



ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE

AGENDA

THURSDAY, FEBRUARY 19, 2026

10:00 a.m.

Planning Commission Hearing Room, 3091 County Center Drive, Auburn, CA 95603

Crystal Jacobsen, Zoning Administrator/
Parcel Review Committee Chair

Marci Branaugh, Deputy Clerk of the Board
Sasha Pelletier, Board Commission Clerk

The Zoning Administrator/Parcel Review Committee meeting will be open to in-person attendance. In addition, a courtesy video feed of the meeting can be viewed at www.placer.ca.gov. Note that the video may be slightly delayed from the actual meeting. For the convenience of citizens in the North Tahoe area who are not able to travel to the Auburn meeting location or do not have internet access, courtesy access to interactive video will be available at the Placer County Administrative Offices - Tahoe City, 775 North Lake Boulevard, Tahoe City, CA 96145 for the duration of this meeting. Please note, this is not an alternative meeting location, but a courtesy service provided to citizens in the North Tahoe area for the reasons stated.

The Zoning Administrator/Parcel Review Committee Chair 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 / Parcel Review Committee Chair may take whatever action she 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 submitted to the Zoning Administrator/Parcel Review Committee Chair after distribution of the agenda packet are available for public inspection at the Clerk of the Board of Supervisors Office, 175 Fulweiler Avenue, Auburn, during normal business hours. Written or emailed public comments received less than two days prior to the meeting will be distributed to the Zoning Administrator/Parcel Review Committee Chair at the hearing with a copy available to the public at the hearing location only. All correspondence and documents received will be retained by the Clerk as part of the administrative record. Emails received through the Clerk's email address below during the meeting will still become part of the record and retained by the Clerk. Citizens may submit their comments in written form by emailing comments to the Clerk of the Board at zoningadministrator@placer.ca.gov or mail the same through the U.S. Postal Service to the County, Attn: Clerk of the Board, 175 Fulweiler Avenue, Auburn, CA 95603.

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. Any requests received by the Clerk less than two business days prior to the scheduled meeting for which the accommodation is requested will be accommodated only if time permits.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator/Parcel Review Committee Chair, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator/Parcel Review Committee Chair.

CONSENT AGENDA: All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Zoning Administrator/Parcel Review Committee Chair taking action, and the item may be removed for discussion and/or hearing.

**PLACER COUNTY ZONING ADMINISTRATOR TIMED ITEMS
to be discussed at the time shown or shortly thereafter**

10:00 AM

1. PLANNING SERVICES DIVISION

A. [Arnett Addition Front Setback Variance \(PLN25-00352\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant Aren Saltiel, on behalf of the property owner Andrew Arnett, for approval of a Variance and to take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.050 (Class 3 – New construction or conversion of small structures).
 - b. Approve a Variance to the front setback for a two-story residential 861-square-foot addition located 42 feet from the center line of the traveled way associated with Quail Lane, whereas 45 feet is otherwise required, in accordance with Placer County Code Section 17.60.100 (Variance), subject to the recommended Conditions of Approval and findings.

Project Location: 2625 Quail Lane, Homewood CA

Assessor Parcel Number: 084-033-014-000

County Staff: Heather Beckman, Senior Planner

10:05 AM

2. PLANNING SERVICES DIVISION

A. [Ennis Variance \(PLN25-00390\), Supervisorial District 4](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Eileen Ennis, for approval of a Variance and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Sections 15301 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Sections 18.36.030 (Class 1 – Existing Structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations)
 - b. Approve a Variance request to allow an existing, unpermitted, 174-square-foot patio cover to remain five inches from the east side property line where five feet is normally required in accordance with Placer County Code Section 17.60.100 (Variance), subject to the recommended Conditions of Approval and findings.

Project Location: 8232 Seeno Avenue, Granite Bay, CA 95746

Assessor Parcel Number: 460-063-003-000

County Staff: Jared Peters, Associate Planner

10:10 AM

3. **PLANNING SERVICES DIVISION**

A. [Vulcan Minor Use Permit and Design Review Modification \(PLN25-00212\), Supervisorial District 1](#)

1. Conduct a public hearing to consider a request from the applicant, Terry Marshall, on behalf of the property owner, Vulcan Materials Company, for approval of a Minor Use Permit and Design Review Modification and take the following actions:
 - a. Determine the Mitigated Negative Declaration (State Clearinghouse Number 2025120495) is adequate to satisfy the requirements of the California Environmental Quality Act and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program based on the findings contained in the report.
 - b. Approve a Minor Use Permit Type A Modification to modernize an existing Hot Mix Asphalt plant to include three 76-foot-tall storage silos, where the height limit is normally 50 feet per Placer County Code Section 17.54.020(D)(4)(b) (Height Limits and Exceptions) subject to the recommended Conditions of Approval and findings.
 - c. Approve a modification to an approved Design/Site Agreement to modernize an existing Hot Mix Asphalt plant to include three 76-ft-tall storage silos, where the height limit is normally 50 feet per Placer County Code Section 17.40.010(D) (Industrial [IN]) subject to the recommended Conditions of Approval and findings.

Project Location: 9800 Del Road in the unincorporated Roseville Area

Assessor Parcel Number: 474-120-032-000, 474-120-033-000, 474-120-028-000

County Staff: Jared Peters, Associate Planner

10:15 AM

4. **PLANNING SERVICES DIVISION**

A. [Chabad of Roseville Minor Use Permit Modification \(PLN25-00407\), Supervisorial District 4](#)

1. Conduct a public hearing to consider a request from the applicant, Adam Lehner, on behalf of the property owner, Chabad of Roseville Jewish Community Center, for approval of a Minor Use Permit Modification and take the following actions:
 - a. Determine the project is consistent with the previously adopted Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (SCH #2018092053).
 - b. Approve a Modification to a Minor Use Permit to remove the educational land use from the project in accordance with Placer County Code Section 17.58.180 (Changes to an approved project) subject to the Recommended Modified Conditions of Approval and findings.

Project Location: 4410 Douglas Blvd in the unincorporated Granite Bay area

Assessor Parcel Number: 462-010-030-000

County Staff: Jared Peters, Associate Planner

10:20 AM

5. **PLANNING SERVICES DIVISION**

- A. [Mackenstadt Addition Utility and Road Easement Setback Variance \(PLN25-00453\), Supervisorial District 5](#)
1. Conduct a public hearing to consider a request from the applicant Edric Fleming, on behalf of the property owners Erik and Breann Mackenstadt, for approval of a Variance and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Sections 18.36.050 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve a Variance to allow for construction of a 3,047-square-foot addition eight (8) feet, one (1) inch from a 50-foot utility and road easement (25 feet on each side of property line) where a 50-foot setback is normally required in accordance with Placer County Code Section 17.60.100 (Variance), subject to the recommended Conditions of Approval and findings.

Project Location: 6505 New Bath Road in the unincorporated Foresthill area

Assessor Parcel Number: 007-240-085-000

County Staff: Jared Peters, Associate Planner

10:25 AM

6. **PLANNING SERVICES DIVISION**

- A. [Reynolds Variance Modification and Extension of Time \(PLN22-00013-EOT001\) Supervisorial District 5](#)
1. Conduct a public hearing to consider a request from the property owners, Timothy and Emmaly Reynolds, for approval of a first two-year Extension of Time and a Modification to the previously approved Reynolds Variance and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Sections 15301 (Existing Facilities) and Section and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act Guidelines and Sections 18.36.030 and 18.36.060 of the Placer County Environmental Review Ordinance (Class 1—Existing facilities and Class 5 – Minor alterations in land use limitations).
 - b. Approve a two-year Extension of Time, extending the expiration date from December 15, 2025, to December 15, 2027, to allow an addition to an existing residence to be located 20 feet from the southern front Edge of Easement where a front setback of 50 feet from Edge of Easement is required and located ten feet from eastern side property line where 30 feet is normally required, and to be located 50 feet from the Ordinary High Water Mark of Auburn Ravine where a stream system setback of 200 feet is normally required in accordance with Placer County Code Section 17.60.100 (Variance), subject to the Recommended Conditions of Approval and findings.
 - c. Approve a Modification to a previously-approved Variance to allow for an increase in the size of the addition from 1,190 square feet to 1,540 square feet and to eliminate a request to allow a 1,200-square-foot garage to be located 50 feet from the Ordinary High Water Mark of Auburn Ravine where a setback of 200 feet is required, in accordance with Placer County Code Section 17.60.100 (Variance), subject to the Recommended Conditions of Approval and findings.

Project Location: 870 Geraldson Road, in the unincorporated Newcastle area

Assessor Parcel Number: 040-060-029-000

County Staff: Nizar Slim, Senior Planner

10:30 AM

7. **PLANNING SERVICES DIVISION**

A. [Michel \(As-Built\) Garage Front \(Edge of Road Easement\) Setback Variance \(PLN25-00337\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Alan Michel, for approval of a Variance and take the following actions:
 - a. Determine the proposed action to deny the project is statutorily exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15270 and Placer County Code Section 18.36.010(G) (Projects Which Are Disapproved).
 - b. Deny a Variance to allow for an approximately 600-square-foot, unpermitted, as-built, attached garage to remain in place within the front setback, ten feet, three inches from the edge of road easement, where a 50-foot front setback is normally required.

Project Location: 5640 Bell Road in the unincorporated Auburn Area

Assessor Parcel Number: 075-050-013-000

County Staff: Joe Plumley, Assistant Planner

PLACER COUNTY ZONING ADMINISTRATOR/PARCEL REVIEW COMMITTEE CONSENT ITEMS

All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Zoning Administrator/Parcel Review Committee taking action, and the item may be removed for discussion and/or hearing.

8. **PLANNING SERVICES DIVISION**

A. [Placer Ranch Specific Plan – Phase 1C – Village 17 Entry Minor Boundary Line Adjustment \(PLN 25-00338\), Supervisorial District 2](#)

1. Consider a request from the applicant, JEN CA Placer Ranch, LLC, on behalf of the property owners, Mourier Investments LLC, and JEN CA Placer Ranch, LLC, and take the following actions:
 - a. Determine the Minor Boundary Line Adjustment is categorically exempt from environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve the Placer Ranch Specific Plan – Phase 1C – Village 17 Entry Minor Boundary Line Adjustment (PLN25-00338), to reconfigure the subject properties.

Project Location: 1430 Blue Oaks Blvd. Ste. 190, Roseville, CA 94747, 1478 Stone Point Drive Ste. 100, Roseville, CA 95661, 1430 Blue Oaks Blvd. Ste. 190, Roseville, CA 94747

Assessor Parcel Number: 017-500-061-000, 017-500-091-000, and 017-500-013-000

County Staff: Kara Conklin, Senior Planner

9. **PLANNING SERVICES DIVISION**

A. [The Aria at Placer One and The Sonata at Placer One \(PRSP – Villages 15 & 16\) Design Site Review Agreement, \(PLN25-00454\), Supervisorial District 2](#)

1. Consider a request from Nes Anselmo on behalf of Taylor Morrison of California, LLC, and take the following actions:
 - a. Determine the project is within the scope of the previously certified Environmental Impact Report and subsequent Addendums thereto for the Sunset Area Plan/Placer Ranch Specific Plan pursuant to CEQA Guidelines 15162, and no additional environmental review is triggered per CEQA Guidelines 15162 – 15164.
 - b. Approve a Design Site Review Agreement for The Aria at Placer One and The Sonata at Placer One (PRSP – Villages 15 & 16) Project subject to the Design Site Review Agreement and Conditions of Approval for the approved entitlement, Placer Ranch Specific Plan, Phases 1 B and 1C.

Project Location: South of Sunset Boulevard, east of Foothills Boulevard within the Placer Ranch Specific Plan Area

Assessor Parcel Number: 017-500-018-000 and 017-063-075-000

County Staff: Kara Conklin, Senior Planner

10. **PLANNING SERVICES DIVISION**

A. [Shell Design Review Type D \(PLN25-00415\), Supervisorial District 5](#)

1. Consider a request from the applicant, Brendan Armbruster, on behalf of the property owner, 7-Eleven Inc., and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Sections 15301 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.030 (Class 1 - Existing facilities) and Section 18.36.070 (Class 5- Minor alterations to land use limitations).
 - b. Approve a Design Site Review Agreement for the Shell Design Review Type D (PLN25-00415) project, subject to the terms of the Design Site Review Agreement and associated exhibits including the Recommended Conditions of Approval attached thereto.

Project Location: 2280 Drive In Way in the unincorporated Auburn area

Assessor Parcel Number: 052-220-025-000

County Staff: Martin Romero, Associate Planner

11. **PLANNING SERVICES DIVISION**

A. [SAK Warehouse Building Design Site Review Agreement, \(PLN25-00366\), Supervisorial District 2](#)

1. Consider a request from Benjamin Bruhn, on behalf of the property owner, SAK Construction, LLC, and take the following actions:
 - a. Determine the project is consistent with the previously adopted Mitigated Negative Declaration for the Placer Gold Industrial Park Project (PLN14-00138) and meets the criteria in Public Resources Code Section 21083.3 and none of the conditions in California Environmental Quality Act Guidelines Sections 15162 through 15164 apply.
 - b. Approve the SAK Warehouse Building Design Site Review Agreement (PLN25-00366) subject to the Conditions of Approval.

Project Location: 3515 Cincinnati Avenue, Rocklin

Assessor Parcel Number: 495-030-007-000

County Staff: Nick Trifiro, Senior Planner

12. **ZONING ADMINISTRATOR CLERK**

A. [Summary Action](#)

1. Approve the Summary Actions from the January 22, 2026, Zoning Administrator/Parcel Review Committee Meeting.

ADJOURNMENT – To next regular meeting.