

Attachment A



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

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Web page: www.placer.ca.gov/planning

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Tahoe City CA 96145
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PLANNING APPEALS

CDRA

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
 Letter _____ Date Appeal Filed 11/20/09
 Oral Testimony _____ Receipt # 09-0063128
 Zoning RA-B-X 4.6 AC. MIN. Received by EDB
 Maps: 7-full size and 1 reduced for Planning Commission items Geographic Area SOUTH

—TO BE COMPLETED BY THE APPLICANT—

- Project name St. Joseph Marelllo church
- Appellant(s) Gary & Evelyn Gaylor Diane & Barry Haxton
 Address 8030 Sorloke Circle Telephone Number 791-5534 Fax Number
7970 Twin Rocks Granite Bay CA 95746
 City State Zip Code
- Assessor's Parcel Number(s): 035-085-008-000 / 035-151-025-000
- Application being appealed (check all those that apply):

<input type="checkbox"/> Administrative Approval (AA-_____)	<input type="checkbox"/> Tentative Map (SUB-_____)
<input checked="" 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-_____)	Other: _____
- Whose decision is being appealed: Planning Commission
(see reverse)
- Appeal to be heard by: Board of Supervisors
(see reverse)
- 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)

Gary & Evelyn Gaylor Diane & Barry Haxton

[Signature]
7947 Twin Rocks Rd
Granite Bay, CA 9574
Parcel # 035-086-008-000
916-791-0809

[Signature]
8277 Twin Rocks Rd
Granite Bay, CA 95746
916-791-0270
035-092-046-000

**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.

CDRA