

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 FINAL AGENDA TUESDAY, AUGUST 14, 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. GH **VARIANCE (PVAA 20120191)**

BJORGUM

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 Leroy Bjorgum, for a Variance to allow a Variance to the minimum front setback of 50 feet from the edge of easement to allow for a setback of 5 feet from the edge of easement in order to construct a 924 square foot addition to the single family residence. The subject property, Assessor's Parcel Number 042-201-044-000 comprises approximately 2.7 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and is located at 9275 Barbula Hill Road in the Newcastle area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36-070) - Class 5 – Minor Alteration in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Gerry Haas can be reached at (530) 745-3084.

9:10 A.M. MJ

MINOR USE PERMIT/VARIANCE (PMPB 20120102)

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 Petre Mile, for a Minor Use Permit to allow for the establishment of a 12 bed residential care home within a second dwelling and guest home located on the property. The applicants are also requesting a Variance to the front setback to allow for 41 feet from the edge of easement where 50 feet from the edge of easement is required. The subject property, Assessor's Parcel Number 043-164-062-000 comprises approximately 5.1 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 7968 Rasmussen Road in the Loomis 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 Melanie Jackson can be reached at (530) 745-3036.

9:20 A.M. RS

MINOR USE PERMIT MODIFICATION (PMPM 20120207)

ESKATON LODGE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

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 Eskaton Properties, Inc., for a Minor Use Permit Modification to allow a 920 square foot activity room addition to Eskaton Lodge (MUP - 2427). The subject property, Assessor's Parcel Numbers 048-142-053-000 and 048-142-054-000 comprise approximately 6.7 acres, are currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located at 8550 Barton Road in the Granite Bay 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.

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

9:30 A.M. MJ

MINOR LAND DIVISION (PMLD 20110310)

JETER

MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Russell Jeter for a Minor Land Division to allow an approximately 45-acre parcel to be divided into two parcels consisting of 20.57 acres and 24.16 acres. A proposed 20-foot wide shared driveway (525 feet long) would provide access to the two parcels. The subject property, Assessor's Parcel Number 073-261-062-000 comprises approximately 44.73 acres, is currently zoned RF-B-X-20 PD 0.22 (Residential Forest, combining minimum Building Site of 20 acres and a Planned Development of 0.22 dwelling units per acre) and is located on Foresthill Road 10 miles east of Auburn in the Foresthill area. The Parcel Review Committee Chairman will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact Melanie Jackson can be reached at (530) 745-3036.

CONSENT ITEMS

****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120160) LINTER/ NELSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 096-130-001-000 and 096-081-004-000 to reconfigure parcels. Subject parcels are zoned LDR DF=4 (Low Density Residential, combining a Density Limitation of .4 units per acre) and are located on the northwest corner of Apache Court and Sandy Way in the Olympic Valley area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120142) AKT WHEATLAND RANCH, LLC CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Minor Boundary Line Adjustment on Assessor Parcel Numbers 018-010-001-000 and 019-010-023-000to reconfigure parcels. Subject parcels are zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and F-B-X- MR SP 20 (Farm, combining minimum Building Site of 20 acres combining Mineral Reserve and Special Purpose) and are located on the North side of the Bear River, between Camp Far West Road and Wheatland –Smartsville Road in the Lincoln area.