

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 ACTION AGENDA THUSDAY, JUNE 16, 2011

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. AF MINOR USE PERMIT MODIFICATION (PMPM 20090209)

ANTELOPE SPRINGS CHURCH

Approved

SITE SPECIFIC IMPACT STATEMENT 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 John Milburn on behalf of the Antelope Springs Church, for approval of a Minor Use Permit Modification. The project proposes to modify Phase II of Conditional Use Permit 1954 for the Antelope Springs Baptist Church, which permits the construction of a 20,000 square-foot Christian education building, to allow for construction of a 13,500 square-foot Christian education building and to remodel the existing 300 seat, 10,000 squarefoot worship center constructed during Phase I. Remodel of the existing worship center would enlarge the assembly seating capacity to 326 seats and would reconfigure existing office and classroom space. The currently approved phase III would be divided into phase III and phase IV. Phase III would construct a second Christian education building up to 16,000 square feet in size, and phase IV would construct a 27,000 square-foot sanctuary currently approved to be constructed as phase III. The subject property, Assessor's Parcel Number 023-221-012, comprises 10.6 acres, is located at 4555 PFE Road in the southwest corner of the intersection of PFE Road and Walerga Road in the Dry Creek West Placer Community Plan area, and is zoned RS-Ag-B-20 (Residential Single-Family combining Agriculture combining minimum Building Site of 20,000 square feet) and is designated Low Density Residential, 1 to 2 dwelling units per acre in the Dry Creek West Placer

Community Plan. The Zoning Administrator will also consider approval of findings that the previously approved Site Specific Impact Statement is the appropriate environmental document for the propose modification. The Planning Department contact for the above project is Alex Fisch, who can be reached at (530) 745-3081. 9:10 A.M. MINOR USE PERMIT (PMPC 20110147) **PERRON** AF CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Approved 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 David and Lauren Perron, for approval of a Minor Use Permit to establish an existing mobile home as a unit of employee housing. Establishment of the mobile home as employee housing would permit the future construction of a secondary dwelling unit (residence). The subject property, Assessor's Parcel Number 031-040-059, comprise approximately 40 acres, is located at 6200 Wise Road in the Newcastle area, and is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption in accordance with Section 18.36.010, Class 1 - Existing facilities, of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Department contact for the above project is Alex Fisch, who can be reached at (530) 745-3081. 9:20 A.M. **MINOR USE PERMIT (PMPC 20110103) DUNCAN** MJ **CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Approved 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 Rovce and Vivian Duncan, for a Minor Use Permit to allow for the placement of a temporary hardship mobile home on the property. The subject property, Assessor's Parcel Number 053-010-035, comprises approximately 1.81 acres, is located at 14627 Bowman Road in the Auburn area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min). 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 Department contact for the above project, Melanie Jackson, can be reached at (530) 745-3036. MINOR USE PERMIT (PMPC 20110169) 9:30 A.M. **CLINES** MJ **CATEGORICAL EXEMPTION** SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on **Approved** the date and time noted above, to consider a request from Toni Marie Clines, for a Minor Use Permit to allow for the placement of a temporary hardship mobile home on the property. The subject property, Assessor's Parcel Number 073-120-041, comprises approximately 2.4 acres, is located at 641 Hilltop Court in the Applegate area, and is currently zoned RA-B-100-SP [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min), combining Special Purpose]. 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 Department contact for the above project, Melanie Jackson, can be reached at (530) 745-3036.

9:40 A.M.	VARIANCE (PVAA 20110140)
LC	MURTEY
	CATEGORICAL EXEMPTION
Continued	SUPERVISORIAL DISTRICT 2 (WEYGANDT)
to	Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on
July 21,	the date and time noted above, to consider a request from Eugene Murtey and Ann Raftery, for a Variance to allow a 2-foot east side setback where 30-feet is required, in order to allow a 380 square
2011 @	foot shed to remain. The subject property, Assessor's Parcel Number 031-292-013 comprises
9:00 a.m.	approximately 2.5 acres, is located at 790 Stonewood Road in the Newcastle area, and is currently
	zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres). The Zoning Administrator
	will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 - Existing
	Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The
	Planning Department contact for the above project Lisa Carnahan can be reached at (530) 745-3067.
9:50 A.M.	VARIANCE (PVAA 20110197)
LC	COON CREEK FALLS OVERLOOK
	CATEGORICAL EXEMPTION
Approved	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 Placer County Department of Facility Services, for a Variance to allow for a zero–foot setback from the centerline of Coon Creek where
	100 feet is required, in order to construct a public viewing deck. The subject property, Assessor's
	Parcel Number 026-080-071 comprises approximately 1,200 acres, is located at 7587 Mears Place
	in the Auburn area, and is currently zoned O (Open Space). This project was analyzed in the Hidden
	Falls Regional Park Project Final Environmental Impact Report which was certified by the Planning
	Commission on January 28, 2010. The Planning Department contact for the above project Lisa Carnahan can be reached at (530) 745-3067.
	Carrianan can be reached at (330) 143-3001.
10:00 A.M.	VARIANCE (PVAA 20110191)
10:00 A.M. RS	SEYMOUR RANCH
	SEYMOUR RANCH CATEGORICAL EXEMPTION
RS	SEYMOUR RANCH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)
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Approved 10:10 A.M. GH	SEYMOUR RANCH 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 The New Home Company, for a Variance to allow a reduced side setback for two lots. Seymour Ranch lots, 13 and 16 are corner lots and are required to have sideyard setbacks at 15-feet. The proposed Variance would reduce the sideyard setback to 10-feet in order to have flexibility with the proposed site architecture. Lot 16 is proposed to reduce the northern most sideyard setback from 15-feet to 10-feet. Lot 13 is proposed to reduce both sideyard setbacks from 15-feet to 10-feet. The subject property, Assessor's Parcel Number 048-030-010, Lots 13 and 16 comprise approximately 20,814 and 20,925 square feet each, are located on Cavitt Stallman Road, near Douglas Blvd in the Roseville area, and are currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft). 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 Department contact for the above project Roy Schaefer can be reached at (530) 745-3061. VARIANCE (PVAA 20110125) AND MINOR BOUNDARY RESOLUTION (PMBR 20110122) D'ARI CATEGORICAL EXEMPTION
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Approved 10:10 A.M. GH	SEYMOUR RANCH 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 The New Home Company, for a Variance to allow a reduced side setback for two lots. Seymour Ranch lots, 13 and 16 are corner lots and are required to have sideyard setbacks at 15-feet. The proposed Variance would reduce the sideyard setback to 10-feet in order to have flexibility with the proposed site architecture. Lot 16 is proposed to reduce the northern most sideyard setback from 15-feet to 10-feet. Lot 13 is proposed to reduce the northern most sideyard setback from 15-feet to 10-feet. Lot 13 is proposed to reduce both sideyard setbacks from 15-feet to 10-feet. The subject property, Assessor's Parcel Number 048-030-010, Lots 13 and 16 comprise approximately 20,814 and 20,925 square feet each, are located on Cavitt Stallman Road, near Douglas Blvd in the Roseville area, and are currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft). 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 Department contact for the above project Roy Schaefer can be reached at (530) 745-3061. VARIANCE (PVAA 20110125) AND MINOR BOUNDARY RESOLUTION (PMBR 20110122) D'ARI 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 Tully D'Ari, for approval of a Minor Boundary Resolution to allow for the realignment of the side (south) property line and a Variance to allow for a setback of five feet from said property line, where 30 feet is required by the Placer County
Approved 10:10 A.M. GH	SEYMOUR RANCH 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 The New Home Company, for a Variance to allow a reduced side setback for two lots. Seymour Ranch lots, 13 and 16 are corner lots and are required to have sideyard setbacks at 15-feet. The proposed Variance would reduce the sideyard setback to 10-feet in order to have flexibility with the proposed site architecture. Lot 16 is proposed to reduce the northern most sideyard setback from 15-feet to 10-feet. Lot 13 is proposed to reduce both sideyard setbacks from 15-feet to 10-feet. The subject property, Assessor's Parcel Number 048-030-010, Lots 13 and 16 comprise approximately 20,814 and 20,925 square feet each, are located on Cavitt Stallman Road, near Douglas Blvd in the Roseville area, and are currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft). 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 Department contact for the above project Roy Schaefer can be reached at (530) 745-3061. VARIANCE (PVAA 20110125) AND MINOR BOUNDARY RESOLUTION (PMBR 20110122) D'ARI 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 Tully D'Ari, for approval of a Minor Boundary Resolution to allow for the realignment of the side (south) property line and a Variance to

	The structure, an approximately 500 square-foot detached garage was constructed over the property line. The Minor Boundary Resolution is necessary to realign the south property line so that the garage is located on the applicant's property. The realignment to accommodate the applicant will be offset by an equal-area exchange for the benefit of the neighboring property to the south. The subject property, Assessor's Parcel Number 026-120-006 comprises approximately 3.3 acres, is located at 5130 Bell Road, in the Auburn area. The subject parcel is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 - Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact for the above project, Gerry Haas can be reached at (530) 745-3084.
	ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE
10:20 A.M.	CERTIFICATE OF COMPLIANCE (PCOC 20110203) BRECKENRIDGE
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) County review of the history of Assessor Parcel Numbers 032-211-001; 032-211-002; 032-211-003; 032-211-004 and 032-212-001 to make a statement as to their compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RS (Residential Single Family) and are located on Taylor Road and English Colony Road in the Penryn area.
	CONSENT ITEMS
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110122) D'ARI
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 026-120-006 and 026-120-007 to reconfigure parcels. Subject parcels are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located at 5130 Bell Road in the Auburn area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110045) CHAPMAN
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 085-325-003 and 085-310-027 to reconfigure parcels. Subject parcels are zoned PAS- 163 - Lower Ward Valley Conservation and PAS- 164 - Sunnyside/Skyland Residential and are located at 360 Leota Drive in the West Shore, Lake Tahoe area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110067) COUNTRYMAN
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 038-032-023 and 038-032-032 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located at 10660 Harris Road in the Auburn area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110170) BALLARD
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 106-170-011 and 106-170-012 to reconfigure parcels. Subject parcels are zoned RS-B-X-20 PD 0.72 (Residential Single Family, combining minimum Building Site of 20 Acres and a Planned Development of 0.72 dwelling units per acre). and are located at 10607 and 10601 Dutton Court in the Martis Valley area.

****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110154) STEVENTON CATEGORICAL EXEMPTION
Approved	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor's Parcel Numbers 112-180-024 and 112-180-071 to
	reconfigure parcels. Subject parcels are zoned PAS- 027 - Wood Vista Residential and are located at
	855 Northshore Boulevard in the Tahoe Vista area.