



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, JANUARY 16, 2020**

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.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

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.

<b>PLACER COUNTY PARCEL REVIEW COMMITTEE</b>	
9:00 a.m.	<p><b>PUBLIC COMMENT</b></p> <p>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.</p>

<p>9:00 a.m. KKC</p>	<p><b>MINOR LAND DIVISION MODIFICATION PLN19-00281</b> <b>SANCHEZ</b> <b>PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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 the property owners, Albert and Sharon Sanchez, for the approval of a Minor Land Division Modification to eliminate a requirement to construct a new driveway along the east side of proposed parcel 2. The subject property, Assessor's Parcel Number 032-244-070-000, comprises approximately 12.2 acres is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 7543 Old Pear Hill Road, in the Penryn area. The Minor Land Division was approved by the Parcel Review Chairman at the July 19, 2018 Parcel Review Committee hearing and a Mitigated Negative Declaration was adopted at the same time. Per Section 15162 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act (CEQA), the lead agency determined the proposed modifications would not result in a major revision to the project's MND and a subsequent MND will not be required to be prepared. The Planning Services Division contact, Kally Kedinge-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>9:30 a.m. AR</p>	<p><b>MINOR LAND DIVISION PLN18-00110</b> <b>KHAN/KABIR</b> <b>MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</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 the property owner, Muhammad Khan, for the approval of a Minor Land Division to divide a 15-acre parcel into three parcels consisting of 5.330 acres (Parcel 1), 4.839 acres (Parcel 2) and 4.834 (Parcel 3). The subject property, Assessor's Parcel Numbers 021-180-043-000 and 021-180-026-000, comprises approximately 15 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 145 West Wise Road, in the Lincoln area. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>
<p>9:40 a.m. CS</p>	<p><b>MINOR LAND DIVISION PLN18-00432</b> <b>HOGAN</b> <b>CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT #5 SUPERVISOR GUSTAFSON</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, Colleen Hogan, for the approval of a Minor Land Division to subdivide a 4.9 acre parcel into two parcels consisting of 2.45 acres and 2.26 acres. Two existing single family dwellings exist on the property and the subdivision will split the property to two new parcels with one dwelling each. The subject property, Assessor's</p>

	Parcel Number 072-052-051-000, comprises approximately 4.9 acres is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 790 Crother Road in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines and Section 18.08.020(A) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Christopher Schmidt, can be reached by phone at (530)745-3076 and <a href="mailto:crschmid@placer.ca.gov">crschmid@placer.ca.gov</a> .
9:50 a.m. PRC	<b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00333 MALONEY/JIMINEZ SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 031-273-010 & 031-273-008-000 to reconfigure the subject parcels. The properties are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located in the Lincoln area.
<b>ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</b>	
10:00 a.m. KB	<b>VARIANCE PLN19-00371 MASON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b> 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, Scott and Elizabeth Mason, for the approval of a Variance to allow for the construction of a 1,194 square foot accessory dwelling unit to be located 50 feet from the centerline of travelled way along Boole Road, where a front setback of 80 feet is normally required. The subject property, Assessor's Parcel Number 073-250-038-000 comprises approximately 4.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 1575 Boole Road in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303(e) and 15305(a) of the California Environmental Quality Act Guidelines and Sections 18036.050(E) and 18.36.070(A)(1) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kelly Boyle, can be reached by phone at (530) 745-3183 or by email at <a href="mailto:kboyle@placer.ca.gov">kboyle@placer.ca.gov</a> .
10:10 a.m. BS	<b>MINOR USE PERMIT PLN18-00239 LOCKSLEY LANE MITIGATED NEGATIVE DECLARATION SCH#2019119052 SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b> 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, Carter Pierce, for the approval of a Minor Use Permit to construct three industrial buildings and one office building. Site features include landscaping, 47 parking spaces, utilities, and paving. The proposed uses include industrial warehouse manufacturing, outdoor

	<p>storage, and accessory office uses. The subject property, Assessor's Parcel Number 052-020-042-000 comprises approximately 2.5 acres, is currently zoned INP-DC-AO (Industrial Park, combining Design Corridor, combining Airport Overflight) and is located at 12335 Locksley Lane, in the Auburn area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for this project. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (30) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>10:20 a.m. AR</p>	<p><b>VARIANCE PLN19-00151</b> <b>MARMAN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Joseph Marman, for the approval of a Variance for a residential accessory structure to be located 4.5 feet from the front property line where 20 feet is required and 3 feet from the north side property line where 5 feet for a one story structure is required. The subject property, Assessor's Parcel Number 052-320-019 comprises approximately 0.33 acres, is currently zoned RS-AG-AO (Residential Single Family Agriculture, combining Airport Overflight ) and is located at 1885 Calloway Circle, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A)(1) of the Placer County Environmental Review Ordinance (Class 5 - Minor alterations in land use limitations). The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov.</p>
<p>10:30 a.m. AR</p>	<p><b>VARIANCE PLN19-00260</b> <b>HIATT</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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 Matthew Hiatt, for the approval of a Variance to allow for the construction of a ground mount solar array to be 35 feet from a permanent stream where 100 feet from the centerline of a permanent stream is normally required. The subject property, Assessor's Parcel Number 071-191-029-000, comprises approximately 11.12 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 21520 Canyon Way, in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 (A)(1) of the Placer County Environmental Review Ordinance (Class 5 - Minor alterations in land use limitations).The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov.</p>
<p>10:40 a.m. AR</p>	<p><b>VARIANCE PLN19-00362</b> <b>SUNDING</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Steven and Christine Sunding, for the approval of a Variance to construct a 720 square foot, detached garage to be located 12 feet from the northeast side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 072-043-063-000, comprises approximately 3.3 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 1845 Green Meadow Lane, in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3- New construction or conversion of small structures). The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:50 a.m. PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00337 RICCI/RYSKO SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 042-211-055-000 &amp; 042-211-056-000 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 in the Newcastle area.</p>