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
THURSDAY, DECEMBER 15, 2011

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 20110304)** **LUCKY'S TRAVEL PLAZA** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 RBS Holdings, LLC., for a Variance to allow for a 50-foot tall freestanding sign, where the Ordinance restricts the height to 35 feet. In addition, the applicant requests a Variance to allow for a sign with remotely changeable pricing and changeable advertising images, where the Ordinance prohibits such signs. The subject property, Assessor's Parcel Number 066-070-045 comprises approximately 93.5 acres, is currently zoned HS-Dc (Highway Service, combining Design Scenic Corridor), FOR-B-X-160 (Forestry, combining minimum Building Site of 160 acres), RF-B-X-40 (Residential Forest, combining minimum Building Site of 40 acres) and RF-B-X-2.5 PD0.4 (Residential, Forest combining minimum Building Site of 2.5 acres and a Planned Development of 0.4 dwelling units per acre) and is located at 85 Cisco Road in the Cisco Grove/Soda Springs area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 3 – New construction of small structures – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Gerry Haas, can be reached at (530) 745-3084. (Continued from November 30, 2011)

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
9:10 A.M.	**CERTIFIACTE OF COMPLIANCE (PCOC 20110380)** **DEL POZO** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** County review of the history of Assessor Parcel Number 074-212-015 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 RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and is located at 1860 Combie Road in the Meadow Vista area.
CONSENT ITEMS	
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110378)** **PUMPHREY** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 054-181-016 and 054-181-017 to reconfigure parcels. Subject parcels are zoned HS-Dc (Highway Service, combining Design Scenic Corridor) and are located at 13365 and 13345 Lincoln Way in the Auburn area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110293)** **GUERNSEY** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 100-140-026 and 100-140-020 to reconfigure parcels. Subject parcels are zoned F-B-43 PD1 (Farm, combining minimum Building Site of 43,560 sq ft (or 1 acre min) and a Planned Development of 1 dwelling unit per acre) and are located at 1175 and 1225 Dallimore Road in the Colfax area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110270)** **COLEMAN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 042-021-002 and 042-021-005 to reconfigure parcels. Subject parcels are zoned RA-B-100 SP (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min), combining Special Purpose) and are located at 1588 Lisa Drive in the Newcastle area.