buildable area on the parcel.

Finally, the Planning Director, Michael Johnson, stated at the October 9th variance hearing, that he grants Administrative Approvals for this type of variance on a regular basis. Had we requested an Administrative Approval prior to building, he would have granted it. We did not request one, as we did not feel it was needed as we had met all set backs. We invite you to look at the site to fully understand the homes location.

In conclusion, special circumstances are present with this parcel, and we ask that you uphold the variance approval as previously decided by the Zoning Administrator and the Planning Commission..

Respectfully submitted,

Craig and Lisa Hilt



Hill Property

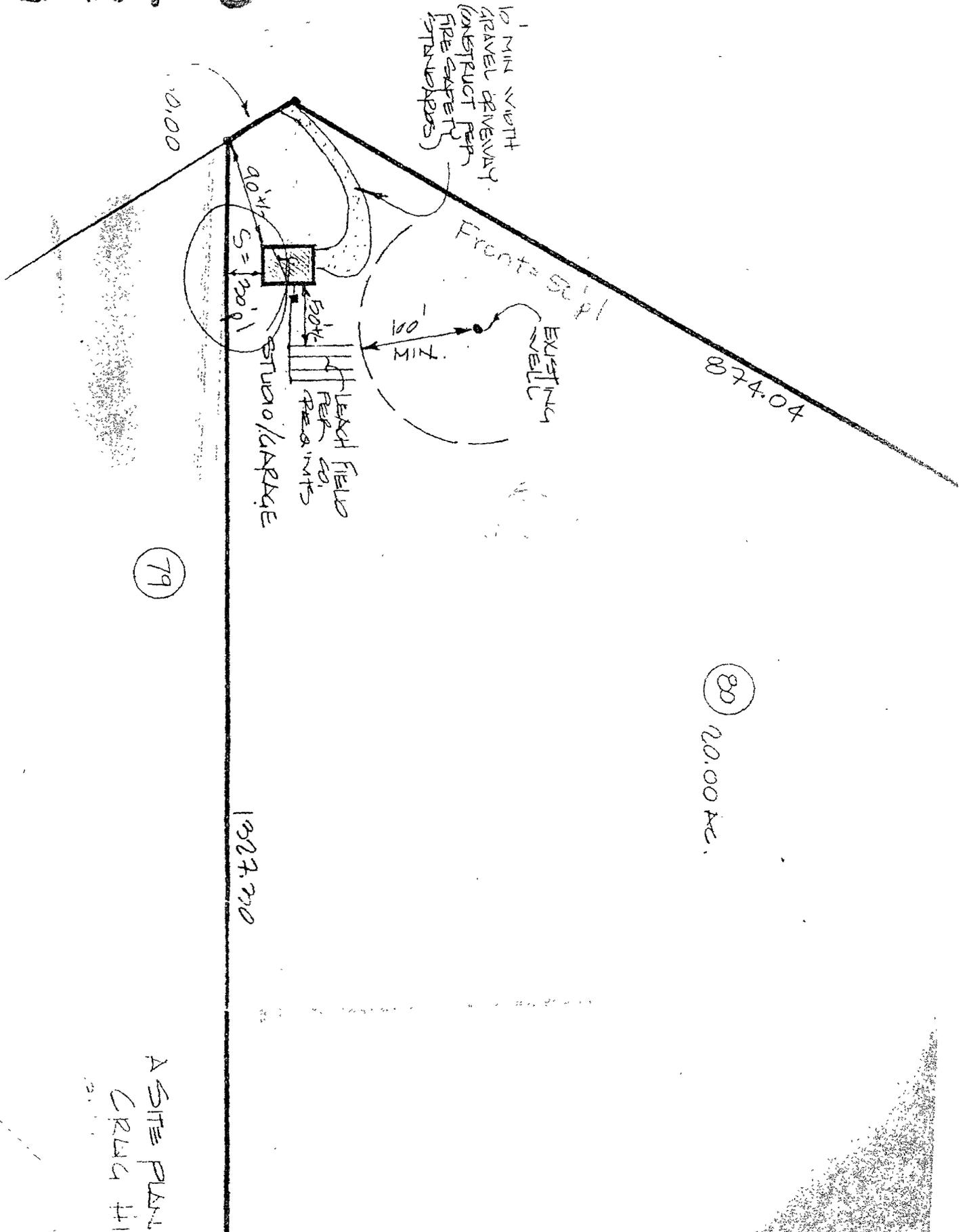
Location Map

MILT TRP

2-00-1211

Exhibit "A"

Exhibit "C"



A SITE PLAN
CRAC #1

PLAINTIFF/PETITIONER: M. Catherine Eddy	CASE NUMBER
DEFENDANT/RESPONDENT: Craig E. Hilt, Lisa M. Hilt, et al.	SCV 23761

4. b Provide a brief statement of the case, including any damages. (If personal injury damages are sought, specify the injury and damages claimed, including medical expenses to date [indicate source and amount], estimated future medical expenses, lost earnings to date, and estimated future lost earnings. If equitable relief is sought, describe the nature of the relief.)

Plaintiff seeks to enjoin the occupation of the home without a valid certificate of occupancy. The house encroaches and has no valid variance to allow the issuance of a certification of occupancy.

(If more space is needed, check this box and attach a page designated as Attachment 4b.)

5. **Jury or nonjury trial**

The party or parties request a jury trial a nonjury trial. (If more than one party, provide the name of each party requesting a jury trial):

6. **Trial date**

a. The trial has been set for (date):

b. No trial date has been set. This case will be ready for trial within 12 months of the date of the filing of the complaint (if not, explain):

c. Dates on which parties or attorneys will not be available for trial (specify dates and explain reasons for unavailability):

3/24-3/31/09 - Trial (Sac. Co.); 4/27/09 - MSC (Sac. Co.); 5/18-5/20/09 - Trial (Sac. Co.); 7/17/09 - MSC (Placer Co.); 7/24/09 - CTC (Placer Co.); 8/3-8/5/09 - Trial (Placer Co.)

7. **Estimated length of trial**

The party or parties estimate that the trial will take (check one):

a. days (specify number): 1 day

b. hours (short causes) (specify):

8. **Trial representation (to be answered for each party)**

The party or parties will be represented at trial by the attorney or party listed in the caption by the following.

a. Attorney:

b. Firm:

c. Address:

d. Telephone number:

e. Fax number:

f. E-mail address:

g. Party represented:

Additional representation is described in Attachment 8.

9. **Preference**

This case is entitled to preference (specify code section):

10. **Alternative Dispute Resolution (ADR)**

a. Counsel has has not provided the ADR information package identified in rule 3.221 to the client and has reviewed ADR options with the client.

b. All parties have agreed to a form of ADR. ADR will be completed by (date):

c. The case has gone to an ADR process (indicate status):

PLAINTIFF/PETITIONER: M. Catherine Eddy	CASE NUMBER:
DEFENDANT/RESPONDENT: Craig E. Hilt, Lisa M. Hilt, et al.	SCV 23761

- 10 d. The party or parties are willing to participate in (check all that apply):
- (1) Mediation
 - (2) Nonbinding judicial arbitration under Code of Civil Procedure section 1141.12 (discovery to close 15 days before arbitration under Cal. Rules of Court, rule 3.822)
 - (3) Nonbinding judicial arbitration under Code of Civil Procedure section 1141.12 (discovery to remain open until 30 days before trial; order required under Cal. Rules of Court, rule 3.822)
 - (4) Binding judicial arbitration
 - (5) Binding private arbitration
 - (6) Neutral case evaluation
 - (7) Other (specify):

- e. This matter is subject to mandatory judicial arbitration because the amount in controversy does not exceed the statutory limit.
- f. Plaintiff elects to refer this case to judicial arbitration and agrees to limit recovery to the amount specified in Code of Civil Procedure section 1141.11.
- g. This case is exempt from judicial arbitration under rule 3.811 of the California Rules of Court (specify exemption):
Complaint seeks injunctive relief -- Rule 3.811(b)(1)

11. Settlement conference

The party or parties are willing to participate in an early settlement conference (specify when):

12. Insurance

- a. Insurance carrier, if any, for party filing this statement (name):
- b. Reservation of rights: Yes No
- c. Coverage issues will significantly affect resolution of this case (explain):

13. Jurisdiction

Indicate any matters that may affect the court's jurisdiction or processing of this case, and describe the status

Bankruptcy Other (specify):

Status:

14. Related cases, consolidation, and coordination

- a. There are companion, underlying, or related cases.
 - (1) Name of case:
 - (2) Name of court:
 - (3) Case number:
 - (4) Status:
- Additional cases are described in Attachment 14a.
- b. A motion to consolidate coordinate will be filed by (name party):

15. Bifurcation

The party or parties intend to file a motion for an order bifurcating, severing, or coordinating the following issues or causes of action (specify moving party, type of motion, and reasons):

16. Other motions

The party or parties expect to file the following motions before trial (specify moving party, type of motion, and issues):

25

PLAINTIFF/PETITIONER: M. Catherine Eddy	CASE NUMBER
DEFENDANT/RESPONDENT: Craig E. Hilt, Lisa M. Hilt, et al.	SCV 23761

17. Discovery

- a. The party or parties have completed all discovery.
- b. The following discovery will be completed by the date specified (*describe all anticipated discovery*).

<u>Party</u>	<u>Description</u>	<u>Date</u>
Plaintiff	Deposition of Craig Hilt	April 30, 2009

- c. The following discovery issues are anticipated (*specify*):

18. Economic litigation

- a. This is a limited civil case (i.e., the amount demanded is \$25,000 or less) and the economic litigation procedures in Code of Civil Procedure sections 90 through 98 will apply to this case.
- b. This is a limited civil case and a motion to withdraw the case from the economic litigation procedures or for additional discovery will be filed (*if checked, explain specifically why economic litigation procedures relating to discovery or trial should not apply to this case*):

19. Other issues

- The party or parties request that the following additional matters be considered or determined at the case management conference (*specify*):

20. Meet and confer

- a. The party or parties have met and conferred with all parties on all subjects required by rule 3.724 of the California Rules of Court (*if not, explain*):

Plaintiff is awaiting the hearing on the appeal to the Board of Supervisors on the Hilt variance which may moot this action.

- b. After meeting and conferring as required by rule 3.724 of the California Rules of Court, the parties agree on the following (*specify*):

21. Total number of pages attached (*if any*): 0

I am completely familiar with this case and will be fully prepared to discuss the status of discovery and ADR, as well as other issues raised by this statement, and will possess the authority to enter into stipulations on these issues at the time of the case management conference, including the written authority of the party where required.

Date: January 27, 2009

Charles A. Tweedy

 (TYPE OR PRINT NAME)

▶ _____
 (SIGNATURE OF PARTY OR ATTORNEY)

 (TYPE OR PRINT NAME)

▶ _____
 (SIGNATURE OF PARTY OR ATTORNEY)

Additional signatures are attached.

3 **PROOF OF SERVICE**

4 I, BETSY TAYLOR, declare that:

5 1. I am a citizen of the United States and am employed in Sacramento County, California; I
6 am over the age of eighteen (18) years and not a party to the within action; my business address is
7 11341 Gold Express Drive, Suite 110, Gold River, CA 95670.

8 2. I am familiar with this Company's practice whereby the mail, after being placed in a
9 designated area, is given the appropriate postage and deposited in a U.S. mail box in the City of
10 Sacramento, California, after the close of the day's business.

11 3. That on January 27, 2009, I served the

12 **CASE MANAGEMENT STATEMENT**

13 on all parties in the action by placing a true copy thereof enclosed in a sealed envelope in the
14 designated area for U.S. mail addressed as set forth below.

15 by personally delivering a true copy thereof to the person and at the address set forth below.

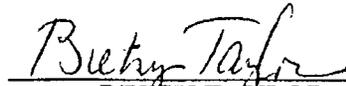
16 by Federal Express Overnight on all parties as indicated below.

17 on all parties in the action by telefaxing the above listed document(s) as follows:

18
19 Craig E. Hilt
20 Lisa M. Hilt
21 P.O. Box 583
22 Foresthill, CA 95631

23 Craig E. Hilt
24 Lisa M. Hilt
25 29295 Ridge View Road
26 Foresthill, CA 95631

27 I declare under penalty of perjury under the laws of the State of California that the foregoing
28 is true and correct. Executed on January 27, 2009, at Gold River, California.

29 
30 BETSY TAYLOR

Craig & Lisa Hilt
APN 064-141-034
Site Plan

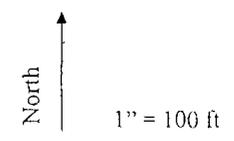
EXHIBIT E 28

874 04
ft

960 78 ft

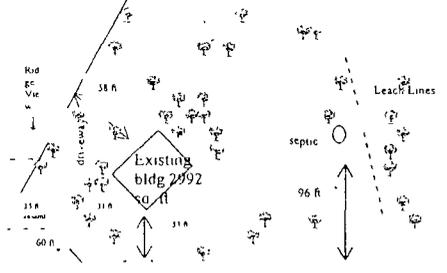
40 ft contours

669 23 ft

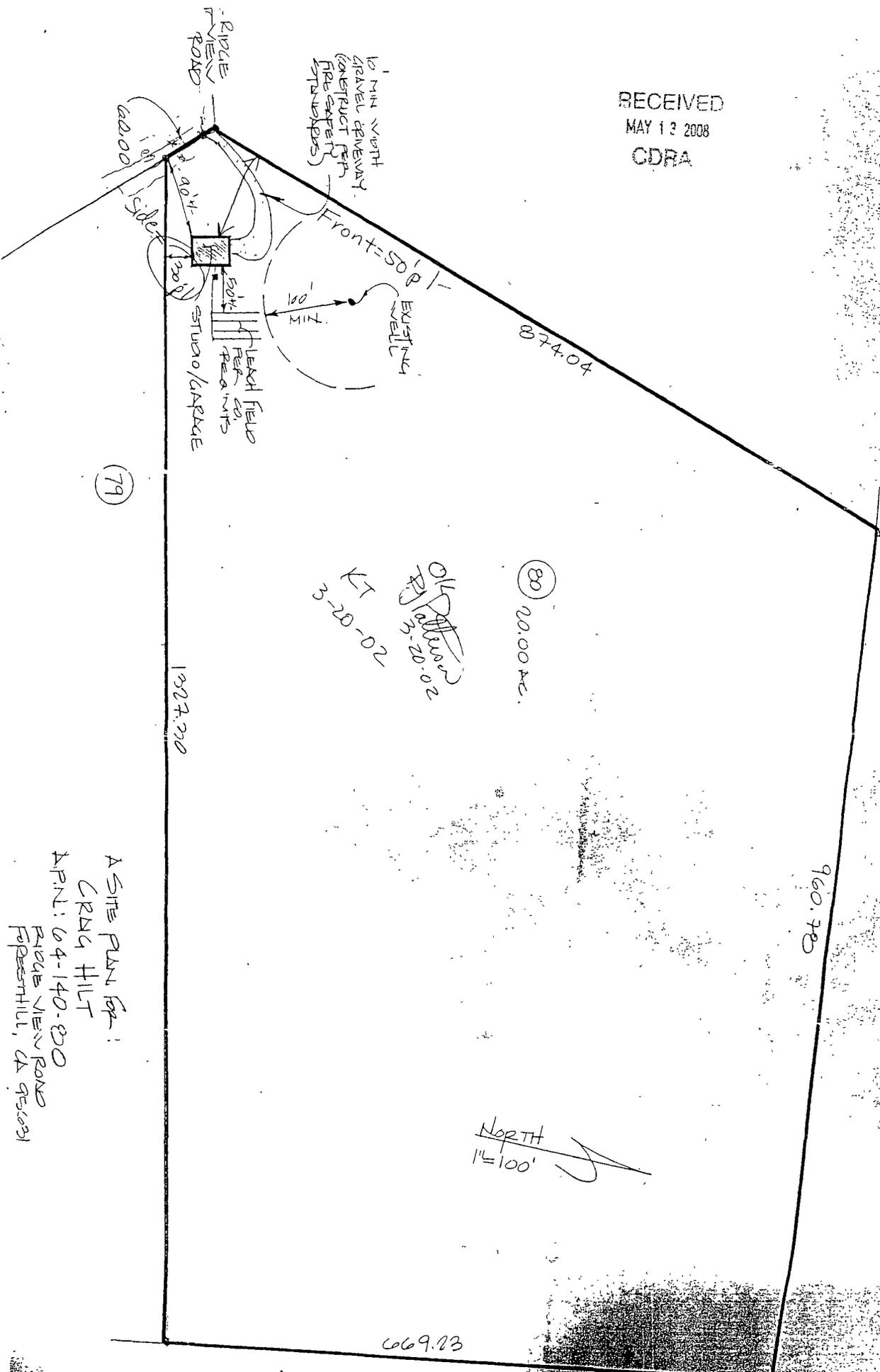


Volcano Creek

1327 30 ft



RECEIVED
MAY 13 2008
CDRA



(79)

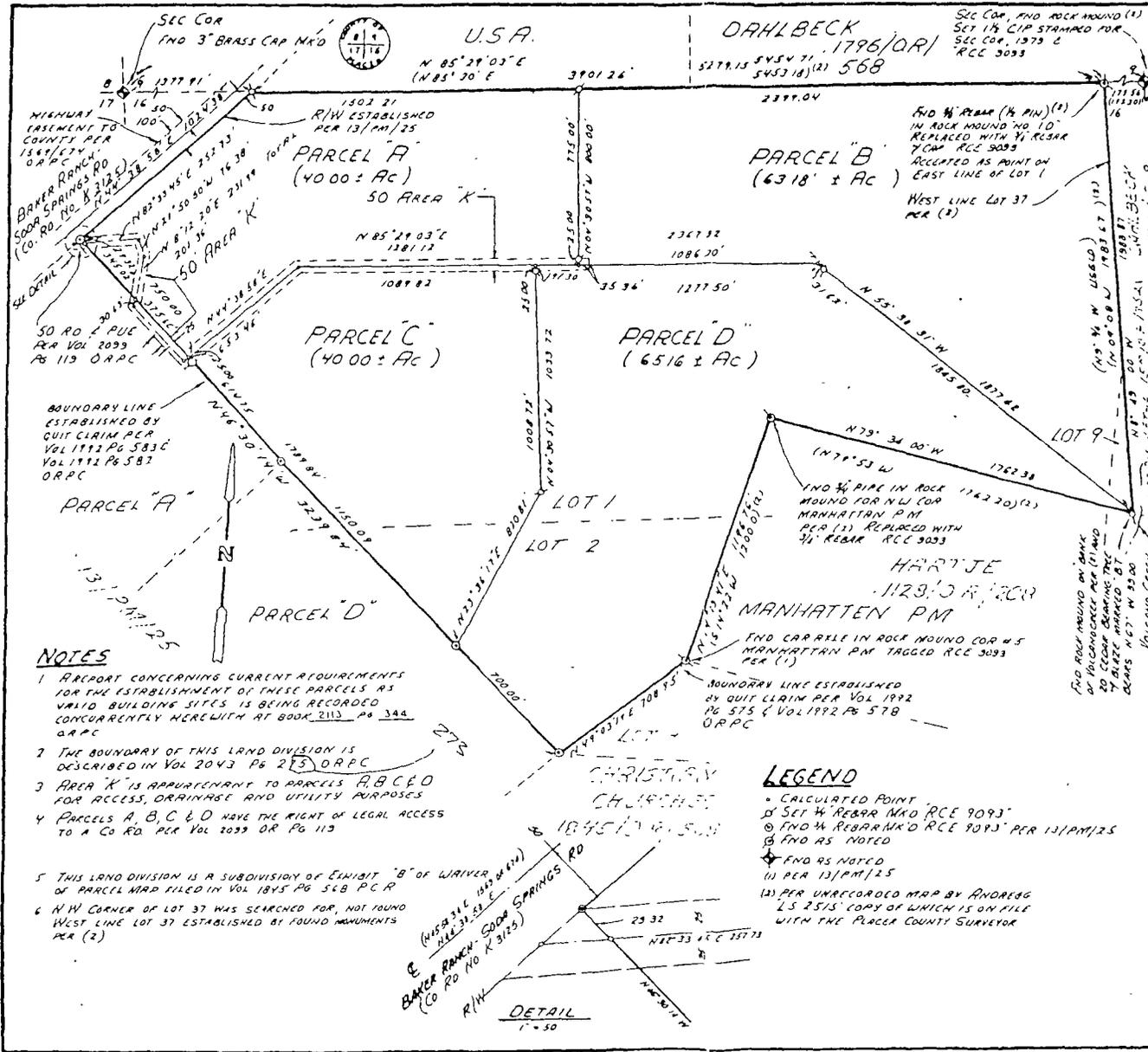
(80)

KT
3-20-02
Old Drawing
APN 04-140-020

20,000 AC.

North
1" = 100'

A SITE PLAN FOR:
CRAIG HILT
APN: 04-140-020
RIDGE VIEW ROAD
FOSTERHILL, CA 95024



NOTES

- 1 RECORD CONCERNING CURRENT REQUIREMENTS FOR THE ESTABLISHMENT OF THESE PARCELS AS VALID BUILDING SITES IS BEING RECORDED CONCURRENTLY HEREWITH AT BOOK 2113 PG 344 O.R.P.C.
- 2 THE BOUNDARY OF THIS LAND DIVISION IS DESCRIBED IN VOL 2043 PG 215 O.R.P.C.
- 3 AREA "K" IS APPURTENANT TO PARCELS A, B, C & D FOR ACCESS, DRAINAGE AND UTILITY PURPOSES
- 4 PARCELS A, B, C & D HAVE THE RIGHT OF LEGAL ACCESS TO A CO RD. PER VOL 2039 OR PG 113
- 5 THIS LAND DIVISION IS A SUBDIVISION OF ENHIT "B" OF WAIVER OF PARCEL MAP FILED IN VOL 1845 PG 548 P.C.R.
- 6 N.W. CORNER OF LOT 37 WAS SEARCHED FOR, NOT FOUND WEST LINE LOT 37 ESTABLISHED BY FOUND MONUMENTS PER (2)

LEGEND

- CALCULATED POINT
- ⊙ SET W/ REBAR M&D RCE 9093
- ⊙ FIND W/ REBAR M&D RCE 9093 PER 13/PM/25
- ⊙ FIND AS NOTED
- ⊙ FIND AS NOTED
- (1) PER 13/PM/25
- (2) PER UNRECORDED MAP BY ANDREWS L.S. 2515' COPY OF WHICH IS ON FILE WITH THE PLACER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RONALD PORTER ON SEPTEMBER 1978. I HEREBY STATE THAT THIS MAP OR MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



JOHN L. SHOTWELL
COUNTY SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE

APRIL 24, 1979
DATE

JOHN L. SHOTWELL
COUNTY SURVEYOR
Deputy

RECORDER'S CERTIFICATE

FILED THIS 27th DAY OF APRIL 1979, AT 12:27 P.M. IN BOOK 14 OF PARCEL MAPS AT PAGE 92 AT THE REQUEST OF RONALD PORTER

FILE NO 17973
FEE 1.500

GAY TROMBLEY
PLACER COUNTY RECORDER
Deputy

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF 13/PM/25 AND WAS DETERMINED FROM MONUMENTS SHOWN AS FOUND

PARCEL MAP NO. P-72788
BEING A PORTION OF LOTS 1, 2, 3 & 4
OF SECTION 16 & A PORTION OF LOT 9
SEC 15 T14N R11E MD M

PLACER COUNTY, CALIF

SEPT 1978
71-529

SCALE 1" = 300'

KENDALL ENGINEERING
HUBBARD, CALIF

SHEET 1 OF 1

EXHIBIT G

36

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°04'49"W	25.90'
L2	N55°34'38"W	90.69'
L3	N78°08'39"E	34.62'
L4	S55°34'38"E	60.00'
L5	S04°30'57"E	25.00'
L6	N85°29'03"E	25.00'

RECEIVED
SEP 11 2008
CDRA

EDDY
2006-0132472

APN 064-141-033

25' ROAD & PUE
PER DOC. #93-033050

FND 3/4" IP W/ TAG
"LS 5859" PER (1)

L6(1) N85°22'12"E(1) 1278.90'(1)
(N85°29'03"E 1277.50')(3) OA

FND 3/4" REBAR
MARKED RCE 9093(1)

FND 3/4" REBAR
NO TAG

LEGEND

- FOUND AS NOTED
- DIMENSION POINT
- (1) 14 PM 138
- (2) DOC. NO. 93-033050
- (3) 14 PM 92

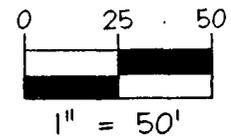
PCL D
14 PM 92

APN 064-141-029



Edward M. Giuliani
9.11.08

FND ROCK MOUND W/ 3/4" REBAR ON BANK OF
VOLCANO CREEK AND 20" BEARING TREE PER(3),
NOW 30" CEDAR TREE, BLAZE EVIDENT, "BT"
MARKING PER(3) UNCLER.
TREE BEARS N67°W 39.00'(3)



SHEET NO 1 OF 1

GK **Giuliani & Kull, Inc.**
Engineers • Planners • Surveyors
11899 Edgewood Road, Suite Q, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

SCALE: 1" = 50'
DATE: 08-28-2008
DRAWN: TG
CHECKED: PD
DWG NO: M07218PL1
JOB NO: 07218

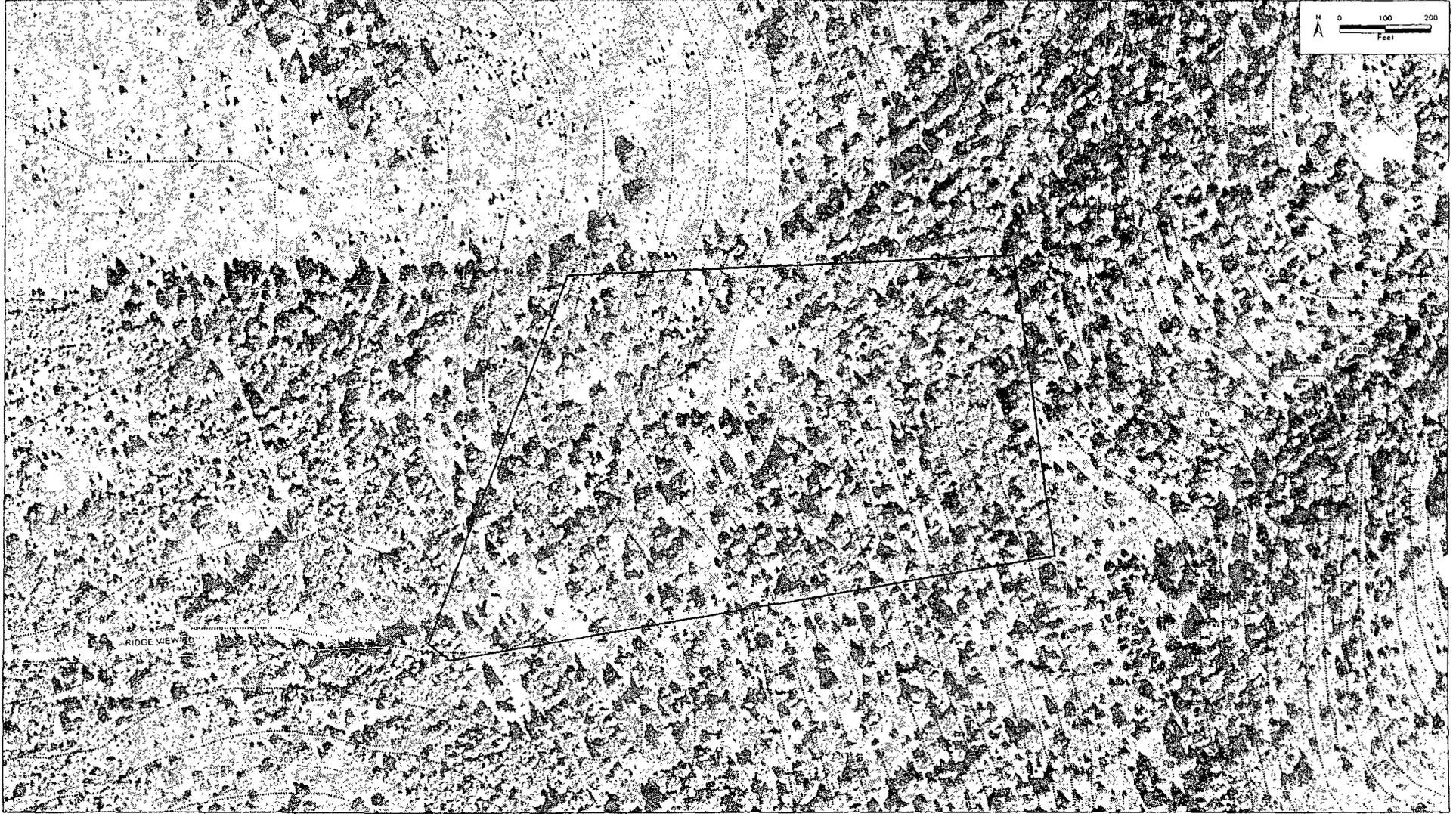
**APPROXIMATE
TOPOGRAPHY**
31
PLACER COUNTY, CALIFORNIA

EXHIBIT H



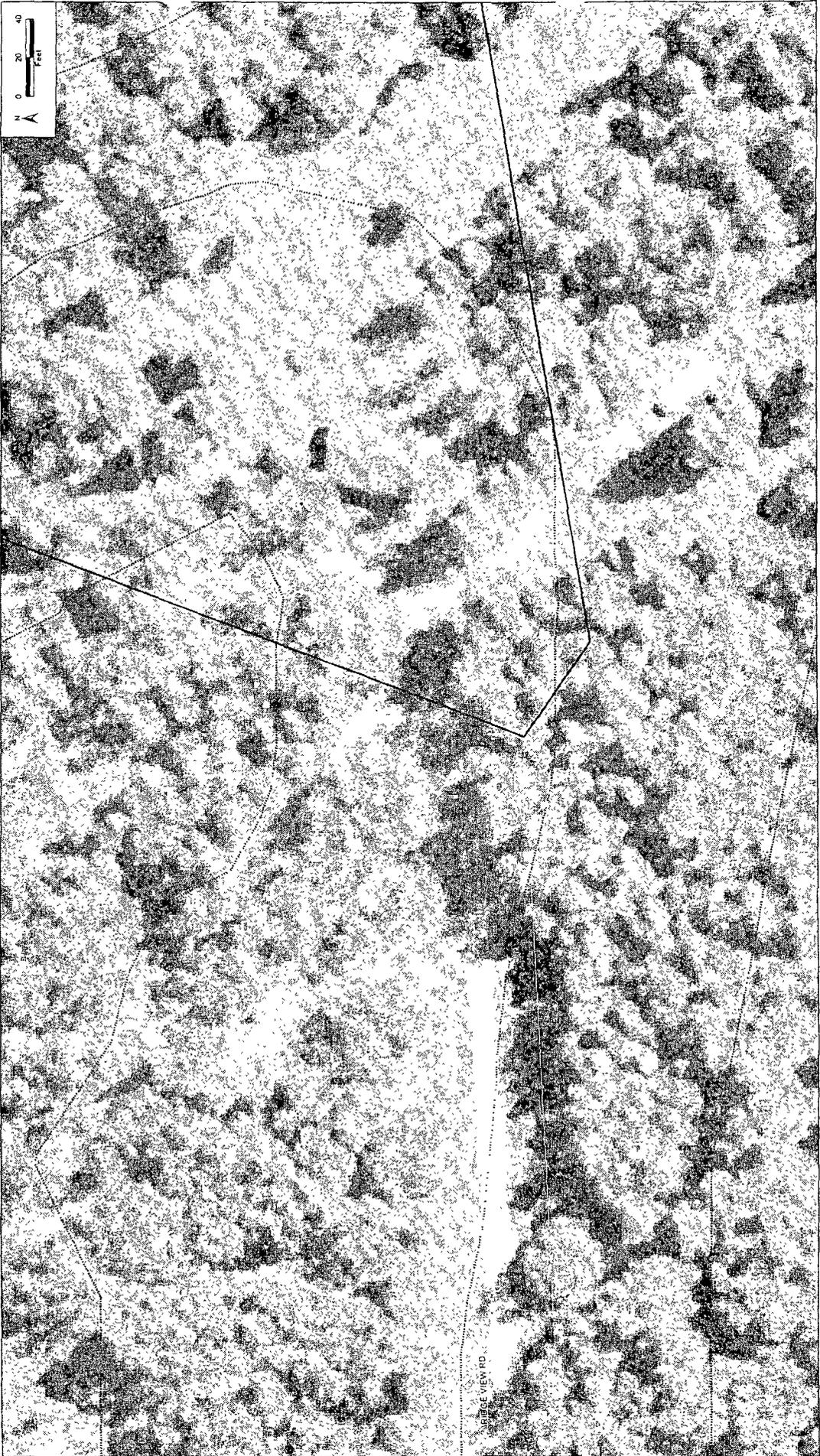
Aerial of APN: 064-141-034

September 3, 2008



Aerial of APN: 064-141-034

September 4, 2008



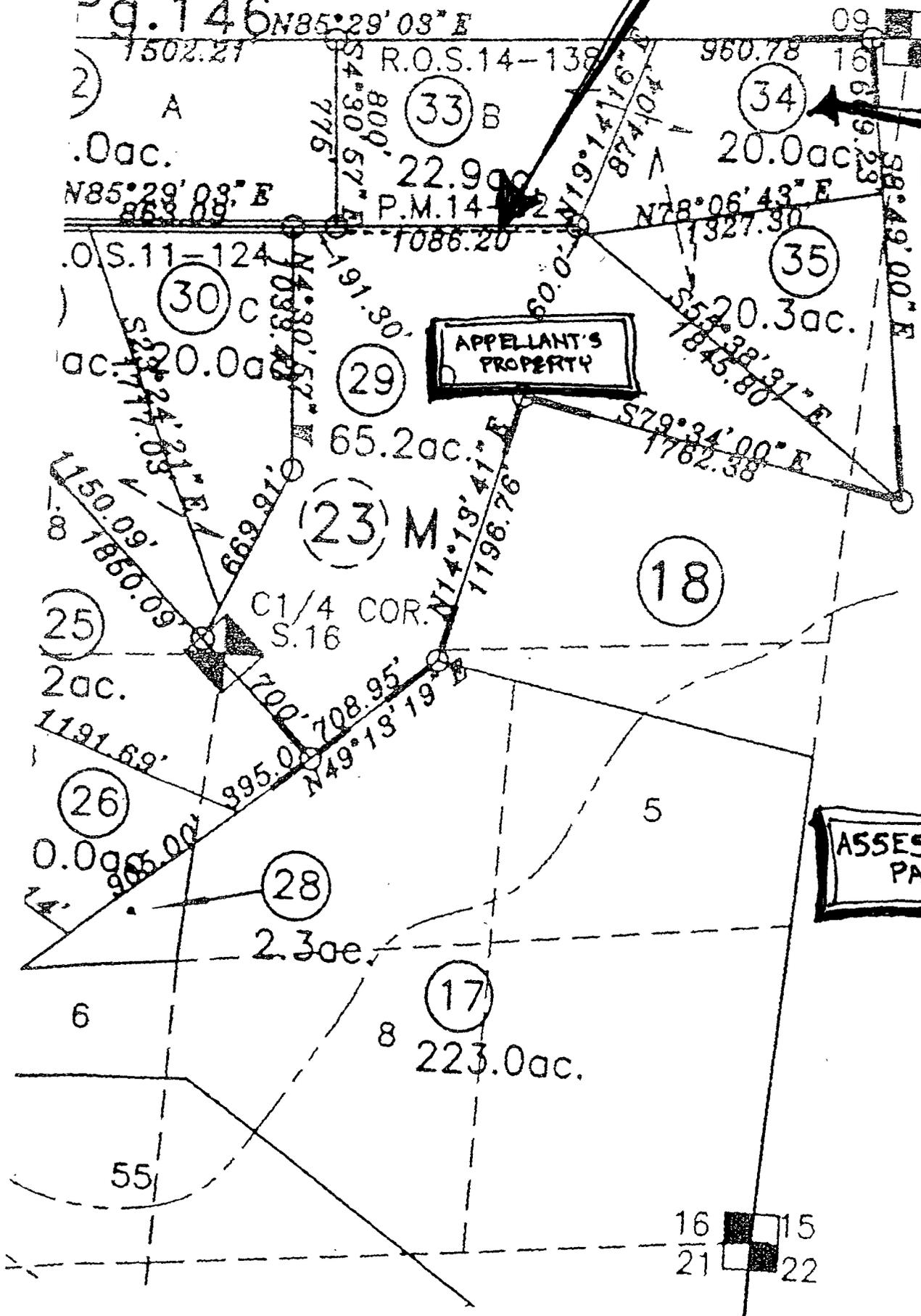
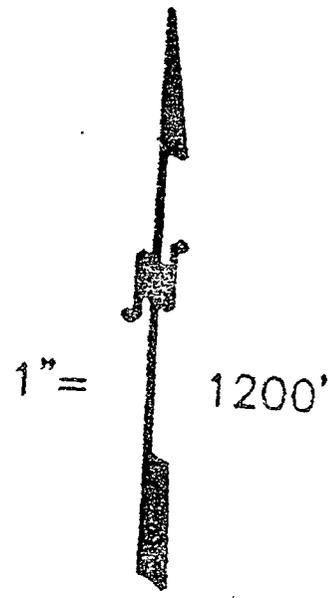
g. 83, P-72919
g. 84, P-72920
g. 89
g. 146

25' EASEMENT

64-1
SUBJECT PROPERTY

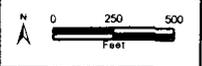
APPELLANT'S PROPERTY

ASSESSOR'S PAGE



 Zoning Map of APN: 064-141-034

October 1, 2008



FOR 160
AC. MIN.

RF-B-X 80
AC. MIN.

RF-B-X 20
AC. MIN.

FORESTHILL RD

CHICKEN HAWK RD

RIDGE VIEW RD

SEQUOIA WY

EXHIBIT M
36



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael Johnson, AICP
Planning Director

HEARING DATE: December 11, 2008

ITEM: 6

TIME: 11:00 AM

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: December 1, 2008

SUBJECT: Third-Party Appeal – Hilt Variance (PVAA 20080229)
(Continued from the October 9th Planning Commission hearing).

GENERAL PLAN AREA: Placer County General Plan

GENERAL PLAN DESIGNATION: Agricultural/Timberland 20 Acre Minimum

ZONING: RF-B-X 20 AC. MIN. (Residential Forest, combining minimum Building Site of 20 acres)

STAFF PLANNER: Melanie Jackson-Couch, Assistant Planner

LOCATION: The project site is located on the north side of Ridge View Road, approximately one-third of a mile northeast of the intersection of Sequoia Way and Ridge View Road in the Foresthill area (APN 064-141-034; 29295 Ridge View Road).

APPLICANT: Craig Hilt

APPELLANT: Catherine Eddy

PROPOSAL:

Catherine Eddy is appealing the decision of the Zoning Administrator to approve a Variance (PVAA 20080229) that allowed for a setback of 30 feet from edge of easement of Ridge View Road, where 50 feet from edge of easement is required, in order to bring an existing residence into compliance with County Code.

CEQA COMPLIANCE:

The project is Categorical 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). Furthermore, there has been no new information, nor has there been changes in circumstances to the Project which would change the CEQA determination (CEQA Guidelines § 15162.).

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, and the Air Pollution Control District were transmitted copies of the project plans and application for review and comment.

BACKGROUND:

Planning Commission Hearing

On October 9, 2008, a Planning Commission hearing was held for the Variance appeal. The Planning Commission heard reports from Development Review Committee staff and received public testimony from the appellant's attorney, Mr. Charles Tweedy, and from the applicant's. Topics that were brought up at the hearing included questions related to the road easement on site, the front setbacks imposed on the applicant's property, and special circumstances on the subject property (including the heavy tree coverage on site and the steep slope of the property). The Planning Commission found merit in the applicant's justification for the Variance, and took action to close the public hearing and continue the appeal to the December 11, 2008 Planning Commission hearing. The Planning Commission directed staff to prepare findings specific to the testimony that was entered into the record at the October 9th Planning Commission hearing. For further background information, see Attachment M – October 9, 2008 Planning Commission Staff Report.

PROJECT DESCRIPTION:

On April 23, 2008, Mr. Hilt submitted an application for a Variance to the front setback requirement of 50 feet from the edge of easement of Ridge View Road to allow for 30 feet from edge of easement of Ridge View Road in order to bring an existing residence into compliance with County code.

RECOMMENDATION:

The Development Review Committee (DRC) recommends that the Planning Commission deny the appeal and uphold the Zoning Administrator's decision to approve the Variance, based on the following findings and the attached conditions of approval.

FINDINGS:

CEQA

The Planning Commission hereby finds that 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). Furthermore, the Commission hereby finds that there has been no new information, nor

has there been changes in circumstances to the Project which would change the CEQA determination (CEQA Guidelines § 15162.)

VARIANCE

Having heard and considered all evidence contained within the October 9, 2008 staff report for the project, the public testimony received at the October 9, 2008 hearing for the project, and the further evidence presented in this report, the Planning Commission hereby finds that:

1. There are special circumstances applicable to the subject property, including the heavy tree coverage, the steep slope of the property, and the canyon on-site. Approximately 90 percent of the project site contains slopes ranging from 30 to 50 percent, which increases towards the east of the property, and therefore, a majority of the subject property is unsuitable for the construction of a residence. Additionally, the site contains heavy tree coverage, with approximately 80 percent of the project site covered with trees, which also limits the availability of a suitable building site. Although there may appear to be other buildable areas on-site, these areas are developed with sewage disposal leach lines and repair areas.

In addition, there are special circumstances associated with the location and use of the road easement to the subject property. The easement runs along and terminates on a small portion of the subject property and the neighboring parcel to the southeast. Should this portion of the easement be improved in the future for access to the adjoining lot, there would only be three parcels taking access from this section of the easement and it is unlikely that the existing residence on the subject parcel would have a negative impact to the potential improvement of the easement.

Therefore, the granting of the Variance to allow for a reduced front yard setback to the road easement would not negatively impact the community, nor does it create a situation in the future that would negatively impact the adjoining parcel which may utilize that portion of the road easement running along the subject property.

Because of such circumstances, the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

2. It is the Planning Commission's determination that the granting of this Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district as the structure is a 2,992 square foot single-family dwelling which is an allowed use within the Residential Forest zone district.

3. The Variance does not authorize a use that is not otherwise allowed in the zone district, given that residential uses are allowed within the Residential-Forest zone district.
4. The granting of this Variance does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements, given the subject property is 20 acres in size and the house is positioned such that it will not negatively affect neighboring properties. Additionally, the distance of the house from neighboring residences and property lines allows sufficient area to meet fire-safe standards.
5. The Variance is consistent with the *Placer County General Plan*.

Respectfully submitted,

Melanie Jackson-Couch
Assistant Planner

ATTACHMENTS:

- Attachment A – Conditions of Approval
- Attachment B - Vicinity Map
- Attachment C – Site Plan
- Attachment D – Approved Site Plan on File with the Placer County Building Department
- Attachment E – Parcel Map
- Attachment F – Topo Map
- Attachment G – Close-up Aerial Exhibit
- Attachment H – Zoning Map
- Attachment I – Assessor’s Page
- Attachment J – Applicant’s Statement
- Attachment K – Appellant’s Statement
- Attachment L – Survey Map, Guiliani & Kull, Inc.
- Attachment M – October 9, 2008 Planning Commission Staff Report Without Attachments

CC Catherine Eddy - Appellant
 Craig Hilt - Property Owner
 John Marin – CDRA Director
 Michael Johnson - Planning Director
 Paul Thompson – Deputy Planning Director
 Holly Heinzen – CEO Office
 Scott Finley – County Counsel’s Office
 Karin Schwab - County Counsel’s Office
 Sharon Boswell – Engineering and Surveying
 Vicki Ramsey - Environmental Health
 APCD
 Subject/chron files

O:\PLUS\PLN\PROJECT FILES\PVAA 20080229 HILT\PVAA-SR-APPEAL-Cont-F-20080229 doc

RECEIVED

JAN 15 2009

CDRA RECEIVED

JAN 15 2009

CDRA

RECEIVED

FEB 19 2009

CLERK OF THE
BOARD OF SUPERVISORS

To: Ann Holman, Clerk of the Board

From: Catherine Eddy, Property Owner

Date: January 15, 2009

Re: Appeal to be heard by Board of Supervisors
Variance (VAA-T020080229)



Please enter to the above referenced variance file the following documents:

1. Placer County Building Department Permit Number B02-3520 signed by applicant Craig Hilt dated June 17, 2002;
2. Placer County Building Department Owner-Builder Verification signed by Craig Hilt dated June 17, 2002;
3. Inspection card for building permit number B02-3520 for owner-builder Craig Hilt issue date June 17, 2002;
4. Inspection card for building permit number B05-19860 for owner-builder Craig Hilt issue date September 19, 2005 (two pages);
5. County of Placer-Environmental Health Services Septic Construction Permit for APN#064-140-080 Signed by Environmental Health Specialist Robert Patterson dated September 21, 2001;
6. Placer County Environmental Health Services approved septic plans for APN 064-140-080 dated September 20, 2001;
7. On-Site Sewage Disposal "As-Built" Plot Plan submitted by owner Craig Hilt for APN 064-140-80 and approved by Robert Patterson, Environmental Health Specialist with Placer County, dated June 20, 2002;
8. Placer County Environmental Health On-Site Sewage Disposal System Final Inspection Report/Certification for APN 064-140-080, E.H.S.R. ON# 430 signed by Robert Patterson, Environmental Health Specialist, dated June 20, 2002;
9. Re-submission of exhibits "A" and "D" depicting topography behind home under-construction, fall and winter views.

PLACER COUNTY BUILDING DEPARTMENT

AUBURN OFFICE (530) 889-7487

TAHOE OFFICE (530) 581-6200

OWNER'S NAME CRAIG HILT	PHONE NO 916 201 9929
APPLICANT'S MAILING ADDRESS P O BOX 583 FORESTHILL 95631	
CONTRACTOR'S NAME OWNER-BUILDER	PHONE NO
CONTRACTOR'S MAILING ADDRESS	
ARCHITECT OR ENGINEER DALE HUBER ENGINEERING	LIC NO 47421
ARCHITECT OR ENGINEER'S MAILING ADDRESS PO BOX 253 NEVADA CITY 95959	
ADDRESS OF BUILDING SITE FORESTHILL-29295 RIDGEVIEW RD	
CROSS STREETS	
SEQUOIA FORESTHILL RD	
SUBDIVISION	LOT NO

PERMIT NO B02-3520
APN 064-140-080
OTHER PERMIT NOS
EXPIRATION DATE
TYPE OF STRUCTURE OF STRUCTURE RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/>
DESCRIPTION OF WORK TO BE DONE SINGLE FAMILY DWELLING

LICENSED CONTRACTORS DECLARATION
I hereby affirm that under penalty of perjury I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect
License Class _____ Lic No _____
Date _____ Contractor _____

OWNER-BUILDER DECLARATION
I hereby affirm that under penalty of perjury I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
 I am exempt under Sec _____ B & P C for this reason _____
Date 02-17-02 Owner Craig Hilt

WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued My workers' compensation insurance carrier and policy number are
Carrier _____
Policy Number _____
(This section need not be completed if the permit is for one hundred dollars (\$100) or less)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions
Date 02-17-02 Applicant Craig Hilt

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES
 By checking and signing here, I certify that I am showing a valid Workers' Compensation Insurance Certificate to the Placer County Building Department
Applicant _____

CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civ C)
Lender's Name _____
Lender's Address _____

I certify that I have read this application and state that the above information is correct I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes
I also agree to save, indemnify and hold harmless the County of Placer against all liabilities, judgments, costs, and expenses which may in any way accrue against said county in consequence of the granting of this permit
Date 02-17-02 Signature of Applicant or Agent Craig Hilt

SQ FT	OCCUPANCY	VALUATION
1437	LIVING	64,297
1496	GARAGE	23,936
66	PORCH	759
88	DECKS	528
TOTAL VALUATION \$89,520		
EXACT PLAN CHECK \$313.32		
PAID PLAN CHECK \$319.72		
PC ADJUSTMENT (+/-) -6.40		
BUILDING PERMIT		
PERMIT FEE 313.32		
ADJUSTMENT		
		\$306.92
PLUMBING PERMIT		
ADJUSTMENT		
		\$89.52
ELECTRICAL PERMIT		
ADJUSTMENT		
		\$89.52
MECHANICAL PERMIT		
ADJUSTMENT		
		\$89.52
SPECIAL PERMIT FEE		
ENERGY/HANDICAP 40.00		
MISC INSPECTIONS		
MH PERMIT		
RENEWALS ETC		
ADJUSTMENT/OTHER		
		\$40.00
MISCELLANEOUS FEES		
DRIVEWAY 85PD		\$
RECORDS		\$20.00
SEISMIC FEE		\$8.25
GRADING		\$35.00
CAPITAL FACILITY FEE		\$2,889.73
TOTAL FEES		\$3,569.16

APN OR PERMIT NO. 03-352001-3520

PLACER COUNTY BUILDING DEPARTMENT

AUBURN OFFICE (530) 889-7487
11424 "B" AVENUE
AUBURN, CA 95603

TAHOE OFFICE (530) 681-6200
P. O. BOX 5036
TAHOE CITY, CA 96145

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER:

An "Owner-Builder" building permit has been applied for in your name and bearing your signature. Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1.
2.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement. Yes No

2. I have have not signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name _____

Address _____ City _____

Phone _____ Contractor's License No. _____

4. I plan to provide portions of this work, but I have hired the following person to coordinate, supervise and provide the major work:

Name _____ Address _____ City _____

Phone _____ Contractor's License No. _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

NAME	ADDRESS	PHONE	TYPE OF WORK

SIGNED: PROPERTY OWNER Craig White

DATE 6-17-02

NOTE: This Owner-Builder verification is sent to you as required by sections 19831 and 19832 of the California Health and Safety Code.

THIS VERIFICATION MUST BE COMPLETED AND RETURNED TO OUR OFFICE BEFORE WE ARE PERMITTED TO ISSUE THE PERMIT.

FOUNDATION/SLAB/GIRDERS/ETC		FRAME/INSULATION/DRYWALL ETC	
ITEM	INSPECTOR/DATE	ITEM	INSPECTOR/DATE
SLAB JACKS	per owners marks 5/5-1-03	ROOF PLY/STRAPS	Lyle 11-13-03
UTER	5/1/03	SHEAR PLY EXT	1 2 Peret per cert 6-15-04
FOUNDATION	5/1/03	SHEAR PLY-INT	
INT PIPRS		DRYWALL SHEAR	
EXT PIPRS	(L) 5/1/03	ROUGH PLBG	
BLOCK		ROUGH EIFC	
BLOCK		ROUGH MECH	
GROUND PLRG	5-1-03	ROUGH GAS	
GROUND FLEC		ROUGH FRAME	
GROUND MECH		FIREPLAC/CHASE	
FLOOR FRAME		EXT LATH	
INSULATION		STUCCO/INSUL CERT	
WALL PANELS		INSULATION	
SLAB-GRAVEL	5/1/03	DRYWALL	
MISCELLANEOUS APPROVALS		FINAL APPROVALS-APPROVED FOR OCCUPANCY	
ENV. HEALTH SEPTIC/WELL		FINAL ELEC	
ROAD ENCROACHMENT		FINAL PLBG	
PUBLIC SEWER FINAL		FINAL MECH	
DRIVEWAY FINAL		FINAL BUILDING	
AIR POLLUTION FINAL			
MISCELLANEOUS INSPECTIONS		ELECTRICAL/GAS/CONNECTION APPROVALS	
W/IRM POWER POLE		PGE /SMUD/SPP	
TEMP POWER POLE		PGE /SMUD/SPP	
EARLY POWER	6/11/03	PGE /SMUD/SPP	0-18-03
SERVICE CHANGE		PGE /SMUD/SPP	
EARLY GAS TAGGED		PGE /S W G	
LP GAS TAGGED		POOL/SPA INSPECTIONS	
GAS TEST-BLDG		ITEM	INSPECTOR/DATE
GAS TEST-YARD		PRE GUNITE	
SEWER LINE		OTHER GROUND	
WATER LINE/YARD		POOL ENCLOSURE	
ROOF ICE DAM		PRE-PLASTER	
STOP AND DRAIN		POOL FINAL	

SEWER LINE TEMP PROBE OK @ 6128102

JUN JUN
 JUN JUN
 05 05

PLACER COUNTY BUILDING DEPARTMENT

AUDITRN OFFICE (530) 889-7487 ISSUED DATE JUN 17 2002 TAHOE OFFICE (530) 581-6200

OWNER'S NAME	PHONE NO
CRAIG HILT 916 747-0122	916 741 0888
APPLICANT'S MAILING ADDRESS	
P O BOX 583 FORESTHILL 95631	
CONTRACTOR'S NAME	PHONE NO
OWNER-BUILDER	
CONTRACTOR'S MAILING ADDRESS	LIC NO
ARCHITECT OR ENGINEER	LIC NO
JULE HUBER ENGINEERING	47421
ARCHITECT OR ENGINEER'S MAILING ADDRESS	
P O BOX 253 NEVADA CITY 95959	
ADDRESS OF BUILTING SITE	
FORESTHILL-29295 RIDGEVIEW RD 7 D-2	
CROSS STREETS	
SEQUOIA FORESTHILL RD	910 MILE SHT. MICHIGAN BLVD TO SEQUOIA LEFT ENDVIEW
SUBDIVISION	END OF ROAD

PERMIT NO	B02-3520	
APN	064-140-080	
OTHER PERMIT NOS	EXPIRATION DATE	
TYPE OF WORK/USE OF STRUCTURE		
RESIDENTIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	OTHER <input type="checkbox"/>
DESCRIPTION OF WORK TO BE DONE		
SINGLE FAMILY DWELLING		
BUILDING		
SQ FT	OCCUPANCY	VALUATION
1432	LIVING	64,297
1496	GARAGE	23,936
66	PORCH	759
88	DECKS	528

EXTENDED TO 6/17/05

RECEIPT # 04-02801 \$ 190.00

DATE 6/15/04

FOUNDATION/SLAB/GIRDERS/ETC		FRAME/INSULATION/DRYWALL ETC.	
ITEM	INSPECTOR/DATE	ITEM	INSPECTOR/DATE
SETBACKS	11/21/07	ROOF PLYSTRAPS	11/21/07
UFER	5/9/03	SHEAR PLY-EXT	11/21/07
FOUNDATION	5/9/03	SHEAR PLY-INT	
INT PIERS	11/21/07	DRYWALL SHEAR	
EXT PIERS	11/21/07	ROUGH PLBG	
BLOCK		ROUGH ELEC	
BLOCK		ROUGH MECH	2/27/06
GROUND PLBG	11/21/07	ROUGH GAS	
GROUND ELEC	11/21/07	ROUGH IRAME	
GROUND MECH		FIREPLAC/CHASE	
FLOOR IRAME		EXT LATH	
INSULATION		STUCCO/INSUL. CLRT	
WALL PANELS		INSULATION	11/21/07
SLAB GRAVEL	11/21/07	DRYWALL	11/21/07
MISCELLANEOUS APPROVALS		FINAL APPROVALS-APPROVED FOR OCCUPANCY	
ENV HEALTH/SPTIC/WELL		FINAL FLEC	
ROAD ENCROACHMENT		FINAL PLBG	
PUBLIC SEWER FINAL		FINAL MECH	
DRIVEWAY FINAL		Mobile Home Removal	
AIR POLLUTION FINAL		FINAL BUILDING	11/21/07
MISCELLANEOUS INSPECTIONS		ELECTRICAL/GAS/CONNECTION APPROVALS	
PERM POWER POLE		PGE /SMUD /SPP	
TEMP POWER POLE		PGE /SMUD /SPP	
EARLY POWER	11/21/07	PGE /SMUD /SPP	11/21/07
SERVICE CHANGE		PGE /SMUD /SPP	
EARLY GAS TAGGED		PGE /S W G	
LP GAS TAGGED	11/21/07	POOL/SPA INSPECTIONS	
GAS TEST-BLDG	11/21/07	ITEM	INSPECTOR/DATE
GAS TEST-YARD	11/21/07	PRE-GUNITE	
SEWER LINE	11/21/07	OTHER GROUNDS	
WATER LINE/YARD	11/21/07	POOL ENCLOSURE	
ROOF ICE DAM		PRE-PLASTER	
IND DRAIN		POOL FINAL	

Sever... mobile... (0-2) ...

PLACER COUNTY BUILDING DEPARTMENT

AUBURN OFFICE (530) 886-3010

ISSUED DATE: 19-SEP-2005

TAHOE OFFICE (530) 581-6200

OWNER'S NAME CRAIG HILT	PHONE NO 916 747-0177
APPLICANT'S MAILING ADDRESS P.O. BOX 583 FORESTHILL 95631	ST-1-56-55
CONTRACTOR'S NAME OWNER-BUILDER	PHONE NO
CONTRACTOR'S MAILING ADDRESS	LICENSE NUMBER 0
ADDRESS OF BUILDING SITE 29295 Ridge View Rd Foresthill	
CROSS STREETS SEQUOIA FORESTHILL RD 9/10 MI PAST MICHIGAN BLVD	
SUBDIVISION 20 Ac Por Par B Pmor 14 92	

PERMIT NO B05 - 19860
APN 064-141-034-000
OTHER PERMIT NOS 9-15-09 (0)
EXPIRATION DATE 19-SEP-2007
TYPE OF WORK/USE OF STRUCTURE TRC
RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/>
DESCRIPTION OF WORK TO BE DONE Renewal of building permit 02 3520 SINGLE FAMILY DWELLING
1432 living
1496 garage
66 porch
88 deck
REMOVE ALL FLOOR TO FINISH 1 RT
BUILDING
SQ. FT
OCCUPANCY
VALUATION

EXTENDED TO: **MAY 1, 08**

RECEIPT #: _____ \$ _____

BY: **[Signature]** DATE: **9/14/07**

EXTENDED TO: **Sept 15, 2008**

RECEIPT # _____

BY: **[Signature]** DATE: **9/14/08**

PERMIT NO. _____

TENANT IMPROVEMENTS		SIGN INSPECTIONS	
T1 WALL FRAME (P.E.M.)		SIGN FOOTING	
T2 CRYWALL/INSULATION		SIGN ELEC	
T3 FLOOR BAR (P.E.M.)		SIGN FINAL	
T4 FINAL			

4-25-03 Foundation Circle (No Plan Rev)

11-13-03 Lyle Shear Conn OK to cover deck

11-22-03 Lyle Shear Conn

5/1/04 Received Engineers FX need for insp Reel

4-15-04 Lyle Shear Conn

1/9/06 Courtesy FRAME PREP only Permit

2/5/06 FRAMES COVER - ~~Permit~~

7-12-07 SW Drywall - GAS NOT ON TEST - OWNER WILL RECALL w/
YARD GAS IS READY TO BE INSPECTED

① 7/24/07 I SPOKE WITH OWNER ABOUT EXTENDING PERMIT
FOR DWELLING UNIT. MAY, IT MIGHT HAVE NOT BE ALLOWED IN WINTER
MONTHS - HE WILL CALL ME BACK PRIOR TO EXPIRATION OF PERMIT IF
NEEDED - RICK

10-16-07 Consult w/ Rick J. owner can pull demo permit (no max to remove MTH
owner advised)

7/9/08 PERFORMED SITE VISIT WITH SENIOR INSP. MITCH, AT REQUEST

OF CODE ENFORCEMENT. OWNER STATED HE IS COLLECTING
GARAGE TO STORAGE AREA. TIM UEGNER STATED ATTORNEY'S LETTER
RECEIVED COMPLIANT WITH EXISTING COMPLIANT FOR PROJECT OK.

7/9/08 Called owner left a MESSAGE STATING OWNER ALSO
CONNECTED FROM GARAGE TO STORAGE REQUIRED A REUSE PERMIT RICK

8/7/08 PERFORMED SITE REVIEW. FOUND ELECTRICAL PANEL IN
DISARRAY. PLEASE VERIFY ELECTRICAL PANEL IS
PROPER. IF PLEASE ALSO VERIFY THE UNCONDITIONAL
STRUCTURAL AREA IS APPROPRIATE. J?

8-14-08 ✓ Bing. Install electrical inspection completed (VM case) No recall. ~~if~~
Consult w/ T. w/ MCM. MIT

8-15-08 Please notify CE. KW open recall info.

2-22-08 Courtesy only ~~Permit~~

4-04-08 TIK (Courtesy) Insp.

OWN# 5335
FA# 608

County of Placer - Environmental Health Services
11454 B Avenue, Auburn, CA 95603
(530) 889-7335 Septic Inspection Recorder (530) 889-7360

OWN# 430 / 4204209 Area# 7331
IN# 27401

SEPTIC CONSTRUCTION PERMIT

ASSESSOR'S PARCEL NO 64-140-80 E.H.#

LOCATION Ridgeview Rd Foresthill Ca 95631
Street No Street Name Area Zip Code

OWNER <u>Craig Hill</u>	MAILING ADDRESS <u>P.O. Box 583 Foresthill Ca 95631</u>	TELEPHONE NO. <u>916 9988211</u>
CONTRACTOR	MAILING ADDRESS	TELEPHONE NO

DESCRIBE WORK TO BE DONE
STD SEPTIC System

SIZE OF PROPERTY <u>20 acres</u>	SUBDIVISION/MLD	LOT NO. <u>64-140-80</u>
NO. OF BEDROOMS <u>3</u>	EXISTING BUILDINGS ON PROPERTY	

I HEREBY CERTIFY THAT THE PROPERTY OWNER HAS AUTHORIZED THIS APPLICATION FOR A CONSTRUCTION PERMIT:
Applicant's Signature: Craig Hill Date: 9-12-01

FOR DEPARTMENT USE ONLY

SEWAGE DISPOSAL

New Expansion Repair Seepage Pits Septic Tank Only Other

Size of Septic Tank: 1200 gal Leachline Specifications
Size of Pump Tank: Length: 150 Width: 36 Depth: 24 Sq.Ft.: 450

Minimum Setbacks Required Property Lines: Front: Side: 50' Rear:

Wells 100' Drainage: 50' Creek 100' Pond 100'

Percolation Test Results 9.6 Depth: 30" Performed By: Lin Oblon Date: 9-11-99 (clone on 64-140-79)

Special Design System Specifications/Remarks:
OK to install system in approved area of attached plot plan

Septic Permit Fee: 210⁰⁰ Receipt #: 24471 Date Paid: 9/12/01

WATER SUPPLY

IF ON COMMUNITY SYSTEM Name of District WILL SERVE LETTER Required: Received:

IF ON PRIVATE WELL Permit Required? Permit No: 12454 Well Yield: 5 gpm Storage: 0 Gal.

REMARKS: need clean lab analysis for bacteria prior to occupancy of new house or trailer.

PLANNING DEPT. APPROVAL
Signed _____ Zone _____ Dist. _____ Front Setback _____ Sides _____ Rear _____ Date _____

APPROVED APPROVED WITH CONDITIONS DENIED

REASON FOR DENIAL OR CONDITIONS OF APPROVAL/REMARKS
This permit approval is for new house to be constructed on this property. If BLDG Dept allows occupancy of TRAILER on AP 64-140-079 while house is being built, trailer must connect to this system.

PRE-CONSTRUCTION MEETING REQUIRED CONSULTANT'S CERTIFICATION REQUIRED

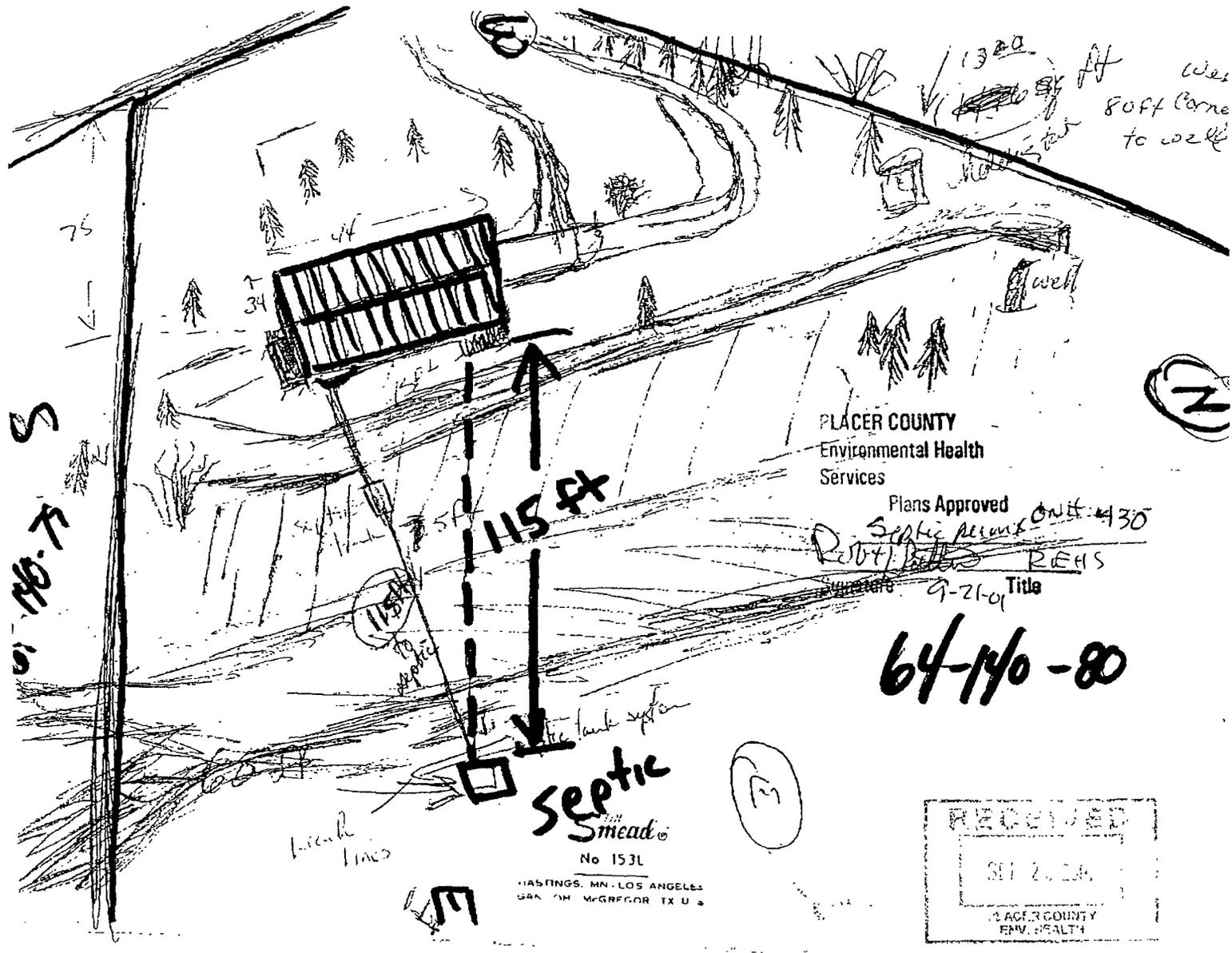
THIS APPLICATION BECOMES A PERMIT WHEN SIGNED BY ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL HEALTH SPECIALIST SIGNATURE Robert J. Paltusa DATE 9-21-01



THIS PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUE
MAY BE RENEWED A MAXIMUM OF TWO (2) TIMES PROVIDED RENEWAL APPLICATION IS MADE PRIOR TO PERMIT EXPIRATION DATE

DISTRIBUTION: WHITE-Health CANARY-Owner PINK-Installer/Contractor 9/25/01 TT



was
80 ft Corne
to well

09/20/01 08:43 CALTRONICS DISPATCH + 530 899 7370

PLACER COUNTY
Environmental Health
Services

Plans Approved

Septic Permit Unit: 430

Robert Bell REHS

9-21-01 Title

64-140-80

Septic
Smead®
No 153L

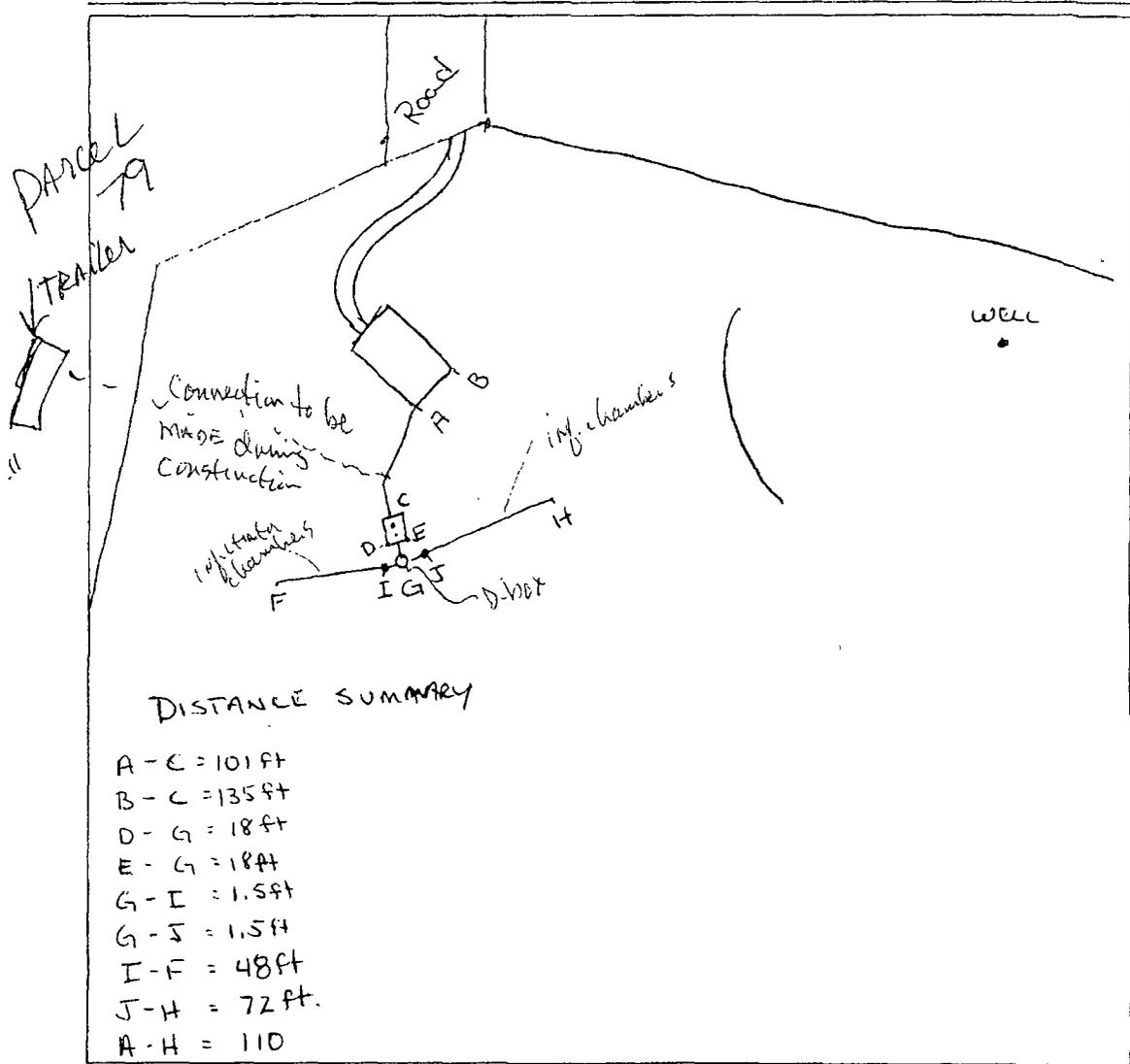
HASTINGS, MN. LOS ANGELES,
SAN ANTONIO, MCGREGOR, TX U.S.A.

RECEIVED
SEP 21 2001
PLACER COUNTY
ENV. HEALTH

NU. 102 FWD/002

ON-SITE WAGE DISPOSAL "AS-BUILT" OF PLAN
 (To be provided to system installer for submittal to EHS at job completion)

Owners Name: Craig Hill APN# 64-140-80
 Job Location 29295 Ridgeview Scale: _____
 Company Name & Address: OWNER 64-140-80



Date Completed: 6-19-02 Installer's Signature: Craig Hill

FOR DEPARTMENT USE

As-Built Approved: 6-20-02 By: ROBT J. PATTINSON SR # ON# 430

ref:\Forms\asbuilt doc 4/27/00

PLACER COUNTY ENVIRONMENTAL HEALTH
11454 "B" AVENUE, AUBURN, CA 95603
(530) 889-7335 FAX (530) 889-7370

ON-SITE SEWAGE DISPOSAL SYSTEM FINAL INSPECTION REPORT/CERTIFICATION

New Construction Repair Expansion Tank Replacement
AP# 064-140-080 Building Permit# B-02-3520
E.H.S.R.# ON# 430

Owner: CRAIG E. HILT Installer: Self
Address of Property: 29295 RIDGE VIEW, FOREST HILL

As-built Received: Yes Consultant's Certification Received

Installation Conforms to the Plot Plan Drawing: Yes No

Type of System: STANDARD Design Flow: 450 gpd
Septic Tank: Materials: CONCRETE No. of Gallons Liquid Capacity: 1200 GEORGETOWN
Leachfield Design: Disposal Trenches: Total Linear Ft.: 120 Number: 2 W/ RISERS
Width: 36" Depth: 30"
Gravelless Gravel INFILTRATOR CHAMBERS
Curtain Drain Yes No Depth _____
Pump Tank Yes No Size _____

SEE AS BUILT DRAWING

NOTE TO PROP. OWNER:

1. TRAILER on parcel 79 needs to be connected to this septic system while you are living in it AND building house. Building Dept will inspect connection.
2. When house is ready to occupy you must submit a clean lab analysis on well water.
3. Upon final approval to occupy house, the trailer must be disconnected from septic system AND removed from property.

Special Notes: _____

THIS ON-SITE SEWAGE DISPOSAL SYSTEM HAS BEEN INSPECTED AND FOUND TO MEET CURRENT MINIMUM COUNTY CONSTRUCTION STANDARDS

Environmental Health Representative: _____

Robert J. Patterson

Date: 6-20-02

Distribution: WHITE: AP file
ref c lforms/finalons (revised 4/96)

CANARY: Assessor

PINK: Owner

GOLDENROD: Contractor

A



