



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY NOVEMBER 21, 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>	
8:30 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>8:30 a.m. AR</p>	<p><b>VARIANCE PLN19-00260</b> <b><u>HIATT</u></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 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 Matthew Hiatt, for the approval of a Variance to allow for the construction of a ground mount solar array to be 35 feet from a permanent stream where 100 feet from the centerline of a permanent stream is normally required. The subject property, Assessor's Parcel Number 071-191-029-000, comprises approximately 11.12 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 21520 Canyon Way, in the Colfax 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, 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>8:40 a.m. AR</p>	<p><b>MINOR USE PERMIT PLN19-00277</b> <b><u>AT&amp;T LONE STAR ROAD</u></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 Crown Castle for approval of a Minor Use Permit to remove an existing 62 foot tall monopole cellular communications tower and install a 75 foot tall monopole with accessory ground equipment. The subject property, Assessor's Parcel Number 075-040-065-000, comprises approximately 4.6 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 11370 Lone Star Road, in the Auburn 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). 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>8:50 a.m.</p>	<p><b>VARIANCE PLN19-00300</b> <b><u>DEYOUNG</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 owners, Tyler and Bailey DeYoung for the approval of a Variance to allow for the demolition of a one-story, 528 sf garage, and construction of a two-story, 1,100 sf garage. The existing garage is located 37 feet from the eastern front property line, where a setback of 50 feet is normally required. The proposed garage would not encroach any further on the setback. The subject property, Assessor's Parcel Number 035-280-009-000 comprises approximately 2.7 acres, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3-acre min), and is located at 6285</p>

	<p>Wilhoff Lane, in Granite Bay. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303(e) and 15305(a) of the California Environmental Quality Act Guidelines and Sections 18036.050(E) and 18.36.070(A)(1) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kelly Boyle, can be reached by phone at (530)745-3183 or by email at <a href="mailto:kboyle@placer.ca.gov">kboyle@placer.ca.gov</a>.</p>
<p>9:00 a.m. KB</p>	<p><b>VARIANCE EXTENSION OF TIME PLN17-00213</b> <b><a href="#">HALOG</a></b> <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, Julio and Fiona Halog, for the approval of a two-year Extension of Time to an approved Variance that allows for reduction of the front setback requirement of 75 feet from the centerline of the traveled way along the east property line to allow a setback of 30 feet from the edge of the access easement in order to construct a 40-foot wide by 50-foot long (2,000 square foot) agricultural building (barn/workshop). The subject property, Assessor's Parcel Number 075-040-081-000, comprises approximately 4.9 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 11260 Lone Star Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303(e) and 15305(a) of the California Environmental Quality Act Guidelines and Sections 18.36.050(E) and 18.36.070(A)(1) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kelly Boyle, can be reached by phone at (530) 745-3183 or by email at <a href="mailto:kboyle@placer.ca.gov">kboyle@placer.ca.gov</a>.</p>
<p>9:10 a.m. KKC</p>	<p><b>MINOR USE PERMIT MODIFICATION PLN16-00071 / PLN18-00431</b> <b><a href="#">BOEGER</a></b> <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, George and Carissa Boeger, for the approval of a Minor Use Permit Modification to allow for a new use, Repair and Maintenance – Vehicle for the operation of G&amp;T Truck Repair. The subject property, Assessor's Parcel Number 073-170-062-000, comprises approximately 3 acres, is currently zoned C2-Dc (General Commercial, combining Design Scenic Corridor) and is located at 77 Apple Court, in the Applegate 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 1 – Existing Facilities). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p style="text-align: center;"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	

<p>9:20 a.m. AR</p>	<p><b>MINOR LAND DIVISION PLN17-00419</b>  <b>PETRIK</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</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, Lina Petrik, for the approval of a Minor Land Division to divide a 2.43-acre parcel into two parcels consisting of 1.31 acres (Parcel 1) and 1.12 acres (Parcel 2). The subject property, Assessor's Parcel Number 035-031-041-000 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 7960 Eagle View Lane, 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 <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>
<p>9:30 a.m. KKC</p>	<p><b>MINOR LAND DIVISION MODIFICATION PLN19-00281</b>  <b>SANCHEZ</b>  <b>PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION</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, Albert and Sharon Sanchez, for the approval of a Minor Land Division Modification to eliminate a requirement to construct a new driveway along the east side of proposed parcel 2. The subject property, Assessor's Parcel Number 032-244-070-000, comprises approximately 12.2 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 7543 Old Pear Hill Road, in the Penryn area. The Minor Land Division was approved by the Parcel Review Chairman at the July 19, 2018 Parcel Review Committee hearing and a Mitigated Negative Declaration was adopted at the same time. Per Section 15162 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act (CEQA), the lead agency determined the proposed modifications would not result in a major revision to the project's MND and a subsequent MND will not be required to be prepared. 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>