



**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**  
**REVISED FINAL AGENDA**  
**THURSDAY, MAY 21, 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.

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**PLACER COUNTY ZONING ADMINISTRATOR**

9:00 AM  
KC

**MINOR USE PERMIT (PLN15-00127)**  
**LDf DAIRY**  
**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 Andrew and Krista Abrahams, for approval of a Minor Use Permit to allow for the construction and operation of a 1,452 square foot dairy. The subject property, Assessor's Parcel Number 026-030-046-000, comprises approximately 50 acres, is currently zoned F-B-X-50 (Farm, combining minimum Building Site of 50 acres) and is located at 4053 Wilson Town Road in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures)]. The Planning Services Division contact for this project, Kally Keding-Cecil, can be reached at (530) 745-3034.

<p>9:10 AM RS</p>	<p><b>MINOR USE PERMIT (PLN14-00196)</b>  <b>VERIZON WIRELESS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 1 (DURAN)</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 Andrew Lesa with Epic Wireless on behalf of the property owners Monte and Galdys Lund, for approval of a Minor Use Permit to allow for a new 80-foot high, Monopine Cellular Communications Facility (cell tower facility would have 8 panel antennas, 12 RRU's, surge protectors and GPS antennas) with an 8-foot high CMU block wall enclosure to allow for the installation of new Verizon wireless outdoor equipment. In addition, the project would include a standby 30-kw emergency diesel generator and a fenced compound area. The subject property, Assessor's Parcel Number 023-221-004-000, comprises approximately 40.90 acres, is currently zoned RS-AG-B-20-DR PD=2 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft., combining Development Reserve and a Planned Development of 2 dwelling units per acre) and is located at 9250 Walerga Road in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures)]. The Planning Services Division contact for this project, Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>9:20 AM RS</p>	<p><b>VARIANCE (PLN15-00135)</b>  <b>SHURTZ</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 David Shurtz, for approval of a Variance to allow a new proposed 1,200 square foot detached garage/shop with a front setback of 49 feet from the centerline, where 75 feet is required off of Memory Lane and a north side setback of 18 feet from the property line, where 30 feet is required. In addition, a Variance is required for the 39-foot front setback for the existing single-family residence and for the 6-foot west side and 10-foot south side setback from the property line for the existing detached garage. The subject properties, Assessor's Parcel Numbers 046-121-018-000 and 046-121-019-000, comprise approximately 0.58 acre, are currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located at 7690 Memory Lane 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 for this project, Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>9:30 AM NS</p>	<p><b>MINOR USE PERMIT (PLN15-00146)</b>  <b>GASAWAY</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 Constance Gasaway, for approval of a Minor Use Permit to allow a transfer of use for a temporary hardship mobile home. The permit will also allow modification of the structure from 1,200 square feet to 1,400 square feet. The subject property, Assessor's Parcel Number 053-070-004-000, comprises approximately 1.32 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or</p>

	<p>2.3 acre min) and is located at 230 Pine Hill 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 3 – New Construction)]. The Planning Services Division contact for this project, Nikki Streegan, can be reached at (530) 745-3577.</p>
<p>9:40 AM NS</p>	<p><b>VARIANCE (PLN15-00148)</b> <b>WHITE</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 owners Jaenna and Greg White, for approval of a Variance to allow for a reduced rear setback for construction of a swimming pool. The request for the setback is 13 feet from the rear property line, where 25 feet for a swimming pool is normally required. The subject property, Assessor's Parcel Number 021-250-039-000, comprises approximately 5 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 1488 Segoe Lane 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 for this project, Nikki Streegan, can be reached at (530) 745-3577.</p>
<p>9:50 AM LC</p>	<p><b>MINOR USE PERMIT (PLN15-00162)</b> <b>CECIL GARAGE</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, Lisa and Eric Cecil, for approval of a Minor Use Permit to allow for the construction of an approximately 864 square foot garage prior to the construction of a residence on the same parcel. The subject property, Assessor's Parcel Number 062-072-008-000, comprises approximately 0.44 acres, is currently zoned RS-Dh (Residential Single Family, combining Design Historical) and is located at 32965 Main Street in the Dutch Flat 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 (E) – New Construction of Accessory Structures)]. The Planning Services Division contact for this project, Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>10:00 AM GH</p>	<p><b>MINOR USE PERMIT (PLN15-00141)</b> <b>COLLISION PROS</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 Brian Von Tress on behalf of the property owners Marvin and Christine Gribble, for approval of a Minor Use Permit to allow for the conversion of an existing retail commercial structure to an automotive repair facility specializing in collision repair and painting. The existing structure is approximately 6,500 square feet in size and would remain essentially unchanged from the exterior. The applicant also requests approval of an expansion of the facility to consist of an approximately 2,500 square-foot detached shop with roll-up doors to be located toward the east (rear) property line, behind the existing structure. Additional on-site parking stalls would be constructed prior to, or concurrent with the proposed expansion.</p>

	<p>The subject property, Assessor's Parcel Number 051-220-024-510, comprises approximately one acre, is currently zoned C3-UP-Dc (Heavy Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 3760 Grass Valley Hwy 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 3 – New Construction or Conversion of Small Structures)]. The Planning Services Division contact for this project, Gerry Haas, can be reached at (530) 745-3084.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:10 AM MJ</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00238) PANTELL / STAFFORD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></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 Ed Giuliani with Giuliani and Kull, Inc., on behalf of the property owners, The Levinson Family Trust and The Kent Stafford and Candice Lee Trust, for a Minor Boundary Line Adjustment on Assessor's Parcel Numbers 071-090-003-000 and 071-090-072-000 to reconfigure the subject parcels. The properties are zoned F-B-100 PD = 0.4 [Farm, combining minimum Building Site of 100,000 square feet (or 2.3 acres) and combining Planned Residential Development of 0.4 units per acre] and are located at 1540 and 1440 Dog Bar Road in the Colfax 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 for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>10:20 AM MJ</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00128) LEAVELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>County review of the history of Assessor's Parcel Number 021-274-037-000 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 F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located at 2010 State Hwy 193 in the Lincoln area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>10:25 AM MJ</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00129) LEAVELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>County review of the history of Assessor's Parcel Number 021-274-036-000 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 F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located at 2010 State Hwy 193 in the Lincoln area. The</p>

	Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.
10:30 AM MJ	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00124)</b>  <b>SCALESE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>County review of the history of Assessor's Parcel Numbers 036-163-002-000 and 036-163-003-000 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 parcels are zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located at 5531 Laird Road in the Loomis area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>
10:35 AM MJ	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00126)</b>  <b>REICHARDT</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>County review of the history of Assessor's Parcel Number 007-240-060-000 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 RF-B-X-4.6 (Residential Forest, combining minimum Building Site of 4.6 acres) and is located on New Bath Road in the Foresthill area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>
10:40 AM MJ	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00149)</b>  <b>MORALES</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>County review of the history of Assessor's Parcel Number 026-160-032-000 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 F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 4390 Burnett Road in the Lincoln area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>
10:45 AM MJ	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00180)</b>  <b>CHAVEZ</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>County review of the history of Assessor's Parcel Numbers 074-112-021-000 and 074-112-021-000 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 parcels are zoned RS-AG-B-40 (Residential Single Family Agriculture, combining minimum Building Site of 40,000 square feet) and are located at 16745 Holly Tree Lane in the Meadow Vista area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>
10:50 AM MJ	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00189)</b>  <b>WSI PLACER HOLDINGS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>County review of the history of Assessor's Parcel Number 021-050-001-000 to make a</p>

	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 F-B-X-80 (Farm, combining minimum Building Site of 80 acres) and is located on Critter Creek Road in the Lincoln area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.
<b>CONSENT ITEMS</b>	
*****	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00035)</b> <b>FORD</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 071-170-029-000 and 071-131-099-000 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 min) and are located at 21380 Meadow Oak Lane in the Colfax area.
*****	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00060)</b> <b>SCHMEISKE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 073-210-053-000 and 073-210-081-000 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 min) and are located at 250 Barton Drive in the Applegate area.
*****	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00093)</b> <b>O'GWIN/TEMPLE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 083-061-055-000 and 083-061-026-000 to reconfigure the subject parcels. The properties are zoned PAS 170 - Tahoe Park Pineland Residential and are located at 1625 Washoe Way in the Tahoe City area.
*****	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20140094)</b> <b>WORTON</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 007-050-004-510 and 007-050-001-510 to reconfigure the subject parcels. The properties are zoned RF-B-100 (Residential Forest, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and are located on Baltimore Mine Road in the Foresthill area.