



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, JUNE 16, 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 PARCEL REVIEW COMMITTEE	
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) MOUNTAIN SHADOW RETREAT 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, 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>
<p>10:00 a.m. BS</p>	<p>MINOR USE PERMIT (PLN20-00329) AT&T CELL TOWER AT CASAC2022 - FORESTHILL HIGH SCHOOL 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 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>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:30 a.m. KC</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</p>

	<p>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>ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</p>	
<p>10:40 a.m. KC</p>	<p>DESIGN REVIEW (PLN22-00166) TACO BELL SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Owner: Janet Siniora APN:048-030-080-000 Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) Planner: Kara Conklin, Assistant Planner (530) 745-3053 or kconklin@placer.ca.gov Project Summary: The applicant is submitting for a Design Review to paint with a purple (SW6831) Clematis color and add some panels to the exterior.</p>
<p>10:45 a.m. KC</p>	<p>DESIGN REVIEW (PLN22-00180) TRUAX/RAMSEY SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Owner: Andrew Ramsey and Laura Truax APN: 007-060-005-000 Zoning: DOWNTOWN MIXED USE (C1-Dh/RS-Dh) Planner: Kara Conklin, Assistant Planner (530) 745-3053 or kconklin@placer.ca.gov Project Summary: The applicant is submitting for a single family design review.</p>
<p>10:50 a.m. KC</p>	<p>VARIANCE (PLN22-00231) CRUMBL COOKIES SIGN 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 Paul Warren for the approval of a Variance to allow for a sign 30 square feet in area for a Crumbl Cookies store where a maximum 20 square feet in area is allowed. The subject property, Assessor's Parcel Number 052-041-010-000, comprises approximately 1.3 acres, is zoned CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight) and is located within the Willow Creek Shopping Center, 11855 Willow Creek Drive in the north Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines – Existing facilities and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing facilities). 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>11:00 a.m. KC</p>	<p>VARIANCE (PLN21-00381) PICKETT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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 property owners Ryan and Traci Pickett for the approval of a Variance to allow for</p>

	<p>an increase in fence height to 7 feet, 11 inches along the western side property line where a maximum of six feet in height is allowed. The subject property, Assessor's Parcel Number 037-042-008-000, comprises approximately 4.5 acres, is zoned RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 square feet) and is located at 3350 Brennans Road in the Loomis 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>11:10 a.m. NT</p>	<p>MINOR USE PERMIT (PLN22-00143) COOPER 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, Jason Cooper, for the approval of a Minor User Permit to allow for the construction of a 1,200 square foot workshop prior to the establishment of a residential use. The subject property, Assessor's Parcel Number 075-161-059-000, comprises approximately 3.6 acres, is currently zoned F 4.6 Ac. Min. (Farm 4.6 acre minimum) and RA-B-100 (Residential Agriculture, combining minimum lot size of 100,000 square feet) and is located on McElroy Road, approximately 0.25 mile east of Sugar Ridge Road in the Meadow Vista 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). The Planning Services Division contact, Nick Trifiro, can be reached by phone at (530) 745-3069 or ntrifiro@placer.ca.gov.</p>
<p>11:20 a.m. NT</p>	<p>DESIGN REVIEW (PLN21-00461) JD2 STORAGE YARD SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) Owner: CMNY CLEARWATER 1 LLC APN: 017-063-063-000 Zoning: Light Industrial Planner: Nick Trifiro, Senior Planner (530) 745-3069 or ntrifiro@placer.ca.gov. Project Summary: The applicant is requesting to pave the existing storage yard expansion as well as construct two detention/water quality basins.</p>
<p>11:25 a.m. AA</p>	<p>VARIANCE EXTENSION OF TIME (PLN16-00429) SCHMIDT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) 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, Keith Schmidt, for the approval of a Variance Extension of Time to the originally approved Variance (PLN16-00429) for an additional three-year extension of time which allowed a reduced east front setback of 25 feet from the edge of the driveway easement (33 feet from centerline) where 75 feet from centerline would normally be required and a reduced west front setback of 30 feet from property line where 50 feet would be required to construct a 2,250-square foot single family residence and a 1,330-square foot attached garage. The subject property, Assessor's Parcel Number 020-110-022-000, comprises approximately 1.78 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 6888 Forbes Road in the Lincoln 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 to Land Use Limitations). 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>

<p>11:35 AA</p>	<p>VARIANCE (PLN21-00473) BOYLE 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, Ronald and Mary Boyle, for the approval of a Variance to allow for construction of a pool and pool equipment to be located 12 feet and 7 feet respectively from the side property line where 25 feet is normally required. The subject property, Assessor's Parcel Number 031-470-023-000, comprises approximately 5.97 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 660 Leta Court in the Newcastle 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). Planning Services Division contact, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov.</p>
<p>11:45 a.m. PD</p>	<p>VARIANCE (PLN22-00174) SKOTS CEQA EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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, Vladimir and Anna Skots, for the approval of a Variance to allow an “as-built”, approximately five-and-a-half foot tall, wrought iron fence to remain in the front building setback, where normally three feet is the maximum height for transparent fences for parcels less than one-acre in the Residential Single-Family Zone District. The subject property, Assessor's Parcel Number 048-600-011-000, comprises approximately .9053 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 6125 Rockhurst Way in the Granite Bay area. The Zoning Administrator will consider a finding of statutory exemption from environmental review 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 a public agency rejects or disapproves). 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>11:55 a.m. PD</p>	<p>VARIANCE (PLN22-00191) DRAKE 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, Dallas Drake, for the reapproval of a Variance to allow for the construction of an 1,800 square foot, two story residence to be located 17 feet from front property boundary where 20 feet from front property boundary (or 29 feet from centerline of traveled way where 50 feet from centerline of traveled way is normally required, whichever is greater). The request also includes a Variance to allow for construction of a staircase and deck to be 12 feet from front property boundary where 20 feet from front property boundary (or 24 feet from centerline of traveled way where 50 feet from centerline of traveled way is normally required, whichever is greater). The request also includes a Variance to allow a seven (7) foot setback from a canal where 100 feet is normally required. The subject property, Assessor's Parcel Number 054-060-020-000, comprises approximately 0.1702 acres, is currently zoned RS-AG (Residential Single Family, Combining Agriculture) and is located at 1645 Auburn Ravine Road 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</p>

	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 .
12:05 p.m. PD	VARIANCE (PLN22-00140) STARNES 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, Joseph and Carie Starnes, for the approval of a Variance to the watercourse setback requirements of 50-feet from the edge of an intermittent stream, and 100 feet from the centerline of a man-made canal, to allow a setback of 26 feet from the stream (Array 1), and 23-feet, 10-inches from the intermittent stream and 67-feet, 5-inches from the PCWA Boardman Canal (Array 2), to allow for the installation of two ground mounted photovoltaic solar arrays. The subject property, Assessor's Parcel Number 062-180-077-000, comprises approximately 3.23 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 33855 Nary Red Road in the Alta 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 .
12:15 p.m. BS	SUBDIVISION MODIFICATION (PLN22-00134) HARTMANN 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, Michael and Anne Marie Hartmann, for approval of a Subdivision Modification to remove a no access strip along the Curry Court to facilitate construction of an Accessory Dwelling Unit. The subject property, Assessor's Parcel Number 077-041-067-000, comprises approximately 2.8 acres, is zoned RA-B-100-AO (Residential Agriculture, combining minimum Building Site of 100,000 square feet, combining Airport Overflight) and is located at 14600 Curry Court in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption pursuant to 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, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov .
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
12:35 p.m. PD	MINOR LAND DIVISION EXTENSION OF TIME (PLN18-00272) COLWELL MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES) 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, Matthew and Kallie Browne, for the approval of a Minor Land Division Extension of Time to extend the expiration date for two additional years to subdivide an approximately 21.85-acre property into four resultant parcels consisting of 4.04 acres (Parcel 1), 5.83 acres (Parcel 2), 4.19 acres (Parcel 3), and 7.79 acres (Parcel 4). The subject property, Assessor's Parcel Number 032-191-033-000, comprises approximately 21.93 acres, is currently zoned RA-B-100 PD=1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and a Planned Development of 1 dwelling units per acre) and

	<p>is located at 2500 Penryn Road in the Penryn area. A Mitigated Negative Declaration was prepared for this Minor Land Division and was adopted by the Parcel Review Chairman on May 16, 2019. The Parcel Review Committee Chairman will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request. 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>
12:45 p.m. NT	<p>MINOR LAND DIVISION AND VARIANCE (PLN21-00208) MCCOURTNEY MITIGATED NEGATIVE DECLARATION 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 Ken Topper, Morton & Pitalo, Inc., on behalf of Lincoln and Livestock, LLC, for the approval of a Minor Land Division to subdivide an 80.9-acre parcel into four parcels consisting of 21.3 acres (Parcel 1), 20.0 acres (Parcel 2), 19.2 acres (Parcel 3), and 20.4 acres (Parcel 4). The applicant also requests a Variance to reduce the side setback to 11 feet for Parcel 1, where normally 30 feet is required to accommodate an existing covered arena structure. The subject property, Assessor's Parcel Number 021-190-005-000, comprises approximately 80.9 acres, is currently zoned F 4.6 Ac. Min. (Farm 4.6 acre minimum) and is located on 2086 McCourtney Road, in the unincorporated 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, Nick Trifiro, can be reached by phone at (530) 745-3069 or ntrifiro@placer.ca.gov.</p>
12:55 p.m. PRC	<p>CERTIFICATE OF COMPLIANCE (PLN22-00230) LAKE SPAULDING/LAKE VALLEY SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) County review of Assessor's Parcel Numbers 066-010-082-000, 066-050-013-000, 066-050-019-000, 066-050-026-000, 066-050-028-000 & 066-060-021-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned TPZ and is located in the Emigrant Gap area.</p>
12:56 p.m. PRC	<p>CERTIFICATE OF COMPLIANCE (PLN22-00102) BEAR RIVER SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) County review of Assessor's Parcel Numbers 055-010-004-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned O Open space and is located in the Auburn area.</p>
12:57 p.m. PRC	<p>CERTIFICATE OF COMPLIANCE (PLN22-00219) LEONARDINI SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) County review of Assessor's Parcel Numbers 020-142-030-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located in the INSERT Lincoln area.</p>