

### **COUNTY OF PLACER**

## **Community Development Resource Agency**

Michael J. Johnson, AICP Agency Director

## PLANNING SERVICES DIVISION

Paul Thompson, Deputy Director Planning Services Division

# ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE ACTION AGENDA THURSDAY, JUNE 21, 2012

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

#### PLACER COUNTY ZONING ADMINISTRATOR

9:00 A.M. LC

Deemed Incomplete pending successful completion of Environmental Review MINOR USE PERMIT/VARIANCE (PMPB 20120073) ROCK HILL WINERY AND EVENT CENTER CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Donald Dupont, for a Minor Use Permit to allow the winery to function as a year-round Community Center, and a Variance to the requirement for paving of all parking and circulation areas to allow for the use of asphalt grindings over compacted base. The subject property, Assessor's Parcel Number 032-070-062 comprises approximately 14 acres, is currently zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and is located at 2970 Del Mar Avenue in the Loomis area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 – Existing Facilities per the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Lisa Carnahan, can be reached at (530) 745-3067. (Continued from May 17, 2012)

9:10 A.M. MINOR USE PERMIT (PMPB 20120114) **GOLD RUN PUBLIC SAFETY COMMUNICATION FACILITY** RS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Approved Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the County of Placer Information Technology Division, on behalf of Stewart and Mary Ann Wells, for a Minor Use Permit to allow the installation of a new 180-foot high cell tower and an equipment building for County wide emergency radio communication. The site would also utilize a 50-kilowatt generator and propane tank. The subject property, Assessor's Parcel Number 063-390-017 and 063-370-035 comprise approximately 28.6 acres, are currently zoned RF PD=0.2 (Residential Forest and a Planned Development of 0. 2 dwelling units per acre) and are located on Mt. Springs Ranch Road in the Gold Run area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 3 - New construction or conversion of small structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Roy Schaefer can be reached at (530) 745-3061. **VARIANCE (PVAA 20120119)** 9:20 A.M. SILL-ROUBANIS RS **CATEGORICAL EXEMPTION** SUPERVISORIAL DISTRICT 4 (UHLER) Approved Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from John Caulfield with Landmark Builders, on behalf of Alexander Roubanis and Katie Sill, for a Variance to allow a Zero-foot rear setback for a single-family residence addition and alteration of an existing structure, where typically a 20-foot setback is required for a two story structure. The subject property, Assessor's Parcel Number 035-140-010-000 comprises approximately .75 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and is located at 7387 West Lane (Hidden Valley Subdivision) in the Granite Bay area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 - Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Roy Schaefer can be reached at (530) 745-3061. 9:30 A.M. **VARIANCE (PVAA 20120112)** WATER SYSTEMS IMPROVEMENT MJ

**CATEGORICAL EXEMPTION** 

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Approved

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the Alpine Meadows Property Owners Association, for a Variance to allow for a zero foot setback from the Placer County Water Agency Boardman Canal where a 100 foot setback is normally required, in order to replace the existing water treatment facilities and equipment and rehabilitate/replace the existing water storage tanks. The subject property, Assessor's Parcel Number 063-280-004-000 comprises approximately .41 acre, is currently zoned RS-B-X-5 Acre Minimum (Residential Single Family, combining minimum Building Site of 5 Acres) and is located on Magra Road and Alpine Drive in the Colfax area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.040 - Class 2 - Replacement or Reconstruction- Placer County Environmental Review Ordinance (CEQA Guidelines Section 15302). The Planning Services Division contact Melanie Jackson can be reached at (530) 745-3036.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE

9:40 A.M.	CERTIFICATE OF COMPLIANCE (PCOC 20120148) ALLEN
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) County review of the history of Assessor Parcel Number 026-141-042-000 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 4594 Mt Pleasant Road in the Lincoln area.
	and is located at 4004 With loadant road in the Embolit area.
CONSENT ITEMS	
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120058) FAUX
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 031-140-036-000; 031-140-038-000; 031-140-069-000 and 031-140-087-000 to reconfigure parcels. Subject parcels are zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and are located on the Northwest corner of Gold Hill Road and Highway 193 in the Newcastle area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120134) GILLEY
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 032-140-014-000 and 032-140-013-000to reconfigure parcels. Subject parcels are zoned RS (Residential Single Family) and are located at 7115 and 7105 English Colony Way in the Penryn area.