



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

TO: Board of Supervisors

FROM: Michael J. Johnson, Planning Director

DATE: April 27, 2010

SUBJECT: REQUEST FOR CONTINUANCE OF THIRD-PARTY APPEAL OF PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT (PCPA 20050072) "LIVINGSTON'S CONCRETE BATCH PLANT"

BACKGROUND

The Planning Commission approved a Conditional Use Permit for the Livingston's Concrete Batch Plant in Ophir on February 11, 2010. An appeal challenging that approval was filed by the Ophir Area Property Owners Association on February 18, 2010. After reviewing the appeal, staff has concluded that additional analysis is required to properly respond to the issues raised in the appeal.

To assure that sufficient time is provided for staff to respond to the issues raised in the appeal, staff is requesting, and the applicant and appellant have both agreed, to continue the hearing to the August 24, 2010 Board meeting. New public hearing notices will be resent to all interested parties prior to the August 24, 2010 hearing to assure that those residents who are interested in this project have the ability to participate in the public hearing.

Respectfully submitted,

MICHAEL J. JOHNSON, AICP
Planning Director

EXHIBITS:

- Exhibit 1 – Appeal to Board of Supervisors
- Exhibit 2 – Correspondence from Applicant agreeing to the continuance
- Exhibit 3 – Correspondence from the Appellant agreeing to the continuance

cc: Ophir Area Property Owners Association – Appellant
Livingston's Concrete – Project Applicant

Copies Sent by Planning:

Michael Johnson – Community Development Resource Agency Director

Paul Thompson – Deputy Planning Director

Karin Schwab – County Counsel

Richard Eiri – Engineering and Surveying Division

Leslie Lindbo – Environmental Health Services

Andy Fisher – Parks Department

Yu-Shuo Chang – Air Pollution Control District

Subject/chrono files