



PLACER COUNTY PLANNING DEPARTMENT

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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 11/23/09 (5 pm) Appeal Fee \$ 495
Date Appeal Filed 11/20/09
Receipt # 09-0003128
Received by HDB
Geographic Area South

TO BE COMPLETED BY THE APPLICANT

- 1. Project name St. Joseph Marello church
2. Appellant(s) Gary & Evelyn Gaudler Diane & Barry Haxton
Address 8030 Sorlake Circle 7970 Twin Rocks Granite Bay CA 95746
3. Assessor's Parcel Number(s): 035-085-008-000 / 035-151-025-000
4. Application being appealed (check all those that apply):
Administrative Approval (AA-)
[X] Use Permit (CUP/MUP-)
Parcel Map (P-)
General Plan Amendment (GPA-)
Specific Plan (SPA-)
Planning Director Interpretation (date)
[X] Minor Boundary Line Adj. (MBR-)
Tentative Map (SUB-)
Variance (VAA-)
Design Review (DSA-)
Rezoning (REA-)
Rafting Permit (RPA-)
Env. Review (EIAQ-)
Other:
5. Whose decision is being appealed: Planning Commission
6. Appeal to be heard by: Board of Supervisors
7. Reason for appeal (attach additional sheet if necessary and be specific): see attachment

(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) [Signatures of Gary & Evelyn Gaudler, Diane & Barry Haxton]
7947 Twin Rocks Rd Granite Bay, CA 95746
8277 Twin Rocks Rd Granite Bay, CA 95746

**Appeal of Placer County Planning Commission Approval of Minor Use Permit for
St. Joseph Morello Church, Revised Mitigated Negative Declaration**

Reference: PMPAT20080493

Hearing date: 11-12-09

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Issues as of this date of submission of appeal:

- No index or cross-correlation of the conditions of Placer County Code 17.58.140(A) and (B) in the Mitigated Negative Declaration or the Revised Minor Use Permit (MUP) (5 Nov 2009). Consequently, there is no obvious or direct method of evaluating the negative conditions to the related mitigating issues.
- No evidence of alternate wetlands mitigation methods. Stated method is to pay for the destruction of the wetlands but this solution is stated before due process of the application for the 404 permit. Thus far, there is no evidence to prove that impacts to the wetlands cannot be avoided.
- The project is inconsistent with the goals and policies of the Granite Bay Community Plan in regards to size and scale and protection of the rural atmosphere.
- The project's environmental document violated the California Environmental Quality Act (CEQA) by not adequately addressing all aspects of the project's impacts; substantial evidence was presented to the Planning Commission that the project will result in significant environmental effects such that an Environmental Impact Report must be prepared.
- The project and its approval process violate and/or are not adequately addressed in satisfaction of the provisions of Placer County Code 17.58.140.
- Some of the Conditions of Approval are vague and/or inadequate.
 - Traffic impact assessment does not appear to be accurate, substantive or supportable.
 - No factual proof that the proposed overall mitigation efforts will result in satisfaction of the issues being mitigated.

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