



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

EJ Ivaldi, Deputy Director

HEARING DATE: July 23, 2015
ITEM NO.: Consent

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: July 23, 2015
**SUBJECT: NEFF RENTALS ELECTRIC FENCE
WITHDRAWAL OF AN APPEAL OF THE DESIGN/SITE REVIEW COMMITTEE'S
DENIAL OF AN ELECTRIC FENCE (PLN15-00042)
SUPERVISORIAL DISTRICT 4 (UHLER)**

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Commercial

ZONING: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)

ASSESSOR'S PARCEL NUMBER: 048-030-073-000

STAFF PLANNER: Sherri Conway, Senior Planner

LOCATION: The subject property comprises 1.7 acres and is located on the east side of Sierra College Blvd., approximately 0.50 miles north of Douglas Boulevard, in the Granite Bay area.

APPLICANT/APPELLANT: Carol Bausinger and Michael Pate, Electric Guard Dog LLC on behalf of Neff Rentals

REQUEST:

The appellant requests the Planning Commission accept the withdrawal of the appeal, per Section 17.60.110 of the Placer County Zoning Ordinance. The Planning Commission's discussion on this matter on July 23, 2015, will be limited to a consideration of acceptance of this withdrawal.

CEQA COMPLIANCE:

This project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures).

BACKGROUND:

- On January 28, 2015, Electric Guard Dog, LLC submitted an application for Design Review to allow the installation of a 10-foot high, 12 Volt/DC battery operated, solar-powered, low

voltage/pulsed, electric fence inside the existing perimeter fence at the Neff Rentals site on Sierra College Blvd in Granite Bay.

- On March 10, 2015, the Design/Site Review Committee (D/SRC) denied the request for the installation based on the following Findings:
 1. The proposed 10-foot high, electric fence is not consistent with Section 7 of the Placer County Landscape Design Guidelines.
 2. The proposed 10-foot high, electric fence is not consistent with Sections 17.20.010(A), 17.52.070, and 17.54.030(b) (2) of the Placer County Zoning Ordinance.
 3. The proposed 10-foot high, electric fence is not consistent with the conditions established in the existing Conditional Use Permit LDA 867.
- On March 18, 2015, the applicant, Electric Guard Dog LLC filed an appeal of the D/SRC decision of denial.
- A hearing of the appeal before the Planning Commission was scheduled for May 7, 2015.
- On May 7, 2015, the applicant/appellant requested a continuance of the hearing to July 23, 2015 to allow time to work with staff on the redesign of the project.
- On June 17, 2015, the applicant requested a withdrawal of the appeal, and submitted a revised Design Review application.

SUMMARY:

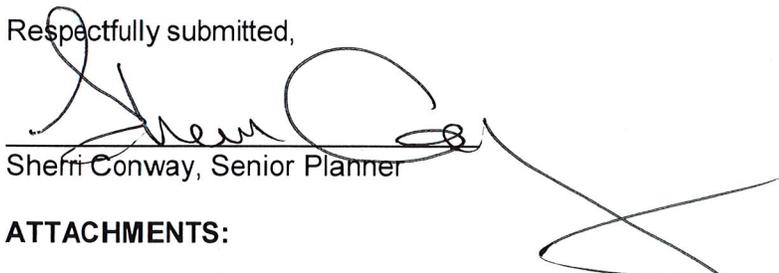
In lieu of proceeding with an appeal, the applicant opted to revise the project description submitted under the original Design/Site Review application. The revised project includes the reconstruction of a solid six-foot perimeter fence around the site. The applicant plans to install an eight-foot high electric fence a minimum of 6"-12" inches inside the solid fence/wall along all perimeters of the project site. Along the west perimeter of the site, the applicant would also install an impermeable mesh on the existing gate and wrought iron fence that would ensure safe separation between the iron fence and the electric fence. Design/Site Review is handled on a staff level pursuant to Section 17.52.070. The revised project now meets the goals and policies set forth in the County Landscape Design Guidelines, is consistent with provisions of the Zoning Ordinance, and is consistent with the conditions established in the existing Conditional Use Permit. The DS/RC has approved the revised project and will prepare the Design Site Review Agreement for all parties to sign.

Once an appeal has been filed, under Section 17.60.110(D)(5), it cannot be withdrawn without the consent of the hearing body. For this reason, the DRC brings forward the appellant's withdrawal request to the Planning Commission for its consent through formal acceptance of the withdrawal request.

RECOMMENDATION:

The Development Review Committee (DRC) supports the applicant's withdrawal of the appeal and recommends that the Planning Commission take formal action to accept the withdrawal of the Appeal.

Respectfully submitted,


Sherri Conway, Senior Planner

ATTACHMENTS:

Attachment A – June 5, 2015 e-mail from Carol Bausinger - Withdraw of Appeal

cc: Carol Bausinger/Michael Pate, Electric Guard Dog, LLC – Applicant/Appellant
Phil Franz - - Engineering and Surveying Division
Environmental Health Services
Air Pollution Control District
Andy Fisher - Parks Department
Karin Schwab – County Counsel
Michael Johnson - CDRA Director
EJ Ivaldi – Deputy Director



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July 16, 2015

Placer County
Attn: Sherri Conway
Planning Services Division
3091 County Center Drive
Auburn CA 95603

RE: Neff Rentals, Electric Guard Dog Security Fence
8455 Sierra College Blvd.
PLN15-00042

Dear Ms. Conway:

This letter is to serve as formal notice to withdraw the Electric Guard Dog appeal of the Design Review Committee's denial for a 10-foot security fence located at the above referenced property.

If there are any questions, I can be reached at the number above or via email at cbausinger@electricguarddog.com.

Sincerely,

Carol Bausinger

Compliance Manager

The Electric Guard Dog

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ATTACHMENT A