



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY OCTOBER 17, 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. AR</p>	<p><b>VARIANCE PLN19-00198</b> <b>WALKER</b> <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. The original request included a front setback 35 feet from the centerline of traveled way where a front setback of 75 feet from the centerline of traveled way is normally required, and 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 request has been revised to allow a side setback of 5 feet on the western property line and 10 feet on the eastern property line. The request for the front setback has remained unchanged. 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>9:10 a.m. AR</p>	<p><b>VARIANCE PLN19-00210</b> <b>CIRIC</b> <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 owners, Livingstone Builders LLC, for the approval of a Variance to construct a 3,384 square foot, one story residence with attached garage to be 15 feet from edge of easement where a front setback of 50 feet from the edge of easement is normally required. The request also includes a Variance to allow a side setback of 10 feet on the western property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 026-301-029-000, comprises approximately 3.2 acres, is currently zoned RS-AG-B-X-10/RS-AG-B-X-10 PD=0.2 (Residential Single-Family, combining Agriculture, combining a minimum Building Site of 10 Acres and a Planned Development of 0.2 dwelling units per acre) and is located at 6515 Curtola Ranch Road, in the Auburn 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 arossig@placer.ca.gov.</p>
<p>9:20a.m. KKC</p>	<p><b>MINOR USE PERMIT PLN19-00224</b> <b>OVATION SENIOR LIVING TEMPORARY SALES TRAILER</b></p>

	<p><b>CATEGORICAL EXEMPTION 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, Wellquest Granite Bay LLC, for the approval of a Minor Use Permit and Variance to install a 1,056 square foot temporary sales and marketing trailer at the Ovation Senior Living site to be located 20 feet from the edge of Sierra College Boulevard where 50 feet is normally required. The temporary trailer would be on the property for a one-year duration. The subject property, Assessor's Parcel Number 466-030-050-000, comprises approximately 7.1 acres, is currently zoned RA-B-40 (Residential Agriculture, combining minimum Building Site of 40,000 square feet) and and RS-AG-B-40 (Residential Single Family Agriculture, combining minimum Building Site of 40,000 square feet) is located at 9747 Sierra College 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 and Section 18.36.050(C) of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures). 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>9:30 a.m. BS</p>	<p><b>VARIANCE PLN19-00250</b> <b><a href="#">FARNUM</a></b> <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, David Farnum, for the approval of a Variance to reduce the setback on the east property line to 40 feet from the centerline of Shirland Tract Road, where 75 feet from centerline of travel way is normally required, and to reduce the setback on the west property line of 50 feet from the centerline of travel way, where 75 feet from centerline is normally required to allow for a 2,500 square foot single family dwelling and to reduce the setback on the south property line to 15-feet, where 30-feet from property line is typically required, for the placement of a 900 square foot detached garage. The subject property, Assessor's Parcel Number 042-231-009-000 comprises approximately 1 acre, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located on Shirland Tract 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 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 PLN19-00212</b> <b><a href="#">AT&amp;T</a></b> <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 owners, Charlane and Carl Rhoades, for the approval of a Minor Use Permit to install a new 88-foot Monopine Tower within a 37' x 32' Fenced Compound. Installing 12 antennas, 4 per sector, 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><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>9:50 a.m. PRC</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME - PMLD 20051000</b> <b><u><a href="#">RIEDEL</a></u></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, Ron Riedel, for the approval of an Extension of Time for a Minor Land Division that was originally approved on November 16, 2005. The Minor Land Division involves the subdivision of an existing 9.2 acre parcel into two parcels (4.6 acres each). The subject property, Assessor's Parcel Number 071-280-017-000, comprises approximately 9.8 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 1600 Live Oak Road, in the Colfax 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 arossig@placer.ca.gov.</p>