



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, FEBRUARY 21, 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.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.	<p>PUBLIC COMMENT</p> <p>Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.</p>

<p>9:00 a.m. CS</p>	<p>VARIANCE PLN18-00510 SCHLEDEL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER https://www.placer.ca.gov/DocumentCenter/View/34731/PLN18-00210-Schlegel-VAR-Staff-Report-PDF</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, Brandon and Brandi Schlegel, for the approval of a Variance to allow for construction of an addition to an existing single-family residence and an in-ground pool. The addition would be constructed 8 feet from the side property line where 15 feet is normally required. The pool would be constructed 15 from the eastern front property line where 25 feet is normally required. The subject property, Assessor's Parcel Number 048-122-030-000, comprises approximately .95 acres, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and is located at 8075 Creekside Lane, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of accessory structures including swimming pools) and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Christopher Schmidt, can be reached by phone at (530) 745-3076 or by email at crschmid@placer.ca.gov</p>
<p>9:10 a.m. DF</p>	<p>VARIANCE PLN18-00493 KNIESEL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES https://www.placer.ca.gov/DocumentCenter/View/34732/PLN18-00493-Kniesel-VAR-Staff-Report-PDF</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, Thomas Kniesel, for the approval of a Variance to reduce the south side setback to 9 feet from property line where 25 feet from property line is required and 50 feet to center line of PCWA canal located along the eastern property line where 100 feet to center line of canal is required to construct an in-ground pool and pool equipment. The subject property, Assessor's Parcel Number 042-080-065-000, comprises approximately 4.6 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 2738 Shirland Tract Road, 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). 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>

<p>9:20 a.m. DF</p>	<p>VARIANCE PLN18-00515 PRIDDLE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER https://www.placer.ca.gov/DocumentCenter/View/34733/PLN18-00515-Priddle-VAR-Staff-Report-PDF</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 Sharon Priddle, for the approval of a Variance to the maximum floor area of residential accessory structure space for a detached 5,516 square foot structure where 3,000 square feet is the maximum allowed for a 2.5-acre parcel. The Proposed structure is comprised of 1,195 square foot secondary dwelling, 300 square foot covered porch and 4,021 square foot garage/shop. The subject property, Assessor's Parcel Number 048-132-044-000, 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 8805 Fargo Lane, 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). 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>
<p>9:30 a.m. DF</p>	<p>VARIANCE PLN19-00029 MYERS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY https://www.placer.ca.gov/DocumentCenter/View/34734/PLN19-00029-Myers-VAR-Staff-Report-PDF</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, Frank Myers, for the approval of a Variance to reduce the south front setback to 45 feet to center line of traveled way where 80 feet from center line of traveled way is required for an existing ground mount sola array. The subject property, Assessor's Parcel Number 073-031-036-000, comprises approximately 1.1 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 613 Red Bud Lane, in the Meadow Vista 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). 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>
<p>9:40 a.m.</p>	<p>Break</p>

<p>9:50 a.m. KKC</p>	<p>VARIANCE PLN18-00512 STEPHENSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY https://www.placer.ca.gov/DocumentCenter/View/34735/PLN18-00512-Stephenson-VAR-Staff-Report-PDF 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 Jack Stephenson on behalf of the property owners, Vanita Vrillakas and Jennifer Burt, for the approval of a Variance to allow for a 310-square foot carport to be located 35 feet from the edge of easement of Park Lane where a front setback of 50 feet from edge of easement is normally required. The subject property, Assessor's Parcel Number 074-340-035-000, comprises approximately 2.5 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 1991 Park Lane, in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>10:00 a.m. KKC</p>	<p>VARIANCE PLN18-00523 GRIFFIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES https://www.placer.ca.gov/DocumentCenter/View/34736/PLN18-00523-Griffin-VAR-Staff-Report-PDF 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, Ryan and Shelly Griffin, for the approval of a Variance to allow for a 580-square foot carport with solar roof mount to be located 48.8 feet from the centerline of traveled way where a front setback of 75 feet is normally required. The subject property, Assessor's Parcel Number 031-093-009-000 comprises approximately 2 acres is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 8500 Chili Hill Road, 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 and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction). The Planning Services Division contact, Kally Kedinger-Cecil can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>10:10 a.m. PD</p>	<p>MINOR USE PERMIT PMPA 20080121 NEWCASTLE STORAGE YARD MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES https://www.placer.ca.gov/DocumentCenter/View/34737/PMPA-20080121-New-Castle-Strg-MUP-PDF 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 owner, Freed's Excavating Inc. for the re-approval of a Minor Use Permit for a Contractor's Storage Yard. The project would include the construction of a 50-foot by 90-foot (4,500 square-foot) metal building for the storage of construction materials, tools, and machinery, as well as the repair and maintenance of construction vehicles, and a small office area. In addition, the project would include an area of approximately 11,000 square feet for the outdoor storage of large equipment and 3,700 square feet of outside storage area for materials. The subject property, Assessor's Parcel Numbers 040-140-040-000 & 040-140-045-000, comprises approximately 2.26 acres, is currently zoned C2-Dc (General Commercial, combining Design Scenic Corridor) and is located at 223 Taylor Road, in the Newcastle area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for 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>10:20 a.m. BS</p>	<p>VARIANCE PLN18-00524 CLARK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY https://www.placer.ca.gov/DocumentCenter/View/34738/PLN18-00524-Clark-VAR-Staff-Report-PDF</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, Jeffrey Clark and Jamie Mulvanny Clark, for the approval of a Variance to reduce the front setbacks to 50-feet from centerline of traveled way, where 75-feet would normally be required, and the reduction of rear setback to 19-feet from the property line, where 30-feet from the property line would be required, to allow for construction of two detached residential accessory structures and a gazebo. The subject property, Assessor's Parcel Number 072-043-022-000, comprises approximately 2.9 acres, is currently zoned FH RA-B-100 (Flood Hazard combining Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 2291 Hillsdale Road, in the Meadow Vista 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>10:30 a.m. BS</p>	<p>SUBDIVISION MODIFICATION PLN18-00496 MCLAUGHLIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY https://www.placer.ca.gov/DocumentCenter/View/34739/PLN18-00493-McLaughlin-SUB-MOD-Staff-Report-PDF</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 owner, Bob McLaughlin for the approval of a Subdivision Modification to reduce the front setback to 0-feet from the east property line, where 30-feet is normally required, and to 30-feet from the north property line, where 50-feet is normally required, for the construction of a retaining wall. The subject property, Assessor's Parcel Number 026-440-013-000, comprises approximately .77 acres and is located at 9996 Spyglass Circle in the Auburn 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 or Conversion of Small Structures) because the proposed construction is a single family dwelling. 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>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:40 a.m. PD</p>	<p>MINOR LAND DIVISION PLN18-00463 KISS EXEMPTION – CEQA GENERAL RULE SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY https://www.placer.ca.gov/DocumentCenter/View/34740/PLN18-00463-Kiss-MLD-Staff-Report-PDF</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, John and Vivian Kiss, for the approval of a Minor Land Division to divide an existing 1.09 acre parcel (APN 007-220-063-000) into two resultant parcels comprising 0.63 acres (27,280 square feet – Parcel 1) and 0.46 acres (20,203 square feet - Parcel 2). The property is currently developed with five existing single family residences. Parcel 1 would include three existing permitted residential units and Parcel 2 would include the two remaining existing residential units. The subject property, Assessor's Parcel Number 007-220-063-000, comprises approximately 1.09 acres, is currently zoned RS (Residential Single Family) and is located at 25080 Foresthill Road, in the Foresthill area. The Parcel Review Committee will also consider a finding of exemption in accordance with Section 15061(b)(3) of the CEQA statute (CEQA General Rule). 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>10:50 a.m. BS</p>	<p>MINOR LAND DIVISION PLN18-00172 STAINBROOK COMMON SENSE EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY https://www.placer.ca.gov/DocumentCenter/View/34741/PLN18-00172-Stainbrook-MLD-Staff-Report-PDF</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</p>

	<p>consider a request from the property owners, Kerry and Patricia Stainbrook, for the approval of a Minor Land Division to divide an 8.61 acre parcel into two parcels consisting of 6.92 acres and 1.70 acres. The subject property, Assessor's Parcel Number 007-190-029-000 comprises approximately 8.4 acres, is currently zoned RM-DL 4 (Residential Multi-Family, combining a Density Limitation of .4 units per acre), and is located at 5745 Gold Street in the Foresthill area. The project is exempt from environmental review pursuant to the provisions of Sections 15061 (3) of the California Environmental Quality Act and Sections 18.08.020(A) of the Placer County Environmental Review Ordinance (Article 5 - Preliminary Review/ Article 18 - Exemptions). The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. 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 bsmithha@placer.ca.gov.</p>
<p>11:00 a.m. DF</p>	<p>ADDITIONAL BUILDING SITE PLN18-00456 MADSEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY https://www.placer.ca.gov/DocumentCenter/View/34742/PLN18-00456-Madsen-ABS-Staff-Report-PDF</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, Bob and Daphne Madsen, for the approval of an Additional Building Site to allow for the construction of an additional single-family residence on the subject parcel. The subject property, Assessor's Parcel Number 075-050-064-000, comprises approximately 41.2 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 11425 Cramer Road, in the Auburn area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with 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, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at dfarnham@placer.ca.gov.</p>
<p>11:10 a.m. DF</p>	<p>MINOR LAND DIVISION PLN19-00026 LONG CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES https://www.placer.ca.gov/DocumentCenter/View/34743/PLN19-00026-long-MLD-Staff-Report-PDF</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 owner, Casey Long, for the approval of a Minor Land Division to subdivide an approximately 2.43-acre property into two parcels consisting of 1.3 acres (Parcel 1) and 1.1-acres (Parcel 2). The subject property, Assessor's Parcel Number 038-080-066-000, comprises approximately 2.43 acres, 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</p>

	<p>1827 Hoskins Lane, in the Auburn area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). 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>
<p>11:15 PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN18-00522 HUMANE SOCIETY OF THE SIERRA FOOTHILLS SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES County review of Assessor’s Parcel Number 032-091-011-000 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-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and is located in the Loomis area.</p>
<p>11:20 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00007 HBT OF RIOLO VINEYARD LLC SUPERVISORIAL DISTRICT 1 SUPERVISOR GORE County review of Assessor’s Parcel Number 023-200-056-000 & 023-200-074-000 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 parcels are zoned SPL-RVSP (Riolo Vineyard Specific Plan) and are located in the Roseville area</p>
<p>11:21 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00504 SLEDGE/MORTON SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor’s Parcel Numbers 072-240-005-000 & 072-240-028-000 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 Weimar area.</p>
<p>11:22 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00507 MOISE/MICHELSON SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor’s Parcel Numbers 095-202-001-000 & 095-202-005-000 to reconfigure the subject parcels. The properties are zoned RS PD4 (Residential Single Family and a Planned Development of .4 dwelling units per acre) and are located in the Alpine Meadows area.</p>
<p>11:23 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00460 CURTIS SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment on Assessor’s Parcel Numbers 084-052-010-000 & 084-052-011-000 to reconfigure the subject parcels. The properties are zoned Residential and are located in the Tahoe City area.</p>
<p>11:24 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00500 FORSBERG/MIMA CAPITAL LLC SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment on Assessor’s Parcel Numbers 032-124-073-000, 032-124-042-000, 032-124-071-000, 031-220-062-000 & 031-</p>

	220-063-000 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))
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