



ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, FEBRUARY 17, 2022

**The Planning Commission Hearing Room will be open to in-person attendance. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/81695586692> utilizing the “raise hand” function; 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.

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**PLACER COUNTY ZONING ADMINISTRATOR**

9:30 AM	<p><b>PUBLIC COMMENT</b>  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>
9:30 AM AR	<p><b>VARIANCE (PLN21-00529)</b>  <a href="#">VERIZON SIGN</a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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 Bill Batterman of Sign of Light, on behalf of the property owner HRM CSOK, LLC, for the approval of a Variance to install two additional wall signs, each sign being 49.8 square feet in size, on a newly constructed retail building. The subject property, Assessor's Parcel Number 047-150-051-000 comprises approximately 0.59 acres, is zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and is located at 8599 Auburn Folsom Road in the Granite Bay 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 <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>
9:40 AM KC	<p><b>VARIANCE (PLN21-00551)</b>  <a href="#">SOSBEE</a>  <b>CATEGORICAL EXEMPTION</b>  <b>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, Trenton and Rylee Sosbee, for the approval of a Variance to allow for construction of a 1,152 square foot detached garage to be located 20 feet from the edge of easement where 50 feet is normally required. The subject property, Assessor's Parcel Number 072-220-075-000, comprises approximately 2.73 acres, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 717 Ponderosa Way in the Weimar 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 <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a>.</p>
9:50 AM AA	<p><b>MINOR USE PERMIT (PLN21-00399)</b>  <a href="#">NORTON GRADE AT&amp;T</a>  <b>CATEGORICAL EXEMPTION</b>  <b>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, 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</p>

	<p>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 <a href="mailto:aanderson@placer.ca.gov">aanderson@placer.ca.gov</a>.</p>
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<p>10:05 AM JB</p>	<p><b>VARIANCE (PLN21-00412)</b> <b>WHITNEY</b> <b>CATEGORICAL EXEMPTION</b> <b>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, David M. Whitney and Kristina E. Van Trease, for the approval of a Variance to reduce the front setback from 50 feet from property line to 32 feet to property line for a retaining wall as an accessory to a new single-family dwelling. The subject property, Assessor's Parcel Number 091-050-023-000, comprises approximately 2.2 acres, is currently zoned RS-B-40 (Residential Single Family, combining minimum Building Site of 40,000 square feet) and is located at 6900 River Road in the Truckee 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) 581-6283 or by email at jbalvin@placer.ca.gov.</p>
<p>10:15 AM AC</p>	<p><b>VARIANCE (PLN21-00517)</b> <b>HINMAN</b> <b>CATEGORICAL EXEMPTION</b> <b>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, John Hinman, for the approval of a Variance for a reduction to the front setback requirement of 20 feet from property line to allow for a setback of 10 feet, in order to construct a new carport, covered walkway, and mudroom in order to address the situation that there is currently no parking that provides direct access to this residence. Additionally, the Zoning Administrator will be asked to acknowledge that the location of the existing residence is currently within the existing 20 foot setback. The subject property, Assessor's Parcel Number 096-170-008-000, comprises approximately .2643 acres, is currently zoned LDR DF=10 (Low Density Residential, combining a Density Factor 10) and is located at 1201 Sandy Way in the Olympic Valley 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 or Conversion of Small Structures). The Planning Services Division contact, Amy Cornelius, can be reached by phone at (530) 906-5787 or by email at acornelius@placer.ca.gov.</p>
<p>10:25 AM PD</p>	<p><b>CONDITIONAL USE PERMIT MODIFICATION (PLN21-00546)</b> <b>JOHNSON POOL PAVILION</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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, David and Lynda Johnson, for the approval of a Conditional Use Permit Modification to allow for construction of a 395 square foot swimming pool pavilion on Lot 88 of the Shelborne (formerly Hidden Oaks) subdivision to located 7 feet - 8 inches 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 035-312-007-000, comprises approximately .792 acres, is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 7915 Shelborne Drive in the Granite Bay 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, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>

<p>10:35 AM BS</p>	<p><b>MINOR USE PERMIT AND VARIANCE (PLN21-00133)</b>  <a href="#">ARCO AM/PM</a>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>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, CSM Ventures Auburn LLC, for the approval of a Minor Use Permit and Variance to construct an ARCO AM/PM gas station on a 1.01-acre site located at 895 Grass Valley Highway in north Auburn. The proposed project includes redevelopment of the current site for construction of a one-story, 2,900 square foot gas station/convenience store, an 816 square foot attached automatic car wash, and a 4,500 square foot fuel canopy with six multi-product fuel dispensers. The applicant is also seeking approval of a Variance to construct a retaining wall within the front setback along Highway 49. The subject property, Assessor's Parcel Number 038-124-001-000 and 038-124-002-000, comprises approximately 1.01 acres, and is zoned C2-Dc (General Commercial, combining Design Scenic Corridor. The Zoning Administrator will also consider the adoption of a Mitigation Negative Declaration prepared for the proposed project. 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>
<p align="center"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:45 AM PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00242)</b>  <b>SUTTON</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>          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 &amp; 064-2000-062-000 to reconfigure the subject parcels. The properties are zoned RA-B-X-10 &amp; RS-DC (Residential Agriculture, combining minimum Building Site of 10 acres) &amp; RS (Residential Single Family, combining Design Scenic Corridor) and are located in the Foresthill area.</p>
<p>10:50 AM PD</p>	<p><a href="#">RICKARDS ADDITIONAL BUILDING SITE (PLN21-00525)</a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>          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 Erick Rickards on behalf of the property owners, James and Wendy Rickards, for the approval of an Additional Building Site in accordance with Zoning Ordinance Section 17.56.230 in order to construct two single-family dwellings, one of which would be designated as the Additional Building Site. The subject property, Assessor's Parcel Number 037-101-051-000, comprises approximately 45.5 acres, is currently zoned RA-B-100 (Residential-Agricultural, Combining Minimum Building Site 100,000 sq. ft.) and is located at 3918 Auburn Folsom Road in the Horseshoe Bar area. The Parcel Review Committee 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 (A) of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures). 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>
<p>11:00 AM SW</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (DPM20110321)</b>  <a href="#">SUGAR BOWL ACADEMY</a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>          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, TLA Engineering and Planning on behalf of Sugar Bowl Ski Team Foundation, for the approval of a three-year Extension of Time to the approved</p>

	<p>Minor Land Division for the creation of two Lots (Lot 1: 11.38 acres and Lot 2: 2.32 acres) from a 13.7 acre parcel. The subject property, Assessor's Parcel Number 069-070-045-000, comprises approximately 13.7 acres, is currently zoned RF-B-X-Ds (Residential Forest, combining minimum Building Site of 2 acres, combining Design Sierra) and is located at 815 Lupine Trail, west of the Sugar Bowl "West Bay" parking lot near the Mt. Judah Lodge, Sugar Bowl Ski Resort, Norden. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption in accordance with Section 18.36.170, Class 15 "Minor Land Divisions" of the Placer County Environmental Review Ordinance, CEQA Guidelines Section 15315. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 388-6482 or by email at <a href="mailto:swydra@placer.ca.gov">swydra@placer.ca.gov</a></p>
<p>11:10 AM BS</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (PLN17-00235)</b> <b>SCHWARZKOPF</b> <b>MND</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, Hum in Peace LLC, for the approval of a Minor Land Division Extension of Time for a Minor Land Division to divide a 28.88-acre parcel into three parcels consisting of 18.8 acres (Parcel 1), 5 acres (Parcel 2) and 5 acres (Parcel 3) that was approved on January 17, 2019. The subject property, Assessor's Parcel Number 072-081-069-000, comprises approximately 28.9 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 20465 Placer Hills Road in the Weimar area. The Parcel Review Chairman will also consider the adoption of a Mitigation Negative Declaration prepared for the proposed project. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>11:15 AM BS</p>	<p><b>PARCEL MAP MODIFICATION (PLN21-00488)</b> <b>BUCK SALVAGE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b> Notice is hereby given that the Placer County Zoning Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Buck Salvage LLC, for the approval of a Parcel Map Modification to update the location of the 100-year floodplain and riparian protection area on the Parcel Map P-75701 Information Sheet to be consistent with current field data. The subject property, Assessor's Parcel Number 050-150-073-000, comprises approximately 2.7 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 6085 Seven Cedars Place in the Granite Bay area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption in accordance with Section The project is categorically exempt from environmental review pursuant to provisions of 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 to Land Use Limitations) because the project is within an area with an average slope of less than 20 percent and will not result in any changes in land use or density. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>