



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**PLANNING SERVICES  
DIVISION**

Michael J. Johnson, AICP  
Agency Director

E.J. Ivaldi, Deputy Director

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
**FINAL AGENDA**  
THURSDAY, DECEMBER 18, 2014

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.

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.

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**PLACER COUNTY ZONING ADMINISTRATOR**

9:00 AM  
RS

**MINOR USE PERMIT (PLN14-00096)**  
**VERIZON WIRELESS - AUBURN**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 3 (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 Verizon Wireless, Andrew Lesa on behalf of Epic Wireless, for approval of a Minor Use Permit to allow for a new 80-foot high, monopine cellular communications facility (cell tower facility would have 12 panel antennas, 8 RRU's, 4 surge protectors and 2 GPS antennas) with a pre-fabricated equipment shelter, a standby diesel generator, and a fenced compound area. The subject property, Assessor's Parcel Number 051-130-016-000, comprises approximately 5.1 acres, is currently zoned RM-UP-DL5 PD=5 (Residential Multi-Family combining Use Permit, combining Density Limitation and Planned Development 5 Dwelling Units per acre) and is located at 2965 Richardson Drive in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures)]. The Planning Services Division contact, Roy Schaefer can be reached at (530) 745-3061

<p>9:10 AM LC</p>	<p><b>VARIANCE (PLN14-00190)</b>  <b>PETERSON</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 (UHLER)</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 Jason Becker on behalf of the property owners, Jeff and Shawn Peterson, for approval of a Variance to reduce the required rear setback of 30 feet from the property line to 17 feet in order to allow for the construction of a ground mounted solar array. The subject property, Assessor's Parcel Number 035-021-046-000, comprises approximately 2.0 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture combining a minimum building site of 4.6 acres) and is located at 6392 Laird Road in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction, Accessory Structures)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>9:20 AM NS</p>	<p><b>VARIANCE (PLN14-00132)</b>  <b>MALONE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 Michael Kaholokula, Solar Energy Design on behalf of the property owner Norman &amp; Susan Malone for approval of a Variance to allow for a reduced side and rear setback for an existing ground-mount solar array. The request for the setback is 5 feet from both the side and rear property lines in a zone district where 30 feet to the side and rear property lines is required. The subject property, Assessor's Parcel Number 076-181-008-000, comprises approximately .78 acres, is currently zoned RA-B-100 (Residential Agriculture combining a minimum building site of 100,000 square feet (or 2.3 acre minimum)) and is located at 13015 Dry Creek Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction, Accessory Structures)]. The Planning Services Division contact, Nikki Streegan, can be reached at (530) 745-3577.</p>
<p>9:30 AM LC</p>	<p><b>VARIANCE (PLN14-00204)</b>  <b>ORMANDO</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (DURAN)</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 property owner, Steve Ormando, for approval of a Variance to allow for a 40-foot setback from a pond, where a 50-foot setback is required, and a 30-foot setback from the centerline of the onsite intermittent stream, where 50 feet from the centerline of the stream is required, in order to complete the installation of an in-ground swimming pool. The subject property, Assessor's Parcel Number 026-330-039-000, comprises approximately 4.8 acres, is currently zoned F-B-X-10ac (Farm, combining a minimum building site of 10 acres) and is located at 3340 Garden Bar Road in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA 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, Lisa Carnahan can be reached at (530) 745-3067.</p>
<p align="center"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND  RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	

<p>9:40 AM MJ</p>	<p><b>MINOR LAND DIVISION (PLN14-00173)</b>  <b>FERRARI</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</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 Robert Nielebeck with Southfork LP., on behalf of the property owner Paul and Alice Ferrari, for approval of a Minor Land Division to create two parcels for financing purposes only, consisting of 114.4 acres and 25.4 acres. The subject properties, Assessor's Parcel Numbers 020-150-087-000 and 020-150-008-000, comprise approximately 139.8 acres, are currently zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and are located at the Northwest and Southwest corners of Chamberlin Road and Manzanita Road in the Lincoln area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption [Section 15305 of the CEQA 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, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>9:50 AM</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN14-00192)</b>  <b>LEAVELL</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b>  County review of the history of Assessor Parcel Number 021-274-042-000 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-20 (Farm, combining a minimum Building Site of 20 acres) and is located on Highway 193, 1,600 feet east of Oak Tree Lane in the Lincoln area.</p>