



COUNTY OF PLACER
Community Development Resource Agency

PLANNING SERVICES
DIVISION

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi, Deputy Director

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, NOVEMBER 20, 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

1:00 PM RS	VARIANCE (PLN14-00101) SHARPE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)
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 the property owner Matthew Sharpe, for approval of a Variance to the front (west & north) setback requirement to allow for the construction of a new 500 square foot, residential addition with a front (west) setback of 10 feet from the property line and a front (north) setback of 65 feet from the centerline of Dirk Lane, where typically 75 feet from the centerline of the travelled way of the road is the required setback. A Variance is requested for a new swimming pool to be constructed with a front (west) setback of 10 feet from the property line, where typically a 25-foot setback is required. Also, a Variance is requested for a detached garage to remain as constructed (carports on either side will be demolished) with a side (east) setback of 5 feet, where typically a 30-foot setback is required. The subject property, Assessor's Parcel Number 037-101-020-000, comprises approximately 0.5 acre, 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 9230 Dirk Lane in the Loomis area. The Zoning Administrator will also consider a finding of 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.
1:10 PM RS Approved	<p>VARIANCE (PLN14-00116) ANDERSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</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 Doug Anderson, for approval of a Variance to the 35-foot front setback requirement to allow for the construction and installation of a new ground mounted PV solar system to be constructed with a 1.5-foot setback from the north property line. The subject property, Assessor's Parcel Number 050-130-038-000, comprises approximately 0.9 acres, is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 9615 Oak Leaf Way (Folsom Lake Estates Subdivision) in the Granite Bay area. The Zoning Administrator will also consider a finding of 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.</p>
1:20 PM RS Approved	<p>MINOR USE PERMIT (PLN14-00125) VERIZON WIRELESS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</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 Gary Mapa with Epic Wireless Group, for approval of a Minor Use Permit to allow for the installation of a new 120-foot high, steel monopole cell tower, a prefabricated equipment shelter, and a 30 kilowatt stand-by diesel generator with a 132 gallon diesel fuel tank. The entire 2,500 square foot (50 feet by 50 feet) lease area would be fenced with a six-foot high, chain link fence. The subject property, Assessor's Parcel Number 018-080-026-000, comprises approximately 25.2 acres, is currently zoned F-B-X-20 (Farm, combining a minimum Building Site of 20 acres) and is located at 655 Karchner Road in the Lincoln area. The Zoning Administrator will also consider a finding of 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.</p>
1:30 PM MJ Approved	<p>VARIANCE (PLN14-00136) JMAG ENTERPRISES, LLC/MCLEMORE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</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 James McLemore with JMAG Enterprises, LLC., for approval of a Variance to allow for a side setback of 17 feet (where 30 feet is normally required) for the installation of a manufactured home. The subject property, Assessor's Parcel Number 026-180-050-000, comprises approximately 9.5 acres, is currently zoned F-B-X-10 (Farm, combining a minimum Building Site of 10 acres) and is located at 4328 Godley Road in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>

<p>1:40 PM MJ</p> <p>Approved</p>	<p>VARIANCE (PLN14-00131) STURM CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</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 property owner Lori Sturm, for approval of a Variance to allow for a setback of 40 feet to the centerline of Shirland Tract Road (where 80 feet is normally required) and to allow for a setback of 50 feet from the centerline of a 25-foot wide road easement (where 75 feet from centerline is normally required), which is located on the east property line. The subject property, Assessor's Parcel Number 042-231-009-000, comprises approximately 1.2 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located on Shirland Tract Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>1:50 PM MJ</p> <p>Approved</p>	<p>MINOR LAND DIVISION MODIFICATION (PLN14-00119) SIEBERT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>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 property owners John and Berniece Siebert for approval of a Minor Land Division Modification to modify Parcel Map PMLD 20040767 (Book 33, page 34) to reclassify the riparian protection area detailed on the information sheet of the parcel map to a Meandering Drainage Easement. The subject property is comprised of six acres and has been assigned two Assessor's Parcel Numbers: 076-131-008-000 and 076-131-009-000. The property is currently zoned RS-AG-B-100 [Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or 2.3 acres)] and is located at 3955 Kimo Way in the Auburn area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>2:00 PM MJ</p> <p>Approved</p>	<p>MINOR LAND DIVISION (PMLD 20120219) GROGG MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>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 BC Anderson on behalf of the property owner Tom Grogg for approval of a Minor Land Division to create two parcels consisting of 4.1 acres and 4.6 acres. The subject properties, Assessor's Parcel Numbers 040-111-006-000 and 040-111-040-000, comprise approximately 8.7 acres, are currently zoned RA-B-100 [Residential Agriculture, combining a minimum Building Site of 100,000 square feet (or 2.3 acre min)] and are located at 10376 Wise Road in the Lincoln area. The Parcel Review Committee Chairman will also consider the adoption of the Mitigated Negative Declaration prepared for this project. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>

<p>2:10 PM</p> <p>Approved</p>	<p>CERTIFICATE OF COMPLIANCE (PLN14-0019) MIMA CAPITAL, LLC CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) County review of the history of Assessor Parcel Numbers 032-124-072-000; 032-124-074-000 and 031-220-004-000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcels are zoned F-B-X-20 (Farm, combining a minimum Building Site of 20 acres) and are located at 8085 Callison Road in the Newcastle area.</p>
<p>CONSENT ITEM</p>	
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00083) BASS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 037-093-049-000 and 037-093-050-000 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and are located at 3685 Sudor Lane in the Loomis area.</p>
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT STUDEBAKER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 032-244-056-000 and 032-244-060-000 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and are located at 2473 Taylor Road in the Penryn area.</p>
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT CHINQUAPIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 093-470-001-000; 093-540-034-000; 093-450-009-000 and 093-450-008-000 to reconfigure parcels. Subject parcels are zoned Dollar Point Residential and are located at 3600 North Lake Blvd in the Tahoe City area.</p>