



COUNTY OF PLACER
Community Development Resource Agency

PLANNING SERVICES
DIVISION

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi, Deputy Director

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, APRIL 16, 2015

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 in Auburn. 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 AM
GH

MINOR USE PERMIT (PLN14-00170)
DOLLAR GENERAL
MITIGATED NEGATIVE DECLARATION
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 Joshua Simon – SimonCRE Abbie III, LLC., on behalf of the property owner Sean Salvesson with Foresthill Professional Building LLC., for approval of a Minor Use Permit to allow for the construction and operation of a 9,100 square-foot general merchandise retail/grocery store at the northeast corner of Foresthill Road and Sunset Drive in Foresthill. The existing improvements (two buildings and associated infrastructure) would be demolished and the site would be improved with the new retail structure, new parking surface, landscaping and exterior lighting. The subject property, Assessor's Parcel Number 007-030-015-000, comprises approximately 1.3 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 5830 Sunset Drive in the Foresthill area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for

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| | <p>this project. The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.</p> |
| <p>9:10 AM GH</p> | <p>VARIANCE (PLN15-00080) FRAGUGLIA 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 the property owner Tim Fraguglia, for approval of a Variance to allow for the construction of a carport at 26 feet from the east (side) property line, where the minimum side setback is 30 feet from property line. Special circumstances in consideration for this Variance request include the shape of the parcel and the steep terrain at the project site. The subject property, Assessor's Parcel Number 073-010-055, comprises approximately 3 acres, is currently zoned F-B-X-3 (Farm, combining minimum Building Site of three acres) and is located at 2042 Oxbow Court in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction of small structures)]. The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.</p> |
| <p>9:20 AM MJ</p> | <p>VARIANCE (PLN15-00091) GUEST 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 the property owner John and Stacy Guest, for approval of a Variance to allow for the construction of an approximately 1,500 square foot agricultural structure 21 feet from the south side property line. The subject property, Assessor's Parcel Number 077-070-030-000, comprises approximately 2.2 acres, is currently zoned F 4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 15133 Fallen Leaf Lane in the Auburn area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050, Class 3 – New Construction or Conversion of Small Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p> |
| <p>9:30 AM MJ</p> | <p>VARIANCE (PLN15-00099) ORR 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 the property owners Gary Orr and Wendy Beecham, for approval of a Variance to allow for the construction of an approximately 1,800 square foot agricultural storage structure ten feet from the west side property line (where 30 feet is normally required) and 45 feet from the centerline of Baxter Grade Road (where 80 feet from centerline is normally required). The property owners are also requesting a Variance to allow for the construction of single-family residence within an approximately 8,655 building envelope that would be located ten feet from the north side property line (where 30 feet is normally required), ten feet from the west side property line (where 30 feet is normally required) and 35 feet from the centerline of Baxter Grade Road (where 80 feet from the centerline is normally required). The subject property, Assessor's Parcel Number 026-212-020-000, comprises approximately 3 acres,</p> |

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| | <p>is currently zoned F-B-X-10 (Farm, combining minimum Building Site designation of 10 acres) and is located at 7401 Baxter Grade Road in the Auburn area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050, Class 3 – New Construction or Conversion of Small Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p> |
| <p>9:40 AM RS</p> | <p>VARIANCE (PLN15-00088) GRANITE BAY TOWN CENTER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</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 the property owner Frank Calton with Calton Granite Bay, LLC., for approval of a Variance to allow up to four tenant business names on both sides of a new freestanding monument sign, where typically only the name of the shopping center is allowed. The new sign is to provide identification for business tenants at the Granite Bay Village Shopping Center (south) which is located on four parcels and comprises 3.05 acres. The subject property, Assessor's Parcel Number 047-150-050-000, is currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and is located at the northeast corner of the intersection of Auburn Folsom Road and Fuller Drive in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures)]. The Planning Services Division contact for this project, Roy Schaefer, can be reached at (530) 745-3061.</p> |
| <p>9:50 AM NS</p> | <p>VARIANCE (PLN15-00064) LORANCE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</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 the property owners Ron and Shauna Lorance, for approval of a Variance for a reduced side setback for a ground-mounted solar array. The request for the setback is five feet from the side property line in a Zone District where thirty feet to the property line is required. The subject property, Assessor's Parcel Number 040-271-038-000, comprises approximately 2.46 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 10200 Hillview Road in the Newcastle area. The Zoning Administrator will also consider a finding of a Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction, Accessory structures)]. The Planning Services Division contact for this project, Nikki Streegan, can be reached at (530) 745-3577.</p> |
| <p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p> | |

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| <p>10:00 AM MJ</p> | <p>CERTIFICATE OF COMPLIANCE (PLN15-00117) ALLGOOD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) County review of the history of Assessor Parcel Numbers 018-031-036-000; 018-031-046-000 and 018-031-077-000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcels are zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and are located at 9475 Camp Far West Road in the Sheridan area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p> |
| <p>CONSENT ITEM</p> | |
| <p>*****</p> | <p>MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00238) PANTELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 071-090-003-000 and 071-090-072-000 to reconfigure the subject parcels. The properties are zoned F-B-100 (Farm, combining minimum Building Site of 100,000 square feet or 2.3 acres) and are located at 1540 Dog Bar Road in the Colfax area.</p> |