



COUNTY OF PLACER
Community Development Resource Agency

PLANNING SERVICES
DIVISION

Michael J. Johnson, AICP
 Agency Director

Paul Thompson, Deputy Director
 Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
 THURSDAY, MARCH 15, 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 Approved	<p>CONDITIONAL USE PERMIT MODIFICATION (PCPM 20120009) MINOR BOUNDARY RESOLUTION (PMBR 20120008) TRACTOR SUPPLY COMPANY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>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 Nevada City Engineering on behalf of Pierce Hardy Limited Partnership, for a Conditional Use Permit Modification to allow for the conversion of an existing 38,000 square-foot commercial retail structure (formerly 84 Lumber) into a retail farm equipment and supply business (Tractor Supply Company). The applicant also requests approval of a Minor Boundary Resolution to move one common property line further to the north to consolidate all four existing outdoor structures onto a single, southerly parcel, and reduce the northerly parcel in size to include only the existing retail structure and associated parking lot. The Minor Boundary Resolution would also move a separate lot line further to the west to capture all existing parking for an independent lot adjacent to State Route 49. The subject properties, Assessor's Parcel Numbers 051-220-003, 051-220-051 and 051-220-052 comprise 9 acres, are currently zoned C3-UP-Dc (Heavy Commercial, combining Use Permit required, combining Design Scenic Corridor) and are</p>

	located on the corner of Dry Creek Road and State Highway 49 in the Auburn 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, Gerry Haas, can be reached at (530) 745-3084.
9:10 A.M. GH Approved	MINOR USE PERMIT (PMPA 20120022) MINOR BOUNDARY RESOLUTION (PMBR 20120008) HIGHWAY 49 BOAT AND RV STORAGE 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 Milco Development, for a Minor Use Permit to allow for the conversion of four existing storage structures (formerly 84 Lumber outdoor storage buildings) into a commercial covered boat and recreational vehicle storage facility. The applicant also requests approval of a Minor Boundary Resolution to move the north (common) property line further to the north to consolidate all four structures onto a single parcel. The subject properties, Assessor's Parcel Numbers 051-220-003 and 051-220-052, comprise approximately three acres and 6.14 acres, respectively, are currently zoned C3-UP-Dc (Heavy Commercial, combining Use Permit required, combining Design Scenic Corridor) and are located on the southeast corner of Dry Creek Road and State Route 49 in the North Auburn 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, Gerry Haas, can be reached at (530) 745-3084.
9:20 A.M. GH Approved	VARIANCE (PVAA 20120030) BUTTERFIELD 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 Phillip Butterfield, for a Variance to allow for the construction of a detached garage approximately 10 (ten) feet from the front (west) property line, where a 50-foot front structural setback is required. The subject property, Assessor's Parcel Number 074-131-071 comprises approximately 1 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 square feet) and is located at 1970 Meadow Oak Lane in the Meadow Vista area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 3 – New construction of accessory structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.
9:30 A.M. LC Approved	VARIANCE (PVAA 20120046) FONDA 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 Eric Salci with ES Electrical Construction Inc, on behalf of Carol Fonda, for a Variance to allow for a reduced front setback from both Kenneth Way and Virginia Drive to allow for the installation of a 37' x 18' solar array. The applicant is requesting a Variance to the front setback of Kenneth Way to allow for a 12-foot setback from the property line or 37 feet from the centerline of the traveled way, where 50 feet from the property line or 75 feet from the center of the traveled way is required. In addition, the applicant is requesting a Variance to the front setback of Virginia Drive to allow for a 46-foot setback from the property line or 76-foot setback from the center of the traveled way, where 50 feet from the property line or 80 feet from the center of the traveled way is required. The subject property, Assessor's Parcel Number 076-345-006-000, comprises approximately 1.2 acres, is currently 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 6057 Kenneth Way in the Auburn area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 3 – New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Lisa Carnahan, can be reached at (530) 745-3067.
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