



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

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. KKC</p>	<p>MINOR USE PERMIT AND VARIANCE PLN18-00200 CHAPIN KENNEL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES 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 applicant is also requesting approval of a Variance to allow a six-foot solid fence to be within the front setback of Boom Run Road where a three-foot solid fence is normally allowed. 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 kkedinge@placer.ca.gov.</p>
<p>9:25 a.m. CS</p>	<p>VARIANCE PLN19-00103 SPARKS/SENSE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES 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 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.</p>
<p>9:35 a.m. DF</p>	<p>VARIANCE PLN19-00153 FRENCH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON 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, John and Delyn French, for the approval of a Variance to reduce the front setback along Volley Road to 45 feet from center line of traveled way where 80 feet to center line of traveled way would be required to construct an approximately 870 square foot detached barn. The subject property, Assessor's Parcel Number 074-</p>

	<p>190-007-000, comprises approximately 1.9 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 2130 Volley 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). 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>9:45 a.m. DF</p>	<p>VARIANCE PLN19-00168 DONALD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</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, Rey Donald, for the approval of a Variance to reduce the front setback on Quinn Place to 30 feet to edge of easement where 50 feet to edge of easement is normally required to reconstruct a 576 square foot detached garage. The subject property, Assessor's Parcel Number 036-180-090-000, 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 8185 Quinn Place, in the Loomis 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>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>9:55 a.m. BS</p>	<p>ADDITIONAL BUILDING SITE PLN19-00126 ASHLEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Deubel Enterprises, LP, for the approval of an Additional Building Site, conforming to the parcel creation standards required by Chapter 16 and Chapter 17 of the Placer County Code, in order to construct a second single-family residence on the project site. The subject property, Assessor's Parcel Number 063-200-006-000, comprises approximately 160 acres, is currently zoned RF PD = 0.2 (Residential Forest, combining Planned Residential Development of 0.2 units per acre.) and is located on River Ridge Road, in the Gold Run area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15301(c) and 15303 of the CEQA Guidelines and Section 18.36.030 and 18.36.050 of the Placer</p>

	<p>County Environmental Review Ordinance (Class 1 - Existing Facilities and Class 3 – New Construction of Small Structures), because the proposal is a single family dwelling and the existing road is being improved for public safety purposes. The Parcel Review Chairman 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>10:00 a.m. AR</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20080342 FRANZ CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Douglas and Kathy Franz, for approval of an Extension of Time for a Minor Land Division that was originally approved on November 19, 2009. The Minor Land Division involves the subdivision of an existing 15 acre parcel into three parcels (4.8 acres, 4.9 acres and 5.3 acres). The subject property, Assessor's Parcel Number 077-023-058-000, comprises approximately 15 acres, is currently zoned RA-B-X- AO 4.6 PD=0.22 (Residential Agriculture, combining minimum Building Site of 4.6 acres, combining Airport Overflight, Planned Development of 0.22 dwelling units per acre) and is located at 2284 Christian Valley Road, in the Auburn 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, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov.</p>
<p>10:05 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00134 OLESHKO SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</p> <p>County review of Assessor's Parcel Number 076-131-006-000 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 Auburn area.</p>
<p>10:10 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00172 DUFF SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</p> <p>County review of Assessor's Parcel Number 026-350-008-000 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-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located in the Auburn area.</p>
<p>10:15 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00147 OTTMANN/AMERICAN WELL SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 040-040-049-000, 040-040-052-000, 040-040-061-000 & 040-040-062-000 to reconfigure the subject parcels. The properties are zoned C2-B-43 (General Commercial, combining minimum building site of 43,560 (or 1</p>

	<p>acre min.) ; Assessor's Parcel Number 040-040-061-000 is also zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min). The subject parcels are located in the Newcastle area.</p>
<p>10:16 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00128 COMBS/HUTTLESTON SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment of Assessor's Parcel Numbers 042-193-022-000 & 042-193-036-000 to reconfigures 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.</p>
<p>10:17 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00023 WHITTET SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON Minor Boundary Line Adjustment of Assessor's Parcel Numbers 101-150-067-000 & 101-150-012-000 to reconfigure the subject parcels. Assessor's Parcel Number 101-150-067-000 is zoned are zoned HS-Dc (Highway Service ,combining Design Scenic Corridor); RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min). Assessor's Parcel Number 101-150-012-000 is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min). The subject parcels are located in the Colfax area.</p>