



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, SEPTEMBER 19, 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. BS</p>	<p><b>VARIANCE PLN19-00179</b>  <a href="#"><b>THE MARKET PLACE AT GRANITE BAY</b></a>  <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, MGP XI US Properties LLC, for the approval of a Variance to allow for three craftsman style freestanding monument signs with seven tenant panels, where typically two monument signs and only the name of the shopping center is allowed. The subject property, Assessor's Parcel Number 048-103-062-000, comprises approximately 10.9 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 6831 Douglas Blvd., in the Granite Bay 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 of the Placer County Environmental Review Ordinance (Class 3 – Construction of Small Structures) because the proposed construction is three monument signs. 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. AR</p>	<p><b>VARIANCE PLN19-00198</b>  <a href="#"><b>WALKER</b></a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Edward J. Walker, for the approval of a Variance to construct an approximately 3,500 square foot two-story residence with attached garage, proposed to be located 35 feet from the centerline of traveled way where a front setback of 75 feet from the centerline of traveled way is normally required. The request also includes a Variance allow a side setback of 7.5 feet on western property line and 7.5 feet on the eastern property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 054-250-023-000 comprises approximately .51 acres, is currently zoned RS-B-100 (Residential Single Family, combining minimum Building Site of 100,000 square feet ) and is located at 679 Oak haven Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305 of the California Environmental Quality Act Guidelines 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, Amy Rossig, can be reached by phone at (530) 745-3067 or arossig@placer.ca.gov.</p>
<p>9:20 a.m. CS</p>	<p><b>VARIANCE PLN19-00083</b>  <a href="#"><b>SEMENYUK</b></a>  <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, Viktor Semenyuk for the approval of a Variance to allow a nine-foot side setback where 15 feet is normally required. The subject property, Assessor's Parcel Number 032-220-061-000, comprises approximately 1.1 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 2038 Sisley Road, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 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 <a href="mailto:crschmid@placer.ca.gov">crschmid@placer.ca.gov</a>.</p>
<p>9:30 a.m. DF</p>	<p><b>VARIANCE PLN19-00237</b> <b><a href="#">SALADIN</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, Jeffrey Saladin, for the approval of a Variance to reduce the west front setback to 15 feet from edge of easement, where 50 feet from edge of easement is normally required to install a solar field, construct an approximate 800 square foot guest house and construct an approximate 500 square foot pavilion. In addition, a request to reduce the west front setback to 39 feet to edge of easement, where 50 feet from edge of easement is normally required to construct a pool. A Variance is also requested to reduce the south side setback to 20 feet from property line where 30 feet from property line is normally required to construct an approximate 900 square foot cabana and 28 feet from property line where 30 feet from property line is normally required to construct a previously described 500 square foot pavilion. The subject property, Assessor's Parcel Number 463-010-007-000, 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 9030 Chelshire Estates Court, in the Granite Bay 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 <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>
<p>9:40 a.m. BS</p>	<p><b>MINOR USE PERMIT PLN19-00212</b> <b><a href="#">AT&amp;T</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, Charlane and Carl Rhoades, for the approval of a Minor Use Permit to install a new 120' Monopine Tower within a 37' x 32' Fenced Compound. Installing 12 antennas, 4 per sector,</p>

	<p>4 surge suppressors, and 24 RRUs, all on the Tower. One walk-in equipment cabinet and 30kw Diesel Generator with a 190 gallon belly tank will be installed within the compound. There will be trenched fiber optic cable and electric cables ran to the site. The subject property, Assessor's Parcel Number 040-100-002-000, comprises approximately 6.34 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 545 Millertown Road, in the Auburn 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 of the Placer County Environmental Review Ordinance (Class 3–New Construction of small structures). 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. BS</p>	<p><b>VARIANCE PLN19-00236</b> <b><a href="#">WESTMORELAND</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, William C. Westmoreland III and Linda Palmer Westmoreland for the approval of a Variance to reduce the side setback (west property line) to 11-feet from the property line and the rear setback (south property line) to 10-feet from the property line, where 30-foot is normally required, to allow for an 832 square foot residential accessory structure and a 1098 square foot residential accessory structure. Additionally, the applicant is requesting a variance to reduce the north property line to 21-feet, where 50-feet is normally required, to allow for an existing greenhouse structure. The subject property, Assessor's Parcel Numbers 031-172-030-000 &amp; 031-211-025-000, the parcels comprise approximately 37, 538 sq. ft., are currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and are located at 7652 Ridge Road, in the Newcastle 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 Small Structures) because the proposed construction is a secondary 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>10:00 a.m. BS</p>	<p><b>VARIANCE PLN19-00258</b> <b><a href="#">KAMPS</a></b> <b>CATEGORICAL EXEMPTION</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 Kamps, for the approval of a Variance to increase the height of a proposed sound wall to 8-feet, where 6-feet would normally be required. The subject property, Assessor's</p>

	<p>Parcel Number 017-210-036-000, comprises approximately 1.7 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 1575 Nichols Drive, in the Rocklin 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 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small structures) because the proposed construction is a wall. 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>10:10 a.m. BS</p>	<p><b>VARIANCE PLN19-00220</b> <b><a href="#">BONK</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, David Bonk and Jamie Vohs for the approval of a Variance to increase the maximum square footage allowed on a secondary dwelling to 1,391 square feet, where 1,200 square feet would be typically required. The subject property, Assessor's Parcel Number 031-172-028-000, comprises approximately 5.4 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 7588 Ridge Road, in the Newcastle 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 construction is a secondary 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 align="center"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:20 a.m. KKC</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20050612</b> <b><a href="#">WISE ROAD ESTATES</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 Intra-Pacific Commercial, Inc., on behalf of the property owners, Kenneth and Karen M. Wright et. al., for the approval of a Minor Land Division Extension of Time to divide a 60.2-acre parcel into four parcels consisting of three 10-acre parcels (Parcels 1, 2, and 3) and one 30.2-acre parcel (Parcel 4). The subject property, Assessor's Parcel Number 020-167-031-000, comprises approximately 60.2 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 1663 Wise Road, in the Lincoln area. The Parcel Review Committee will also consider a finding of Categorical Exemption in</p>

	<p>accordance with Section 15304 of the California Environmental Quality Act and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). 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>10:25 a.m. PRC</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20070292</b> <b><a href="#">SMITH TRUST PARCEL MAP</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Paul Austin, for the approval of a Minor Land Division Extension of Time to divide a 41.18-acre parcel into four parcels consisting of 5.10 acres (Parcel 1), 6.70 acres (Parcel 2), 12.88 acres (Parcel 3), and 16.50 acres (Parcel 4). The subject property, Assessor’s Parcel Numbers 099-050-006-000 &amp; 099-050-007-000, the parcels comprise approximately 41.18 acres, are currently zoned F-B-100 PD0.4 (Farm, 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 at 27355 Rollins Lake Road, in the Colfax area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act and 18.36.060 of the Placer County Environmental Review Ordinance. 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>10:30 a.m. PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00008</b> <b>SNOWFLOWER</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b></p> <p>Minor Boundary Line Adjustment on Assessor’s Parcel Numbers 066-290-014-000 &amp; 066-290-016-000 to reconfigure the subject parcels. The properties are zoned FOR (Forestry) and are located in the Emigrant Gap area.</p>
<p>10:31 a.m. PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00245</b> <b>BOEGER</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b></p> <p>Minor Boundary Line Adjustment on Assessor’s Parcel Numbers 018-120-029-000 &amp; 018-120-036-000 to reconfigure the subject parcels. The properties are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located in the Lincoln area.</p>