



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

**PLANNING SERVICES**  
**DIVISION**

Michael J. Johnson, AICP  
Agency Director

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Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
**FINAL AGENDA**  
THURSDAY, MAY 15, 2014

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 in Auburn. 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	<b>MINOR USE PERMIT AND VARIANCE (PMPB 20140081)</b> <b>WALERGA ROAD TANK AND BOOSTER STATION</b> <b>ADDENDUM TO MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 1 (DURAN)</b>
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 Austin Peterson with California American Water Company for approval of a Minor Use Permit and Variance to allow for construction of an above-ground 2.5-million gallon water storage tank and pump booster station. The subject property, Assessor's Parcel Number 023-221-051-000, comprises approximately 2 acres, is currently zoned O (Open Space) and RS-AG-B-20-PD 2.0 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft., and a Planned Development of 2 dwelling units per acre) and is located at 9305 Walerga Road in the unincorporated Roseville area. The Zoning Administrator will also consider adoption of an Addendum to the previously adopted Mitigated Negative Declaration (CEQA Guidelines Section 15164). The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.

<p>9:10 A.M. AF</p> <p>Approved</p>	<p><b>VARIANCE (PVAA 20140113)</b> <b>PAUL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 the property owners, Dennis and Patti Paul, for approval of a Variance to allow construction of a 1,264 square-foot garage addition at a reduced setback of 36 feet from the front property boundary where a setback of 75 feet from the centerline of Pine Oak Lane is required. The subject property, Assessor's Parcel Number 074-120-052-000, comprises approximately 0.86 acres, is currently zoned RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 sq. ft.) and is located at 966 Pine Oak Lane in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption [Sections 15303 and 15305 of the CEQA Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures and Class 5, Minor alterations in land use limitations)]. The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.</p>
<p>9:20 A.M. MJ</p> <p>Approved</p>	<p><b>VARIANCE (PVAA 20140052)</b> <b>ELLIS</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 the property owners, Jo and Larry Ellis, for approval of a Variance to allow for the installation of ground mount solar modules 10 feet from the east side property line and 14 feet from the south side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 048-141-005-000, comprises approximately 8.5 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 8402 Quartzite Circle in the Granite Bay area. The Zoning Administrator will also consider a finding of 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, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>9:30 A.M. MJ</p> <p>Continued to June 19, 2014 at 9:00 AM</p>	<p><b>VARIANCE (PVAA 20140089)</b> <b>MCKAGUE</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 the property owner, Brett McKague, for approval of a Variance to allow for the construction of an approximately 134 square foot addition to the existing single-family residence 13 feet from the east side property line where 20 feet is normally required. The subject property, Assessor's Parcel Number 048-301-040-000, comprises approximately 1 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 8225 Macargo Court in the Granite Bay area. The Zoning Administrator will also consider a finding of 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, Melanie Jackson, can be reached at (530) 745-3036.</p>

<p>9:40 A.M. MJ</p> <p>Approved</p>	<p><b>VARIANCE (PVAA 20140067)</b> <b>SCHIAVONE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 the property owner, Louie Schiavone, for approval of a Variance to allow for the construction of a single-family residence 5 feet from the west side property line where 30 feet is normally required and 30 feet from the edge of the Crystal Lane road easement where 50 feet from edge of easement is normally required. The subject property, Assessor's Parcel Number 077-112-037-000, comprises approximately 2.17 acres, is currently zoned F-B-X-4.6 PD 0.2 (Farm, combining minimum Building Site of 4.6 acres and a Planned Development of 0.2 dwelling units per acre) and is located at 333 Crystal Lane in the Meadow Vista area. The Zoning Administrator will also consider a finding of 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, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>9:50 A.M. RS</p> <p>Approved</p>	<p><b>MINOR USE PERMIT (PMPB 20130096)</b> <b>PLACER COUNTY CELL TOWER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 John Wesney with Peek Site-Com on behalf of the property owner, Placer County Administrative Services Department, for approval of a Minor Use Permit to allow a new cellular communications facility with a 140-foot high (phase 1) to 180-foot high (phase 2), lattice tower. The subject property, Assessor's Parcel Number 100-110-012-000, comprises approximately 0.41 acres, is currently zoned F-B-43 PD1 (Farm, combining minimum Building Site of 43,560 sq. ft. (or 1 acre min) and a Planned Development of 1 dwelling unit per acre) and is located on Beacon Hill in the Colfax area. The Zoning Administrator will also consider a finding of 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.</p>
<p>10:00 A.M. LC</p> <p>Approved</p>	<p><b>MINOR USE PERMIT (PMPA 20140132)</b> <b>AMAZING FACTS</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 the property owner, Amazing Facts, Inc., for approval of a Minor Use Permit to allow for a House of Worship within Suite 600 of the building located at 3785 Placer Corporate Drive. The subject property, Assessor's Parcel Number 017-270-071-000, comprises approximately 5.6 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 3785 Placer Corporate Drive in the Rocklin area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>10:10 A.M. GH</p> <p>Withdrawn</p>	<p><b>ADMINISTRATIVE REVIEW PERMIT (PARP 20140070)</b> <b>SLEDGE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public</p>

	<p>hearing, on the date and time noted above, to consider a request from Ivan Josue Silva Mota on behalf of the property owner Nevin Sledge, for approval of an Administrative Review Permit application to allow for the placement and operation of an eight foot wide and twenty foot long (8'X20') recycling facility. The facility would accept and purchase recyclable materials (aluminum cans, plastic and glass bottles) from the public, and it would operate from 9:00 AM until 5:00 PM, Monday through Saturday. The subject property, Assessor's Parcel Number 054-141-019-000 comprises approximately 0.4 acre in size and is currently zoned HS-Dc (Highway Services, combining Design Scenic Corridor). The site is located at 110 Dolores Drive in the Bowman area of North Auburn and it is developed with a retail structure including a liquor store and specialty shop. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.060, Class 4 – Minor Alterations to Land – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304). The Planning Services Division contact for this project, Gerry Haas, can be reached at (530) 745-3084.</p>
<p>10:20 A.M.</p> <p>Approved</p>	<p><b>MINOR USE PERMIT (PMPC 20140063)</b>  <b>JUNYARUNGRAN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 Benjamas Junyarungran for approval of a Minor Use Permit to allow an existing 348 square foot accessory structure to be used for agricultural purposes and storage. The subject property, Assessor's Parcel Number 026-350-058-000, comprises approximately 10.04 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 3170 Sailors Ravine Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities)]. The Planning Services Division contact, Edmund Sullivan, can be reached at (530) 745-3030.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND  RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:30 A.M.</p> <p>Approved</p>	<p><b>CERTIFICATE OF COMPLIANCE (PCOC 20140123)</b>  <b>DAVIS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 1 (DURAN)</b></p> <p>County review of the history of Assessor Parcel Numbers 473-030-005-000 and 473-030-019-000 to make a statement as to their compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). The subject parcels are zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft.) and are located at 1550 Misty Lane in the Roseville area.</p>
<p>10:35 A.M.</p> <p>Continued to an open date</p>	<p><b>CERTIFICATE OF COMPLIANCE (PCOC 20140124)</b>  <b>THOMPSON</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>County review of the history of Assessor Parcel Number 100-190-065-000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). The subject parcel is zoned RA-B-X-3 (Residential Agriculture, combining minimum Building Site of 3 acres) and is located on Campbell Creek Road in the Colfax area.</p>

**CONSENT ITEMS**

*****  Approved	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20140108)</b> <b>ADRIANI</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 096-070-012-000 and 096-070-013-000 to reconfigure parcels. The subject parcels are zoned LDR DF=4 (Low Density Residential, combining a Density Limitation of .4 units per acre) and are located at 1724 Navajo Court in the Olympic Valley area.
*****  Approved	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20140069)</b> <b>WOLFE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 078-240-018-000 and 078-240-019-000 to reconfigure parcels. The subject parcels are zoned RF-B-X-20 (Residential Forest, combining minimum Building Site of 20 acres) and are located at 4100 and 4110 Ampezzo Place in the Foresthill area.