



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY APRIL 18, 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. KKC</p>	<p><b>MINOR USE PERMIT PLN19-00032</b>  <b><u>PLACER PACKLIFE</u></b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b>  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, Grant Hills, for the approval of a Minor Use Permit to operate a small dog boarding facility for up to six dogs within an existing private residence. The subject property, Assessor's Parcel Number 026-160-038-000, comprises approximately 10.2 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 4795 Amina Lane, in the Lincoln 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. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>9:10 a.m. KKC</p>	<p><b>VARIANCE PLN19-00035</b>  <b><u>HODGKIN</u></b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b>  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, Jake and Desere Hodgkin, for the approval of a Variance to allow for the construction and placement of a pool and pool equipment to be located 10 feet, 4 inches from the east side property line where a setback of 25 feet is normally required for pools and pool equipment. The subject property, Assessor's Parcel Number 032-244-052-000, comprises approximately 2.3 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 7525 Old Pear Hill Lane, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kally Keding-Cecil can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>9:20 a.m. KKC</p>	<p><b>MINOR USE PERMIT PLN18-00200</b>  <b><u>CHAPIN KENNEL</u></b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b>  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 applicant, Heather Chapin, for the approval of a Minor Use Permit to operate a commercial kennel including breeding for up to 25 dogs within an existing building totaling 1,550 square feet. The subject property, Assessor's Parcel Number 042-225-009-000, comprises approximately 6.1 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 10225 Boom Run Road, in the Newcastle area. The Zoning</p>

	<p>Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Conversion of Small Structures). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>9:30 a.m. KKC</p>	<p><b>MINOR USE PERMIT EXTENSION OF TIME PLN17-00053</b> <b>APPLEGATE GARAGE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5</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, Zachary Ashton, for the approval of a two-year Extension of Time for a previously approved Minor Use Permit that allowed the construction and operation of a 3,600 square-foot commercial building with 12 parking spaces to be used for automotive repairs, parts, and installation. The subject property, Assessor's Parcel Number 073-170-054-000, comprises approximately 1.08 acres is currently zoned C2-Dc (General Commercial, Combining Design Corridor) and is located at 17895 Applegate Road, in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15332 of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – new Construction and Class 32 – Infill Development). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>9:40 a.m. CS</p>	<p><b>MINOR USE PERMIT PLN18-00253</b> <b>WEST SUNSET BUSINESS PARK</b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</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, John L. Sullivan Limited Family Partners for the approval of a Minor Use Permit to construct a one-story 50,000 square foot multi-tenant warehouse and a 5,000 square foot storage yard. The subject property, Assessor's Parcel Number 017-070-039-000, comprises approximately 3.2 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 3830 Cincinnati Ave., in the Roseville area. The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project in compliance with the California Environmental Quality Act. The Planning Services Division contact, Chris Schmidt, can be reached by phone at (530) 745-3076 or by email at <a href="mailto:crschmid@placer.ca.gov">crschmid@placer.ca.gov</a>.</p>
<p>9:50 a.m. AR</p>	<p><b>VARIANCE PLN19-00059</b> <b>CARROLL</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</p>

	<p>conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Don and Theresa Carroll, for the approval of a Variance to allow for the construction of a swimming pool 21 feet from the high water line of an existing pond where 50 feet is normally required. The subject property, Assessor's Parcel Number 032-253-041-000, comprises approximately 12 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 22990 Brennans Road, in the Newcastle 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, Amy Rossig can be reached by phone at Amy Rossig at (530) 745-3067 or by email at <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>
<p>10:00 a.m. AR</p>	<p><b>VARIANCE PLN19-00046</b> <b><u>YOUNG</u></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5</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, Glenn and Stephanie Young, for approval of a Variance to allow for the construction of a 1,200 square foot detached garage proposed to be located 23 feet and 40 feet from edge of easement (west and south easement boundaries, respectively) where a front setback of 50 feet from the edge of easement is normally required (or 75 feet from the centerline of the traveled way, whichever is greater). The subject property, Assessor's Parcel Number 100-190-029-000, comprises approximately 2.2 acres, is currently zoned F-B-43 PD=1 (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 is located at 24220 Pine Grove Place, in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures). The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>
<p>10:10 a.m. PD</p>	<p><b>VARIANCE PLN18-00509</b> <b><u>BEHNAM</u></b> <b>CATEGORICAL EXEMPTION</b> <b>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 owner, Christopher Behnam, for the approval of a Variance to reduce the front setback requirement of 50 feet from the north property line to allow a setback of 21 feet-3 inches, and to reduce the side setback requirement of 20 feet from the side property lines to allow a setback of 10 feet from the east side property line, and 10 feet from the south side property line, in order to construct a single-story, 3,233 square foot addition to the existing residence. The subject property,</p>

	<p>Assessor's Parcel Number 460-080-010-000, comprises approximately .97 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 4302 Olive Ranch Road, in the Granite Bay 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><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:20 a.m. DF</p>	<p><b>MINOR LAND DIVISION PLN19-00026</b> <b>LONG</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> 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.</p>	<p><b>*BREAK*</b></p>
<p>10:40 a.m. AR</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME - PMLD 76077</b> <b>LEMKE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> 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, Dora Lemke, for the approval of an Extension of Time for a Minor Land Division that was originally approved on February 10, 2004. The Minor Land Division involves the subdivision of an existing 5 acre parcel into two parcels (2.6 and 2.4 acres each). The subject property, Assessor's Parcel Number 036-082-014-000, comprises approximately 5 acres, is currently zoned RA-B-100</p>

	<p>(Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 4334 Canterbury Lane, in the Loomis area. 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 of the Placer County Environmental Review Ordinance (Class 15 – Minor land divisions). The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>
<p>10:45 a.m. DF</p>	<p><b>ADDITIONAL BUILDING SITE PLN19-00039</b> <b>ARNDT</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> 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, Steven and Kerry Arndt, 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 042-193-011-000, comprises approximately 4.9 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 2470 Newcastle Road in the Newcastle 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 <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>
<p>10:50 a.m. PRC</p>	<p><b>CERTIFICATE OF COMPLIANCE PLN19-00048</b> <b>HUDEK</b> <b>SUPERVISORIAL DISTRICT 5</b> County review of Assessor's Parcel Numbers 062-250-003-000 &amp; 062-251-026-000 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(s) are zoned RF-B-X-40-AO (Residential Forest, combining minimum Building Site of 40 acres, combining Airport Overflight) and are located in the Emigrant Gap area.</p>
<p>10:55 a.m. PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00031</b> <b>BASECAMP</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 043-170-007-000 &amp; 043-170-006-000 to reconfigure the subject parcels. The properties are zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located in the Penryn area.</p>
<p>10:56 a.m. PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00025</b> <b>SILLER/SANSOM</b> <b>SUPERVISORIAL DISTRICT 5</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 066-020-004-000 &amp; 066-020-008-000 to reconfigure the subject parcels. The properties are zoned HS-Ds (Highway Service ,combining Design Sierra)</p>

	and 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) respectively and are located in the Emigrant Gap area.
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