



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**PLANNING SERVICES**  
**DIVISION**

Michael J. Johnson, AICP  
Agency Director

Paul Thompson, Deputy Director  
Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
**ACTION AGENDA**  
THURSDAY, MAY 17, 2012

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. RS  Approved	<b>VARIANCE (PVAA 20120082)</b> <b>SEYMOUR RANCH SUBDIVISION (THE COLLECTION)</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b> 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 New Home Company for a Variance to allow a 8-foot high fence along the rear property line of Lot 5 and a 9-foot high combination retaining wall/fence along the rear property line of Lot 13, where typically only a 6-foot height is allowed. The subject properties, Assessor's Parcel Numbers 460-250-005-000 (40,873 square feet) and 460-250-013-000 (40,873 square feet), are currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft) and are located at 4240 (Lot 5) and 4235 (Lot 13) Great Oak Circle in the Granite Bay 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 per the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Roy Schaefer, can be reached at (530) 745-3061.
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<p>9:10 A.M. RS</p> <p>Approved</p>	<p><b>VARIANCE (PVAA 20120094)</b> <b>SWAIN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></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 Jeff Swain for a Variance to allow a 900 square foot detached garage to be constructed within a 7-foot side setback and a 20-foot rear setback, where typically 30 feet is required. The subject property, Assessor's Parcel Number 035-270-032-000 comprises approximately 42,437 square feet, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and is located at 6222 Del Oro Road in the Granite Bay area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 – Minor Alterations in Land Use Limitations per the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>9:20 A.M. LC</p> <p>Deemed Incomplete Pending Successful Completion of Environmental Review</p>	<p><b>MINOR USE PERMIT/VARIANCE (PMPB 20120092)</b> <b>WISE VILLA WINERY AND EVENT CENTER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></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 Grover Lee, for a Minor Use Permit to allow the winery to function as a year-round Community Center, and a Variance to the requirement for paving of all parking and circulation areas to allow for the use of all-weather surfacing for the over-flow and valet parking and circulation areas. The subject property, Assessor's Parcel Numbers 031-310-036-000 and 031-310-037-000 comprise approximately 20 acres, are currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located at 4100 Wise Road in the Lincoln area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 – Existing Facilities per the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>9:30 A.M. LC</p> <p>Continued to June 21, 2012 at 9:00 a.m.</p>	<p><b>MINOR USE PERMIT/VARIANCE (PMPB 20120073)</b> <b>ROCK HILL WINERY AND EVENT CENTER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></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 Donald Dupont, for a Minor Use Permit to allow the winery to function as a year-round Community Center, and a Variance to the requirement for paving of all parking and circulation areas to allow for the use of asphalt grindings over compacted base. The subject property, Assessor's Parcel Number 032-070-062 comprises approximately 14 acres, is currently zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and is located at 2970 Del Mar Avenue in the Loomis area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 – Existing Facilities per the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p><b>CONSENT ITEMS</b></p>	
<p>*****</p> <p>Approved</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120069)</b> <b>CHAMPAS</b> <b>CATEGORICAL EXEMPTION</b></p>

**SUPERVISORIAL DISTRICT 3 (HOLMES)**

Minor Boundary Line Adjustment on Assessor Parcel Numbers 032-263-018-510 AND 032-263-019-510 to reconfigure parcels. Subject parcels are zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located AT 2520 Eagle Rock Road in the Penryn area.