



**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  
**ACTION AGENDA**  
 THURSDAY, FEBRUARY 19, 2015

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.

**PLACER COUNTY ZONING ADMINISTRATOR**

9:00 AM AF	<b>MINOR USE PERMIT (PLN14-00195)</b> <b>GOLD COUNTRY SPORTS</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</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 the property owners John and Donna Burns, for approval of a Minor Use Permit to conduct firearms sales as a Home Occupation. The applicants would be required to receive a Federal Firearms Dealer License from the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives, prior to conducting any such sales. The subject property, Assessor's Parcel Number 040-040-059-000, comprises approximately 2.35 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 1160 Lozanos Road in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing facilities)]. The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.

<p>9:10 AM NS</p> <p>Approved</p>	<p><b>VARIANCE (PLN14-00225)</b> <b>PALLARI</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 ES Electrical Construction, Inc., on behalf of the property owner Raymond Pallari, for approval of a Variance to allow for a reduced front setback for a ground-mount solar array. The request for the setback is seven feet from the edge of the easement along Aspen Drive in a Zone District where fifty feet to the edge of the easement is required. The subject property, Assessor's Parcel Number 032-248-020-000, comprises approximately 3.17 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 2890 Buckeye Drive in the Penryn 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>9:20 AM NS</p> <p>Approved</p>	<p><b>VARIANCE (PLN15-00016)</b> <b>CRESCI</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 the property owners Mike and Maxine Cresci, for approval of a Variance to allow for a reduced side setback for a residential accessory structure. The request for the setback is fifteen feet from the side property line in a Zone District where thirty feet to the property line is required. The subject property, Assessor's Parcel Number 053-010-022-000, comprises approximately 1 acre, 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 790 Haines Court 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><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>9:30 AM RS</p> <p>Approved</p>	<p><b>MINOR LAND DIVISION (PMLD 20130390)</b> <b>HILLS</b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 4 (UHLER)</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 GHH Engineering Group on behalf of the property owner Paul Hills, for approval of a Minor Land Division to divide a 5.49-acre property into four parcels consisting of 1.17 acres, 1.39 acres, 1.36 acres and 1.57 acres. The subject property, Assessor's Parcel Number 048-103-022-000, comprise approximately 5.49 acres, is currently zoned (RS-AG-B-20) (Residential Single-Family, combining Agriculture, combining a Building Site of 20,000 square foot) and is located at 8137 Joe Rodgers Road in the Granite Bay area. The Parcel</p>

	Review Committee Chairman will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:30 AM MJ  Approved	<b>MINOR LAND DIVISION (PLN14-00050)</b> <b>GIBBS</b> <b>MITIGATED NEGATIVE DECLARATION</b> <b>SUPERVISORIAL DISTRICT 3 (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 George Wasley with Nevada City Engineering, on behalf of the property owners Larry, Jarett and Melina Gibbs, for approval of a Minor Land Division to divide a 9.6-acre parcel into two parcels consisting of 5.0 acres and 4.6 acres. The subject property, Assessor's Parcel Number 037-053-080-000, comprises approximately 9.6 acres, is currently zoned RA-B-X-4.6 (Residential Agricultural, combining minimum Building Site of 4.6 acres) and is located between Newcastle Road and Auburn Folsom Road, approximately 300 feet easterly along the access driveway from Auburn Folsom Road in the Newcastle area. The Parcel Review Committee Chairman will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
9:40 AM  Approved	<b>CERTIFICATE OF COMPLIANCE (PLN15-00020)</b> <b>PERRON</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b> County review of the history of Assessor Parcel Number 031-040-059-000 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-10 (Farm, combining a minimum Building Site of 10 acres) and is located at 6200 Wise Road in the Newcastle area.
<b>CONSENT ITEM</b>	
*****  Approved	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00229)</b> <b>RESORT AT SQUAW CREEK</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> Minor Boundary Line Adjustment on Assessor Parcel Numbers 096-060-070-000; 096-290-068-000; 096-290-069-000; 096-060-069-000 and 096-290-067-000 to reconfigure the subject parcels. The properties are zoned FR (Forest Recreation) and are located at 350 Squaw Creek Road in the Olympic Valley area.