

APPLICATION
REQUEST TO VACATE A ROAD FOR PUBLIC USE IN LAKE COUNTY

Date: 02/09/17

County of Lake
Department of Public Works
255 North Forbes Street, Rm 309
Lakeport, CA 95453

Attn: Gordon Haggitt

1. I would like to request the vacation of a road for public use in the Middletown
area. (town)
2. Road name: Summer Dr. / Anderson Springs
3. The road is located (geographic location): off Anderson Springs Rd.
before Alder Lane Summer Drive
(Attach a map or sketch showing the portion of roadway to be vacated and any utilities and improvements involved.)
4. Reason for vacation: to rebuild - see letter attached
5. Signatures of support for vacation (include signatures of all adjoining ownerships and those who take access off the road to be vacated):

<u>Name</u>	<u>Signature</u>	<u>APN</u>	<u>Mailing Address</u>	<u>Phone #</u>
Adele H. CORPUS	<i>Adele H. Corpus</i>	050 394 160 000	P.O. Box 335	707 987 3467
				Cell 707 363 7465

Signature of Applicant: Jennie A. Rossotti Date: 02/09/12

02/08/17

Director of Public Works

Scott De Leon

255 N. Forbes Street

Lakeport, CA 95453

RE: Vacation of Summer Drive

Dear Mr. De Leon,

As property owners of lots APN 393-050-000, 1410 Anderson Springs Road and APN 050-394-150-000, 19750 Summer Drive, we are requesting vacating, the old road (from before 1937) that still shows on the map as a through road to Alder. I have included a short history on Summer Drive and the Anderson/Patriquin family with a map marked with a green line showing the old Summer Drive. There was no Anderson Springs Road prior to the 1937 mapping by Ray Meade.

I was able to verify the information from some of the neighbor's deeds. I also must mention that Dr. Anderson gave the county a portion of the APN 93-050-000 lot to the county so they could make a viable entrance onto Alder Lane. Certainly this is recorded somewhere in your records. Without the Vacation, we will be unable to rebuild losing the two lots and our neighbors, the Copus family would also have to give up their rebuild dreams. We own a lot on Alder, APN 050-393-030-000, and 11395 Alder Lane that we will not build upon. The road in question does not have an APN number, has never been maintained by the county and was always considered to be part of the two lots mentioned above, since the portion of the Anderson Springs Road lot was given to the county by Dr. Anderson.

There are photos of the area in your files as well as community support notes. There will not be anyone landlocked. We will not be searching title reports. There is no legal description available and other than the 1937 map no other survey map. No one else uses the driveway except our neighbors, the Copus family. We have stopped our architect for now and are not willing to put out any more dollars until the situation is settled.

However, I must object to the lengthy process mentioned in the papers sent with the application, it seems unfair to take up to a year over such an easily remedied situation. Mr. Ray Meade in 1937, 81 years ago, did away with Summer Drive, put in Anderson Springs Road and sold the lots on Summer Drive to my neighbors. Our cabin was already there, built in 1929, some 87 years ago, so it landed on Summer Drive with an access onto the new Anderson Springs Road. Sadly it has developed into a situation that quite possibly will not allow a rebuild for us or our neighbors, Vigil and Adele Copus. We must have an answer either to deny or affirm and hope that the county will use their good will and largesse before sewer vote so we know where stand on the rebuild.

We have always used the merchants in Lake County for everything from appliances to lumber. It is disheartening to find out that after paying taxes and supporting the Lake County economy that a small piece of property 10 feet wide that narrows down to two feet wide by 117 feet can stop us from rebuilding.

We need an immediate answer.....and again before the sewer vote.

Sincerely

Jennie and Leroy Rossotti

355 McNear Ave.

Petaluma, CA 94952

707 763-2027

jrossott@aol.com

The following is a history of the area that once was Summer Drive.

In 1874 the Anderson/Patriquin families discovered Lake County through a friend in Vallejo. They developed the New Oat Hill Quicksilver Mine. Even after the mine failed, they kept their close ties to the Springs.

In 1929, Mrs. Alex Anderson, the wife of the Alex Anderson built the cabin which sat on Summer Drive. The Anderson family operated a hotel and invested in the cinnabar mines that were discovered in the area. That investment did not prove to be a successful venture for the Anderson/Patriquin families. In 1937 the Anderson family sold the Springs to Ray Meade, who did the map which the county is still using today. I have the original map in my possession.

Summer Drive was the only road going toward the recreation center. It started by the bridge that is closest to the entrance, then along the creek where it took a very sharp turn onto Alder Lane. Two of the Anderson brothers and one sister built cabins along that road prior to 1937

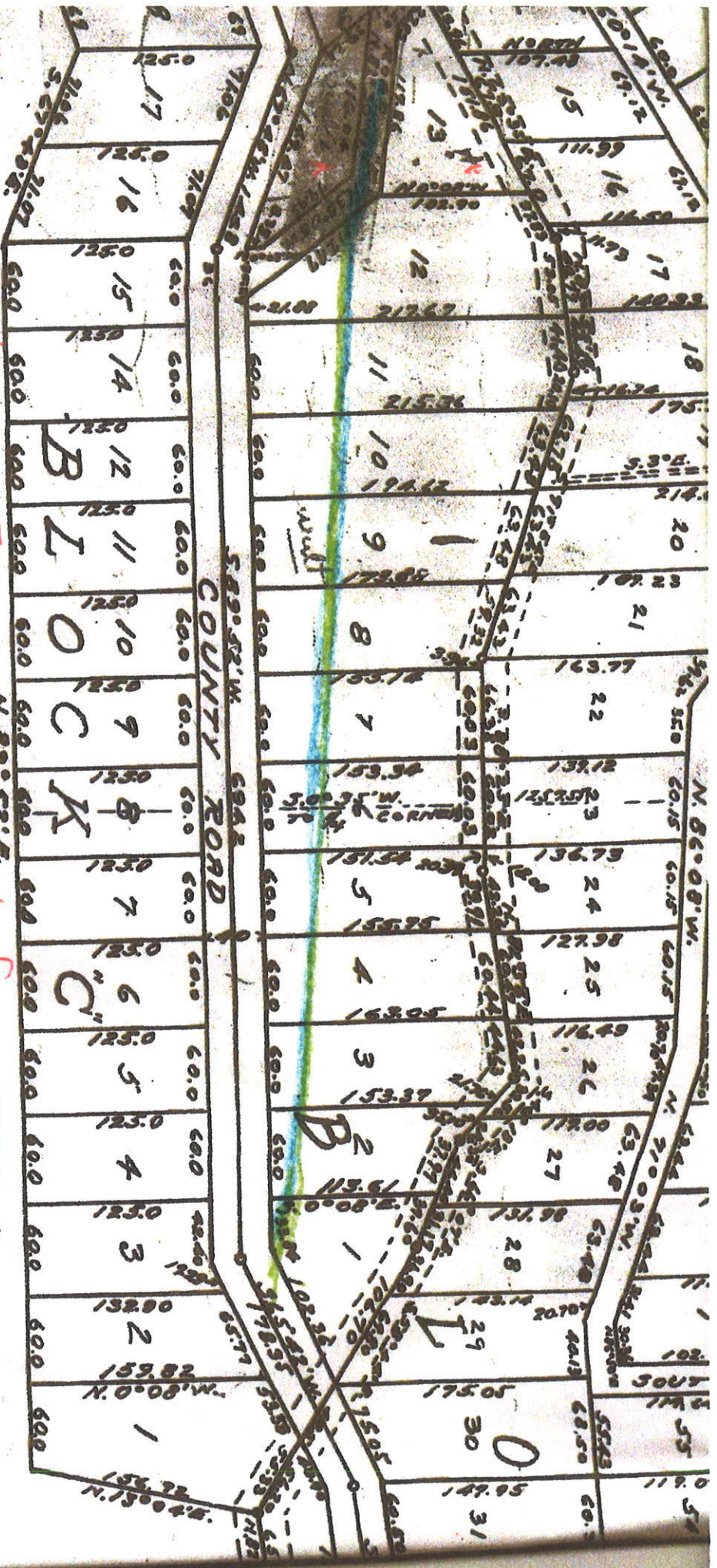
When Mr. Meade acquired the property he did the separate lots which are much the same as today. Many of those lots sat right on Summer Drive which is verified in the deeds. The county must have abandoned the road at that time or they have stopped the building process.

In 1940 the Ford family purchased a lot on Alder Lane and started building their cabin. Mrs. Naomi Ford Tambornini was a small child and remembers that the trucks had to unload and reload to make the turn from Summer Drive onto Alder. So at that time Dr. Walter Anderson donated a portion of lot 050-393-050-000, 11410 Anderson Spring Road to the county so Alder could commence at Anderson Springs Road, which it has been for 77 years. I have not been able to find any documentation on the transaction.....it was probably done with a handshake back then.

I worked for Dr. Anderson for over 25 years and we spent all of our summers where and our children and grandchildren have made lifelong friends. In 1984, we inherited the cabin and done a bit of remodeling, but it was basically the same. We have maintained Summer Drive and it is our driveway and parking area.

I have a history of how the Anderson and Patriquins came to this county, their histories and how they came to own Anderson Springs. It was written in 1944 by Lou Patriquin (Uncle Lou's cabin). Someday I will talk to the Gibson Library people regarding a donation of the papers.

Our families' love for the Springs and in their words "the happiest place on earth", want to rebuild and are hoping that the county will work with us to make the rebuild happen.



Green line showing Summer Drive before 1937 map.

nts: That R. R. MADE,
 on on this map, authorized
 by authority and consent
 declares it to be a true
 vision and that all the
 on said map and a
 uses conforming
 natural water courses or
 dedicated to public use
 lower thereon except

I, FRANK JOHNSON, County Surveyor of Lake County,
 California, hereby certify that the lands embraced within this
 map are not within any special assessment district and
 are not subject to any special assessments.

Witness my hand this March 22 1937.

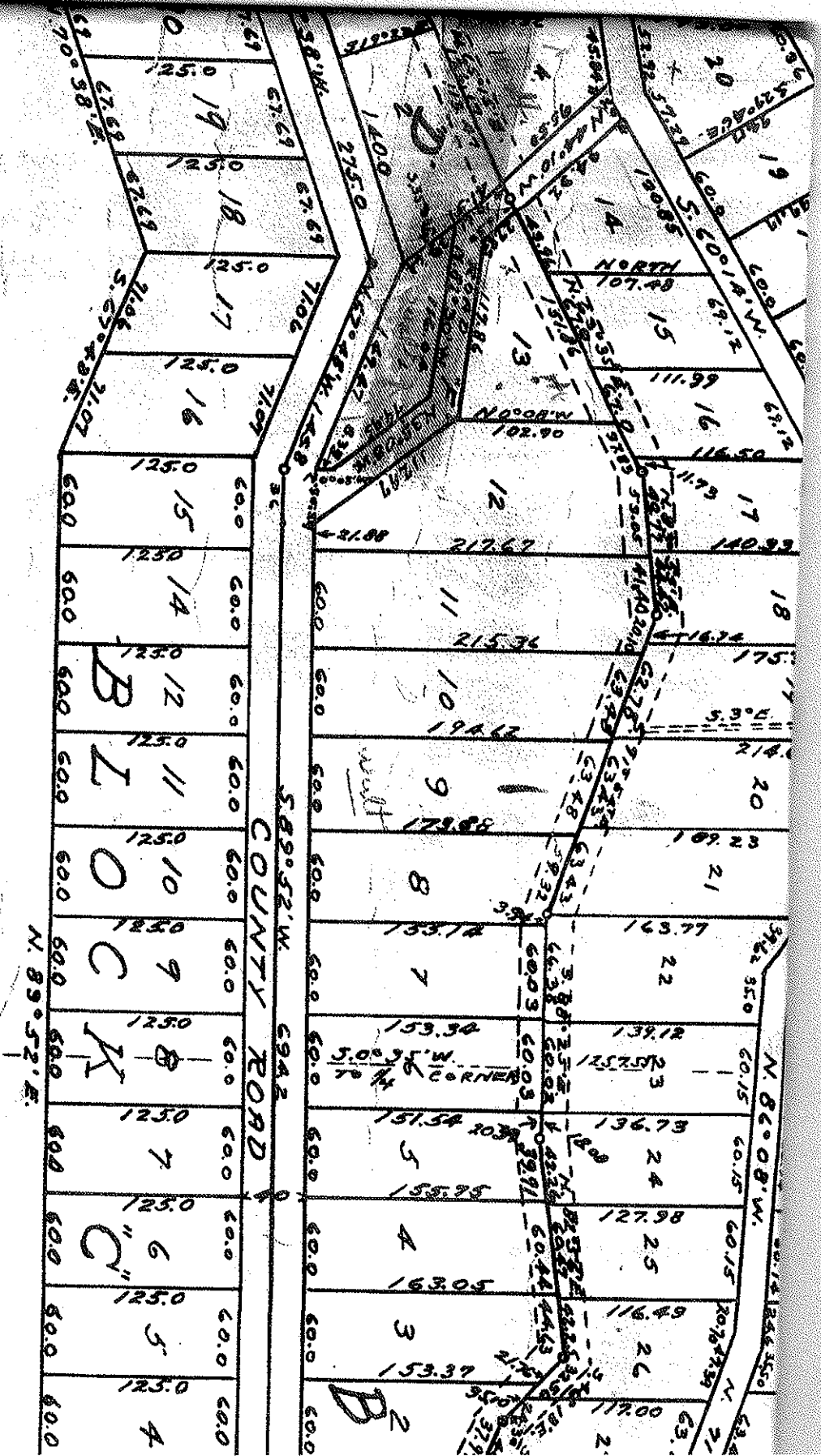
Frank Johnson
 County Surveyor.

uses conforming
 natural water courses or
 dedicated to public use
 lower thereon except

I, FRANK JOHNSON, County Surveyor of Lake County,
 California, do hereby certify that the lands embraced
 within this subdivision are not within any special district,
 and are not subject to any special assessments, and
 are not located within three miles from the boundary of
 any incorporated city, town or village.

I, JOHN A. MITCH,
 Licensed Land Surveyor,
 true map of ANDERSON
 NUMBER ONE, Lake
 One Shatterson from
 actually made on the
 is embraced in the W
 and the East half of
 Section 25, Township
 Witness my hand

Registered civil
 number 985
 I, B. J. TURNER
 County, California



by these presents: That A. R. MAEDE, of the land shown on this map, authorizes and does hereby authorize and consent hereof, and declares it to be a true said subdivision and that all the shown on said map and a lines of the natural water courses or said map are dedicated to public use and are shown thereon except

A. R. Maede

I, FRANK JOHNSON, County Surveyor of Lake County, California, hereby certify that the lands embraced within this map are not within any special assessment district and are not subject to any special assessments.

Witness my hand this March 22 1937.

Frank Johnson
County Surveyor

I, FRANK JOHNSON, County Surveyor of Lake County, California, do hereby certify that the lands embraced

Copus, Adele H. and Virgil D. Trustee P. O. Box 335 - Middletown, Ca. 95461-0335 Phone-707 987
-3467 Cell- 707 363-7465 ASMT Number 050 394 160 000 Parcel Number 050 394 160 000
Tax Rate Area 062-0022 Location - 11440 Anderson Springs Rd. - Middleton, Ca. 95461
It was our understanding at the time we bought Property, at 11440 Anderson Springs Rd. in Anderson
Springs. That Summer Dr. was our access driveway. We moved in September 2, 1969.
We bought from Carl and Ann Lebengood, that was their access road also. Sincerely
Adele H Copus and Virgil D. Copus Date 02-10-2017

Adele H. Copus -

Virgil D Copus

02-11-17



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

Item 1
9:05 A.M.
June 22, 2017

STAFF REPORT

TO: Planning Commission

FROM: Robert Massarelli, Community Development Director
By: Mireya G. Turner, Associate Planner

DATE: May 18, 2017

SUBJECT: Lake County Public Works General Plan of Conformity
GPC 17-04; CE 17-10
Supervisory District 1

ATTACHMENTS: 1. Vicinity Map
2. Plat of Road Abandonment
3. Applicant's letter

I. SUMMARY

The applicants, Mr. and Mrs. Rossetti request the vacation of a portion of Summer Drive which has historically been used as a driveway to APNs 050-394-15 & 16. Public access from Anderson Creek to Anderson Springs Road is located nearby on a portion of Alder Lane which was constructed to be straighter and easier to navigate than Summer Drive. The vacation of Summer Drive will aid the Rossetti's in their Valley Fire rebuild project. Staff recommends the Planning Commission find this project is in conformance with the General Plan.

II. PROJECT DESCRIPTION

Applicant/Owner: Jennie Rossetti
355 McNear Avenue
Petaluma, CA 94952

APNs: 050-393-05; 050-394-15 & 16

Location: 11410, 11440 Anderson Springs Road & 19750 Summer Drive,
Middletown

Existing Zoning: "R1-FF-FW-WW" Single-family Residential-Floodway Fringe-
Floodway-Waterway

General Plan Designation: Low Density Residential and Resource Conservation

Existing Development: The dwellings were lost in the Valley Fire. The parcels are currently vacant.

Sample Motions:

Categorical Exemption Approval

- A. I move that the Planning Commission find that this road vacation is exempt from CEQA because it falls within Categorical Exemption Class 5.

General Plan Conformity Report

- B. I move that the Planning Commission report the vacation of a portion of Summer Drive as proposed by Jennie Rossetti is in conformity with the Lake County General Plan.

Reviewed by: _____



**Pacific Gas and
Electric Company**

Kacie Campbell
Land Management

2641 N. State Street
Ukiah, CA 95482
O – 707-468-3973
F – 707-468-3960
Kacie.Campbell@pge.com

March 8, 2017

Cara Salmon
Survey Technician
County of Lake
255 N. Forbes Street
Lakeport, CA 95453

RE: Proposed Vacation of a portion of Summer Drive, in Anderson Springs Subdivision,
File no. 41964625/Notification no. 8012043

Dear Ms. Salmon:

This is in response to your letter, dated February 17, 2017, informing PG&E of the proposed vacation of a portion of Summer Drive in Anderson Springs Subdivision, Middletown, in the County of Lake.

An investigation indicates that PG&E is presently operating and maintaining utility facilities within the proposed area to be abandoned. If the abandonment is approved by the City Council/Board of Supervisors, we respectfully request that the following reservation be inserted in the Resolution of Vacation or Abandonment for the proposed area to be abandoned:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of Pacific Gas and Electric Company, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind."

This reservation will protect our facilities currently in place. Upon approval of the abandonment by the City Council/Board of Supervisors, please send a copy of the Resolution of Vacation to:

Pacific Gas and Electric Company
Kacie Campbell
Land Management
2641 N. State Street
Ukiah, CA 95482

If you have any questions, please contact me at (707) 468-3973.

Sincerely,

Kacie Campbell
Lead Land Tech

Gordon Haggitt

From: Teresa Jolin
Sent: Tuesday, March 07, 2017 9:39 AM
To: Cara Salmon
Cc: Gordon Haggitt; greg.bertelli@fire.ca.gov; tjmf@pge.com; Chris Macedo; David Munch (dave.munch@fire.ca.gov); jh3527@att.com
Subject: FW: Vacation of Summer Drive - Anderson Springs Subdivision
Attachments: 20170217104759.pdf

Morning Cara,

I have no concerns as long as the 9-1-1 service reflects the existing residential address for emergency response.

Always a pleasure to speak with you.

Teresa J. Jolin
Central Dispatch Manager
Lake County Sheriff's Office
1220 Martin St.
Lakeport, CA 95453
Desk: 707 262 4364
Cell: 707 533 5504

"Your present circumstances don't determine where you can go; they merely determine where you start" – Nido Qubein

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From: Cara Salmon
Sent: Tuesday, March 07, 2017 8:51 AM
To: greg.bertelli@fire.ca.gov; tjmf@pge.com; Chris Macedo; David Munch (dave.munch@fire.ca.gov); Teresa Jolin; jh3527@att.com
Cc: Gordon Haggitt
Subject: FW: Vacation of Summer Drive - Anderson Springs Subdivision

Request for review attached.

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

Cara Salmon

From: Norm Taylor
Sent: Wednesday, March 08, 2017 1:09 PM
To: Gordon Haggitt
Cc: Chris Macedo; Teresa Jolin; Cara Salmon
Subject: RE: Vacation of Summer Drive - Anderson Springs Subdivision

Mr. Haggitt,

Thank you and your staff for so quickly responding with that clarification. The only concern the Sheriff's Office had with this vacation was the elimination of existing access to the end of Alder Lane. With the clarification you both have provided, we no longer have any concern or opposition to the vacation.

Thank you again,

Lieutenant Norm Taylor
Lake County Sheriff's Office
1220 Martin Street
Lakeport, CA 95453
707-262-4082 Office
707-262-4220 Fax
norm.taylor@lakecountyca.gov

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From: Gordon Haggitt
Sent: Wednesday, March 08, 2017 12:48 PM
To: Norm Taylor
Cc: Chris Macedo; Teresa Jolin; Cara Salmon
Subject: RE: Vacation of Summer Drive - Anderson Springs Subdivision

Lieutenant Taylor: The "request for review" was probably not clear enough in explaining all the circumstances surrounding the vacation. Cara has sent a revised map showing the existing road that is currently replacing the portion of road to be vacated. The vacation won't happen unless it's clear the current road used for through traffic will remain as a public thoroughfare. Feel free to call me if you have any questions.

Gordon M. Haggitt
County Surveyor, County of Lake
(707)263-2341

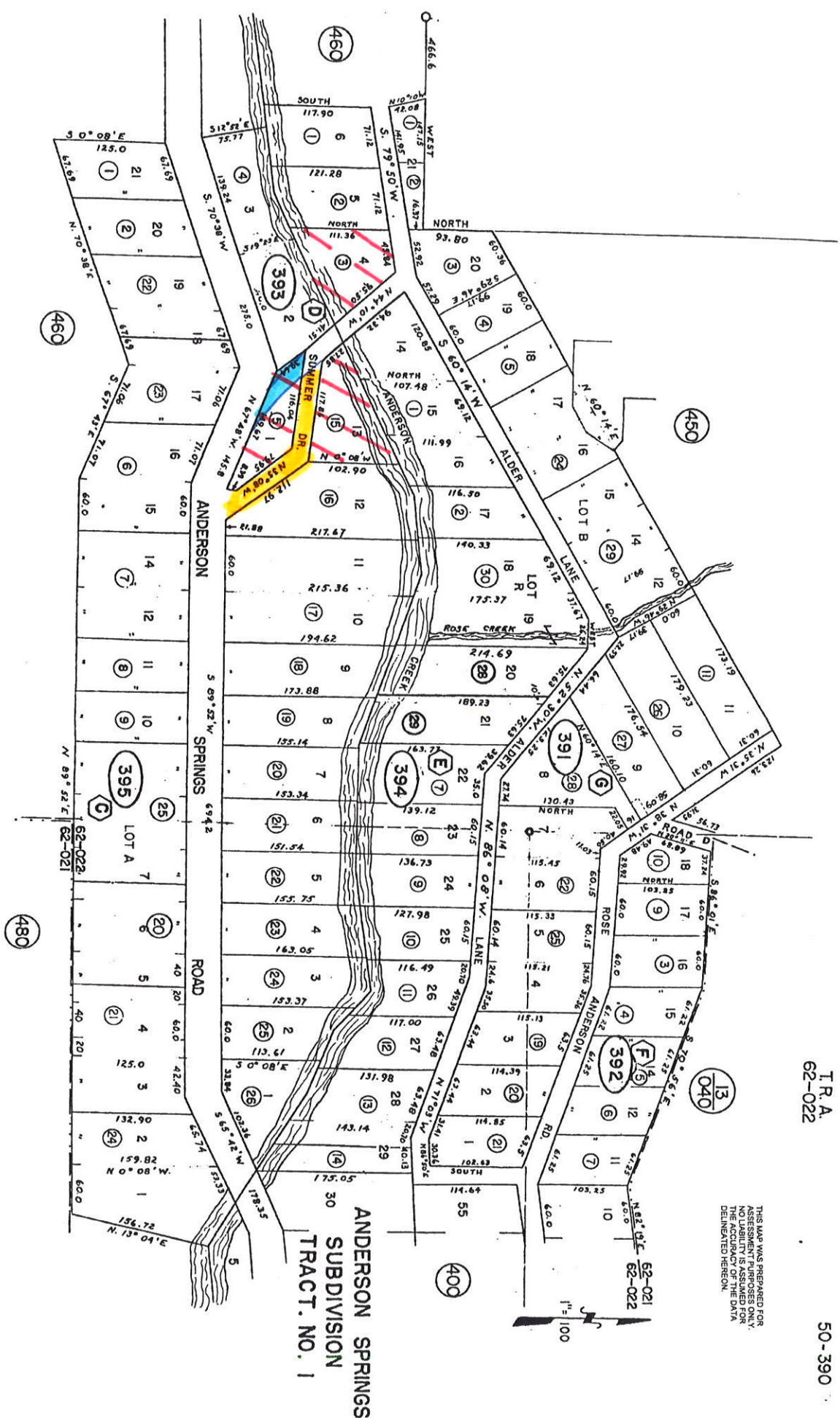
From: Norm Taylor
Sent: Wednesday, March 08, 2017 11:39 AM
To: Cara Salmon; Gordon Haggitt
Cc: Chris Macedo; Teresa Jolin
Subject: FW: Vacation of Summer Drive - Anderson Springs Subdivision

Cara,

T.R.A.
62-022

50-390

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR
THE ACCURACY OF THE DATA
DELIVERED HEREON.



Area to be vacated
Area to be dedicated as a public roadway & public utility easement
Lots owned by Rosatti