



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, MAY 19, 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.

PLACER ZONING ADMINISTRATOR	
9:30 a.m.	<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>

<p>9:30 a.m. KKC</p>	<p>MINOR USE PERMIT AND VARIANCE (PLN20-00210) <u>MOUNTAIN SHADOW RETREAT</u> 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, Blue Dream Properties LLC, for the approval of a Minor User Permit to allow for the construction of new lodging and accessory structures and the operation of a rural retreat named Mountain Shadows Retreat to allow for 32 overnight guests and an additional 75 daytimes guests for a maximum of 102 guests to host 48 annual events. The project will be constructing a new permanent restroom, placing three tiny homes onsite for lodging, and would provide 47 parking spaces. The request also includes a Variance to the rear 30-foot setback to allow: 1) an existing 360 square foot deck to be 14 feet from the property line; 2) an existing 213 square foot casita to be 19 feet from the property line; 3) an additional existing 1,760 square foot deck to be 14 feet from the property line; and 4) a Variance to the parking lot surfacing requirement to allow compacted road base surfacing where hot mix asphalt or concrete is normally required. The subject property, Assessor's Parcel Number 007-110-026-000, comprises approximately 2.9 acres, is currently zoned RF-B-40 (Residential Forest, combining minimum Building Site of 40,000 Square Feet) and is located at 24260 Mosquito Ridge Road in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities; Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or kkedinge@placer.ca.gov.</p>
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<p>9:50 a.m. HB</p>	<p>VARIANCE (PLN21-00356) SEEGERT 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, James and Brenda Seegert, for the approval of Variances to the required front, side and rear building setbacks. Specifically the applicants are requesting four variances: (1) a zero-foot front setback along North Lake Boulevard to allow for a 6-foot-tall wood and stone fence whereas 20 feet from the property line is otherwise required; (2) a 17-foot front setback for the proposed new residence, and 15 foot front setback (13 feet to eaves) to allow for a cantilevered second story living area totaling 31 square feet, whereas 20 feet from the property line is otherwise required; (3) a three-foot rear setback for second- and third-story decks and spiral staircase, whereas 10 feet from the property line is otherwise required; and (4) a three-foot roof eave projection on the western side property line, whereas a two and one-half foot projection is otherwise allowed. The subject property, Assessor's Parcel Number 117-130-032-000, comprises approximately .1224 acres, is currently zoned Mixed-Use (North Tahoe West) and is located at 7460 No. Lake Blvd. in the Tahoe Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance Class 3 (New Construction or Conversion of Small Structures) and Class 5 (Minor Alterations in Land Use Limitations) which allows for the reconstruction of single-family dwellings. 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>10:00 a.m. BS</p>	<p>VARIANCE (PLN22-00089) NIECE 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 owner, Bill Niece, for the approval of a Variance to reduce the side structural setback to 15 feet from the southern property line where 30 feet is normally required, for the construction of an attached garage. The subject property, Assessor's Parcel Number 038-021-025-000, comprises approximately 2.8 acres, is currently zoned F 4.6 AC. MIN. (Farm, combining a minimum Building Site of 4.6 acres) and is located at 2620 Wilder Sparling Lane 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>
<p>10:10 a.m. BS</p>	<p>MINOR USE PERMIT (PLN20-00329) AT&T CELL TOWER AT CASAC2022 - FORESTHILL HS MND 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, Drone and Grant Investment Group, LLC, for the approval of a Minor Use Permit to install new 180-foot cellular</p>

	<p>monopole tower within a 100' x 100' fenced compound. The lease area perimeter is proposed to be enclosed by an eight-foot-tall redwood fence. The project proposes installation of nine wireless communications antennas for AT&T Corporation. One walk-in equipment cabinet and a backup diesel generator will be installed within the compound. There will be trenched fiber optic cable and electric cables ran to the site. The subject property, Assessor's Parcel Number 007-030-037-000, comprises approximately 11.8 acres, is currently zoned MILL MIXED USE INP-Dc (Industrial Park, combining Design Scenic Corridor) and is located at 5865 Sunset Drive in the Foresthill area. 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>10:25 a.m. BS</p>	<p>SUBDIVISION MODIFICATION (PLN22-00099) BADDLEY 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, Casey and Leslie Baddley, for the approval of a Subdivision Modification to allow for grading and drainage improvements outside of the building envelope, where lot disturbance is restricted to the designated building envelope area. The 1.3-acre project site is located at 6035 Holly Lane, Lot 333 in the Winchester Subdivision, Meadow Vista. The subject property, Assessor's Parcel Number 058-080-019-000, comprises approximately 1.3 acres, is currently zoned RA-B-X 5 AC. MIN. PD = 0.39 (Residential Agriculture, combining minimum Building Site of 5 acres and a Planned Development of 0.39 dwelling units per acre) and is located at 6035 Holly Oak Lane in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4, Minor Alterations to Land).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>10:35 a.m. PD</p>	<p>VARIANCE (PLN22-00111) DOBBS 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, Quinten and Lauren Dobbs, for the approval of a Variance to reduce the building setback to 10-feet from the west (side) property line, where normally 30-feet from the property line would be required, to allow for construction of an attached two-story garage addition. The subject property, Assessor's Parcel Number 040-090-075-000, comprises approximately 1.5 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 775 Millertown Road in the Auburn 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 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>10:45 a.m. AC</p>	<p>VARIANCE (PLN22-00177) LEETH 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, Eric and Nicole Leeth, for the approval of a Variance to construct an addition and 3 decks which encroach into the 100' watercourse setback with a maximum encroachment of 19' for the decks and 12' for the addition. The subject property, Assessor's Parcel Number 117-190-042-000, comprises approximately 0.24 acres, is currently zoned Residential and is located at 600 Northshore Boulevard in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 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) 581-6286 or by email at acornelius@placer.ca.gov.</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:55 a.m. PRC</p>	<p>MINOR LAND DIVISION - EXTENSION OF TIME (PLN17-00433) GREENSIDE SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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, Michael and Nora Greenside for the approval of a Minor Land Division Extension of Time to divide a 2.066-acre parcel into three parcels consisting of 0.76 acres (Parcel 1), 0.65 acres (Parcel 2) and 0.65 acres (Parcel 3). The subject property, Assessor's Parcel Number 048-084-003-000, comprises approximately 2 acres, is currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 square feet) and is located at 5640 Macargo Road in the Granite Bay area. The Parcel Review Committee will</p>

	<p>also consider a finding of Categorical Exemption in accordance with Section 15304. The Planning Services Division contact, Angel Green, can be reached by phone at (530) 745-3084 or by email at agreen@placer.ca.gov.</p>
<p>11:00 a.m. PRC</p>	<p>ADDITIONAL BUILDING SITE (PLN21-00315) RUMBERGER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) 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, Dean and Tiffany Rumberger, for the approval of an Additional Building Site in accordance with Zoning Ordinance Section 17.56.230 in order to construct an additional 3,000 square foot single-family residence. The subject property, Assessor's Parcel Number 026-290-057-000, comprises approximately 20.2 acres, is zoned F-B-X 10 AC. MIN. (Farm, combining minimum Building Site of 10 acres) and is located at 3180 Fickett Road in the Lincoln area. The Parcel Review Committee Chairman 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>11:05 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00083) MILLER & ROBLES SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 021-190-029-000 & 021-190-005-000 to reconfigure the subject parcels. The properties are zoned F 4.6 AC. MIN. (Farm, combining a minimum Building Site of 4.6 acres) and are located in the Lincoln area.</p>