



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE/ DESIGN SITE REVIEW
ACTION AGENDA
THURSDAY, MARCH 17, 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 COUNTY 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</p>

	appropriate by the Zoning Administrator.
9:30 a.m. PRC APPROVED	CERTIFICATE OF COMPLIANCE (PLN21-00537) JASPER SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES County review of Assessor's Parcel Number 037-080-050-000 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 RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located in the Loomis area.
9:35 a.m. PRC APPROVED	CERTIFICATE OF COMPLIANCE (PLN22-00004) JULIANO SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT County review of Assessor's Parcel Number 026-180-040-000 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-10 (Farm, combining minimum Building Site of 10 acres) and is located in the Lincoln area.
9:40 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00534) BARRINGER SUPERVISORIAL DISTRICT 1 SUPERVISOR GORE Minor Boundary Line Adjustment of Assessor's Parcel Numbers 473-090-023-000, 473-090-015-000 & 473-090-016-000 to reconfigure the subject parcels. The properties are zoned INP-UP-DC; O (Industrial Park, combining Use Permit required, combining Design Corridor, combining Open Space) and are located in the Roseville area.
9:40 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00440) KNIERIM SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment of Assessor's Parcel Numbers 038-211-020-000 & 038-211-019-000 to reconfigure the subject parcels. The properties are zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are located in the Auburn area.
ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY DESIGN SITE REVIEW	
9:41 a.m. DSR APPROVED	APPLEGATE GAS STATION DESIGN REVIEW (PLN21-00336) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Owner: APPLEGATE ENTERPRISES INC. Applicant: GERONDAKIS & SONS APN: 073-170-031-000 Zoning: HS-Dc (Highway Service ,combining Design Scenic Corridor) Planner: Bennett Smithhart, Associate Planner (530) 745-3039 bsmithha@placer.ca.gov Remove existing underground fuel tanks, fuel lines, dispensers, canopy, building and paving. Install above ground fuel tanks, new underground fuel lines, new dispensers, new canopy, new building and new paving as per plan.
9:45 a.m. DSR	ARCO AM/PM DESIGN REVIEW (PLN21-00133) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)

<p>APPROVED</p>	<p>Owner: CSM VENTURES AUBURN LLC Applicant: BP Products North America, c/o Barghausen Consulting Engineers, Inc. APN: 038-124-001-000 & 038-124-002-000 Zoning: C2-Dc (General Commercial, combining Design Scenic Corridor) Planner: Bennett Smithhart, Associate Planner (530) 745-3039 bsmithha@placer.ca.gov The project proposes construction of a new convenience store (2,900 square feet), a 17- by 48-foot attached automatic car wash (816 square feet), and a 50- by 90-foot fuel canopy (4,500 square feet) with six (6) multi-product dispensers (MPDs). The existing structures will be demolished prior to construction of the project.</p>
<p style="text-align: center;">ADJOURN AS PLACER COUNTY DESIGN SITE REVIEW AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</p>	
<p>10:00 a.m. AC</p> <p>CONTINUED TO AN OPEN DATE</p>	<p>VARIANCE (PLN21-00517) HINMAN 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, John Hinman, for the approval of a Variance for a reduction to the front setback requirement of 20 feet from property line to allow for a setback of 10 feet, in order to construct a new carport, covered walkway, and mudroom in order to address the situation that there is currently no parking that provides direct access to this residence. Additionally, the Zoning Administrator will be asked to acknowledge that the location of the existing residence is currently within the existing 20 foot setback. The subject property, Assessor's Parcel Number 096-170-008-000, comprises approximately .2643 acres, is currently zoned LDR DF=10 (Low Density Residential, combining a Density Factor 10) and is located at 1201 Sandy Way 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 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Amy Cornelius, can be reached by phone at (530) 906-5787 or by email at acornelius@placer.ca.gov.</p>
<p>10:10 a.m. HB</p> <p>CONTINUED TO APRIL 21, 2022 AT 10:00 A.M.</p>	<p>VARIANCE (PLN21-00356) SEEGERT 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, James and Brenda Seegert, for the approval of Variances to the required front, side and rear building setbacks. Specifically the applicants are requesting four variances: (1) a zero-foot front setback along North Lake Boulevard to allow for a 6-foot-tall wood and stone fence whereas 20 feet from the property line is otherwise required; (2) a 17-foot front setback for the proposed new residence, and 15 foot front setback (13 feet to eaves) to allow for a cantilevered second story living area totaling 31 square feet, whereas 20</p>

	<p>feet from the property line is otherwise required; (3) a three-foot rear setback for second- and third-story decks and spiral staircase, whereas 10 feet from the property line is otherwise required; and (4) a three-foot roof eave projection on the western side property line, whereas a two and one-half foot projection is otherwise allowed. The subject property, Assessor's Parcel Number 117-130-032-000, comprises approximately .1224 acres, is currently zoned Mixed-Use (North Tahoe West) and is located at 7460 No. Lake Blvd. in the Tahoe Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance Class 3 (New Construction or Conversion of Small Structures) and Class 5 (Minor Alterations in Land Use Limitations) which allows for the reconstruction of single-family dwellings. The Planning Services Division contact, Heather Beckman can be reached by phone at (530) 388-6484 or by email at hbeckman@placer.ca.gov.</p>
<p>10:25 a.m. AA APPROVED</p>	<p>VARIANCE (PLN22-00010) MILES 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 owner, Casey Miles, for the approval of a Variance to allow for construction of a covered patio and accessory structure to be located 5 feet from the rear property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 040-230-037-000, comprises approximately 2.5 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 10465 Dillon Circle 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). 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>10:35 a.m. KC CONTINUED TO AN OPEN DATE</p>	<p>VARIANCE (PLN21-00575) SINGH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE)</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, Parminder Singh, for the approval of a Variance to allow for construction of a 2,180 square foot residence, attached garage, and a 120 square foot accessory storage shed be located 20 feet from the south front property line where 50 feet is normally required, ten feet from the west side property line where 30 feet is normally required, 20 feet from the east street-side property line where 30 feet is normally required and 20 feet from the north street-side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 023-072-012-000, comprises approximately .4572 acres, is zoned RA-B-X-DR-10 (Residential Agriculture, combining Development Reserve, combining minimum Building Site of 10 acres) and is located at the southwest corner of Baseline Road and Maple Lane in the Elverta</p>

	<p>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>10:45 a.m. KC APPROVED</p>	<p>VARIANCE (PLN22-00037) STAMM 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 owner, Karen Stamm, for the approval of a Variance to allow two existing aviaries of 312 square feet and 216 square feet to be located three feet from the side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 053-040-041-000, comprises approximately .72 acres, is zoned RS-AG-B-100-AO (Residential Single Family, combining Agriculture, combining minimum Building Site of 100,000 square feet, combining Airport Overflight) and is located at 590 Old Airport 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 – 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>10:50 a.m. KC APPROVED</p>	<p>VARIANCE (PLN22-00042) HORNER 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 owner, Debra Horner, for the approval of a Variance to allow for construction of a 900 square foot residential addition and covered porch to be located 26 feet, four inches from the east (front) edge of easement where 50 feet is normally required. The subject property, Assessor's Parcel Number 037-021-007-000, comprises approximately .9462 acres, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 3252 Rayall Cout 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>11:00 a.m. KC APPROVED</p>	<p>VARIANCE (PLN22-00002) ESPOSITO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</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, Patricia Esposito, for the approval of a Variance to allow for the construction of the garage portion of an accessory dwelling unit (ADU) to be located six feet from the west side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 036-085-021-000, comprises approximately 4.9 acres, is zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet) and is located at 9247 Lomida Lane 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) 745-3035 or kconklin@placer.ca.gov.</p>
<p>11:10 a.m. SW CONTINUED TO APRIL 21, 2022 AT 10:15 A.M.</p>	<p>VARIANCE (PLN20-00348) WISEMAN 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, John Wiseman and Tracy Yapp-Melcher, for the approval of a Variance for the construction of a residential accessory structure to be located 1.83-feet from the front property line whereas a 20-foot setback is required and for a 2.55-foot side setback from the southeast property line whereas a 5-foot setback is required and allow for a six-foot tall fence to be located within the required front setback at the property line and located in the right-of-way. The subject property, Assessor's Parcel Number 094-102-010-000, comprises approximately .1278 acres, is currently zoned Residential and is located at 300 Grove Street in the Tahoe City 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. 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>
<p>11:20 a.m. SW APPROVED</p>	<p>VARIANCE (PLN21-00511) ABBOTT/THOMAS 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, William Abbott and Tina Thomas, for the approval of a Variance to the 30-foot front setback to allow for a front setback of 10-feet for the construction of a garage and deck above and entry stairs addition to the existing single-family residence. The subject property, Assessor's Parcel Number 069-430-025-000 comprises approximately .28 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 2033 Serene Road in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in</p>

	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. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 388-6482 or by email at swydra@placer.ca.gov .
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11:30 a.m. JB APPROVED	<p>VARIANCE (PLN21-00577) PEREZ 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, Stephen and Tanya Perez, for the approval of a Variance to construct additions to a single-family dwelling at 21 feet from property line for a covered porch and 24 feet (20 feet to eave) from the property line for living area where 30 feet is required adjacent to Slumber Way. The subject property, Assessor's Parcel Number 069-420-024-000, comprises approximately .2351 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 2356 Slumber Way in the Soda Springs 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 Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6283 or jbalvin@placer.ca.gov.</p>
11:40 a.m. PD APPROVED	<p>VARIANCE (PLN22-00014) WILSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</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, Denny and Kimberly Wilson, for the approval of a Variance to allow for construction of a new 2,522 square foot single family dwelling to be located 22.5 feet from the edge of the road easement, where a setback of 50 feet from the edge of the easement would normally be required. The subject property, Assessor's Parcel Number 037-044-017-000 comprises approximately 2.6 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 9469 Junewood Lane in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050.A of the Placer County Environmental Review Ordinance (Class 3 – New Construction). 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>
11:50 a.m. PD APPROVED	<p>VARIANCE (PLN22-00032) PINESCHI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will</p>

	<p>conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Joshua and Dana Pineschi, for the approval of a Variance to allow for construction of a 672 square foot residential addition, and 672 square foot attached garage, to be located 40 feet from the edge of a road easement, where a setback of 50 feet from the edge of easement would normally be required. The subject property, Assessor's Parcel Number 020-012-051-000 comprises approximately 19 acres, is currently zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located at 6456 Thousand Oaks Drive in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301(e) of the California Environmental Quality Act Guidelines and Section 18.36.030.E of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). 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>12:00 p.m. BS APPROVED</p>	<p>MINOR USE PERMIT AND VARIANCE RE-APPLICATION (PLN22-00076) LOCKSLEY LANE MITIGATED NEGATIVE DECLARATION SCH#2019119052 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 owner, Carter Pierce, for the re-approval of a Minor Use Permit and Variance to construct three industrial buildings and one office building. Site features include landscaping, 47 parking spaces, utilities, and paving. The proposed uses include industrial warehouse manufacturing, outdoor storage, and accessory office uses. The subject property, Assessor's Parcel Number 052-020-042-000 comprises approximately 2.5 acres, is currently zoned INP-DC-AO (Industrial Park, combining Design Corridor, combining Airport Overflight) and is located at 12335 Locksley Lane, in the Auburn area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for this 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>12:10 p.m. BS APPROVED</p>	<p>MINOR USE PERMIT MODIFICATION (PLN22-00009) DUNLAP 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 owner, John Dunlap, for the approval of a Minor Use Permit Modification to allow for the development of a 1,500 square foot commercial building, parking, and landscape. The subject property, Assessor's Parcel Number 052-020-062-000, comprises approximately .56 acres, is currently zoned INP-DC AO (Industrial Park, combining Design Corridor, combining Airport Overflight) and is located at 12450 Locksley Lane 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 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</p>

	Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.
<p>12:15 p.m. BS</p> <p>APPROVED</p>	<p>SUBDIVISION MODIFICATION (PLN22-00003) RODRIGUEZ 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 owner, Angel Rodriguez, for the approval of a Subdivision Modification to allow for grading within the southern side setback. The subject property, Assessor's Parcel Number 058-060-018-000, comprises approximately 1.2 acres, is currently zoned RA-B-X-5 PD 0.39 (Residential Agriculture, combining minimum Building Site of 5 acres and a Planned Development of 0.39 dwelling units per acre) and is located at 15115 Woodvale Lane in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 - Minor Alterations to Land). 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>