



ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE

AGENDA

THURSDAY, APRIL 16, 2026

10:00 a.m.

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

Stacy Wydra, Zoning Administrator/
Parcel Review Committee Chair

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

The Planning Commission Hearing Room will be open to in-person attendance. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://placer-ca-gov.zoom.us/j/97914380232> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 979 1438 0232. In addition, a courtesy video feed of the meeting can be viewed at <https://www.youtube.com/@placercomeetings>. Note that the video may be slightly delayed from the actual meeting.

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 PARCEL REVIEW COMMITTEE TIMED ITEMS
to be discussed at the time shown or shortly thereafter

10:00 AM

1. PLANNING SERVICES DIVISION

A. [Singh Minor Land Division \(PLN24-00406\), Supervisorial District 4](#)

1. Conduct a public hearing to consider a request from the applicant, Javed T. Siddiqui, on behalf of the property owners, Ranjit Singh and Chanpreet Sahota, for approval of a Minor Land Division and take the following actions:
 - a. Determine the Mitigated Negative Declaration (State Clearinghouse Number 2026020454) is adequate to satisfy the requirement of the California Environmental Quality Act and adopt the Mitigated Negative Declaration based on the findings contained in the report.
 - b. Approve a Minor Land Division for a Tentative Parcel Map to subdivide an existing undeveloped 2.4-acre parcel into two resultant parcels consisting of 1.5 acres (Parcel 1) and 0.9 acres (Parcel 2), subject to the recommended Conditions of Approval and findings.

Project Location: 8030 Eagle View Lane, in unincorporated Granite Bay

Assessor Parcel Number: 035-031-044-000

County Staff: Joe Plumley, Assistant Planner

10:05 AM

2. PLANNING SERVICES DIVISION

A. [Quick Quack Innovation Center Minor Land Division \(PLN25-00309\), Supervisorial District 2](#)

1. Conduct a public hearing to consider a request from the applicant, Brian Cooley, on behalf of the property owner, Vance Shannon (Quick Quack Car Wash Holdings LLC) for approval of Minor Land Division and take the following actions:
 - a. Determine the project is consistent with the previously certified Sunset Area Plan/Placer Ranch Specific Plan Environmental Impact Report (State Clearinghouse Number 2016112012) pursuant to California Environmental Quality Act Guidelines Section 15168, and no additional environmental review is triggered per Sections 15162 through 15164.
 - b. Approve a Minor Land Division to subdivide an existing 7.62-acre property into two parcels consisting of 3.97 acres (Parcel1) and 3.65 acres (Parcel 2), subject to the Recommended Conditions of Approval.

Project Location: 3870 South Loop Road in the unincorporated Rocklin

Assessor Parcel Number: 017-302-001-000

County Staff: Nizar Slim, Senior Planner

10:10 AM

3. **PLANNING SERVICES DIVISION**

A. [Hum in Peace LLC Minor Land Division, Extension of Time \(PLN17-00235-EOT001\),
Supervisory District 5](#)

1. Conduct a public hearing to consider a request from the applicant, Cranmer Engineering, on behalf of the property owner, Hum in Peace LLC, for approval of a third and final two-year Extension of Time to the previously approved Hum in Peace Minor Land Division (previously known as the Schwarzkopf Minor Land Division) and take the following actions:
 - a. Determine that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis beyond the Mitigated Negative Declaration (State Clearinghouse Number 2018102065) pursuant to California Environmental Quality Act Guidelines Section 15162.
 - b. Approve the third and final 24-month Extension of Time for the Hum in Peace Minor Land Division, extending the project entitlements expiration date to January 17, 2028, subject to the Modifications to Final Conditions of Approval and findings.

Project Location: 20465 Placer Hills Road, in the unincorporated Weimar area

Assessor Parcel Number: 072-081-069-000

County Staff: Nizar Slim, Senior Planner

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

10:15 AM

4. **PLANNING SERVICES DIVISION**

A. [Alpine Circle Road Monopole Facility Administrative Review Permit \(PLN26-00053\),
Supervisory District](#)

1. Consider a request from the applicant, Lisa Elliott, with Streamline Engineering, on behalf of T-Mobile and the property owner, River Run, for approval of an Administrative Review Permit (ARP) to replace the existing 36-foot cellular monopole with a new 85-foot stealth monopine cellular tower (90 feet to top of faux branches) consisting of four antennas, four remote radio units, two cables and associated cabinets and equipment at an existing T-Mobile wireless communications facility at 2235 Alpine Circle Road near River Road (aka State Route 89) in Alpine Meadows. This facility was originally approved in the early 2000's with an Administrative Approval (AA-047). There have been subsequent Administrative Approvals and Administrative Review Permits since that time, allowing for modifications, including adding and removing antennas, radios, and associated infrastructure. The monopole replacement proposal that is the subject of this Administrative Review Permit was approved under a previous Administrative Review Permit (PLN22-00178), which expired on March 21, 2026, and was not constructed within the permit expiration window.

Project Location: 2235 Alpine Circle Road, Tahoe City, CA 96145

Assessor Parcel Number: 095-050-059-000

County Staff: Christie Betker, Staff Services Analyst

10:20 AM

5. **PLANNING SERVICES DIVISION**

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

1. Staff requests to continue this item from the April 16, 2026, Zoning Administrator/Parcel Review Committee hearing to the May 21, 2026, Zoning Administrator/Parcel Review Committee hearing.

Project Location: 5640 Bell Road in the unincorporated Auburn Area

Assessor Parcel Number: 075-050-013-000

County Staff: Joe Plumley, Assistant Planner

10:25 AM

6. **PLANNING SERVICES DIVISION**

A. [Barker Home Addition and As-Built Accessory Structures Setback Variance \(PLN25-00359\), Supervisorial District 3](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Cody Barker, 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, 15303, and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.030 (Class 1 – Existing facilities), 18.36.050 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) of the Placer County Code.
 - b. Approve a Variance to allow for the construction of a 533-square-foot home addition seven feet, 11 inches from the side property line and eight feet from the rear property line where a 30-foot side and rear setback is normally required.
 - c. Approve a Variance to allow an as-built, 720-square-foot detached garage to remain 11 feet from the front property line where a 50-foot front setback is normally required.
 - d. Approve a Variance to allow an as-built, 133-square-foot shed to remain one foot from the side property line where a 30-foot side setback is normally required, subject to the Recommended Conditions of Approval and findings.

Project Location: 1786 Taylor Road in the unincorporated Penryn area

Assessor Parcel Number: 032-133-012-000

County Staff: Joe Plumley, Assistant Planner

10:30 AM

7. **PLANNING SERVICES DIVISION**

A. [Chugay Residence and Shop Front Setback Variance Modification \(PLN26-00001\), Supervisorial District 4](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, David Chugay, for approval of a Modification to the previously approved Chugay 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 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) of the Placer County Code.
 - b. Approve a Modification to a previously approved Variance (PLN25-00053) to allow for the construction of, including but not limited to, 1) a 4,500-square-foot, single-family residence with a 1,400-square-foot attached garage, 33 feet six inches from the front edge of easement where a 50-foot front setback is normally required; and 2) a 2,430-square-foot shop and with a 1,070-square-foot attached storage structure and a 1,001-square-foot attached carport, and 799 total square feet of covered patio, 33 feet 11 inches from the front edge of easement where a 50-foot front setback is normally required, subject to the Recommended Modified Final Conditions of Approval.

Project Location: 3032 China Mine Road, in the unincorporated Penryn area

Assessor Parcel Number: 037-011-066-000

County Staff: Rebecca Lizarde, Assistant Planner

10:35 AM

8. **PLANNING SERVICES DIVISION**

A. [Weaver \(As-Built\) Shop Side Setback Variance \(PLN25-00347\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Michael Weaver, 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 Sections 18.36.030 (Class 1 – Existing facilities) and 18.36.070 (Class 5 – Minor alterations in land use limitations) of the Placer County Code.
 - b. Approve a Variance to allow for an existing, unpermitted 1,750-square-foot metal shop to remain 15 feet from the west side property line where a 20-foot side setback is normally required, subject to the Recommended Conditions of Approval and findings.

Project Location: 20460 Cedar View Court in the unincorporated Foresthill area

Assessor Parcel Number: 257-040-053-000

County Staff: Rebecca Lizarde, Assistant Planner

10:40 AM

9. **PLANNING SERVICES DIVISION**

A. [Penryn Warehouse Minor Use Permit Modification \(PLN26-00031\), Supervisorial District 3](#)

1. Conduct a public hearing to consider a request from the applicant, Ryan Hurlock, on behalf of the property owner, HHH Holding CA, LLC, for approval of a Minor Use Permit Modification and take the following actions:
 - a. Determine the Minor Use Permit Modification is within the scope of the previously adopted Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, and that no additional environmental review is triggered pursuant to California Environmental Quality Act Guidelines Section 15162 through 15164.
 - b. Approve a Minor Use Permit Modification to update the project description for the Penryn Warehouse to update the hours of operation and reflect the accurate number of employees working onsite, which reduces the number of vehicle trips to and from the project site, in accordance with Placer County Code Section 17.58.120 (Minor Use Permit) subject to the Recommended Modified Conditions of Approval and findings.

Project Location: 2140 Taylor Road, in the unincorporated area of Penryn

Assessor Parcel Numbers: 032-220-067-000

County Staff: Kara Conklin, Senior Planner

10:45 AM

10. **PLANNING SERVICES DIVISION**

A. [Marman Guesthouse Variance \(PLN25-00462\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Joe Marman, 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 facilities) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve a variance to allow for an existing (as-built) unpermitted, 141-square-foot guesthouse to remain in place three feet, two inches from the north (rear) property line where a five-foot rear setback for a one-story structure is normally required, and three feet from the east (street-side) property line where a 10-foot street-side 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: 1885 Calloway Circle, Auburn, CA 95603

Assessor Parcel Number: 052-320-019-000

County Staff: Jared Peters, Associate Planner

10:50 AM

11. **PLANNING SERVICES DIVISION**

A. [Caceres Workshop Minor Use Permit \(PLN25-00452\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Julie Caceres, for approval of a Minor Use Permit and 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 Minor Use Permit to construct a two-story, 1,000 square-foot workshop prior to the construction of a single-family dwelling in accordance with Placer County Code Section 17.58.120 (Minor Use Permit) subject to the Recommended Conditions of Approval and findings.

Project Location: 21919 Power Line Road in the unincorporated Foresthill area

Assessor Parcel Number: 258-120-020-000

County Staff: Martin Romero, Associate Planner

10:55 AM

12. **PLANNING SERVICES DIVISION**

A. [West Penryn Wireless Cellular Mono-broadleaf Minor Use Permit \(PLN26-00073\), Supervisorial District 3](#)

1. Conduct a public hearing to consider a request from the applicant, Nick Tagas, of 51 Wireless LLC, on behalf of TeleSpan Communications LLC, on behalf of the property owner, John Baumgardner, for approval of a Minor Use Permit and 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 (CEQA) Guidelines and Placer County Code Sections 18.36.050 (Class 3 – New Construction or Conversion of Small Structures).
 - b. Approve a Minor Use Permit to allow for the construction of a new, wireless telecommunication facility consisting of a 75-foot-tall mono-broadleaf tower and accompanying equipment and site access in accordance with Placer County Code Section 17.58.120 (Minor Use Permit) subject to the Recommended Conditions of Approval and findings.

Project Location: 1680 English Colony Way in the unincorporated Penryn area

Assessor Parcel Number: 032-030-028-000

County Staff: Martin Romero, Associate 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 Chair taking action, and the item may be removed for discussion and/or hearing.

13. PLANNING SERVICES DIVISION

A. [Erica Nedley Certificate of Compliance \(PLN25-00294\), Supervisorial District 5](#)

1. Consider a request from the applicant, William Hieke, on behalf of the property owner, Erica Nedley, and take the following actions:
 - a. Determine the Non-Conditional Certificate of Compliance is statutorily exempt from environmental review in accordance with Section 15628 (Ministerial Projects) of the California Environmental Quality Act Guidelines.
 - b. Approve the Erica Nedley Non-Conditional Certificate of Compliance for Assessor's Parcel Number 063-150-021-000 to determine the subject parcel contains three legally created separately saleable pieces of land in compliance with Section 66499.35 (Certificate of Compliance) of the Subdivision Map Act and Placer County Code Section 16.20.110 (Certifications of Compliance) in accordance with Placer County Code Section 16.20.110 based on the findings in this report.

Project Location: No Address; Immediately northeast of 17505 Chicago Park Powerhouse Rd in the unincorporated Colfax area

Assessor Parcel Number: 063-150-021-000

County Staff: Jared Peters, Associate Planner

14. PLANNING SERVICES DIVISION

A. [Placer Ranch Specific Plan – Village 9, Lot 52 Minor Boundary Line Adjustment \(PLN25-00429\), Supervisorial District 2](#)

1. Consider a request from the applicant, JEN CA Placer Ranch, LLC, on behalf of the property owner, KB Home Sacramento Inc., 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 –Village 9, Lot 52 Minor Boundary Line Adjustment (PLN25-00429), to reconfigure the subject properties.

Project Location: 1478 Stone Point Drive, Ste. 100, Roseville, CA 94661, 3005 Douglas Blvd. Ste. 250, Roseville, CA 95661

Assessor Parcel Number: 017-500-007-000, 017-500-082-000

County Staff: Kara Conklin, Senior Planner

15. **PLANNING SERVICES DIVISION**

A: [Burger King Design Site Review Agreement \(PLN25-00449\), Supervisorial District 5](#)

1. Consider a request from the applicant, Iku Shimomura, on behalf of the property owner, Daryl Rosta, and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 (Class 1 - Existing facilities) of the Placer County Code.
 - b. Approve a Design Site Review Agreement for the Burger King (PLN25-00449) project, subject to the terms of the Design Site Review Agreement and associated exhibits including the Recommended Conditions of Approval attached thereto.

Project Location: 2905 Bell Road in the unincorporated Auburn area

Assessor Parcel Number: 052-042-001-000

County Staff: Rebecca Lizarde, Assistant Planner

16. **PLANNING SERVICES DIVISION**

A: [Madena 4 Design Site Review Agreement \(PLN25-00448\), Supervisorial District 2](#)

1. Consider a request from the applicant, ZGlobal, Inc., on behalf of the property owner, Troy and Keri Scott, and take the following actions:
 - a. Determine the project is consistent with the previously adopted Mitigated Negative Declaration for the Madena 4 Solar Energy Storage (Apex Energy) Conditional Use Permit (PLN21-00411) 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 a Design Site Review Agreement for the Madena 4 Design Review (PLN25-00448) project, subject to the terms of the Design Site Review Agreement and associated exhibits including the Conditions of Approval attached thereto.

Project Location: 5095 Commercial Place in the unincorporated Sheridan area

Assessor Parcel Number: 019-180-003-000

County Staff: Rebecca Lizarde, Assistant Planner

17. **PLANNING SERVICES DIVISION**

A: [JR Dudley Commercial Tenant Improvement Design Site Review Agreement \(PLN25-00393\), Supervisorial District 3](#)

1. Consider a request from the applicant, Emma Modisette, on behalf of the property owner, Auburn Community Foundation 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 in land use limitations).
 - b. Approve a Design Site Review Agreement for the JR Dudley Commercial Tenant Improvement Design Review (PLN25-00393) project, subject to the terms of the Design Site Review Agreement and associated exhibits including the Conditions of Approval attached thereto.

Project Location: 461 Main Street in the unincorporated Newcastle area

Assessor Parcel Number: 040-175-002-000

County Staff: Nizar Slim, Senior Planner

18. **ZONING ADMINISTRATOR CLERK**

A. [Summary Action](#)

1. Approve the Summary Actions from the February 19, 2026, and the March 12, 2026 Zoning Administrator/Parcel Review Committee Meeting.