



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, AUGUST 18, 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.	PUBLIC COMMENT 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 a.m. KC</p>	<p>MINOR USE PERMIT AND VARIANCE (PLN22-00203) <u>REARICK</u> 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, Taylor Rearick and Laurel Hodges, for the approval of a Minor Use Permit to construct a 140 square foot accessory storage shed prior to the establishment of a primary use (single-family residence). Applicant requests a Variance to build both the accessory storage shed and single-family residence 20 feet from the edge of an easement where 50 feet is normally required. The applicant is also requesting a Variance to construct a six-foot tall solid wood fence within the front setback, where three feet in height is allowed. The subject property, Assessor's Parcel Number 073-141-029-000, comprises approximately 2.1 acres, is zoned RS-B-43 PD = 1 (Residential Single Family combining minimum Building Site of 43,560 square feet combining Planned Residential Development of 1 dwelling unit per acre) and is located at 329 Cuckoo Court in the Applegate 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 email at kconklin@placer.ca.gov.</p>
<p>9:40 a.m. CG</p>	<p>MINOR USE PERMIT (PLN22-00222) <u>AT&T CELL SITE MODIFICATION - CHRISTIAN VALLEY ROAD</u> 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, Placer County Water Agency, for the approval of a Minor Use Permit to increase the height of an existing monopole cellular tower by 15 feet, from an existing 56 feet to a proposed 71 feet in height. A four-foot-tall AT&T lightning rod will also be installed on the top of the existing tower (it should be noted that the lighting rod does not count for the height extension limit of the existing monopole as it is a safety component and not part of the monopole supporting cellular infrastructure). The increased height for the monopole tower will accommodate the installation of 12 new panel antennas, 15 new remote radio units, and 4 new DC-9 surge protectors. The project also includes the installation of a new CWIC cabinet and 30kW standby back-up generator in a 396-square foot fenced AT&T lease area, installation of new fiber and DC cables to the new antennas, and installation associated utility cabinets and H-frame. The subject property, Assessor's Parcel Number 077-050-043-000, comprises approximately 13.5 acres, is currently zoned O (Open Space) and is located at 595 Christian Valley Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15301(e) Existing Facilities of the California Environmental Quality Act and Section 18.36.030(E) (Class I – Existing Facilities) of the Placer County Code. The Planning Services Division contact, Chris Graham, can be reached by phone at (530) 745-3067 or by email at cgraham@placer.ca.gov.</p>

<p>9:50 a.m. CG</p>	<p>MINOR USE PERMIT (PLN22-00234) AT&T CELL SITE MODIFICATION - PENRYN 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 the property owner, Sharon Diane Rodgers, for the approval of a Minor Use Permit to increase the height of an existing monopole cellular tower by 20 feet, from an existing 50 feet, 5 inches to a proposed 70 feet, 5 inches in height. The height extension is being requested to accommodate installation of fifteen (15) AT&T antennas and radios behind the antennas. Two new cabinets and other appurtenant would be installed in the existing leased fenced-in area onsite. Finally, a 94-foot-long trench would be dug to underground utility conduit for power and fiber from existing equipment to the existing monopole tower. The subject property, Assessor's Parcel Number 037-021-054-000, comprises approximately 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 3350 Sugarloaf Mountain Road in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15301(e) Existing Facilities and 15304(f) Minor Alterations to Land of the California Environmental Quality Act and Sections 18.36.030(E) (Class I – Existing Facilities) and 18.36.060(G) (Class 4-Minor Alterations to Land) of the Placer County Code. The Planning Services Division contact, Chris Graham, can be reached by phone at (530) 745-3067 or by email at cgraham@placer.ca.gov.</p>
<p>10:00 a.m. HB</p>	<p>DESIGN REVIEW (PLN22-00320) GLOCKNER SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Owner: William and Susan Glockner APN: 095-550-007-000 Zoning: RS-Ds PD=7.6 (Residential Single Family, combining Design Sierra and a Planned Development of 7.6 dwelling units per acre) Planner: Heather Beckman, Senior Planner (530) 581-6484 or hbeckman@placer.ca.gov Project Summary: A new ground up 3,395 SF single family dwelling with a 1,150 SF garage</p>
<p>10:10 a.m. KKC</p>	<p>VARIANCE (PLN22-00268) JANIGA 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, Matthew and Elisabeth Janiga, for the approval of a Variance to allow an existing permitted pool and associated concrete flatwork, decking, fencing and retaining walls to remain approximately 50 and 65 feet from the original high water mark of Auburn Ravine where a setback of 200 feet from the original high water mark is normally required, and to remain 0 feet from the edge of easement of Chaparral Lane where a setback of 50 feet from the edge of easement is normally required. The applicant is also requesting approval of a Variance to allow a new home and Accessory Dwelling Unit to be located 0 feet from the edge of easement where a setback of 50 feet from the edge of easement is normally required and to allow the home, ADU, and associated site improvements, creating a trapezoidal-shaped building area that would include the pool, to be within the 200-foot setback from the original high water mark of Auburn Ravine; the northwestern portions would be closest to the stream at distance varying from approximately 62 feet and 150 feet. Lastly, the applicant is requesting approval to allow an existing garage to be located approximately 190 feet from the original high water mark of Auburn Ravine where a setback of 200 feet from the original high water mark is normally required. The subject property, Assessor's Parcel Number 031-031-058-000, comprises approximately 5 acres, is currently zoned F-B-X 4.6 AC. MIN (Farm, combining minimum Building Site of 4.6 acres) and is located at 7333 Chaparral Lane 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 and Section 18.36.030(A) of the Placer County Environmental Review</p>

	Ordinance (Class 3 – New Construction. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov .
10:20 a.m. KKC	<p>VARIANCE (PLN22-00241) LIVOTI CATEGORICAL 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 owners, Globe Investment LLC, for the approval of a Variance to allow a new residence and attached garage to be located 5 feet from the edge of easement from a private roadway where a front setback of 12.5 feet is normally required. The subject property, Assessor's Parcel Number 471-040-009-000, comprises approximately .23 acres, is currently zoned RM-DL10 (Residential Multi-Family, combining Density Limitation of 10 dwelling units per acre) and is located on Livoti Avenue in the Roseville area, approximately 0.5 mile northeast of the corner of Livoti Avenue and Frances Avenue. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act and Section 18.36.030(A) of the Placer County Environmental Review Ordinance (Class 3 – New Construction). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
10:30 a.m. KKC	<p>MINOR USE PERMIT MODIFICATION (PLN22-00005) BOEGER G AND T TRUCK REPAIR 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, George and Carissa Boeger, for the approval of a Minor Use Permit Modification to allow for outdoor vehicle storage for 25 vehicles; to conduct "light repairs" outdoors; and expand an existing outdoor inspection area. The applicant is also seeking approval of a Variance to allow for an alternative parking surface where a paved surface is normally required. The subject property, Assessor's Parcel Number 073-170-062-000, comprises approximately 3 acres, is currently zoned C2-Dc (General Commercial, combining Design Scenic Corridor) and is located at 77 Apple Court in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
10:40 a.m. JB	<p>CONDITIONAL USE PERMIT MODIFICATION (PLN22-00199) MARTIS PEAK CELL TOWER EXTENSION 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, Michele Ubry, for the approval of a Conditional Use Permit Modification to extend an existing 60-foot lattice tower by 40 feet to a new height of 100 feet, relocate one existing microwave dish to a height of 75 feet above ground level, and add two new microwave dishes at heights of 45 feet and 50 feet above ground level on the tower.. The subject property, Assessor's Parcel Number 110-040-003-000, comprises approximately 440 acres, is currently zoned Conservation; TPZ (Timber Production Zone) and is located on the west flank of Martis Peak in the Martis Valley area (no address assigned)in the Truckee 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, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at jbalvin@placer.ca.gov.</p>

<p>10:50 a.m. JB</p>	<p>VARIANCE (PLN22-00208) <u>THRAMS</u> 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, Brent Thrams, for the approval of a Variance to reduce the Brassie Avenue front setback from twenty feet to nine feet, six inches from property line, and to reduce the Midiron Avenue front setback from twenty feet to nine feet, six inches from property line, to build a new single-family dwelling with an attached garage, deck, and Accessory Dwelling Unit (ADU). The subject property, Assessor's Parcel Number 117-190-061-000, comprises approximately 0.08 acres, is currently zoned Residential and is located in the Tahoe Vista area near the intersection of Brassie Avenue and Midiron Avenue (no address is yet assigned). 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) and 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, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at jbalvin@placer.ca.gov.</p>
<p>11:00 a.m. AA</p>	<p>MINOR USE PERMIT (PLN22-00115) <u>T-MOBILE - CLIPPER GAP</u> 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, Elliot and Whitney Pope, for the approval of a Minor Use Permit to swap out an existing monopole cellular tower for a monopine tower. This will also increase the height by 37.5 feet, from an existing 52 feet, 6 inches to a proposed 90 feet in height. The height extension is being requested to accommodate installation of six (6) T-Mobile antennas and radios behind the antennas. Two cabinets and other appurtenant would be relocated and installed in the existing leased fenced-in area onsite. The subject property, Assessor's Parcel Number 077-230-061-000, comprises approximately 0.96 acres, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet or a 1.0 acre min) and is located at 16748 Spring Creek Road in the Applegate 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(e) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities) and pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(c) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures) because the Cell Site already exists on site and a Cell Tower is a small structure. 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>11:10 a.m. PD</p>	<p>MINOR USE PERMIT AND DESIGN SITE/REVIEW AGREEMENT (PLN22-00045) <u>MAINLAND DEVELOPMENTS, INC.</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) 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, Mainland Developments, Inc., for the approval of a Minor Use Permit and Design/Site Review Agreement for an outdoor storage yard to be used for semi-truck and trailer parking, with paved drive-isles and designated aggregate base parking for approximately 34 semi-trucks/trailers and 29 standard sized vehicles. The subject property, Assessor's Parcel Number 474-120-022-000 comprises approximately 6.5 acres, is currently zoned INP-UP-DC; O (Industrial Park, combining Use Permit required, combining Design Review, and Open Space) and is located at 8700 Antelope North Road in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance</p>

	with Sections 15301 and 15304 of the California Environmental Quality Act Guidelines and Sections 18.36.030 and 18.36.060 of the Placer County Environmental Review Ordinance (Class 1 – Existing facilities, Class 4 – Minor alterations to land). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or pdobbs@placer.ca.gov.
11:20 a.m. BS	<p>DESIGN REVIEW MODIFICATION (PLN22-00272) BETA HEALTH SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Owner: Beta Healthcare Group Risk Management APN: 048-440-041-000 Zoning: OP-UP-DLO-Dc Office Professional requiring a Use Permit-Density Limitation 0-Design Corridor Planner: Bennett Smithhart, Associate Planner (530) 745-3039 or bsmithha@placer.ca.gov. Project Summary: Design Review for a covered patio addition</p>
11:25 a.m. AF	<p>DESIGN REVIEW (PLN22-00141) PLACER UNION HIGH SCHOOL DISTRICT SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Owner: Placer Union High School District APN: 052-171-003-000 Zoning: IN-Dc-AO (Industrial, combining Design Scenic Corridor combining Aircraft Overflight) Planner: Alex Fisch, Supervising Planner (530) 745-3081 or afisch@placer.ca.gov Project Summary: Locating a relocatable building on the PUHSD office site for use as a boardroom. It also includes all site improvements to provide an accessible route to all campus buildings.</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
11:30 a.m. BS	<p>MINOR LAND DIVISION EXTENSION OF TIME (PLN19-00201) LISAC CATEGORICAL EXEMPTION 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 owner, Stanko Lisack, for the approval of a Minor Land Division Re-application to allow for the creation of two residential parcels consisting of 3.27 and 2.73 acres.. The subject property, Assessor's Parcel Number 032-100-076-000 comprises approximately 6 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 1360 Itow Court in the Penryn area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption in accordance with Section 15315 of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15, Minor Land Divisions). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
11:35 a.m. BS	<p>MINOR LAND DIVISION EXTENSION OF TIME (PLN16-00232) CROWLEY MITIGATED NEGATIVE DECLARATION 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 owner, Timothy Crowley, for the approval of a Minor Land Division to allow for the subdivision of an approximately 34.6 acre parcel into four parcels consisting of 5.1 acres, 10.1 acres, 14.3 acres and 5.1 acres. The subject property, Assessor's Parcel Numbers 036-140- 010-000 & 036-130-008-000, comprise approximately 34.6 acres, is zoned RA-B-X-4.6 PD 0.44 (Residential Agriculture, combining Minimum Building Site designation of 4.6 acres, combining Planned Residential Development designation of 0.44 dwelling units per acre) and is located at 9691 Sterling Pointe Court, approximately 1.3 miles from the intersection of Auburn Folsom Road and Lomida Lane in the Loomis area. The</p>

	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 bsmithha@placer.ca.gov.
11:40 a.m. NT	MINOR LAND DIVISION (PLN21-00418) APPAJODU CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) 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, Phani Appajodu, for the approval of a Minor Land Division to subdivide a 2.46-acre parcel into two parcels consisting of 1.46 acres (Parcel A) and 1 acre (Parcel B). The subject property, Assessor's Parcel Number 023-271-001-000, is RA-B-43 (Residential Agricultural, combining a minimum Building Site of 1.0 acre) and is located at 3463 Baseline Road in the Roseville area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15- Minor land divisions). The Planning Services Division contact, Nick Trifiro, can be reached by phone at (530) 745-3069 or by email at ntrifiro@placer.ca.gov.
11:45 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00050) LEIJONFLYCHT SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 069-383-013-000 & 069-383-015-000 to reconfigure the subject parcels. The properties are zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 square feet) and are located in the Truckee area.
11:45 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00243) PLACER GOLD GUARDIAN SUPERVISORIAL 2 DISTRICT SUPERVISOR (WEYGANDT) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 495-030-004, 017-063-066, 017-063-067 & 017-063-076 to reconfigure the subject parcels. The properties are zoned Light Industrial and are located in the Rocklin area.
11:45 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00119) PLACER 2780 SUPERVISORIAL 2 DISTRICT SUPERVISOR (WEYGANDT) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 017-152-002-000, 017-130-015-000, 017-130-016-000 & 017-152-003-000 to reconfigure the subject parcels. The properties are zoned F-B-X-80 (Farm ,combining minimum Building Site of 80 acres) and are located in the Roseville area.
11:45 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00163) WEGENER SUPERVISORIAL 2 DISTRICT SUPERVISOR (WEYGANDT) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 031-480-020-000 & 031-480—021-000 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 Newcastle area.