



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY MAY 16, 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 PLN18-00200</b>  <a href="#">CHAPIN KENNEL</a>  <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 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>9:10 a.m. DF</p>	<p><b>VARIANCE PLN19-00089</b>  <a href="#">ROSCHER</a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Carl Roscher, for the approval of a Variance to reduce the west side setback to 15 feet from property line where 30 feet from property line is required to construct a 1,152 square foot detached shop. The subject property, Assessor's Parcel Number 062-290-059-000, 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 34508 E. Towle Road, in the Alta area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 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 <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>
<p>9:20 a.m. DF</p>	<p><b>VARIANCE PLN19-00100</b>  <a href="#">TIEMAN</a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Thomas and Madeline Tieman, for the approval of a Variance to reduce the front setback to 50 feet from center line of traveled way where 75 feet from center line of traveled way is required to construct a single-family residence and 20 feet to the east rear property line where 30 feet to property line is required to construct a detached shop. The subject property, Assessor's Parcel Number 072-052-</p>

	<p>050-000, comprises approximately 1.6 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 on Crother Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 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 <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a></p>
<p>9:30 a.m. BS</p>	<p><b>VARIANCE PLN19-00097</b> <b><a href="#">FIFE</a></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 owners, Michael and Shari Fife, for the approval of a Variance to increase the height of an existing sound wall to 11.5-feet, where 10-feet would normally be required. The subject property, Assessor’s Parcel Number 050-180-067-000 comprises approximately 0.8 acres, is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 9965 Willey Court, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities) because the proposed construction is an existing structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>9:40 a.m. BS</p>	<p><b>MINOR USE PERMIT PLN18-00489</b> <b><a href="#">HASSEL HOUSE OF WORSHIP</a></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, Michael and Gloria Hassel for the approval of a Minor Use Permit to allow for the House of Worship land use in an existing 1,775 square foot agriculture building. The subject property, Assessor’s Parcel Number 032-244-030-000, comprises approximately 5 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 2763 Penryn Road, in the Penryn 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 building is an existing facility. 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>9:50 a.m. AR</p>	<p><b>VARIANCE PLN19-00067</b> <b><a href="#">BASE CAMP</a></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 owner, Base Camp Trust, for the approval of a Variance to allow for the construction of a single family residence, detached garage and music room to 25 feet from the high water line of an existing pond where 50 feet is normally required. The subject property, Assessor's Parcel Number 043-170-007-000, comprises approximately 6 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 3050 Aspen Drive, 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). 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>10:00 a.m. CS</p>	<p><b>MINOR USE PERMIT MODIFICATION PLN19-00099 DOXA CHURCH</b></p> <p><b>CATEGORICAL EXEMPTION 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, Doxa Church, for the approval of a Minor Use Permit Modification to operate a House of Worship in an existing 40,448 square foot building. The subject property, Assessor's Parcel Number 017-272-002-000, comprises approximately 4.1 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 3735 Placer Corporate Drive, in the Rocklin area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 (e) of the California Environmental Quality Act Guidelines. 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>10:10 a.m. CS</p>	<p><b>VARIANCE PLN19-00103 SPARKS/SENSE</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 owner, Christian Sparks, for the approval of a Variance to required front setbacks. A 14 foot front setback from edge of easement has been requested where 50 feet is normally required. The subject property, Assessor's Parcel Number 032-041-067-000, comprises approximately 4.5 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 on Plum Tree Lane, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Quality Act Guidelines and Section 8.36.070 of the Placer County Environmental Review</p>

	Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Chris Schmidt, can be reached by phone at (530) 745-3076 or by email at crschmid@placer.ca.gov.
<b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b>	
10:20 a.m. DF	<p><b>MINOR LAND DIVISION EXTENSION OF TIME PLN16-00044</b>  <b>CHEROKEE ESTATES</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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 owner, Cherokee Trail LLC, for the approval of a Minor Land Division Extension of Time to reconfiguration Lots one, two and three and to convert lot two from Open Space Common Area to a residential lot. The subject properties, Assessor's Parcel Numbers 043-050-025-000, 043-050-026-000 &amp; 043-050-027-000 comprise approximately 3.8 acres, are currently zoned RS-AG-B-40 (Residential Single-Family Agriculture, combining minimum Building Site of 40,000 square feet) and are located on Cherokee Trail, in the Loomis area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor Land Divisions). 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>
10:30 a.m. AR	<p><b>MINOR LAND DIVISION PLN17-00433</b>  <b>GREENSIDE</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</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, Michael and Nora Greenside, for the approval of a Minor Land Division to divide a 2.066-acre parcel into three parcels consisting of 0.76 acres (Parcel 1), 0.65 acres (Parcel 2) and 0.65 acres (Parcel 3). The subject property, Assessor's Parcel Number 048-084-003-000, is currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 square feet) and is located at 5640 Macargo Road, in the Granite Bay area. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov.</p>
10:40 a.m. AR	<p><b>MINOR LAND DIVISION PLN16-00021</b>  <b>HUNTER</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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</p>

	<p>consider a request from the property owner, Sevey Donahue Investments, LLC., for the approval of a Minor Land Division to divide a 22.01-acre parcel into three parcels consisting of 5.75 acres (Parcel 1), 6.06 acres (Parcel 2) and 10.2 acres (Parcel 3). The subject property, Assessor's Parcel Number 031-092-001-000, is currently zoned F-4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 8600 Crater Hill Road, in the Newcastle area. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. 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>10:50 a.m. BS</p>	<p><b>MINOR LAND DIVISION PLN18-00272</b> <b><a href="#">COLWELL</a></b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</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 owner, Richard Colwell, for the approval of a Minor Land Division to subdivide an approximately 21.85-acre property into four parcels consisting of 4.04 acres, 5.83 acres, 4.19 acres, and 7.79 acres. The subject property, Assessor's Parcel Number 032-191-033-000 comprises approximately 21.85 acres, is currently zoned RA-B-100 PD=1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and a Planned Development of 1 dwelling units per acre) and is located at 2500 Penryn Road, in the Penryn area. A Mitigated Negative Declaration (Attachment B) has been prepared for the Colwell Minor Land Division pursuant to the California Environmental Quality Act (State Clearinghouse Number 2019039145). The Mitigated Negative Declaration was circulation for a 30-day public review period which closed April 23, 2019. The Mitigated Negative Declaration is attached and must be found to be adequate by the Parcel Review Chairman 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>11:00 a.m. BS</p>	<p><b>MINOR LAND DIVISION PLN19-00091</b> <b><a href="#">TINKER</a></b> <b>CATEGORICAL 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, Deercreek Rocklin LLC, for the approval of a Minor Land Division to subdivide an existing industrial building from single ownership to a two unit Industrial Condominium ownership. The subject property, Assessor's Parcel Number 017-303-008-000, comprises approximately 4.6 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 1111 Tinker Road, in the Rocklin 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</p>

	foreseeable indirect physical change in the environment because no construction is proposed. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.
11:10 a.m. PRC	<b>CERTIFICATE OF COMPLIANCE PLN19-00119</b> <b>HARVEY</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b> County review of Assessor's Parcel Numbers 101-161-058-000 & 101-161-060-000 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 F-B-100-MR-SP PD0.4 (Farm, combining Mineral Reserve and combining Special Purpose, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and are located in the Colfax area.
11:15 a.m. PRC	<b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00025</b> <b>SILLER/SANSOM</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 066-020-004-000 & 066-020-008-000 to reconfigure the subject parcels. The properties are zoned HS-DS (Highway Service ,combining Design Sierra) 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.
11:15 a.m. PRC	<b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00096</b> <b>DOANE/KNAPP</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 042-202-073-000 & 042-202-058-000 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 Newcastle area.
11:15 a.m. PRC	<b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00093</b> <b>EISENHUNT</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 100-120-054-000 & 100-120-055-000 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.
11:15 a.m. PRC	<b>MINOR BOUNDARY LINE ADJUSTMENT PLN16-00195</b> <b>MOZART</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 098-010-036-000 & 098-010-037-000 to reconfigure the subject parcels. The properties are zoned Residential and are located in the Tahoma area.
11:15 a.m. PRC	<b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00062</b> <b>HALES</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 072-160-

	005-570, 072-130-020-000, 072-191-007-000 & 072-191-015-000 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.
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