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, MARCH 21, 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. AF Approved	**VARIANCE (PVAA 20130020)** **WAGNER** **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 Edie Wagner for approval of Variances to allow for the following: Variance to the minimum lot size of one gross acre for the raising and keeping of one horse to allow for a minimum lot size of 0.78 acres; a reduction in the front setback requirement of 80 feet from the centerline of Meadow Vista Road and a Variance to the front setback requirement of 75 feet to the centerline of Oak Lane in order to allow for a front setback of 60 feet and 30 feet from the centerline of each road, respectively, to construct an 11-foot by 19-foot horse stall and tack shed building, and; a Variance the maximum allowable fence height within the front setback of 3 feet to allow for a 4-foot tall open wire fence. The subject property, Assessor's Parcel Number 074-052-019-000, comprises approximately 0.78 acres, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and is located at 2840 Meadow Vista Road in the Meadow Vista area. The Zoning Administrator will also consider a finding of a 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, Alex Fisch, can be reached at (530) 745-3081.
9:10 A.M. MJ Approved	**MINOR USE PERMIT MODIFICATION (PMPM 20130037)** **CANYON VIEW ASSEMBLY OF GOD** **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 the Canyon View Assembly of God for approval of a modification to a Minor Use Permit to allow for the placement of three 960 square-foot modular buildings on the subject property. The subject property, Assessor's Parcel Number 007-045-082-000, comprises approximately five acres, is currently zoned Canyon Mixed Use [C2-Dc (General Commercial, combining Design Scenic Corridor) and RS-Dc (Residential Single-family, combining Design Scenic Corridor] and is located at 23221 Foresthill Road in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 3 - Minor Alterations to Land)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
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CONSENT ITEMS	
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120344)** **FUNCH/PENSE/AMERICAN RIVER BANK** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 062-530-005-000; 062-251-034-000 and 062-251-032-000 to reconfigure parcels. Subject parcels are zoned RF-B-X-40 (Residential Forest, combining minimum Building Site of 40 acres) and are located at 38101 and 37933 Kearsarge Mill Road and 500 Kearsarge Court in the Alta area.
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120367)** **SUGAR BOWL CORPORATION** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 069-020-070-000 and 069-020-071-000 to reconfigure parcels. Subject parcels are zoned FOR- DR (Forestry, combining Development Reserve) and W (Water Influence) and are located at Sugar Bowl Ski Resort–Village, Donner Summit Old US 40 (Donner Pass Road) 3 1/2 miles southeast of Interstate-80 in the Soda Springs area.
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120370)** **WARRIN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 096-180-035-000 and 096-180-036-000 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 at 1043 and 1063 Lanny Lane in the Olympic Valley area.

***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130014)** **SHUTTLEWORTH** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 099-120-043-000 and 099-120-044-000 to reconfigure parcels. Subject parcels are zoned RF-B-100 PD=0.4 (Residential Forest, combining minimum Building Site of 100,000 sq ft (2.3 acre min) and a Planned Development of 0.4 dwelling units per acre) and are located at the end of Bear View Lane in the Colfax area.
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130017)** **ZECH** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 109-070-009-000 and 109-070-027-000 to reconfigure parcels. Subject parcels are zoned RS PD=1.7 (Residential Single Family and a Planned Development of 1.7 dwelling units per acre) and are located at 574 and 580 Stewart Way in the Truckee area.
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130024)** **CROWLEY/CULHANE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 047-233-034-000 and 047-233-007-000 to reconfigure parcels. Subject parcels are zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft) and are located at the south end of Vista Park Drive in the Granite Bay area.
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130027)** **POSTON/DEAKIN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 037-172-007-000 and 037-172-008-000 to reconfigure parcels. Subject parcels are zoned RS (Residential Single Family) and are located on Horseshoe Bar Road in the Loomis area.