



ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
AMENDED FINAL AGENDA
THURSDAY, September 21, 2023

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 ([Click here](#)) utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 964 3768 7346.

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 COUNTY ZONING ADMINISTRATOR	
10:00 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>10:00 a.m. BS</p>	<p>VARIANCE (PLN23-00197) <u>YORK</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (JONES) Conduct a public hearing at the above place and time to consider a request from the property owner, Keith York, for the approval of a Variance to construct a 550-square-foot detached garage located 10 feet from the side property line, where 30 feet is normally required. The subject property, Assessor's Parcel Number 048-301-044-000, comprises approximately 1.10 acres and is currently zoned Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, and is located at 8255 Johnson Lane in Granite Bay. 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). 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">PLACER COUNTY ZONING ADMINISTRATOR AND PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:10 a.m. KC</p>	<p>MINOR LAND DIVISION AND VARIANCE, (PLN21-00321) <u>HOLLEY</u> MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 (LANDON) Conduct a public hearing at the above place and time to consider a request from Allen Bormuth, on behalf of the property owners, Rayvon and Rosetta Holley, for the approval of a Minor Land Division to subdivide a 14.04-acre parcel into two separate parcels: Parcel 1 being 5.5 acres and Parcel 2 being 8.49 acres. The applicants are also requesting a Variance to allow an existing 1,056 square foot agricultural building to be located 11 feet from the access road easement where 30 feet is normally required, as well as an Administrative Review Permit to allow the use of an existing 2,400 square foot agriculture building to remain on the property (Parcel 2) prior to the primary use (single-family residence) being established. The subject property, Assessor's Parcel Number 021-241-068-000, comprises approximately 14.04 acres, is zoned F-4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 Acres) and is located at 1866 Fruitvale Road in unincorporated Lincoln. The Zoning Administrator/Parcel Review Committee will also consider adoption of the Mitigated Negative Declaration (State Clearinghouse #2023060377) prepared for the project. 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 align="center">RECONVENE AS PLACER COUNTY ZONING ADMINISTRATOR</p>	
<p>10:20 a.m. SB</p>	<p>VARIANCE (PLN23-00244) <u>WALSH</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Conduct a public hearing at the above place and time to consider a request from Abigail Edwards of Tahoe Land Planning on behalf of the property owners, William and Margaret Walsh for the approval of a Variance to the 20-foot from property line front setback requirement to allow for 16 feet in order to construct a garage with deck above and 13 feet for entry stairs. The subject property, Assessor's Parcel Number 117-020-007-000, comprises approximately 13,754 square feet, is currently zoned Residential and is located at 6073 North Lake Boulevard, in the Agate 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 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 Community</p>

	Development Resource Agency contact for this project, Steve Buelna, can be reached at (530) 581-6285 or Sbuelna@placer.ca.gov
10:30 a.m. SB	<p>VARIANCE (PLN23-00090) MERCER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)</p> <p>Conduct a public hearing at the above place and time to consider a request from Gordon Magnin of Magnin Architecture LLC on behalf of the property owners, Dave and Victoria Mercer for the approval of a Variance to the 20-foot from property line front setback requirement to allow for 8 feet to allow a remodel and addition to the existing residence to include a two-car garage, two Accessory Dwelling Units (ADU's) and a third floor primary suite as well as remodel of the kitchen, and baths. The subject property, Assessor's Parcel Number 096-092-004-000, comprises approximately 9,703 square feet, is currently zoned LDR DF=10 and located at 1715 Paiute Place, 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 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 Community Development Resource Agency contact for this project, Steve Buelna, can be reached at (530) 581-6285 or Sbuelna@placer.ca.gov</p>
10:40 a.m. CG	<p>ADMINISTRATIVE REVIEW PERMIT/DESIGN REVIEW (PLN23-00268) SANTANA RECYCLING CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (JONES)</p> <p>Consider a request from Jonathan Santana for the approval of an Administrative Review Permit and Design Review to construct and site a 320-square foot shipping container recycling facility. The subject property, Assessor's Parcel Number 047-150-055-000, comprises approximately 10.5 acres, is currently zoned CPD-Dc and located at 8665 Auburn Folsom Road in the Granite 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 3 – New construction of small structures). The Community Development Resource Agency contact for this project, Chris Graham, can be reached at (530) 745-3067 or cgraham@olacer.ca.gov.</p>
10:50 a.m. PD	<p>MINOR USE PERMIT EXTENSION OF TIME (PLN20-00041) AUBURN RV RESORT CAMPGROUND MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (GUSTAFSON)</p> <p>Conduct a public hearing at the above place and time to consider a request from the property owner, Musso Road LLC, for the approval of a Minor Use Permit Extension of Time to construct and operate a campground with 20 camp sites. The subject property, Assessor's Parcel Numbers 053-020-044-000, 053-020-074-000, 053-020-075-000, 053-020-076, 053-031-089-000 comprises approximately 17.86 acres, and is currently zoned O (Open Space) and located at 14400 Musso Road in the Auburn area. The Minor Use Permit was originally approved by the Zoning Administrator on April 15, 2021. As part of the original approval the Zoning Administrator adopted a Mitigated Negative Declaration for the project. No changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Community Development Resource Agency contact for this project, Patrick Dobbs, can be reached at (530) 745-3060 or pdobbs@placer.ca.gov.</p>
11:00 a.m. JP	<p>VARIANCE (PLN23-00231) WATTERSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (JONES)</p> <p>Conduct a public hearing at the above place and time to consider a request from the property owners, Shawn Johnson for the approval of a Variance to allow a residential accessory structure/ accessory dwelling unit (ADU) to be constructed with a 450 square</p>

	<p>foot covered patio where a maximum of 300 square feet is normally allowed. The subject property, Assessor's Parcel Number 048-142-032-000, comprises approximately 2.3, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet.) and is located at 8875 Benton Acre Road, in the Granite Bay area. The Zoning Administrator will also consider a finding that this project is categorically exempt from environmental review pursuant to provisions of Section 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures) and 18.36.070 (Class 5—Minor alterations in land use limitations).The Community Development Resource Agency contact for this project, Jared Peters, can be reached at (530) 745-5323 or jpeters@placer.ca.gov.</p>
<p>11:10 a.m. JP</p>	<p>VARIANCE (PLN23-00223) <u>KOESTER</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (JONES) Conduct a public hearing at the above place and time to consider a request from the property owner, David Koester for the approval of a variance to allow pool equipment to be installed nine feet and eight inches from the front west property line where 25 feet is normally required. The subject property, Assessor's Parcel Number 468-020-029-000, comprises approximately one acre, is currently zoned RS-AG-B-40 (Residential Single Family combining Agriculture combining minimum Building Site of 40,000 square feet.) and is located at 9339 Eckerman Road, in the Granite Bay area. The Zoning Administrator will also consider a finding that this 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 in Land Use Limitations).The Community Development Resource Agency contact for this project, Jared Peters, can be reached at (530) 745-3523 or jpeters@placer.ca.gov.</p>
<p>11:20 a.m. JP</p>	<p>MINOR USE PERMIT (PLN23-00249) <u>BERG VETERINARY HOSPITAL</u> ADDENDUM TO A MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (JONES) Conduct a public hearing at the above place and time to consider a request from the property owners, Fit Family Development LP for the approval of a Minor Use Permit to operate 6,150 square foot a veterinary hospital. The veterinary hospital will be located within Building 1 of the Granite Bay Medical Office development. The facility will operate Monday through Friday, 7:30 am to 6:00 pm, Saturday 8:00 am and 1:00 pm, closed Sundays. The subject property, Assessor's Parcel Number 048-081-057-000 and 048-081-056-000, comprises approximately 1 acre, is currently zoned OP-Dc (Office Professional combining Design Scenic Corridor) and is located at northwest corner of Douglas Boulevard and Berg Street, in the Granite Bay area. The Zoning Administrator will also consider adoption of an addendum to the approved Mitigated Negative Declaration (SCH #2016082074). The Community Development Resource Agency contact for this project, Jared Peters, can be reached at (530) 745-3523 or jpeters@placer.ca.gov.</p>
<p>RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>11:30 a.m. JP</p>	<p>ADDITIONAL BUILDING SITE (PLN23-00176) <u>MIKESSELL</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (LANDON) Conduct a public hearing at the above place and time to consider a request from the property owners, James and Ivonna Mikesell for the approval of an additional building site to construct roughly 5,000 square feet of new residential use. The subject property,</p>

	<p>Assessor's Parcel Number 026-150-042-000, comprises approximately 24.7-acre, is currently zoned F-B-X 10 acre minimum (Farm, combining minimum Building Site of 10 acres) and is located at 2800 Mt. Pleasant Road, in the Lincoln area. The Placer County Parcel Review Committee 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(A) of the Placer County Environmental Review Ordinance (Class 3 – Construction of Small Structures). The Community Development Resource Agency contact for this project, Jared Peters, can be reached at (530) 745-3523 or jpeters@placer.ca.gov.</p>
11:35 a.m. JP	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN23-00196 LOMBARDI SUPERVISORIAL DISTRICT 4 (JONES) Minor Boundary Line Adjustment of Assessor's Parcel Number 036-050-008-000 Lots 1, 2, and 4 to reconfigure the subject parcels. The properties are zoned RA-B-X 4.6 AC Min (Residential Agriculture combining minimum building site of 4.6 acres minimum) and are in the Loomis area. The Planning Services Division contact, Jared Peters, can be reached by phone at (530) 745-3523 or by email at jpeters@placer.ca.gov</p>
11:36 a.m. NT	<p>MINOR LAND DIVISION EXTENSION OF TIME (PMLD 20070292) <u>SMITH TRUST PARCEL MAP</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Conduct a public hearing at the above place and time to consider a request from the property owners, Paul and Ashley Austin, for the approval of a Minor Land Division Extension of Time to divide a 41.18-acre parcel into four parcels consisting of 5.10 acres (Parcel 1), 6.70 acres (Parcel 2), 12.88 acres (Parcel 3), and 16.50 acres (Parcel 4). The subject property, Assessor's Parcel Numbers 099-050-006-000 & 099-050-007-000, comprises approximately 41.18 acres, is currently zoned F-B-100 PD0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3-acre minimum) and a Planned Development of 0.4 dwelling units per acre) and is located at 27355 Rollins Lake Road, in the Colfax area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act and 18.36.060 of the Placer County Environmental Review Ordinance. The Community Development Resources Agency contact for this project, Nick Trifiro, can be reached at (530) 745-3069 or NTrifiro@placer.ca.gov.</p>
11:41 a.m. NT WITHDRAWN BY APPLICANT	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00489) SILVER SAGE AT RIOLO VINEYARD SUPERVISORIAL DISTRICT 1 (GORE) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 023-200-057, 023-200-031 and 023-200-074 to reconfigure the subject parcels. The properties are zoned C-1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor), RS-AG-B-20-DR PD=2 (Residential Single-Family, combining Agriculture, combining Minimum Building Site of 20,000 Square Feet, combining Development Reserve, combining Planned Residential Development 2 units per acre) and SPL-RVSP (Specific Plan – Riolo Vineyard Specific Plan) and are in the Roseville area. The Community Development Resources Agency contact for this project, Nick Trifiro, can be reached at (530) 745-3069 or NTrifiro@placer.ca.gov.</p>
11:42 a.m. SB	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN23-00192) GLIDDEN TCPUD SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Number 097-050-043 (Glidden) and 097-050-095 to reconfigure the subject parcels. The properties are zoned Recreation and located in the Tahoma area. The Community Development Resource Agency contact for this project, Steve Buelna, can be reached at (530) 581-6285 or sbuelna@placer.ca.gov.</p>

<p>11:43 a.m. SB WITHDRAWN BY STAFF</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT/VOLUNTARY MERGER (PLN23-00169) AGATE BAY SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 116-040-001, 116-040-022, and 116-040-023 to reconfigure the subject parcels. The parcels are zoned Conservation and are located in the Carnelian Bay area. The Community Development Resource Agency contact for this project, Steve Buelna, can be reached at (530) 581-6285 or sbuelna@placer.ca.gov</p>
<p>11:44 a.m. JP</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN23-00170) CAESAR WOODEN SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 032-082-037-000 and 032-082-038-000 to reconfigure the subject parcels. The properties are zoned RA-B-X 20 acre minimum (Residential Agriculture Combining Minimum Building Site of 10 Acres) located in the Penryn area. The Planning Services Division contact, Jared Peters, can be reached by phone at (530) 745-3523 or by email at jpeters@placer.ca.gov</p>