



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, JULY 15, 2021**

**Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.**

**The Planning Commission Hearing Room is expected to be open to in-person attendance. To remain in compliance with the state's public health guidance if in-person attendance is allowed, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside.**

**Public comment for the Zoning Administrator/Parcel Review Committee during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/92759803173> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 927 5980 3173**

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.

<b>PLACER COUNTY ZONING ADMINISTRATOR</b>	
10:00 AM	<p><b>PUBLIC COMMENT</b></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>
10:00 AM JB	<p><b>MINOR USE PERMIT (PLN21-00183)</b>  <b>DONNER PASS ROAD IMPROVEMENTS TEMPORARY OFFICE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></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 owner, Sierra Sun Villas, LLC, for the approval of a Minor Use Permit, in accordance with Section 17.56.300.C of the Placer County Zoning Ordinance, to allow the use of a 280 square foot modular unit as a temporary office in association with the management of a Federal Highway Department of Transportation Road Rehabilitation project on Donner Pass Road. The subject property, Assessor's Parcel Number 069-080-015-000, comprises approximately 2.6 acres, is currently zoned RES PD = 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre) and is located on Donner Pass Road (also known as Donner Summit Road in this vicinity), across from the Sugarbowl Ski Resort Gondola in the Norden area (no address is assigned to the project site at this time). The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3 – "New construction or conversion of small structures" of the Placer County Environmental Review Ordinance and Section 15303 of the California Environmental Quality Act (CEQA). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at <a href="mailto:jbalvin@placer.ca.gov">jbalvin@placer.ca.gov</a>.</p>
<b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b>	
10:10 AM BS	<p><b>MINOR LAND DIVISION (PLN20-00044)</b>  <b>DAVENPORT</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b></p> <p>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, Jeffery and Deborah Davenport, for the approval of a Minor Land Division to subdivide a 26.51-acre parcel into four parcels consisting of 7.06-acres (Parcel 1), 9.68-acres (Parcel 2), 6.33-acres (Parcel 3) and 3.44-acres (Parcel 4). The subject property, Assessor's Parcel Number 042-041-053-000, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 1870 Vista Cielo Drive in the Newcastle area. The Parcel Review Chairman will also consider the adoption of a Mitigated 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
10:20 AM SW	<p><b>MINOR LAND DIVISION (PLN20-00327)</b>  <b>APP</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></p> <p>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</p>

	<p>property owner, Timothy App, for the approval of a Minor Land Division to subdivide the existing two-unit multiple-family dwelling building into two townhome units and create a common area of the remainder of the parcel on the 8,119 square foot parcel (0.1863 acres). The subject property, Assessor's Parcel Number 112-060-018-000 comprises approximately 0.1863 acres, is currently zoned Tahoe Vista Residential Subdistrict and is located at 6970 Toyon Road in the Tahoe Vista area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 18.36.170, Class 15 – Minor land divisions (CEQA Guidelines, Section 15315). The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov.</p>
10:30 AM KC	<p><b>ADDITIONAL BUILDING SITE (PLN21-00226)</b>  <b>TANTON</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</b>  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, Thomas and Cheri Tanton, for the approval of an Additional Building Site in accordance with Zoning Ordinance Section 17.56.230 in order to construct an additional 2,900 square foot single-family residence. The subject property, Assessor's Parcel Number 026-141-033-000, comprises approximately 21.3 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 4390 Indian Creek Road in the Lincoln area. The Parcel Review Committee 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 (A) 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>
10:40 AM PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00141)</b>  <b>CROSBY/WOODLEY</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>  A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 110-630-045-000, 110-663-046-000 &amp; 110-630-047-000 to reconfigure the subject parcels. The properties are zoned RS PD1 (Residential Single Family and a Planned Development of 1 dwelling unit per acre) and are located in the Truckee area.</p>
10:40 AM PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00139)</b>  <b>FOX HILL</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b>  A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 031-401-078-000 &amp; 031-161-079-000 to reconfigure the subject parcels. The properties are zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and are located in the Newcastle area.</p>
10:40 AM PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00099)</b>  <b>SANSOME</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>  A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 036-190-058-000 &amp; 036-190-080-000 to reconfigure the subject parcels. The properties are zoned RA-B-X-4.6 PD0.44 (Residential Agriculture, combining minimum Building Site of 4.6 acres and a Planned Development of 0.44 dwelling units per acre) and are located in the Loomis area.</p>
10:40 AM PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-0074)</b>  <b>NYACO</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>  A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 101-131-014-000 &amp; 101-131-010-000 to reconfigure the subject parcels. The properties are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and are located in the Colfax area.</p>

**ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR**

<p align="center">10:50 AM SB</p>	<p><b>VARIANCE (PLN21-00178)</b>  <b>APACHE COURT</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></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, Oren and Justine Jacob, for the approval of a Variance to the front setback requirement of 20 feet from property line to allow for a setback of 0 feet in order to expand upon the existing garage with studio above (approved by VAA-1955) to allow for an entry feature to the north of this structure that to the north of this structure that would allow a snow shed over a stair and funicular to provide winter access to the main house. Included in the variance is acknowledging the living space above the existing garage located at zero feet from property line. The subject property, Assessor's Parcel Number 096-070-003-000, comprises approximately .3485 acres, is currently zoned LDR DF=10 (Low Density Residential, with a Density Limitation of 10 bedrooms per acre) and is located at 1853 Apache Court in the 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 3A, New Construction or Conversion of Small Structures). Class 3 consists of construction of new structures, including additions to existing single-family residences. The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>
<p align="center">11:00 AM KC</p>	<p><b>VARIANCE (PLN21-00212)</b>  <b>WHITEHOUSE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT #4 SUPERVISOR (JONES)</b></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 owner, Richard Whitehouse, for the approval of a Variance to allow for construction of a 960 square foot garage with a 480 square foot covered patio structure to be located thirty (30) feet from the edge of easement on the front setback where fifty (50) feet is normally required. The subject property, Assessor's Parcel Number 046-131-030-000 comprises approximately .9526 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 5425 Olive Ranch Road in the 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 – New construction or conversion of small structures and Section 18.36.050(E) 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 align="center">11:10 AM BS</p>	<p><b>MINOR USE PERMIT (PLN20-00110)</b>  <b>SUGAR BOWL TUBING PARK</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></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 owner, Sugar Bowl Corporation, for the approval of a Minor Use Permit to allow for the construction and operation of a snow tubing park on a 7.75-acre site located off of Sugar Bowl Road within the existing Sugar Bowl Ski Resort in the Norden area, Placer County. The ±2-acre northern portion of the project is located</p>

	<p>on United States Department of Agriculture National Forest Service land (APN: 069-090-001-000) and the ±5.75-acre southern portion is located on land owned by the Sugar Bowl Corporation (APN: 069-070-044-000). The project site is zoned Open Space (O) and Residential Forest (RF). The project consists of a tubing run of approximately 600 feet with two sets of five parallel groomed “runs” and a centrally-located surface conveyor lift. A smaller, children tubing area is also proposed with shorter, flatter runs with slower speeds. The project proposal includes a parking lot that would contain up to 207 parking spaces. The Parcel Review Chairman will also consider the adoption of a Mitigated 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a></p>
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