



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, SEPTEMBER 15, 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>9:45 a.m. CG</p>	<p>MINOR USE PERMIT (PLN22-00234) <u>AT&T CELL SITE MODIFICATION - PENRYN</u> 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>10:15 a.m. KKC</p>	<p>MINOR USE PERMIT MODIFICATION (PLN22-00005) <u>BOEGER G AND T TRUCK REPAIR</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, 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</p>

	<p>(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 Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>10:35 a.m. CG</p>	<p>MINOR USE PERMIT/DESIGN REVIEW (PLN22-00302) <u>QTC TRAINING SHELTER & TOWER</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (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 owner, QUALITY TELECOM CONSULTANTS, INC., for the approval of a Minor Use Permit and Design Review to install a 50-foot-tall lattice, non-functional, cellular tower on APN 017-210-043 000 for training purposes. The cellular tower will be constructed as a climb access training facility and will not include any radio frequency, broadcast transmission, or receiving capabilities. Four non-operational antennas and Remote Radio Units (RRUs) will be installed on the lattice cellular tower for training purposes. The proposed project also includes the installation of a 140 square foot, 11-foot tall, prefabricated equipment shelter and a non-operational stand by generator, both of which will be used for training purposes. The equipment shelter will be used to train on mounting racks, cable trays, grounding, and related cellular component equipment. The non-functional generator will be used to train on mounting, vent pipes, stickers, and some electrical work (equipment will not be energized). A functional transformer will also be installed as part of the proposed project and will be used as a training component on how to correctly install and hook up a transformer. A 25-foot long (32-inch deep by 18-inch wide) trench will be dug to underground conduit to connect the electrical panels in the shelter to the transformer. The training tower will be a brown/rust color so that it matches with existing light poles that are on the property. The prefabricated shelter will be a medium grey in color to be consistent with the color of the existing buildings on the parcel. The subject property, Assessor's Parcel Number 017-210-043-000, comprises approximately 7.9 acres is currently zoned Industrial Mixed Use, and is located at 4175 Cincinnati Ave in the Rocklin area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15311 Class 11 Accessory Structures and 15340(f) Minor Alterations to Land of the California Environmental Quality Act and Sections 18.36.130 (Class 11-Accessory Structures) and 18.36.060(G) (Class 4- Minor Alterations to Land) of the Placer County Code. The Planning Services Division contact, Christopher Graham, can be reached by phone at (530) 745-3067 or cgraham@placer.ca.gov.</p>
<p>10:45 a.m. KC</p>	<p>VARIANCE (PLN22-00277) <u>HUNT</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 property owner David Hunt for the approval of a Variance to allow for an existing 713 square foot accessory office structure to be located 25.5 feet from the south (rear) property line and 11 feet from the west (side) property line where a minimum of 30 feet is normally required. The applicant is also requesting a Variance to increase the allowable maximum floor area for residential accessory structures from 2,400 square feet to 3,685 square feet. The subject property, Assessor's Parcel Number 038-170-055-000, comprises approximately 1.41 acres, is zoned F 4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 Acres) and is located at 2459 Topside 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>10:55 a.m. NT</p>	<p>VARIANCE (PLN22-00267) ROBERTSON 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 owners, Casey and Andrea Robertson, for the approval of a Variance to allow a maximum accessory structure coverage of 2,998 square feet, where a maximum coverage of 2,400 square feet is normally permitted, to allow construction of a 2,040-square foot detached shop building. The subject property, Assessor's Parcel Number 036-012-019-000, comprises approximately 1.7 acres, is currently zoned RA-B-100 (Residential Agricultural, combining a minimum Building Site of 100,000 square feet or 2.3-acre min) and is located at 7696 Horseshoe Bar Road in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 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, Nick Trifiro, can be reached by phone at (530) 745-3069 or ntrifiro@placer.ca.gov.</p>
<p>11:05 a.m. HB</p>	<p>VARIANCE (PLN22-00246) GIGNOUX CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (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, Renaud and Emily Gignoux, for the approval of two front setback variances. The first variance request is to reduce the required 45-foot front setback as measured from the center line of the Ferguson Avenue traveled way to 27 feet for a second story deck/carport, and 29 feet and 11 inches for a garage (26 feet to eaves). The second request is for a 15 foot-nine-inch front setback (14 feet to eaves) for living area adjacent to North Lake Boulevard, whereas 20 feet from the property line is otherwise required. The subject property, Assessor's Parcel Number 092-200-023-000, comprises approximately 0.18, is currently zoned Residential and is located at 0 North Lake Blvd 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 new single-family residences. The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 388-6484 or hbeckman@placer.ca.gov.</p>
<p>11:15 a.m. SB</p>	<p>MINOR USE PERMIT (PLN22-00357) EVOLUCION INNOVATIONS 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 applicant, Amy Lapp, for the approval of a Minor Use Permit to allow for a temporary skatepark until the Scotty Lapp Foundation can provide a permanent location for this use or until the owners of the property, Evolucion Innovations, needs the land for their use. The project intends to occupy a 61-foot by 65-foot portion of existing parking lot located behind the Blue Agave Restaurant (not currently operational) in the northwest corner of the property adjacent to the Tahoe City Golf Course. This area will be a fenced area and contains skatepark features (boxes, rails, ramps) for temporary skatepark use, including two portable restrooms for users of the skate park. The skatepark will be available to the public daily during daylight hours until sunset and will be locked during nighttime hours and unlocked in am by member of onsite hotel staff. No lighting or amplified music are proposed in this use and no food or beverage will be sold onsite. The subject property, Assessor's Parcel Number 094-070-009-000 comprises approximately 0.4 acres, is currently zoned Mixed Use and is located at 425N. Lake Tahoe Blvd. in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4F – Minor Temporary Use of Land). Class 4 consists of minor temporary use of land having negligible or no permanent effects on the environment, including carnivals,</p>

	<p>outdoor festivals/concerts, sales of Christmas trees, arts and crafts fairs, etc. The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or sbuelna@placer.ca.gov.</p>
<p>11:25 a.m. SB</p>	<p>VARIANCE (PLN22-00187) <u>MAVKO GARAGE DETACHED</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, Gerald and Barbara Mavko, for the approval of a Variance to the front setback requirement of 20 feet to allow for a setback of 9 feet to structure (7 feet to eaves) in order to construct a 24 foot by 24 foot two-car garage. The subject property, Assessor's Parcel Number 096-170-016-000, comprises approximately 0.27 acres, is currently zoned LDR DF=1 (Low Density Residential, combining a Density Limitation of 1 unit per acre), and is located at 1144 Lanny Lane in the Olympic Valley 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, Steve Buelna, can be reached by phone at (530) 581-6285 or sbuelna@placer.ca.gov.</p>
<p>11:35 a.m. BS</p>	<p>SETBACK VARIANCE (PLN22-00312) <u>SMITH</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, Amanda and Calvin Smith, for the approval of a Setback Variance to reduce the side structural setback to 17 feet from the southern property line where 20 feet is normally required, for the construction of a room addition. The subject property, Assessor's Parcel Numbers 257-090-048-000, comprises of approximately 0.915 acres, is zoned RS-AG-B-40 (Residential Single Family, combining agriculture, combining minimum building site of 40,000 square feet) and is located at 5518 Glen Drive in Foresthill. 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 bsmithha@placer.ca.gov.</p>
<p>11:45 a.m. AA</p>	<p>MINOR USE PERMIT (PLN22-00173) <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 applicant Lisa Elliott representing Crown Castle and T-Mobile LLC, 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 15 feet, from an existing 75 feet to a proposed 90 feet in height. The height extension is being requested to accommodate installation of two (2) T-Mobile antennas and radios behind the antennas. Cabinets and other appurtenant would be relocated and installed in the existing leased fenced-in area onsite. The subject property, Assessor's Parcel Number 063-370-041-000, comprises approximately 12 acres, is currently zoned RF (Residential Forest) and is located at 29920 Magra Road in the Colfax 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>11:49 a.m. CS</p>	<p>DESIGN REVIEW (PSUB 20070571) PREMIER SOLEIL CLUB HOUSE SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Owner: Premier Homes, LLC APN: 047-410-059-000 Zoning: C1-Up-Dc (Neighborhood Commercial, combining Use Permit, combining, Design Scenic Corridor) Planner: Chris Schmidt, Principal Planner (530) 745-3076 or crschmid@placer.ca.gov. Project Summary: The applicant, property owner and developer Premier Homes LLC, is proposing to construct a community club house within the Premier Soleil residential community located on the north side of Douglas Boulevard east of Auburn Folsom Road.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>11:50 a.m. AC</p>	<p>MINOR LAND DIVISION (PLN22-00066) RINKLE MLD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) 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, Mark Rinkle, for the approval of a Minor Land Division to subdivide the lot into two separate lots (16,401 square feet and 16,302 square feet). The lot was originally two separate lots (numbered 128 and 129), and then underwent a merger. The proposed division is to split the merged lot back into the two original lots exactly as they were originally. The subject property, Assessor's Parcel Number 110-600-029-000, comprises approximately 0.75 acres, is currently zoned RS-PD=1 (Residential Single Family, and a Planned Development of 1 dwelling unit per acre.) and is located at 1768 Grouse Ridge Road in the Truckee area. The Parcel Review Chairman will also consider a finding of exempt from CEQA review per California Code of Regulations Title 14 Division 6 Chapter 3 Article 5 15061(b)(3) and reliance on the certified Big Springs EIR (PSUB 315). The Planning Services Division contact, Amy Cornelius, can be reached by phone at (530) 581-6286 or acornelius@placer.ca.gov.</p>
<p>11:55 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00556) VAN WERT SUPERVISORIAL DISTRICT SUPERVISOR Minor Boundary Line Adjustment of Assessor's Parcel Numbers 064-200-037-000 & 064-200-041-000 to reconfigure the subject parcels. The properties are zoned RS-DC (Residential Single Family, combining Design Scenic Corridor) and are located in the Foresthill area.</p>
<p>11:56 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE (PLN22-00263) BEAR RIVER/CALFIRE SUPERVISORIAL DISTRICT SUPERVISOR County review of Assessor's Parcel Numbers 062-240-002-000, 062-210-027-000, 062-220-006-000, 062-230-009-000, 062-230-002-000, 062-230-021-000, 062-230-045-000, 062-230-061-000 & 062-230-080-000 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 parcels are zoned FOR-AO 160 (Forestry combining minimum building site of 160 acres, combining Airplane Overflight and are located in the Blue Canyon area.</p>
<p>11:57 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE (PLN22-00332) BILLINGSLEY SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) County review of Assessor's Parcel Numbers 037-021-034-000, 037-021-035-000, 037-021-036-000 & 037-021-038-000 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 parcels are zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 square feet) and are located in the Granite Bay area.</p>