



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, AUGUST 20, 2015

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	
8:55 AM	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.
9:00 AM KC	CONDITIONAL USE PERMIT (PLN15-00187) SINGH 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 the property owner Amarjit Singh for approval of a Conditional Use Permit to allow a 6-foot high solid fence in the front setback where 3 feet would normally be required. The subject property, Assessor's Parcel Number 029-250-015-000, comprises approximately 20,900 square feet, is currently zoned RS-AG-B-40 PD-1 (Residential Single Family, combining Agriculture, combining a minimum

	<p>Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 8825 Wentworth Way in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.010 of the Placer County Environmental Review Ordinance (Class 3- New Construction of Small Structures)]. The Planning Services Division contact, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>9:10 AM KC</p>	<p>MINOR USE PERMIT (PLN15-00245) PETERSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (DURAN)</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 applicant Neal Hocker on behalf of the property owners Raymond and Rebecca Clemens for approval of a Minor Use Permit to allow for a 1,195 square foot temporary hardship dwelling. The subject property, Assessor's Parcel Number 023-060-013-000, comprises approximately two acres, is currently zoned RA-B-X-DR 10 Acre Minimum (Residential Agriculture, combining Development Reserve and combining minimum Building Site of 10 acres) and is located at 8382 Locust Road in the Elverta 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, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>9:20 AM KC</p>	<p>VARIANCE (PLN15-00183) WEDGE 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 owners Jeff and Karen Wedge for the approval of a Variance to allow an existing 162 square foot structure to remain two feet from the side property line where 15 feet would normally be required. The subject property, Assessor's Parcel Number 467-130-012-000, comprises approximately 0.47 acres, is currently zoned RS-B-X 20 Acre Minimum PD = 0.93 (Residential Single Family, combining minimum Building Site of 20 acres and a Planned Development of 0.93 dwelling units per acre) and is located at 8771 Petite Creek Drive in the Roseville 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, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>9:30 AM KC</p>	<p>VARIANCE (PLN15-00256) ASSEM 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 owners Magdy and Parri Assem for the approval of a Variance to allow a shade structure to be installed 13.5 feet from the side property line where 20 feet would normally be required. The subject property, Assessor's Parcel Number 046-131-036-000, comprises approximately 0.43 acres, is currently zoned RS-AG-B-43 (Residential Single Family Agriculture, combining minimum Building Site of 43,560 square feet) and is located at 5701 Olive Ranch Road 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 of Small Structures)]. The Planning Services Division contact, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>

<p>9:40 AM KC</p>	<p>VARIANCE (PLN15-00268) JONES CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) 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 Marlin and Cari Jones for the approval of a Variance to allow for a 2,000 square foot garage to be constructed 15 feet from the side property line where 30 feet would normally be required. The subject property, Assessor's Parcel Number 020-167-057-000, comprises approximately 10 acres, is currently zoned F-B-X 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres) and is located at 1665 Wise Road in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 3 - New Construction of Small Structures)]. The Planning Services Division contact, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>9:50 AM KC</p>	<p>VARIANCE (PLN15-00280) WINN 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 the property owner Randall Jay Winn for the approval of a Variance to allow for a pool to be installed 15 feet from the side property line where 25 feet would normally be required, and for the pool equipment to be installed 20 feet from the side property line where 25 feet would normally be required. The subject property, Assessor's Parcel Number 042-041-039-000, comprises approximately 4.07 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum) and is located at 9970 Vista Amado Court in the Newcastle 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 of Small Structures)]. The Planning Services Division contact, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>10:00 AM GH</p>	<p>MINOR USE PERMIT (PMPC 20140083) BOSS MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 (WEYGANDT) 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 John and Beverly Miller for the approval of a Minor Use Permit to allow for the construction and operation of a commercial retail building, which could accommodate one or more service or sales uses. An end user has not been identified, but the facility is designed to be constructed along the south property line, oriented toward the parking lot in the northern half of the parcel. The structure would be approximately 5,881 square feet in size and the site would be improved with new/replaced parking surface, additional landscaping, exterior lighting and frontage sidewalks. Access to the site would remain at the existing SR49 encroachment on the east side of the highway, approximately 300 feet south of Dry Creek Road. The subject property, Assessor's Parcel Number 051-220-057-000, comprises approximately 0.74 acres, is currently zoned C3-UP-Dc (Heavy Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 3930 Grass Valley Highway in the Auburn area. The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration in accordance with CEQA Guidelines. The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.</p>

<p>10:10 AM RS</p>	<p>VARIANCE (PLN15-00021) COUNTRYHOUSE MEMORY CARE FACILITY MITIGATED NEGATIVE DECLARATION 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 Jon Tattersall with Maverick Partners West on behalf of the property owner Agemark Corporation for the approval of a Minor User Permit and Variance to allow for the construction and operation of a 32,400 square foot, CountryHouse Memory Care Facility with a maximum of 47 beds for patients that need medical care due to dementia or Alzheimer's disease. A Variance request to the parking standards is to allow 25 on-site parking spaces (47 spaces are typically required) and a Variance request to allow a 16.5-foot front setback (20-foot setback is typically required for Douglas Boulevard). The subject property, Assessor's Parcel Numbers 048-101-066-000 and 048-101-067-000, comprise approximately 1.7 acres, are currently zoned OP-UP-DL0-Dc (Office and Professional, requiring a Use Permit, combining Density Limitation 0, and combining Design Scenic Corridor) and are located at 8485 and 8481 Barton Road in the Granite Bay area. The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA). The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>10:20 AM RS</p>	<p>VARIANCE (PLN15-00260) IRIMESCU 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 Tiger Edwards with JR Construction on behalf of the property owner Christian G. Irimescu for the approval of a Variance to allow for the construction of a new carport with a 6-foot side (south) setback, where typically 15 feet is required. The subject property, Assessor's Parcel Number 048-122-042-000, comprises approximately 0.78 acre, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and is located at 6785 Miners Ravine Road 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>
<p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:30 AM MJ</p>	<p>MINOR LAND DIVISION MODIFICATION (PLN15-00233) THORNTON CATEGORICAL EXEMPTION 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 Jim Thornton on behalf of the property owner Timothy Thornton for the approval of a Minor Land Division Modification. The modification would remove a riparian area that is recorded on a parcel map recorded in Book 34 Page 83 of Parcel Maps. The subject property, Assessor's Parcel Number 051-030-085-000, comprises approximately one acre, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet or a 1.0 acre minimum) and is located off of Loray Lane in the Auburn area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption [CEQA Guidelines Section 15305 and Section 18.36.070 of the Placer County Environmental Review Ordinance</p>

	(Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
10:40 AM MJ	<p>MINOR LAND DIVISION (PLN14-00121) DADURKA MITIGATED NEGATIVE DECLARATION 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 Clear Path Land Evolvement, Inc., on behalf of the property owner Robert Dadurka, for the approval of a Minor Land Division to subdivide a 26.61 acre property into two parcels consisting of 5.0 acres and 21.6 acres. The subject properties Assessor's Parcel Numbers 073-390-054-000 and 073-390-057-000 comprise approximately 26.61 acres, are currently zoned F-B-X 5 Acre Minimum PD = 0.2 (Farm, combining minimum Building Site of 5 acres, combining Planned Residential Development of 0.2 dwelling units per acre) and are located at 19710 Eagle Ridge Road in the Foresthill area. The Parcel Review Committee Chairman will also consider adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA). The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>
10:50 AM MJ	<p>CERTIFICATE OF COMPLIANCE (PLN15-00126) REICHARDT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>County review of the history of Assessor Parcel Number 007-240-087-000 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 parcel is zoned RF-B-X 4.6 acre minimum (Residential Forest, combining minimum Building Site of 4.6 acres) and is located at Old Mill Road 0.8 mile from the intersection with Foresthill Road in the Foresthill area.</p>
10:55 AM MJ	<p>CERTIFICATE OF COMPLIANCE (PLN15-00200) BURKE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>County review of the history of Assessor Parcel Number 064-110-042-000 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 parcel is zoned TPZ (Timberland Production) and is located at 34255 Foresthill Road in the Foresthill area.</p>
CONSENT ITEMS	
*****	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00218) CWIAK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor's Parcel Numbers 026-440-046-000 and 026-440-047-000 to reconfigure the subject parcels. The properties are zoned RS-AG-B-X 10 acre minimum PD = 0.2 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 10 Acres and a Planned Development of 0.2 dwelling units per acre) and are located at 9856 Spyglass Circle in the Auburn area.</p>

*****	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00248) BAKER-WILLER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 073-240-095-000 and 073-240-096-000 to reconfigure the subject parcels. The properties are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum) and are located at 17900 Marleigh Knoll Lane in the Applegate area.</p>
*****	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00281) NICHOLLS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 062-122-010-530 and 062-122-011-530 to reconfigure the subject parcels. The properties are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum) and are located 2000 feet along Drum Powerhouse Road from the intersection with Nary Red Road in the Dutch Flat area.</p>
*****	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00271) BICKFORD RANCH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 031-101-079-000 and 031-101-078-000 to reconfigure the subject parcels. The properties are zoned F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres combining Development Reserve) and are located at 3046 Lower Ranch Road in the Lincoln area.</p>
*****	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00296) DEN HARTOG CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 095-221-010-000 and 095-221-009-000 to reconfigure the subject parcels. The properties are zoned RS PD = 4 (Residential Single Family and a Planned Development of .4 dwelling units per acre) and are located at 1732 Trapper Place in the Alpine Meadows area.</p>