



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

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

**TAHOE - ZONING ADMINISTRATOR**  
**FINAL AGENDA**  
**MAY 6, 2015**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Tahoe Community Development Resource Agency, 775 North Lake Boulevard, Tahoe City. 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 775 North Lake Boulevard in Tahoe City, 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.

1:30 P.M. AB	<p><b>MINOR USE PERMIT (PLN15-00078)</b> <b>TAHOE RESORT IMPROVEMENT DISTRICT</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 Tahoe Resort Improvement District for the approval of a Minor Use Permit for the construction of a replacement water pump station building adjacent to an existing water tank located off Silver Tip Drive within the Talmont Estates Unit No. 2 Subdivision. The subject property, Assessor's Parcel Number 083-300-001-000 comprises approximately 11,016 square feet, is currently zoned PAS - 168 - Talmont Residential and is located at 1970 Silver Tip Drive in the Tahoe City area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36 040.C (Class 2 – Replacement or reconstruction) of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15302). The Planning Services Division contact Allen Breuch, can be reached at (530) 581-6284.</p>
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1:45 P.M.  
AB

**MINOR USE PERMIT (PLN15-00083)**  
**TAHOE PARK WATER COMPANY**  
**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 the applicant Tahoe Park Water Company on behalf of the property owners Michael and Sydney Earley, for the approval of a Minor Use Permit to allow the installation of a new primary water well to serve the Skyland-Nielsen water system located off Ann Road within the Skyland Subdivision. The subject property, Assessor's Parcel Number 085-290-012-000 comprises approximately 10,914 square feet, is currently zoned PAS - 164 – Sunnyside/Skyland Residential and is located at 3275 Ann Road in the Skyland area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050.D (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303). The Planning Services Division contact Allen Breuch, can be reached at (530) 581-6284.