



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY JANUARY 17, 2019**

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>	
9:00 a.m.	<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>9:00 a.m. BS</p>	<p><b>MINOR USE PERMIT PLN18-00147</b>  <b>APPLEGATE BUSINESS CENTER</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</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, Stephen and Sheila Drew, for the approval of a Minor Use Permit to construct a new 3,000 square feet commercial building (50 feet x 60 feet) on 1.12 acres at 18001 Applegate Road, in Applegate. The commercial building would be 20-feet tall and constructed of steal material. Access to the project site is from Applegate Road which forms the southern boundary of the parcel. A proposed paved 26-foot-wide driveway would serve the building. A paved parking area would be located towards the rear of the parcel, directly east of the proposed building. Four on-site parking spaces would be provided to serve the building. The utility connections and associated improvements would include a new six inch sewer main, electrical connections and an existing water well. The existing onsite telephone pole would be relocated. The subject property, Assessor's Parcel Number 073-170-063-000, comprises approximately 1.1 acres, is currently zoned C2-Dc (General Commercial, combining Design Scenic Corridor) and is located at 18001 Applegate Road, in the Applegate area. A Mitigated Negative Declaration has been prepared for the project pursuant to Section 15070 of the California Environmental Quality Act Guidelines (State Clearinghouse # 2018112054) and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations). The project was determined to have no significant adverse effect on the environment. The 30-day public review period for the Mitigated Negative Declaration closed on December 18, 2018. The Mitigated Negative Declaration must be found to be adequate by the Zoning Administrator to satisfy the requirement of CEQA. 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>9:10 a.m. BS</p>	<p><b>VARIANCE PLN18-00473</b>  <b>ROBLES</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 1 SUPERVISOR GORE</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, Yolanda Robles, for the approval of a Variance to reduce the front setback (west property line) to 10-feet from edge of easement, where 75-feet from the centerline of the adjacent driveway is normally required, to allow for an existing 576 square foot office and a 64 square foot shop. Additionally, the applicant is requesting to reduce the side setbacks (north and south property lines) to 0-feet, where 30-feet is normally required, and the front setback (west property line) to 0-feet edge of easement, where 75-feet from the centerline of the adjacent driveway is normally required, for an existing 6-foot solid wood fence that runs along the north, west, and south property lines. The subject property, Assessor's Parcel Number 023-273-013-000, comprises approximately .54 acres, is currently zoned RA-B-43 (Residential</p>

	<p>Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre min)and is located at 3045 Central Avenue, in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the proposed project is an accessory structure. The Zoning Administrator will be required to make a finding to this effect. 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>9:20 a.m. BS</p>	<p><b>VARIANCE PLN18-00478</b> <b>GRANT</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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, Douglas and Jennifer Grant, for the approval of a Variance to reduce the front setback (east property line) to 0-foot edge of easement, where 75-feet from centerline of Dutch Ravine Lane is normally required, to build a 1,368 square foot shop/barn. The subject property, Assessor's Parcel Number 031-211-071-000 comprises approximately 5.1 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 324 Dutch Ravine Lane, in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the proposed construction is an accessory structure. The Zoning Administrator will be required to make a finding to this effect. 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>9:30 a.m. PD</p>	<p><b>MINOR USE PERMIT AND VARIANCES PLN18-00026</b> <b>SUNDANCE STORAGE EXPANSION</b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 1 SUPERVISOR GORE</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, Dennis Spangler, for the approval of a Minor Use Permit and Variances in order to construct a new mini-storage facility with onsite manager's unit. The project includes construction of ten separate buildings comprising a total of 92,660 square feet of mini-storage area, configured with 580 separately rentable storage units ranging in size from 25 square feet to 500 square feet, and a 1,200 square foot mini-storage office. The proposed storage facility includes a two-bedroom 1,280 square foot Manager's Unit above the office with exclusive use of an attached 440 square foot garage. The applicant requests approval of six Variances to current site development standards including: 1) Approval of 43 percent building coverage where 40 percent building coverage is typically required in the C1 zone district; 2) Reduction of parking space</p>

	<p>requirements to approve construction of 5 public parking spaces (4 standard/1 van ADA accessible) and use a portion of the drive aisles adjacent to buildings for customer parking while accessing their respective storage units, where 63 parking spaces would typically be required based on the proposed storage floor area; 3) Approval of 22-foot and 23-foot wide interior drive-aisles where 25-feet is normally required for circulation aisle widths; 4) Reduction of the side building setback to approve a 0-foot setback along the south property line where 5-feet is typically required for side setbacks in the C1 zone district; 5) Approval of a 1,280 square foot manager’s unit where 1,200 square feet would normally be the maximum floor area for employee housing on parcels 4.6 acres or greater; and 6) Approval of landscaping for approximately 7 percent of the site where 15 percent site landscaping is typically required for commercial projects. The subject property, Assessor’s Parcel Number 473-010-032-000, comprises approximately 5 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Review) and is located on the southwest corner of Baseline Road and Brady Lane, in the Roseville area. The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the California Environmental Quality Act Guidelines and Sections 18.16.010 and 18.16.040 of the Placer County Environmental Review Ordinance (Negative Declarations). 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>9:40 a.m. PD</p>	<p><b>VARIANCE PLN18-00483</b> <b>GOSCH</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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, Gordon and Debra Gosch, for the approval of a Variance to reduce the front setback requirement of 50 feet from the property line in order to allow for the retention of an existing “as-built” 180 square foot residential accessory structure (i.e., firewood shed) to remain in its current location approximately 15 feet from the front (North) property line. The subject property, Assessor’s Parcel Number 042-010-039-000, comprises approximately 2.5 acres, is currently zoned RA-B-100 (Residential- Agricultural, combining minimum Building Site of 100,000 square feet [or 2.3 acre min.]) and is located at 1220 Dukelana Lane, in the Newcastle area. The proposed action to deny the project is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5) (i.e., projects which a public agency rejects or disapproves). In the event that the Zoning Administrator determines that the project warrants further consideration the project will be brought back to a future Zoning Administrator public hearing to determine compliance with CEQA and to decide the merits of the project. 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>9:50 a.m. PD</p>	<p><b>VARIANCE PLN18-00487</b> <b>DIERSSEN</b> <b>CATEGORICAL EXEMPTION</b></p>

	<p><b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</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, George and Laura Dierssen, for the approval of a Variance to reduce the front setback requirement of 50 feet from the property line to allow a setback of 20 feet from the property line in order to construct a 40-foot by 50-foot residential accessory structure (i.e., workshop). Additionally, the application includes a request for approval of a Variance to the residential accessory structure floor area maximum to allow for construction of the aforementioned 2,000 square foot workshop which would result in a total cumulative accessory structure floor area of 3,840 square feet, where normally 3,000 square feet is the maximum allowable cumulative accessory floor area for parcels between 2.3 and 4.6 acres. The subject property, Assessor's Parcel Number 074-081-019-000, comprises approximately 2.9 acres, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet [or a 2.3 acre min.]) and is located at 16160 S. Rocky Road, in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and 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). 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>10:00 a.m. KKC</p>	<p><b>VARIANCE PLN18-00283</b> <b>BULLOCK</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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, Joseph and Paula Bullock, for the approval of a Variance to allow for an existing gazebo to remain 2 feet from the rear (north) property line, 12 feet from the side (west) property line, and 18 feet from the high water mark of a pond where setbacks of 30 feet from the side and rear property lines and 50 feet from the high water mark of a pond are normally required; to allow an existing 7 foot tall fence consisting of 6 foot solid material and 1 foot of open wire material fencing along the rear property line where a maximum 6 foot tall fence is normally allowed; and to allow an existing 8 foot tall lattice fencing along the pond walkway to remain with the rear and side setbacks where a maximum 6 foot tall fence is normally allowed. The subject property, Assessor's Parcel Number 037-240-047-000, comprises approximately 2.4 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 9345 King Road, in the Loomis 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 18.36.060 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). The Planning Services Division contact, Kally Keding-Cecil, can be</p>

	reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a> .
10:10 a.m. AG	<p><b>MINOR USE PERMIT PLN18-00448</b>  <b>NEVAREZ MINOR USE PERMIT</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</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, Placer County, for the approval of a Minor Use Permit to place a temporary assessor dwelling unit for hardship relief on the property. A Minor Use Permit is required pursuant to Section 17.56.290 of the Placer County Zoning Ordinance. The subject property, Assessor's Parcel Number 048-132-061-000, comprised of approximately 5.57 acres, is currently zoned F-B-100 PD = 4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)), combining Planned Unit Development of 4 units per acre), is located at 1920 Buck Ridge Court, in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA 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, Angel Green, can be reached by phone at (530) 745-3084 or by email at <a href="mailto:agreen@placer.ca.gov">agreen@placer.ca.gov</a>.</p>
10:20 a.m. DF	<p><b>VARIANCE (PLN18-00490)</b>  <b>ARDELEAN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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, Iosif and Ligia Ardelean, for the approval of a Variance to reduce the south side setback to 16 feet from property line where 30 feet from property line is required to construct a 1,430-square foot home addition; a north side setback to 16 feet from property line where 30 feet from property line is required to construct a detached 100-square foot gazebo; and an east rear setback to 16 feet from property line where 30 feet from property line is required to construct a ground mount solar array. The subject property, Assessor's Parcel Number 032-263-006-000, comprises approximately .88 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 2779 Wildcreek Road, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances, where the average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>
10:30 a.m. DF	<p><b>VARIANCE (PLN18-00494)</b>  <b>KARP</b></p>

	<p><b>CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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, Peter and Leah Karp, for the approval of a Variance to reduce the east side setback to 10 feet from property line where 30 feet from property line is required to construct a 3,500-square foot detached barn. The subject property, Assessor's Parcel Number 036-163-012-000 comprises approximately 4.9 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 7201 Wells Ave., in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances, where the average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>
<p>10:40 a.m. DF</p>	<p><b>VARIANCE (PLN18-00501) CRUZEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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, Russell Cruzen, for the approval of a Variance to allow 15 feet from property line on the west side setback where 30 feet from property line is required to construct a 1,500-square foot detached accessory building. The subject property, Assessor's Parcel Number 051-050-067-000, comprises approximately 1 acre, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet (or a 1.0 acre min) and is located at 3734 Copper Penny Lane, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances, where the average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>
<p>10:50 a.m. DF</p>	<p><b>VARIANCE (PLN18-00503) WARD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT #4 SUPERVISOR UHLER</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, Daniel and Kristi Ward, for the approval of a Variance, to the east front setback to 27.4 feet from center of traveled</p>

	<p>way or 15 feet from edge of easement where 75 feet from center of traveled way or 50 feet from edge of easement; whichever is greater, is required to construct a detached 420 square foot shade structure. Assessor's Parcel Number 048-301-013-000, comprises approximately .67 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 8045 Rook Drive, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the accessory building is considered a small structure. In addition, Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations) allows for an exemption for setback variances, where the average slope is less than 20% and minor alteration does not result in any changes in land use or density. The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at dfarnham@placer.ca.gov.</p>
11:00 a.m.	<b>BREAK</b>
11:10 a.m. AF	<p><b><u>MINOR LAND DIVISION, VARIANCE AND MINOR USE PERMIT MODIFICATION PLN18-00347</u></b>  <b>PARKSIDE CHURCH</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator and 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 owner, Parkside Church of the Nazarene, for the approval of a Minor Land Division to subdivide a developed 11.9-acre parcel into four lots consisting of three 1.1-acre residential lots that are developed with existing homes and one 8.6-acre parcel developed with an existing church. The project includes requests for Variances for existing homes as follows: Parcel 1 - side setback of 20 feet where 30 feet is normally required (south side) and a front setback of 24 feet where 50 feet from edge of easement, 75 feet from centerline of travelled way is normally required; Parcel 2 - side setback of 14 feet where 30 feet is normally required (south side), a side setback of 21 feet where 30 feet is normally required (north side), a front setback of 17 feet where 50 feet from edge of easement, 75 feet from centerline of travelled way is normally required, and a minimum lot width of 108 feet where 135 feet is normally required; Parcel 3 - side setback of 15 feet where 30 feet is normally required (north side) and a front setback of 28 feet where 50 feet from edge of easement, 75 feet from centerline of travelled way is normally required. The project also includes a request for approval of a Minor Use Permit Modification to remove a condition stating that the homes (parsonages) shall always be operated in conjunction with the church. The subject property, Assessor's Parcel Numbers 051-211-014-000 and 051-211-015-000, comprises approximately 11.9 acres, is currently zoned RS-AG-B-43-AO (Residential Single Family, combining</p>



	<p>Agriculture, combining a minimum Building Site of 43,560 square feet or a 1.0 acre min, combining Airport Overflight) and is located at 3885 Richardson Drive in the Auburn area. The Parcel Review Committee 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 of the Placer County Environmental Review Ordinance (Class 1, Existing facilities). The Planning Services Division contact, Alex Fisch, can be reached by phone at (530) 745-3081 or by email at afisch@placer.ca.gov.</p>
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<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
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<p>11:10 a.m.</p>	<p><b><u>MINOR LAND DIVISION, VARIANCE AND MINOR USE PERMIT MODIFICATION PLN18-00347</u></b>  <b>PARKSIDE CHURCH</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator and 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 owner, Parkside Church of the Nazarene, for the approval of a Minor Land Division to subdivide a developed 11.9-acre parcel into four lots consisting of three 1.1-acre residential lots that are developed with existing homes and one 8.6-acre parcel developed with an existing church. The project includes requests for Variances for existing homes as follows: Parcel 1 - side setback of 20 feet where 30 feet is normally required (south side) and a front setback of 24 feet where 50 feet from edge of easement, 75 feet from centerline of travelled way is normally required; Parcel 2 - side setback of 14 feet where 30 feet is normally required (south side), a side setback of 21 feet where 30 feet is normally required (north side), a front setback of 17 feet where 50 feet from edge of easement, 75 feet from centerline of travelled way is normally required, and a minimum lot width of 108 feet where 135 feet is normally required; Parcel 3 - side setback of 15 feet where 30 feet is normally required (north side) and a front setback of 28 feet where 50 feet from edge of easement, 75 feet from centerline of travelled way is normally required. The project also includes a request for approval of a Minor Use Permit Modification to remove a condition stating that the homes (parsonages) shall always be operated in conjunction with the church. The subject property, Assessor's Parcel Numbers 051-211-014-000 and 051-211-015-000, comprises approximately 11.9 acres, is currently zoned RS-AG-B-43-AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet or a 1.0 acre min, combining Airport Overflight) and is located at 3885 Richardson Drive in the Auburn area. The Parcel Review Committee 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 of the Placer County Environmental Review Ordinance (Class 1, Existing facilities). The Planning Services Division contact, Alex Fisch, can be reached by phone at (530) 745-3081 or by email at afisch@placer.ca.gov.</p>
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11:20 a.m.	<b>BREAK</b>
11:25 a.m.	<p><b>MINOR LAND DIVISION PLN17-00235</b>  <b>SCHWARZKOPF</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</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, Jeane Schwarzkopf, for the approval of a Minor Land Division to Division to divide a 28.88-acre parcel into three parcels consisting of 18.8 acres (Parcel 1), 5 acres (Parcel 2) and 5 acres (Parcel 3).The subject property, Assessor's Parcel Number 072-081-069-000, comprises approximately 28.9 acres is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 20465 Placer Hills Road in the Weimar area. The Parcel Review Committee will also consider adoption of a Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Chris Schmidt, can be reached by phone at (530) 745-3076 or by email at crschmid@placer.ca.gov.</p>
11:30 a.m. PD	<p><b>MINOR LAND DIVISION PLN17-00325</b>  <b>KILARU/CHADALAWADA/SAMARA</b>  <b>GENERAL RULE EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</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, Sreedhar Kilaru et al, for the approval of a Minor Land Division to divide an existing 318.9-acre almond orchard into two resultant parcels comprising 118.8 acres (Proposed Parcel 1) and 200.1 acres (Proposed Parcel 2). Access to the proposed parcels is already available via an existing encroachment and driveway off Highway 65. The subject property is assigned the following six Assessor's Parcel Numbers 019-010-034-000, 019-060-013-000, 019-080-062-000, 019-110-042-000, 019-120-044-000, and 019-120-053-000, comprises approximately 319 acres, is currently zoned F-B-X-80 (Farm, combining minimum Building Site of 80 acres) and is located at 6335 Highway 65 in the Sheridan area. The Parcel Review Committee will also consider a finding of exemption in accordance with Section 15061(b)(3) of the CEQA statute. 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>
11:40 a.m. PRC	<p><b>CERTIFICATE OF COMPLIANCE PLN18-00252</b>  <b>MORGAN</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b></p> <p>County review of the history of Assessor's Parcel Number 026-150-047-000 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.</p>
11:45 PRC	<p><b>CERTIFICATE OF COMPLIANCE PLN18-00520</b>  <b>BROADWELL</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p>

	<p>County review of the history of Assessor's Parcel Number 074-211-031-000 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-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet or a 2.3 acre min) and is located in the Meadow Vista area.</p>
<p>11:50 a.m. PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00316</b> <b>GOULD/SMITH</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Minor Boundary Line Adjustment on Assessor's Parcel Numbers 101-030-007-000 &amp; 101-030-021-000 to reconfigure the subject parcels. The properties are zoned F-B-43 PD1 (Farm, combining minimum Building Site of 43,560 square feet (or 1 acre min) and a Planned Development of 1 dwelling unit per acre) and are located in the Colfax area.</p>