



PLACER COUNTY PLANNING SERVICES DIVISION

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DEC 31 2012

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PLANNING APPEALS

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

—OFFICE USE ONLY—

Last Day to Appeal 12-31-12 (5 pm)

Appeal Fee \$ 529

Letter _____

Date Appeal Filed 12-31-12

Oral Testimony _____

Receipt # 12-0086490

Zoning F-B-X 10 ac min

Received by S

Maps: 7-full size and 1 reduced for Planning Commission items

Geographic Area SOUTH WEST

—TO BE COMPLETED BY THE APPLICANT—

- Project name Gold Hill Gardens
- Appellant(s) Mike and Cindy Carson 916-663-3066
Telephone Number
Address 2325 Gold Hill Road Newcastle CA 95658
City State Zip Code
- Assessor's Parcel Number(s): 031-050-046-000

- Application being appealed (check all those that apply) Application Number
 Administrative Approval
 Use Permit PMPB 20110228
 Parcel Map
 General Plan Amendment
 Specific Plan
 Environmental Review
 Minor Boundary Line Adjustment
 Tentative Map
 Variance
 Design Review
 Rezoning
 Rafting Permit
 Planning Director Interpretation _____ (date)
 Other: _____

- Whose decision is being appealed: Planning Commission
(see reverse)
- Appeal to be heard by: Board of Supervisors
(see reverse)
- Reason for appeal (attach additional sheet if necessary and be specific):
Please refer to attachment

(If you are appealing a project condition only, please state the condition number)

Note: Applicants may be required to submit additional project plans/maps.

Signature of Appellant(s)  
MIKE CARSON GRAY CARSON
12-31-12 12-31-12

PLACER COUNTY ZONING ORDINANCE SECTION 17.60.110

Rulings made by the below are considered by the Planning Commission:

- Planning Director (interpretations)
- Zoning Administrator
- Design/Site Review Committee
- Parcel Review Committee - other than road improvements which should be appealed to the Director of Public Works
- Environmental Review Committee

Rulings made by the Planning Commission are appealed directly to the Board of Supervisors.

Rulings made by the Development Review Committee are appealed to the hearing body having original jurisdiction

Note: An appeal must be filed within 10 calendar days of the date of the decision. Appeals filed more than 10 days after the decision shall not be accepted by the Planning Division.

For exact specifications on an appeal, please refer to Section 17.60.110 of the Placer County Code.

Reason for Appeal

The project applicants, Mike and Cindy Carson ("Appellants"), respectfully appeal the December 20, 2012 action by the Planning Commission to adopt a modified set of Conditions of Approval for the Gold Hills Gardens project, consistent with the November 8, 2012 motion by the Planning Commission to deny the Community Center portion of the Project. The Appellants believe that the Planning Commission did not apply the proper criteria established by County Code to its determination of the Minor Use Permit application for the Community Center. Further, Appellants believe that their rights to due process were infringed upon by the lack of notice and an opportunity to appear before the Agricultural Commission on October 29, 2012, resulting in an adverse recommendation by the Agricultural Commission to the Planning Commission that was based upon incomplete information. Appellants believe that this infringement of their due process rights was prejudicial to their application and significantly affected the outcome of the Planning Commission's review and determination.

On November 8, 2012, the Planning Commission took separate actions to approve the Guest Ranch/Bed and Breakfast and Plant Nursery, and to adopt the Mitigated Negative Declaration prepared for the project. The Appellants do not appeal these separate actions by the Planning Commission.