

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, FEBRUARY 16, 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.	MINOR USE PERMIT MODIFICATION (PMPM 20110294)	
LC	STILLWATER RANCH WATERSPORTS FACILITY	
	MITIGATED NEGATIVE DECLARATION	
Approved	SUPERVISORIAL DISTRICT 2 (WEYGANDT)	
	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 Noel Carter, for a	
	approval of a Minor Use Permit Modification to change the existing members-only water skiing facility into a public wakeboard/water-ski cable – system facility on the northern lake, and a	
	members-only boating facility on the southern lake. The subject property, Assessor's Parcel	
	Number 017-130-052-000 comprises approximately 80 acres, is currently zoned F-B-X-80	
	(Farm, combining minimum Building Site of 80 acres) and is located at 7633 Locust Road in the	
	Pleasant Grove area. The Zoning Administrator will also consider adoption of a Mitigated	
	Negative Declaration prepared for the project. The Planning Services Division contact Lisa	
	Carnahan, can be reached at (530) 745-3067.	
9:10 A.M.	ADMINISTRATIVE REVIEW PERMIT (PARP 20120001)	
LC	ROCK HILL WINERY	
	CATEGORICAL EXEMPTION	
Approved	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	

approval of a Administrative Review Permit to allow for six (6) promotional events per year for the sampling and direct marketing and sales of wine produced on the premises or produced elsewhere from grapes grown on site. The subject property, Assessor's Parcel Number 032-070-062-000, 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 - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Lisa Carnahan, can be reached at (530) 745-3067. 9:20 A.M. **VARIANCE (PVAA 20110367)** TERRACINA SUBDIVISION GATED ENTRY WITH RELATED PEDESTRIAN RS **GATES AND PILASTERS** CATEGORICAL EXEMPTION **Approved** 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 Tiffany Bell, on behalf of the Terracina Homeowners Association, for a Variance to allow a gated entry (8-foot - 11 feet high) with 2 pedestrian gates and related pilasters (10 feet high), where typically there is a 3foot height limit within the front setback. The subject property, Assessor's Parcel Numbers 035-022-064-000 and 035-022-065-000 comprises approximately 83 acres, are currently zoned RA-B-X-4.6 PD0.22 (Residential Agriculture, combining minimum Building Site of 4.6 acres and a Planned Development of 0.22 dwelling units per acre) and are located on Terracina Lane at the intersection with Laird Road in the Loomis 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 Roy Schaefer, can be reached at (530) 745-3061. **VARIANCE (PVAA 20110304)** 9:40 A.M. **LUCKY'S TRAVEL PLAZA** GH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public **Approved** hearing, on the date and time noted above, to consider a request from RBS Holdings, LLC., for a Variance to allow for a 65-foot tall freestanding sign, where the Ordinance restricts the height to 35 feet. The subject property, Assessor's Parcel Number 066-070-044 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 18.36.130 - Accessory Structures, On-premise signs - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15311). The Planning Services Division contact is Gerry Haas, who can be reached at (530) 745-3084. ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE **CERTIFICATE OF COMPLIANCE (PCOC 20120007)** 9:50 A.M. **HURNER RANCH** CATEGORICAL EXEMPTION Approved SUPERVISORIAL DISTRICT 2 (WEYGANDT)

County review of the history of Assessor Parcel Number 019-080-063-000 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-80 (Farm, combining minimum Building Site of 80 acres)

and is located at the intersections of Hwy 65 and Riosa Road in the Sheridan area.

CONSENT ITEMS	
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110342)
Approved	LARUE CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 092-160-020 and 092-160-021
	to reconfigure parcels. Subject parcels are zoned PAS 014 – Cedar Flat Residential and are
	located at 665 and 655 Terrace Avenue in the Carnelian Bay area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120004)
	ROLLING GREENS ESTATES
Approved	CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 4 (UHLER)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 050-030-002; 050-030-001 and
	050-040-001 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential
	Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located
****	on Eureka Road 0.5 miles west of Barton Road in the Granite Bay area.
	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120019) LIFEHOUSE CHURCH/OTTONELLO
	CATEGORICAL EXEMPTION
Approved	SUPERVISORIAL DISTRICT 3 (HOLMES)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 030-030-015 and 030-030-016
	to reconfigure parcels. Subject parcels are zoned RA-B-X-10 (Residential Agriculture,
	combining minimum Building Site of 10 acres) and are located on Delmar Avenue 1000 feet
	north of Sierra College Blvd in the Roseville area.