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, JUNE 6, 2013

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.	**VARIANCE (PVAA 20130127)** **MONTGOMERY** **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 Scott and Lisa Montgomery for approval of a Variance to allow a new detached garage to be constructed with a 14-foot side setback, where typically a 20-foot setback is required from the property boundary. The subject property, Assessor's Parcel Number 035-211-028-000 and 035-211-027-000, comprises approximately 1 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft.) and is located at 8135 Morningside Drive (Lot 134 of Hidden Valley Subdivision, Unit No. 4) in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 - Minor Alterations in Land Use Limitations)]. 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	
9:10 A.M.	**MINOR LAND DIVISION (PMLD 20130041)** **PLACER CORPORATE CENTER** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** 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 Cardno Inc. on behalf of the property owner, Wells Fargo Bank, for approval of a Minor Land Division to allow for the subdivision of an 6.08 acre parcel into two parcels consisting of 3.27 acres and 2.81 acres. The subject property, Assessor's Parcel Number 017-270-046-000, comprises 6.08 acres, is zoned INP-DC (Industrial Park, combining Design Scenic Corridor) and is located at 290 Technology Way in the Rocklin area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 - Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
9:20 A.M.	**MINOR LAND DIVISION MODIFICATION (PMLM 20130067)** **FUGATE** **CATEGORICAL EXEMPTION** **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 Daniel and Jeanette Fugate for approval of a Minor Land Division Modification to allow for a reduction in the required 50 foot setback from the centerline of drainage way to allow for ten feet from the centerline of drainage way. The subject property, Assessor's Parcel Number 076-131-007-000, comprises 4.8 acres, is currently zoned RS-AG-B-100 [Residential Single Family, combining Agriculture, combining a minimum Building Site size of 100,000 square feet (2.3 acres)] and is located on Stanley Road in the Auburn area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 - Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
9:30 A.M.	**ADDITIONAL BUILDING SITE (PABS 20130072)** **DOUGLAS** **CATEGORICAL EXEMPTION** **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 K&M Douglas Trust for approval of an Additional Building Site to allow for the construction of a second single-family dwelling on the subject property. The subject property, Assessor's Parcel Number 084-192-001-000, comprises 6.53 acres, is currently zoned 164 Sunnyside/Skyland Residential (minimum building site size of 10,000 square feet) and is located at 2380 Sunnyside Lane in the Tahoe City area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 - Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.

9:40 A.M.	**CERTIFICATE OF COMPLIANCE (PCOC 20130148)** **MUSSO** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** County review of the history of Assessor Parcel Number 053-070-058-000 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-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 310 Covey Road in the Auburn area.