



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, JANUARY 20, 2022**

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room is expected to be open to in-person attendance. To remain in compliance with the state's public health guidance if in-person attendance is allowed, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside.

Public comment for the Zoning Administrator/Parcel Review Committee during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/81695586692> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 816 9558 6692

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.

PLACER COUNTY PARCEL REVIEW COMMITTEE	
9:00 AM	<p>PUBLIC COMMENT</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>
9:00 AM NT	<p>TENTATIVE MAP MODIFICATION (PLN21-00523) HURST</p> <p>CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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 Maureen Murphy of Michael Murphy Architects, on behalf of Michele Hurst, for the approval of a Tentative Map Modification to modify the building envelope for a 2.3-acre parcel (Parcel 1) of a previously approved Tentative Parcel Map (P-75634). The subject property, Assessor's Parcel Number 074-020-066-000, comprises approximately 2.3 acres, is currently zoned RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet) and is located at 4090 Lake Combie Cove in the Meadow Vista area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Nick Trifiro can be reached by phone at (530) 745-3069 or by email at ntrifiro@placer.ca.gov.</p>
9:10 AM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00468) PLACER GOLD</p> <p>SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 495-030-004 & 017-063-066 to reconfigure the subject parcels. The properties are zoned Light Industrial and are located in the Rocklin area.</p>
9:10 AM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00457) ROOKER</p> <p>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 072-211-064 & 072-211-062 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 Weimar area.</p>
9:10 AM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00201) NEMANA</p> <p>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 037-101-061, 037-101-035 & 037-101-059 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 Loomis area.</p>

9:10 AM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00393) BURKS/TJORNHOM SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 069-345-009-000 Lot 12 & 069-345-008-000 to reconfigure the subject parcels. The properties are zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and are located in the Soda Springs area.</p>
9:10 AM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00416) FORSBERG/ARRINGTON/MIMA CAPITAL SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 032-124-076-000; 032-24-078-000 & 032-124-058-000 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 Penryn area.</p>
9:10 AM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00349) VILKIN SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Number 090-153-011-000 to reconfigure the subject parcels. The properties are zoned Residential and are located in the Kings Beach area.</p>
9:10 AM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00242) SUTTON SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 064-200-051-000, 064-200-053-000, 064-200-058-000, 064-200-060-000 & 064-2000-062-000 to reconfigure the subject parcels. The properties are zoned RA-B-X-10 & RS-DC (Residential Agriculture, combining minimum Building Site of 10 acres) & RS (Residential Single Family, combining Design Scenic Corridor) and are located in the Foresthill area.</p>
<p>ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</p>	
9:15 AM BS	<p>VARIANCE (PLN21-00441) LUEVANO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) 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, Rafael and Sherilee Luevano, for the approval of a Variance to reduce the rear yard structural setback to 3 feet from the northern property line where 30 feet is normally required, for the construction of a 2,000 square foot, one-story garage. The subject property, Assessor's Parcel Number 052-130-018-000, comprises approximately 3.03 acres, is currently zoned RA-B-100; AO (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min; Airport Overflight) and is located at 1340 Matson Drive in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction Small Structures) because the proposed construction is small structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
9:25 AM JB	<p>VARIANCE (PLN21-00119) MIKALIS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) 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, Brian and Tifanie L. Mikalis, for the approval of a Variance to</p>

	<p>construct a garage and deck addition to a single-family dwelling with a front setback of 10.8-foot to foundation (10.3-foot to eave) from the property line where 20 feet is required adjacent to Lake Avenue. The subject property, Assessor's Parcel Number 083-102-020-000, comprises approximately 0.1492 acres, is currently zoned Residential and is located at 1750 Fir Avenue in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act 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, Janey Balvin, can be reached by phone at (530) 581-6212 or by email at jbalvin@placer.ca.gov.</p>
9:35 AM SW	<p>VARIANCE (PLN21-00378) DAVINI/HERBERT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Fritz Herbert and Melissa Davini, for the approval of a Variance to the 100-foot watercourse setback for consideration of a setback of 51-feet from the centerline of Bear Creek, for a 49-foot encroachment into the 100-foot watercourse setback, for the construction of 606 square feet of exterior deck area, including exterior stairs, and for 17 square feet of the proposed mudroom addition to be located approximately 95-feet from the centerline of Bear Creek, for a five-foot (5') encroachment into the 100-foot watercourse setback. The subject property, Assessor's Parcel Number 095-202-016-000, comprises approximately 0.3266 acres, is currently zoned RS PD = 4 (Residential Single Family and a Planned Development of .4 dwelling units per acre) and is located at 1495 Beaver Dam Trail in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3 – New construction or conversion of small structures (CEQA Guidelines, Section 15303). The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 388-6482 or by email at swydra@placer.ca.gov.</p>
9:45 AM PD	<p>VARIANCE (PLN21-00475) COOK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (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 the property owners, Clayton and Heidi Cook, for the approval of a Variance to allow for a swimming pool and pool equipment to be located 3 feet from the rear property line, where a setback of 25 feet from the rear property line would normally be required. The subject property, Assessor's Parcel Number 032-164-053-000, comprises approximately 2.6 acres, is currently zoned RA-B-100 & RA-B-100-SP (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min, and Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min, combining Special Purpose) and is located at 1793 Kiker Lane in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305 of the California Environmental Quality Act 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, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
10:00 AM KC	<p>VARIANCE (PLN21-00520) BELL BROOK DRIVE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Bryan Eddy, for the approval of a Variance to allow for construction of a 1,500 square foot shop building to be located 30 feet from the Nevada Irrigation District Orr Creek Release/Natural water canal, where 100 feet is normally required.</p>

	<p>The subject property, Assessor's Parcel Number 075-210-008-000, comprises approximately 2.35 acres, is zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet), and is located at 13125 Bell Brook Drive in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines – New construction or conversion of small structures 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, Kara Conklin can be reached by phone at (530) 745-3053 or by email at kconklin@placer.ca.gov.</p>
<p>10:10 AM KKC</p>	<p>VARIANCE (PLN21-00428) GIARRITTA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Mark and Janet Giarritta, for the approval of a Variance to allow a 729 square foot shop and well house to remain 0 feet from the edge of easement where a setback of 50 feet from the edge of easement is normally required. The subject property, Assessor's Parcel Number 099-191-034-000, comprises approximately 5.1 acres, is currently zoned F-B-100 PD0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and is located at 1562 Dusty Road in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050(E) and 18.36.070(A)(1) of the Placer County Environmental Review Ordinance (Class 3 – New Construction and Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>10:30 AM HB</p>	<p>VARIANCE (PLN21-00510) PADILLA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Alejo T. Padilla & Sarah M. Diprinzio, for the approval of a Variance to reduce the required 20-foot front setback to 16.9 feet for the addition of a second story, consisting of living space, above an existing single-story, two-car garage. The subject property, Assessor's Parcel Number 116-210-078-000, comprises approximately 0.2695 acres, is currently zoned Residential and is located at 5593 Sahara Drive in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures) and which allows for residential additions. The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 388-6484 or by email at hbeckman@placer.ca.gov.</p>
<p>10:40 AM HB</p>	<p>MINOR USE PERMIT (PLN21-00504) SPECKLED WAREHOUSE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, 8274 Speckled Holding LLC, for the approval of a Minor Use Permit to allow for a change in land use to Contract Construction Services on a developed property that was formerly utilized as a landscape nursery and nursery warehouse. The subject property, Assessor's Parcel Number 090-044-022-000, comprises approximately 0.29 acres, is currently zoned Commercial & Industrial and is located at 8274 Speckled Avenue in the Kings Beach area. The Zoning</p>

	<p>Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures) because conversions of existing small structures from one land use to another is permissible under this exemption. The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 388-6484 or by email at hbeckman@placer.ca.gov.</p>
<p>10:50 AM AR</p>	<p>VARIANCE (PLN21-00443) BEAVER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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 Mike Kelsall of Penny Wise Construction, on behalf of the property owner, Michael Beaver, for the approval of a Variance to allow for the construction of an 1,000 square foot (25 foot by 40 foot) metal shop to be located 15 feet from the southern side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 076-282-010-000, comprises approximately 1.5 acres, is zoned RS-AG-B-100-AO (Residential Single-Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet or 2.3 acres, combining Airport Overflight) and is located at 2640 Allen Drive 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>11:00 AM AR</p>	<p>MINOR USE PERMIT (PLN20-00341) HAPPY DAYZ VINEYARD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (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 the property owner, Tom Aguilar and the applicants, Rick and Jacqueline Kennedy, for the approval of a Minor Use Permit to establish and operate a winery producing 100-500 cases annually. The winery would include an outdoor tasting area with limited hours of operation and up to 12 customers per day. The winery would also host up to 12 special events per year with up to 68 attendees. The subject property, Assessor's Parcel Number 032-171-071-000, comprises approximately 27 acres, is zoned RA-B-X 4.6 AC. MIN. (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 2338 Mandarin Hill Lane in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing facilities). 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>11:10 AM AR</p>	<p>VARIANCE (PLN20-00078) HAYTER STATUTORY EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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, Devin Hayter, for the approval of a Variance to allow for the construction of an approximately 1,200 square foot recreational vehicle (RV) garage to be located 28 feet from the edge of easement where a front setback of 50 feet is normally required. In addition, the applicant is also requesting a variance from the side property line to be 18 feet from the southern side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 048-290-013-000, comprises approximately 1.9 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre</p>

	<p>min) and is located at 8915 Barton Road in the Granite Bay area. The Zoning Administrator will also consider a finding of Statutory Exemption in accordance with Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010(G) of the Placer County Environmental Review Ordinance (Projects which are disapproved). 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>
11:20 AM AR	<p>VARIANCE (PLN21-00479) WINTER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (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 owners, Janice and Norman Winter, for the approval of a Variance to construct a 528 square foot garage to be located 20 feet from the edge of easement, where a front setback of 50 feet is normally required. The subject property, Assessor's Parcel Number 026-220-050-000, comprises approximately 5 acres, is zoned F-B-X 10 AC. MIN. (Farm, combining minimum Building Site of 10 acres) and is located at 4305 Oak Valley Drive in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 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). Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov.</p>
11:30 AM AA	<p>VARIANCE (PLN21-00460) SORENSEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Sven and Susan Sorensen, for the approval of a Variance to allow an existing shop to be set 3.74 feet from the north property line and a zero foot setback for a 9 foot retaining wall on the north property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 100-030-006-000, comprises approximately 3.3 acres, is currently zoned F-B-43 PD = 1.0 (Farm, combining minimum Building Site of 43,560 square feet or 1 acre min and a Planned Development of 1 dwelling unit per acre) and is located at 25440 Pineview Drive in the Colfax area. The Zoning Administrator will also consider a finding of Statutory Exemption in accordance with Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010 (G) of the Placer County Environmental Review Ordinance (Projects which are disapproved). The Planning Services Division contact, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov.</p>
11:40 AM AA	<p>VARIANCE (PLN21-00502) DONOGHUE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (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 owners, Leo Donoghue and Thuy Tran-Donoghue, for the approval of a Variance to allow for an approximately 824 square foot garage addition to be constructed 20 feet from the edge of easement where 50 feet from edge of easement is normally required. The subject property, Assessor's Parcel Number 031-440-040-000, comprises approximately 5.6 acres, is currently zoned F-B-X 10 (Farm, combining minimum Building Site of 10 acres) and is located at 1640 Daniel Drive in the Lincoln 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 of Accessory Structures). The Planning Services Division contact, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov.</p>
11:50 AM	<p>MINOR USE PERMIT (PLN21-00399)</p>

AA

[NORTON GRADE AT&T](#)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)

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, Russell and Lynda Kettler, for the approval of a Minor Use Permit to construct a new wireless telecommunications facility consisting of a 130-foot tall self-supporting Lattice Tower located within a 2,500 square foot enclosed lease area that includes a 20 kW standby diesel generator and a 45 square foot walk in cabinet. The subject property, Assessor's Parcel Number 099-060-019-000, comprises approximately 45.87 acres, is currently zoned F-B-100 PD = 0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and is located at 27221 Norton Grade Road in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act 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, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov.