



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE**  
**FINAL ACTION AGENDA**  
**APRIL 20, 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 <https://us06web.zoom.us/j/87467247889> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 874 6724 7889.**

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.

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**PLACER COUNTY ZONING ADMINISTRATOR**

<p>9:30 a.m.</p> <p>NO COMMENT</p>	<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>
<p>9:30 a.m.</p> <p>CG</p> <p>APPROVED</p>	<p><b>GRADING PERMIT (PLN22-00400)</b>  <b>PORTER-MILLERTOWN VEHICLE BRIDGE</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 at the above place and time to consider a request from the property owners Steve and Marcelle Porter, for approval/certification of a California Environmental Quality Act Mitigated Negative Declaration for a Grading Permit (ESD21-00157) where the applicant will grade a 270-foot-long driveway on an easement to connect the rectangular shaped parcel to Millertown Road for access. The driveway grading would occur between two existing residential units located to the east and west sides of the driveway corridor. The driveway corridor would also require the installation of a 21-foot-long, 12-foot 11-inch-wide single-span bridge to traverse an unnamed seasonal stream. Retaining walls would also be developed as part of the Project. Grading for a hammerhead turnaround connecting to the driveway would also occur as part of the proposed Project. Disturbed area associated with the proposed Project totals 5,007 square feet of earth with 25 cubic yards of cut and 142 cubic yards of fill anticipated. The subject property, Assessor's Parcel Number 038-211-037-000, comprises approximately 0.34 acres, is currently zoned F-FH 4.6 (Farm, combining a Flood Hazard, combining minimum Building Site of 4.6 acres) and is located at 1440 Millertown Road in the Auburn area. The Zoning Administrator will also consider a finding that the Mitigated Negative Declaration has been prepared as required by law and that with incorporation of all mitigation measures, the Project is not expected to cause any significant adverse impacts. The Planning Services Division contact, Chris Graham can be reached by phone at (530) 745-3067 or by email at <a href="mailto:cgraham@placer.ca.gov">cgraham@placer.ca.gov</a>.</p>
<p>9:32 a.m.</p> <p>NT</p> <p>APPROVED</p>	<p><b>DESIGN REVIEW (PLN23-00058)</b>  <b>WPWMA</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (LONDON)</b>  <b>Owner:</b> Western Placer Waste Management Authority  <b>APN:</b> 017-063-001-000  <b>Zoning:</b> Eco-Industrial  <b>Planner:</b> Nick Trifiro</p> <p>The project includes site improvements to the WPWMA facility, including construction of a new Construction and Demolition Facility, Maintenance Shop Building, Material Recovery Facility (MRF) retrofit, and expansion of the MRF parking area.</p>
<p>9:33 a.m.</p> <p>BS</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN23-00054)</b>  <b>BAUGH GROUND MOUNT SOLAR</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 at the above place and time to consider a request from the property owners Baugh Justin D &amp; Buckmoyer Lindsey L, for approval of a variance to reduce the front setback (north property line) to 35 feet from the property line, where a minimum of 50 feet is normally required for the construction of a solar panel array. The subject property, Assessor's Parcel Number 035-200-025-000, comprises approximately 1.01 acres, 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 7905 Morningside Drive in Granite Bay. The 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 of the Placer County Environmental Review Ordinance (Class 3 – New Construction Small Structures) because the solar panel array is a small structure. 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>
<p>9:43 a.m. KC  APPROVED</p>	<p><b>DESIGN REVIEW (PLN23-00087)</b>  <b>FNC ENTERPRISES</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (LANDON)</b>  <b>Owner:</b> FNC Enterprises LP  <b>APN:</b> 495-020-005-000 and 495-020-006-000  <b>Zoning:</b> Industrial Mixed Use  <b>Planner:</b> Kara Conklin  Installation of 8 foot tall, battery powered, solar operated perimeter security fence.</p>
<p>9:44 a.m. KC  APPROVED</p>	<p><b>VARIANCE EXTENSION OF TIME (PLN21-00030)</b>  <b>LAMBERTI</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>  Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owner, Garrett Lamberti, for the approval of a two year Extension of Time for a Variance to allow for construction of an 1,880 square foot metal garage/shop accessory structure to be located five feet from the rear and side property lines where a minimum 15 foot setback is normally required, and a Variance to allow for construction of a 120 square foot office structure to be located five feet from the side property line, where a minimum 15 foot setback is normally required. The applicant's Variance request was originally approved by the Zoning Administrator at the March 18, 2021, Zoning Administrator meeting and had an expiration date of March 18, 2023. The subject property, Assessor's Parcel Number 050-130-037-000 comprises approximately 0.89 acres and is zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 dwelling unit per acre) and is located at 9625 Oak Leaf Way 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 – New construction or conversion of small structures and Section 18.36.050 of the Placer County Environmental Review Ordinance</p>

	(Class 3 – New construction or conversion of small structures). The Planning Services Division contact, Kara Conklin, can be reached at (530) 745-3053 or <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a> .
9:52 a.m. KC  APPROVED	<b>DESIGN REVIEW (PLN23-00111)</b> <b>TEAM TUBE WAREHOUSE</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (LONDON)</b> <b>Owner:</b> Team Tube, LLC <b>APN:</b> 495-010-012-000 <b>Zoning:</b> Industrial Mixed Use <b>Planner:</b> Kara Conklin Floor plan and elevation updates, change to bio retention areas, vehicle drive aisle, north parking layout and curb adjustments, updates to landscape and electrical photometrics. Adjustment to main entry at the building and the height at the warehouse portion of the building has increased to 40'-2" at the ridge.
9:54 a.m. JP  APPROVED	<b>VARIANCE (PLN23-00082)</b> <b>BLACKWOOD SHOP</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b> Notice is hereby given that the Placer County Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, Joshua Blackwood and Jennie Leatherman, for the approval of a Variance to allow a 3,200 square foot prefabricated garage to be constructed at a 30-foot front setback where a minimum of 50 feet is normally required. The subject property, Assessor's Parcel Number 036-031-067-000 comprises approximately 5.5 acres and is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 7923 Dick Cook Road in Loomis. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Jared Peters can be reached by phone at (530) 745-3523 or email at <a href="mailto:jpeters@placer.ca.gov">jpeters@placer.ca.gov</a> .
10:04 a.m. NT  APPROVED	<b>DESIGN REVIEW (PLN23-00070)</b> <b>H &amp; S DESIGN REVIEW</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> <b>Owner:</b> Hassan & Sons Inc. <b>APN:</b> 051-220-048-000 <b>Zoning:</b> C3-Dc-Ao Heavy Commercial, combining Design Scenic Corridor, combining Aircraft Overflight <b>Planner:</b> Nick Trifiro Removal and replace 2 canopy logos, reface monument sign, reface car wash and store front signs.
<b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b>	
10:05 a.m. BS	<b>SUBDIVISION MODIFICATION (PLN23-00072)</b> <b>LARSEN</b> <b>CATEGORICAL EXEMPTION</b>

<p>APPROVED</p>	<p><b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>  NOTICE IS HEREBY GIVEN that the Placer County Parcel Review Committee will conduct a public hearing at the above place and time to consider a request from the property owners Larsen Cory J &amp; Larsen Gretchen M, for approval of a Subdivision Modification, under Assembly Bill 2221, to allow for the placement of an Accessory Dwelling Unit (ADU) 15 feet from the front property line, where a minimum 25 feet is normally required, in order to construct an approximately 500 square foot ADU. The subject property, Assessor's Parcel Number 047-142-001-000, comprises approximately 0.25 acres, is currently zoned RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 square feet), and is located at 8277 Lakeland Drive, in the Granite Bay 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 and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction Small Structures) because the proposal is an ADU. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>10:15 a.m.  BS    APPROVED</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (PLN19-00295)</b>  <b>BALJIT</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>  Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing at the above place and time to consider a request from the property owners Sacramento Bradshaw Investments LLC, for approval a Minor Land Division Extension of Time to subdivide an approximately 3.9-acre property into three parcels consisting of 1.21 acres, 1.11 and 1.60 acres The subject property, Assessor's Parcel Number 468-060-001-000, comprises approximately 3.9 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 9631 Anderson Drive, in the Roseville 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 and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor Land Divisions) because the proposal is consistent with the General Plan and Zoning and does not require a variance or any exemptions. 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>
<p>10:20 a.m.  KKC    APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00560)</b>  <b>BEHKET</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>  Minor Boundary Line Adjustment of Assessor's Parcels Number 468-060-015-000 and 468-060-012-000 to reconfigure the subject parcels. The properties are zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and are located in the Roseville area.</p>

<p>10:21 a.m. JP</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (PLN16-00313)</b> <b>CLAMPITT</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 Sandy Jansen of California Survey Company, on behalf of the property owner, Robert Clampitt, for the approval of an Extension of Time for Minor Land Division that was approved on March 15, 2018. The Minor Land Division involves the subdivision of an approximately five-acre property into four parcels consisting of 1.3 acres (Parcel 1), 1.4 acres (Parcel 2), 1.2 acres (Parcel 3) and 1 acre (Parcel 4). The subject property, Assessor's Parcel Number 074-133-004-000, comprises approximately 5 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 2060 Meadow Vista Road in the Meadow Vista 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, Jared Peters, can be reached by phone at (530) 745-3067 or email at <a href="mailto:jpeters@placer.ca.gov">jpeters@placer.ca.gov</a>.</p>
<p>10:26 a.m. JP</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00392)</b> <b>BENOIT</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></p> <p>Minor Boundary Line Adjustment of Assessor's Parcels Number 031-040-064-000, 031-040-063-000, 031-040-062-000, and 031-040-061-000 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 Auburn area.</p>
<p>10:31 a.m. KC</p> <p>APPROVED</p>	<p><b>ADDITIONAL BUILDING SITE (PLN22-00533)</b> <b>KIRBY</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 at the above place and time to consider a request from the applicant, Jeffrey Kirby for approval of an Additional Building Site in accordance with Zoning Ordinance Section 17.56.230 in order to construct a 2,800 square foot single-family residence. The project is located on a 63.8-acre parcel located at 500 Sylvan Road in rural Colfax. The subject property, Assessor's Parcel Number 063-460-013-000, comprises approximately 63.8 acres, is zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres). 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 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 <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a>.</p>

<p>10:36 a.m. SW</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00326)</b> <b>HYCHE</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> Minor Boundary Line Adjustment of Assessor's Parcels Number 094-200-049-000 and 094-200-051-000 to reconfigure the subject parcels. The properties are zoned Mixed Use and are located in the Tahoe City area.</p>
<p>10:37 a.m. JP</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00455)</b> <b>MARTINEZ/WINTER</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> Minor Boundary Line Adjustment of Assessor's Parcels Number 051-100-067-000 &amp; 051-100-068-000 to reconfigure the subject parcels. The properties are zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and are located in the Auburn area.</p>
<p>10:38 a.m. JP</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00456)</b> <b>CANO</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b> Minor Boundary Line Adjustment of Assessor's Parcels Number 037-011-080-000, 037-011-081-000 and 037-011-084-000 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 Loomis area.</p>
<p>10:39 a.m. GR</p> <p>APPROVED</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN23-00086)</b> <b>MAGNUSSAN</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> County review of Assessor's Parcel Number 052-102-068-000 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 CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and is located in the Auburn area.</p>
<p>10:40 a.m. GR</p> <p>APPROVED</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN23-00123)</b> <b>PETERS</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> County review of Assessor's Parcel Number 074-150-044-000 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 RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located in the Meadow Vista area.</p>