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
REVISED FINAL AGENDA
THURSDAY, FEBRUARY 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. RS	**VARIANCE (PVAA 20120343)** **ZANKO** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Stephan Zanko, for approval of a Variance to the front setback to allow a 40 foot setback from the edge of easement (50 foot is typically required) for Olive Ranch Road and a Variance to both side setbacks to allow a 20 foot setback from the property lines (30 foot is typically required). The subject property, Assessor's Parcel Number 046-131-036-000 comprises approximately 0.428 acres, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 sq ft (or a 1.0 acre min) and is located at 5701 Olive Ranch 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 - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Roy Schaefer can be reached at (530) 745-3061. (Continued from January 17, 2013)

9:10 A.M. LC	**MINOR USE PERMIT (PMPB 20130001)** **SEWER MAINTENANCE DISTRICT 3** **ENVIRONMENTAL IMPACT REPORT** **SUPERVISORIAL DISTRICT 3 (HOLMES)** 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 Placer County Department of Facility Services, for approval of a Minor Use Permit to allow for the decommissioning of the Sewer Maintenance District (SMD) 3 Wastewater Treatment Plant (WWTP) and the construction of a pump station at SMD 3. The subject property Assessor's Parcel Number 036-110-011-000, includes the SMD3 WWTP, which comprises approximately 8.2 acres, is currently zoned O (Open Space) and is located at 4928 Auburn Folsom Road in the Loomis area. An Environmental Impact Report was previously adopted for this Project by the Board of Supervisors on November 20, 2012, and a Notice of Determination was filed with the County Clerk Recorder and the State Clearing House on November 27, 2012. The Planning Services Division contact Lisa Carnahan can be reached at (530) 745-3067.
9:20 A.M. LC	**CONDITIONAL USE PERMIT MODIFICATION (PCPM 20120361)** **WILCOX** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 1 (DURAN)** 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 Albert Wilcox for approval of a Conditional Use Permit Modification to the Sun Valley Oaks Subdivision in order reduce the east side setback of Lot 24 from 15 feet to ten (10) feet in order to allow for the construction of an 804 square-foot accessory structure in the rear yard. The subject property, Assessor's Parcel Number 029-020-013-000 comprises approximately 25,513 square feet, is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft and a Planned Development of 1 dwelling unit per acre) and is located at 4012 Oakhurst Court in the Roseville area. The Zoning Administrator will also consider a finding of a Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3)(E), New Construction of Accessory Structures]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.
9:30 A.M. RS	**MINOR USE PERMIT (PMPB 20120351)** **VERIZON WIRELESS TEMPORARY FACILITY** **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 Tawni Parr with Complete Wireless Consulting Inc, on behalf of Sacramento Valley Limited Partnership (dba Verizon Wireless), for approval of a Minor Use Permit to allow a new 45-foot high, temporary monopole cellular communications facility to be located within the eastern parking lot of the Squaw Valley Ski Resort. The site is adjacent to the existing maintenance building. The subject property, Assessor's Parcel Numbers 096-221-011-000 and 096-221-029-000 comprise approximately 75 acres, are currently zoned HC (Heavy Commercial) and VC (Village Commercial in the Squaw Valley General Plan and are located at 1621 Squaw Loop Road in the Squaw Valley area. The Zoning Administrator will also consider a finding of a 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, Roy Schaefer, can be reached at (530) 745-3061.
9:40 A.M. RS	**MINOR USE PERMIT (PMPC 20120143)** **HEIDI HO'S HAWAIIAN SNOW** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)**

	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 Heidi Hage, for approval of a Minor Use Permit to allow seasonal sales from a vehicle within a parking lot in Granite Bay. The subject property, Assessor's Parcel Numbers 047-150-015-000 and 047-150-016-000 comprise approximately 1.6 acres, are currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and are located at 7110 – 7160 Douglas Boulevard in the Granite Bay area. The Zoning Administrator will also consider a finding of a Categorical Exemption [Section 15311 of the CEQA Guidelines and Section 18.36.130 of the Placer County Environmental Review Ordinance (Class 11)(C), Accessory structures]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:50 A.M. RS	**VARIANCE (PVAA 20130013)** **KYRO** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Douglas and Collette Kyro, for approval of a Variance to allow for the construction of a new 1,260 square foot, detached garage with an east side setback of 6 feet to the eaves, where typically 30 feet is required. The subject property, Assessor's Parcel Number 035-270-025-000 comprises approximately 0.95 acres, 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 6022 Del Oro Road in the Granite Bay 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)(A)(1), Minor Alterations in Land Use Limitations]. The Planning Services Division contact Roy Schaefer can be reached at (530) 745-3061.
10:00 A.M. GH	**MINOR USE PERMIT (PMPC 20120363)** **BECKER GARAGE** **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 Herb and Gisela Becker, for approval of a Minor Use Permit to allow an existing 800 square-foot garage to remain on-site prior to the construction of a single-family residence on an otherwise undeveloped parcel. The subject property, Assessor's Parcel Number 076-470-005-000 comprises approximately 2.6 acres, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and is located at 3073 Red Deer Court in the Auburn area. The Zoning Administrator will also consider a finding of a 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.
10:10 A.M. MJ	**VARIANCE (PVAA 20130010)** **BROWN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** 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 Britton and Catherine Brown, for approval of a Variance to allow for the construction of an approximately 1,017 square foot addition to the existing 1,660 square foot residence 18 feet from the north side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 040-030-073-000, comprises approximately 1.75 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (2.3 acre min) and is located at 1640 Bald Hill Road in the Auburn 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)(A)(1), Minor Alterations in Land Use Limitations]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
10:20 A.M. AF	**MINOR LAND DIVISION (PMLD 20120200)** **HOLMES/MCCLELLAN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Bobette Dee McClellan and Dan Lee Holmes for a Minor Land Division to subdivide a 36.2-acre property into two parcels consisting of 11.2 acres and 25 acres. The subject properties, Assessor's Parcel Numbers 026-260-008-000 and 026-260-009-000 comprise approximately 36.2 acres, are currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located at 3200 Ayres Holmes Road in the Auburn area. The Parcel Review Committee Chairman will also consider a finding that in accordance with Section 15061(b)(3), the project is not subject to CEQA. The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.
CONSENT ITEMS	
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120365)** **VERIZON WIRELESS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 017-270-039-000 and 017-270-040-000 to reconfigure parcels. Subject parcels are zoned INP-DC (Industrial Park, combining Design Corridor) and are located at 125 and 135 Cyber Court in the Rocklin area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120145)** **JACKSON/VOSS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor Parcel 038-260-078-000 and 038-260-079-000to reconfigure parcels. Subject parcels are zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are located at 2395 Frontier Road in the Auburn area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110184)** **CASWELL/CALLAHAN/WATSON/KASITY** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-370-047-000; 026-370-048-000; 026-370-048-000; 026-370-050-000 and 026-420-022 to reconfigure parcels. Subject parcels are zoned F-B-X-160 (Farm, combining minimum Building Site of 160 acres) and are located on the northeast side of Niblick Court in the Auburn area.