



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

**PLANNING SERVICES**  
**DIVISION**

Michael J. Johnson, AICP  
Agency Director

Paul Thompson, Deputy Director  
Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
**ACTION AGENDA**  
THURSDAY, JANUARY 16, 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. 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 A.M. RS	<b>VARIANCE (PVAA 20130335)</b> <b>BAXTER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b>
APPROVED	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 John Foti, on behalf of the property owners Matt and Jaime Baxter for approval of a Variance to allow a new swimming pool to be constructed with a setback of 25 feet from the centerline of Dudley Canal, where typically a setback of 100 feet from the centerline of a man-made canal is required. The subject property, Assessor's Parcel Number 026-280-016-000, comprises approximately 5 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 8301 Baxter Grade Road in the Auburn area. The Zoning Administrator 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(A) (1) – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.

<p>9:10 A.M. RS</p> <p>APPROVED</p>	<p><b>VARIANCE (PVAA 20130353)</b> <b>SERRANO</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 (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 Cindy Serrano and Jon Swartz for approval of a Variance to construct a 1,800 square foot addition to an existing single-family residence with a 7.5-foot front (north) setback to a road easement and with a 7.5-foot front (east) setback to Primrose Lane, where typically the front setback is 50 feet from the edge of easement or 75 feet from the centerline of the road easement (whichever is greater). In addition, a Variance to the maximum height of 30 feet is requested to allow for a height of 31 feet, 4 inches. The subject property, Assessor's Parcel Number 468-020-011-000, comprises approximately 0.357 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft.) and is located at 9374 Primrose Lane in the Roseville area. The Zoning Administrator 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(A) (1) – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>9:20 A.M. LC</p> <p>CONTINUED TO FEBRUARY 20, 2014 AT 9:10AM</p>	<p><b>VARIANCE (PVAA 20130369)</b> <b>DUNLAP</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 (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 John and Jane Dunlap for approval of a Variance to allow for a reduced front setback to both Indian Hill Road and Dillon Circle in order to construct a single-family residence, detached garage with a secondary residence and a solar array. The requested setback for the house and detached garage to Indian Hill Road is 20 feet to the property line or 60 feet to the existing centerline of Indian Hill Road, where 50 feet from the property line and 94 feet to the center of Indian Hill Road are required. The requested setback for the house and garage to Dillon Circle is 35 feet from the property line and 45 feet from the existing centerline of the road, where 50 feet and 75 feet, respectively, are required. The requested setback from Indian Hill Road for the solar array is 20 feet from the property line and 60 feet to the existing centerline, where 50 feet and 94 feet, respectively, are required. The requested setback of the solar array to Dillon Circle is 16 feet to the property line, and 26 feet to the existing centerline of Dillon Circle, where 50 feet and 75 feet, respectively, are required. The subject property, Assessor's Parcel Number 040-240-091-000, comprises approximately 1.2 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq. ft. (or 2.3 acre min) and is located at 10430 Dillon Circle in the Newcastle 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)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>9:30 A.M. MJ</p> <p>APPROVED</p>	<p><b>VARIANCE (PVAA 20130364)</b> <b>VANCE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 John Vance for approval of a Variance to allow for a reduction in the required east (side) setback and the north (rear) setback of 30 feet to allow for the construction of an approximately 1,250 square foot garage 15 feet from the property line. The subject property, Assessor's Parcel Number 072-160-012-000, comprises approximately 29,865 square feet, is currently zoned RA-B-100 [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum)] and is located at 92 Leonard Lane in the Colfax area. The Zoning Administrator will also</p>

	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, Melanie Jackson, can be reached at (530) 745-3036.
<b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b>	
9:40 A.M. MJ  APPROVED	<b>ADDITIONAL BUILDING SITE (PABS 20130355) MASSIE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (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 Rick and Debbie Massie for approval of an Additional Building Site comprised of 4.74 acres to allow for the construction of an approximately 1,885 square foot residence with an attached 993 square foot garage. The subject property, Assessor's Parcel Number 036-164-043-000, comprises approximately 9.76 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 7481 Quinn Place in the Loomis area. The Parcel Review Committee Chairman 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, Melanie Jackson, can be reached at (530) 745-3036.
9:50 A.M. MJ  APPROVED	<b>CERTIFICATE OF COMPLIANCE (PCOC 20130387) MORRISON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b> County review of the history of Assessor Parcel Number 020-011-098 to make a statement as to their compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). The subject parcel is zoned F-B-X-20 (Farm, combining a minimum Building Site of 20 acres) and is located at the intersection of Northridge Road and Thousand Oaks Drive in the Lincoln area.
<b>CONSENT ITEMS</b>	
*****  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130361) MCDONALD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor Parcel Number 112-190-062-000 to reconfigure parcels. The subject parcel is zoned PAS 027 Woodvista Residential and is located at 682 Midiron Avenue in the Tahoe Vista area.
*****  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130339) TURPIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 258-170-003-000 and 258-170-004-000 to reconfigure parcels. Subject parcels are zoned RF-B-X-4.6 PD0.44 (Residential Forest, combining minimum Building Site of 4.6 acres and a Planned Development of 0.44 dwelling units per acre) and are located at 30405 and 20360 Spring Garden Road in the Foresthill area.

*****  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130352)</b> <b>LASHLY</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 031-110-004-000 and 031-110-017-000 to reconfigure parcels. Subject parcels are F-B-X-5.0 (Farm, combining minimum Building Site of 5.0 acres) and are located at the end of Sycamore Hill Road in the Newcastle area.
*****  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130320)</b> <b>TAHOE TRUST</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 097-100-017-000 and 097-100-040-000 to reconfigure parcels. Subject parcels are zoned PAS 160 Homewood Residential and are located at 4970 West Lake Blvd in the Homewood area.
*****  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130370)</b> <b>RIOLO GREENS</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 1 (DURAN)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 023-250-055-000 and 023-250-029-000 to reconfigure parcels. Subject parcels are zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft., and a Planned Development of 2 dwelling units per acre) and are located at the intersection of Cook Riolo Road and Jimmy Way in the Roseville area.
*****  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130385)</b> <b>SOUTHFORK PARTNERSHIP</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 031-101-086-000; 031-101-087-000; 031-101-088-000 and 031-101-089-000 to reconfigure parcels. Subject parcels are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located approximately 1,800 feet southeasterly from the intersection of State Highway 193 and Clark Tunnel Road in the Newcastle area.
*****  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130291)</b> <b>WEGNER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-360-015-000 and 026-360-027-000 to reconfigure parcels. Subject parcels are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located at 4455 Gambah Drive in the Auburn area.