

Stand Firm On Easement

Planners OK Home Overlooking River

Dr. John Kassis last night got a County Planning Commission variance to build a new home 25 feet from the bluff edge overlooking the American River but was turned back in an effort to avoid granting the county an easement for a riding and hiking trail across his land.

He apparently was successful, however, in blocking a requirement that he deed to the county property from the top of the bluff to the center of the river for use as part of the American River Parkway.

Kassis had appealed a denial of his request to set the home, to be located on the south side of the river between Bradshaw Road and Goethe Park Road, only 25 feet from the bluff edge rather than the required 35 feet.

Directed Easement

The commission granted the appeal but denied his subsequent requests to void subdivision conditions which directed he grant the easement for the hiking trail and dedicate the bluff face for the parkway.

Kassis, through attorney Richard Saulque, maintained the two conditions were unreasonable and perhaps illegal. Deputy County Counsel Richard Mayer concurred that the dedication probably was an improper condition to attach but maintained the easement requirement was proper and legal.

Saulque indicated the decision would be appealed to the Board of Supervisors and probably to the courts if necessary.

In another action the commission approved zoning for a big subdivision to cover 129 acres in the county in the Citrus Heights area and 56 acres across the county line in the City of Roseville.

Present Plans

The applicants, Loyalty Development Co. and H. C. Elliot, Inc., the subdividers, presented plans for 962 single family lots in an area straddling Cripple Creek west of Wachtel Way and bordering Old Auburn Road on the south.

The commission, however, obtained agreement to increase the size

of some lots, particularly along Cripple Creek. The applicants also gave assurances the development would sit far enough back from the creek so as not to harm the natural area.

In a routine action the commission expanded the American River Parkway plan to include a 58-acre property which the county already has agreed to buy for \$231,000. The land is the former Rossmore North subdivision site on the south side of the river below the Lower Sunrise section of the park.

Reduced Zoning

In yet another action, the commission concurred in a Board of Supervisors' decision reducing the amount of zoning for an airport-oriented industrial park east of the Sacramento Metropolitan Airport from 1,848 acres to about 1,600 acres.

The reduction came about because of a recommendation of County Aviation Director James K. Carr that a 1,200 foot strip adjacent to the airport be acquired for expansion of the airport. The rezoning is being sought by the Saratoga Development Corp., of San Diego as represented by Mrs. Barbara Land Betts.

Inquiries