



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY MARCH 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. BS</p>	<p><u>MINOR USE PERMIT MODIFICATION PLN19-00006</u> <u>GLOBAL SIGNAL ACQUISITION</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR GORE 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, Global Signal Acquisition, for the approval of a Minor Use Permit Modification to allow for a 20-foot extension of an existing tower, install AT&T equipment: (9) antennas, (3) per sector; (15) RR.U.s, (5) per sector; (3) surge protectors, (3) fiber trunk lines, (6) DC power trunk lines, a generator and other support equipment, including a walk-in equipment cabinet on a (n) 8' x 14' concrete pad. The subject property, Assessor's Parcel Number 023-221-012-000, comprises approximately 11.0 acres, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture and a minimum building site of 20,00 square feet) and is located at 4555 PFE Road, in the Roseville area. The Zoning Administrator 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) because the proposed project is an existing 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>9:10 a.m. BS</p>	<p><u>VARIANCE PLN19-00010</u> <u>MUSLEH</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY 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, Husam and Christine Musleh, for the approval of a Variance to reduce the front setbacks to 58-feet from centerline of traveled way, where 75-feet would normally be required, to allow for construction of a 1,008 square foot detached accessory garage structure. The subject property, Assessor's Parcel Number 074-220-047-000, comprises approximately 2.4 acres, is currently zoned RS-AG-B-100 (Residential Single Family combining Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 17475 Lakeview Hills 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>9:20 a.m. DF</p>	<p><u>VARIANCE RE-APPLICATION PLN19-00014</u> <u>MARTIN</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY 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</p>

	<p>request from the property owners, Bryan Martin for the approval of a Variance Re-application to re-apply for Variance (PLN16-00027) within one year of expiration to allow 30 feet from property line on the east front setback where 50 feet from property line is required to construct a single-family residence with an attached garage. The subject property, Assessor's Parcel Number 071-031-057-000, comprises approximately .6 acres, is currently zoned RA-B-100 (Residential Agriculture, Combined Minimum Building Site of 100,000 square feet) and is located at 1190 Rough and Ready Hill Road, in the Colfax 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). Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or email DFarnham@placer.ca.gov.</p>
<p>9:30 a.m. DF</p>	<p>VARIANCE EXTENSION OF TIME/MODIFICATION PLN16-00429 SCHMIDT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</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, Keith Schmidt for the approval of a Variance Extension of Time and Modification to the originally approved Variance (PLN16-00429) for a three-year extension of time which allowed a reduced east front setback of 25 feet from the edge of the driveway easement (33 feet from centerline) where 75 feet from centerline would normally be required and a reduced west front setback of 30 feet from property line where 50 feet would be required to construct a 2,250-square foot single family residence and a 1,330-square foot attached garage. Additionally, the applicant requests to modify the conditions of approval to remove the surfacing requirement for condition number two and modify the requirements for condition number four. The subject property, Assessor's Parcel Number 020-110-022-000, comprises 1.78 acres, is currently zoned F-B-X 10 Acre Minimum (Farm, Combining Minimum Building Site of 10 Acres) and is located on South Forbes Road (no address at this time), approximately 0.3 miles east of McCourtney Road, in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations to Land Use Limitations). The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530)745-3187 or email DFarnham@placer.ca.gov.</p>
<p>9:40 a.m. BS</p>	<p>VARIANCE PLN19-00019 GALLAGHER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</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, Jessica and Shannon Gallagher, for the approval of a Variance to reduce the front setback (east property line) to 40-feet from the centerline of the traveled way, where a 75-foot setback from centerline is normally required and to reduce the side setback (southern property line) and the rear setback (west property line) to 10-</p>

	<p>feet, where 30 feet is normally required, for the construction of a 1,500 square foot garage and an attached 300 square foot carport. The subject property, Assessor's Parcel Numbers 053-020-013-000, 053-020-014-000, 053-020-016-000, comprises approximately 0.78 acres, is currently zoned RS-AG-B-43-AO (Residential-Single-Family, combining Agricultural district, combining a minimum Building Site of 43,560 sf, combining Aircraft Overflight District) and is located at 176 Juniper Drive, in the Auburn 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>9:50 a.m. PD</p>	<p>VARIANCE PLN19-00016 PERELL 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, James Perell for the approval of a Variance to reduce the watercourse setback requirement of 100 feet from the centerline of a man-made canal, and to reduce the side setback requirement of 30 feet from the property line, to allow a setback of 20 feet from the canal's centerline and west property line, in order to construct a new 1,440 square foot metal agricultural/shop structure. Additionally, a second Variance is requested to exceed the maximum allowed square footage for residential accessory structures in order to allow for a total of 2,680 square feet of cumulative accessory structure floor area, where normally 2,400 square feet is the total maximum accessory floor area for parcels between 1 and 2.29 acres. The subject property, Assessor's Parcel Number 037-071-012-000, comprises approximately 1.9 acres, is currently zoned RA-B-100 (Residential Agricultural, combining Minimum Building Site of 100,000 square feet) and is located at 3600 Holly Hill Lane, in the Loomis 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 pdobbs@placer.ca.gov.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:00 a.m. PD</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20070014 SMITH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 MONTGOMERY</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 owner, J. Windell Smith for the approval of an Extension of Time for a Minor Land Division that was originally approved on January 24, 2007. The Minor Land Division involves the subdivision of an existing 7 acre parcel into 2 parcels (4.6 and 2.4 acres each). The subject property, Assessor's Parcel Number 073-250-048-000, is located at 1495 Boole Road in the Applegate area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum). The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the CEQA Guidelines and Section 18.36.170 (Class 15- Minor land divisions) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 and by email at arossig@placer.ca.gov.</p>
<p>10:10 a.m. NS</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME - PMLD 20060690 OURADA – 609 FLOOD ROAD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</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 Steve Ourada for the approval of an Extension of Time for a Minor Land Division that was originally approved on November 29, 2006. The Minor Land Division involves the subdivision of an existing 1.59 acre parcel into four parcels. The subject property, Assessor's Parcel Number 054-242-010-000, is located at 609 Flood Road in the Auburn area, and is currently zoned RS (Residential Single-Family). The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption Section 15304 of the CEQA Guidelines and Section 18.36.060 (Class 4 – Minor Alterations to the Land) of the Placer County Environmental Review Ordinance. The Planning Department contact for the above project is Nikki Streegan, who can be reached at (530) 745-3577 or by email at nstreega@placer.ca.gov.</p>
<p>10:20 a.m. DF</p>	<p>MINOR LAND DIVISION PLN19-00026 LONG *REVISED CONDITIONS OF APPROVAL* CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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 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>10:30 a.m. 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>10:35 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00047 JULIANO SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT County review of Assessor’s Parcel Number 026-072-028-000 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-20 (Farm, combining minimum Building Site of 20 acres) and is located in the Lincoln area.</p>
<p>10:40 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00056 VIRRUETA SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT County review of Assessor’s Parcel Number 019-100-054-000 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 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located in the Sheridan area.</p>
<p>10:45 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00023 TANSEY SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY County review of Assessor’s Parcel Number 038-060-064-000 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-B-8 (Residential Single Family, combining minimum Building Site of 8,000 square feet) and is located in the Auburn area.</p>
<p>10:50 PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00057 CUNNINGHAM/CARTER SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment of Assessor’s Parcel Numbers 042-250-011-000 & 042-250-048-000 to reconfigure the subject parcels. The properties are zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and area located in the Auburn area.</p>
<p>10:51 PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00437 GLEASON RANCH SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT Minor Boundary Line Adjustment of Assessor’s Parcel Number 017-020-029-000 to reconfigure the subject parcel. The property is zoned F-B-X-80 (Farm, combining minimum Building Site of 80 acres) and is located in the Roseville area.</p>