



**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, JULY 16, 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.

<b>PLACER COUNTY ZONING ADMINISTRATOR</b>	
8:55 AM	<b>PUBLIC COMMENT</b> 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.
9:00 AM KC	<b>CONDITIONAL USE PERMIT (PLN15-00187)</b> <b>SINGH</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 1 (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 the property owner Amarjit Singh for approval of a Conditional Use Permit to allow a 6-foot high solid fence in the front setback where 3 feet would normally be required. The subject property, Assessor's Parcel Number 029-250-015-000, comprises approximately 20,900 square feet, is currently zoned RS-

	<p>AG-B-40 PD-1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 8825 Wentworth Way in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.010 of the Placer County Environmental Review Ordinance (Class 3- New Construction of Small Structures)]. The Planning Services Division contact, Kally Kedinger-Cecil, can be reached at (530) 745-3034.</p>
<p>9:10 AM KC</p>	<p><b>VARIANCE (PLN15-00228)</b> <b>ADAM/MALY</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 Jonathan Rodrian on behalf of the property owners Aaron Adam and Melissa Maly, for approval of a Variance to allow for the reconstruction of a single family home destroyed by fire to be rebuilt 30 feet from the front property line where 50 feet would normally be required. The subject property, Assessor's Parcel Number 076-172-009-000, comprises approximately 0.39 acres, is currently zoned RS-AG-B-100 [Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre minimum)] and is located at 12350 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 of the Placer County Environmental Review Ordinance (Class 3 - New Construction of Accessory Structures)]. The Planning Services Division contact, Kally Kedinger-Cecil, can be reached at (530) 745-3034.</p>
<p>9:20 AM KC</p>	<p><b>VARIANCE (PLN15-00220)</b> <b>WALSH</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 Rick Therien with RT Solar on behalf of the property owners Jim and Jill Walsh, for approval of a Variance to allow for the installation of a solar ground mount 10 feet from the side property line where 30 feet would normally be required. The subject property, Assessor's Parcel Number 036-071-059-000 comprises approximately 5.08 acres, is currently zoned RA-B-X 4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 4865 Hansen 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 of the Placer County Environmental Review Ordinance (Class 3 - New Construction of Small Structures)]. The Planning Services Division contact, Kally Kedinger-Cecil, can be reached at (530) 745-3034.</p>
<p>9:30 AM KC</p>	<p><b>MINOR USE PERMIT (PLN15-00198)</b> <b>MCCLAY</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 Jane and Terry McClay for approval of a Variance to allow for the installation of a pool five feet from the property line where 25 feet would normally be required. The subject property, Assessor's Parcel Number 071-260-052-000 comprises approximately 5.5 acres, is currently zoned F-B-43 PD = 1 (Farm, combining minimum Building Site of 43,560 square feet (or 1 acre minimum) and a Planned Development of 1 dwelling unit per acre) and is located at 22977 Pine Hollow Road in the Colfax 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 of Accessory</p>

	Structures). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached at (530) 745-3034.
9:40 AM KC	<p><b>VARIANCE (PLN15-00229)</b>  <b>TONGE</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 the property owner Kathy Tonge for approval of a Variance to allow an existing carport to remain one-foot from the property line where 30 feet would normally be required. The subject property, Assessor's Parcel Number 037-053-026-000 comprises approximately 8 acres, is currently zoned RA-B-X 4.6 acre minimum (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 3290 Rattlesnake 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, Kally Kedinger-Cecil, can be reached at (530) 745-3034.</p>
9:50 AM LC	<p><b>VARIANCE (PLN15-00230)</b>  <b>WEST</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</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 Brian and Meghan West, for approval of a Variance to allow a reduction in the required setback from the southern property line in order to construct a pool and associated perimeter safety fence for the pool. The applicants are requesting 19 feet from the south, center line of traveled way, where 75 feet from the center line of traveled way is required (12 feet from the edge of easement, where 50 feet from the edge of easement is required). The subject property, Assessor's Parcel Number 017-030-073-510 comprises approximately 2.4 acres, 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 3200 Amoruso Way in the Roseville 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>
10:00 AM AF	<p><b>MINOR USE PERMIT AND VARIANCE (PLN14-00197)</b>  <b>PG&amp;E OPERATIONS CENTER</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</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 Pacific Gas and Electric Company for approval of a Minor Use Permit to construct an operations yard and compressed natural gas fueling facility on a 1.46-acre portion of the project site. The request includes approval of a Variance to reduce the side setback of the south property boundary from 15 feet to 10 feet in order to construct a 4,087 square foot shop building and to legally confer the south side setback of 10 feet for the existing 25,000 square foot industrial office building. The subject property, Assessor's Parcel Number 017-210-003-000 comprises approximately 4.95 acres, is currently zoned INP-Dc (Industrial Park combining Design Scenic Corridor) and is located at 4180 Duluth Avenue in the Sunset Industrial area in the Rocklin area. The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration in accordance with CEQA Guidelines Section 15074. The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.</p>

10:10 AM RS	<p><b>VARIANCE (PLN15-00235)</b>  <b>CAIN</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 Travis DiNuova with Sunrise Energy Solutions on behalf of the property owners, Dennis and Bonnie Cain, for approval of a Variance to allow a ground mounted solar array to be installed with a 12-foot rear setback, where typically 25 feet is required. The subject property, Assessor's Parcel Number 050-200-002-000 comprises approximately 0.73 acres, is currently zoned RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, and a Planned Residential Development of 1 dwelling unit per acre) and is located at 6156 Reservoir Court (Lot 145 of Folsom Lake Estates Subdivision) in the Granite Bay 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><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND  RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p><b>CONSENT ITEMS</b></p>	
*****	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00239)</b>  <b>SIERRA GRACE FELLOWSHIP</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Minor Boundary Line Adjustment on Assessor's Parcel Numbers 052-111-031-000 and 052-111-060-000 to reconfigure the subject parcels. The properties are zoned RS-AG (Residential Single Family Agriculture) and are located at 12401 Luther Road and 1260 Wesley Lane in the Auburn area.</p>
*****	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00136)</b>  <b>SHAW</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Minor Boundary Line Adjustment on Assessor's Parcel Numbers 026-130-043-000 and 026-130-045-000 to reconfigure the subject parcels. The properties are zoned F-B-X 10 AC. MIN. (Farm, combining minimum Building Site of 10 acres) and are located at 9405 Hubbard Road and 9505 Hubbard Road in the Auburn area.</p>
*****	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00134)</b>  <b>CADIENTE/CARROLL</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p>

	<p>Minor Boundary Line Adjustment on Assessor's Parcel Numbers 073-050-053-000 and 073-050-011-000 to reconfigure the subject parcels. The properties are zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and are located at 16890 Lays Lake Estates Lane and 300 White Clover Valley Road in the Meadow Vista area.</p>
*****	<p><b>VOLUNTARY MERGER (PLN15-00214)</b>  <b>WILHELM</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 1 (DURAN)</b>  Voluntary Merger on Assessor's Parcel Numbers 023-081-013-000 and 023-081-014-000 to reconfigure the subject parcels. The properties are zoned RA-B-X-DR 10 AC. MIN. (Residential Agriculture, combining a Development Reserve and combining minimum Building Site of 10 acres) and are located at 10691 Baseline Road in the Elverta area.</p>
*****	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00167)</b>  <b>BELL/MEYER</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b>  Voluntary Merger on Assessor's Parcel Numbers 031-430-019-000 and 031-430-020-000 to reconfigure the subject parcels. The properties are zoned F 4.6 AC. MIN. (Farm, combining a minimum Building Site of 4.6 acres) and are located at 2581 Fawn Hill Lane in the Auburn area.</p>