

PLACER COUNTY BOARD OF SUPERVISORS



MAIN OFFICE
175 FULWEILER AVENUE
AUBURN, CA 95603

SUZANNE JONES
SUPERVISOR, DISTRICT 4

CONTACT
(530) 889-4010
SUZANNEJONES@PLACER.CA.GOV

District 4 Supervisor Forum

Thursday, March 5th 2026 at 6:00pm

Meeting Location: Granite Bay Library 6475 Douglas Blvd. Granite Bay

Online via Zoom (link below) | **Meeting ID: 946-7199-9070**
This is an in-person meeting, the public is welcome to participate in person.
Options for the public to participate virtually will also be offered as follows:

Members of the public may observe and participate in this meeting by accessing the following web link:

<https://placer-ca-gov.zoom.us/j/94671999070>

Members of the public may access meeting audio by calling 1-877-853-5247 (Toll Free) or 1-888-788-0099 (Toll Free) **Conference ID: 946-7199-9070**
please dial *9 to "raise hand" and queue for Public Comment.

1. Reports (20 Minutes)

- Placer County Sheriff's Office
- California Highway Patrol
- South Placer Fire
- CalFire
- Citizen Ad-hoc Committee

2. Supervisor Report (10 Minutes):

- Supervisor Suzanne Jones Q&A

3. Adjournment to MAC Meeting



Granite Bay Municipal Advisory Council

Mailing Address: 175 Fulweiler Avenue ▪ Auburn, CA 95603 | (530) 889-4010

Contact: Frank Udvarhelyi, District 4, Chief of Staff | (530) 889-4010

REGULAR MEETING AGENDA – FINAL

6:30 PM, Thursday, March 5, 2026

Granite Bay Library

6475 Douglas Blvd., Granite Bay, CA 95746

1. Call to Order & Pledge of Allegiance

2. Roll Call, Introduction of 2025-2027 Members

Gary Flanagan (Chair), Vincent Ma (Vice Chair), Sandra Harris, Kristine Johnson, Nick Johnson

3. Approval of January 8, 2026, Minutes

4. Public Comment:

Let us hear from you! Do you wish to share something that is NOT already on this agenda? We welcome your input and ask that you keep your comments to 3 minutes or less.

5. Information Items:

A. HE-41 and HE-42 Zoning Text Amendments (PLN25-00258 and PLN25-00260)

Receive a presentation on the draft ordinances to comply with state housing law and Implement Housing Element programs HE-41 and HE-42 countywide. HE-41 proposes amendments to Chapter 17 of the Placer County Code to comply with State law and support emergency shelters, supportive housing, and related services for people experiencing homelessness. HE-42 proposes amendments to create three categories of residential care homes based on residential capacity and establishes permitting procedures for each.

Planning Division Staff: Santiago Garcia Martin, Assistant Planner and Lucy Rollins, Senior Planner

Presentation Time: 45 minutes (30 minute presentation + discussion/questions)

6. Correspondence

A. Correspondence received for MAC from January 3, 2026, through February 25, 2026.

8. Adjournment

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/macs. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.





County of Placer
Granite Bay Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Michael Spelis (916) 787-8960

01/08/2026 DRAFT MEETING MINUTES

6:00 PM, Thursday, January 8, 2026

Meeting Location: Granite Bay Library 6475 Douglas Blvd. Granite Bay

- 1. Call to Order & Pledge of Allegiance – 6:00PM** by Gary Flanagan
- 2. Roll Call, Introduction of 2025-2027 Members**
 - **Present:** Gary Flanagan (Vice Chair), Sandra Harris, Kristine Johnson, and Vincent Ma
 - **Absent:** Nick Johnson (Chair)
- 3. Approval of August 7, 2025 Draft Minutes**
 - **Approved:** Vincent Ma / Sandy Harris / Unanimous approval
- 4. Public Comment:**
 - none
- 7. Action Item:**
 - A. Selection of 2026 MAC Chair & Vice Chair**
 - **Motion by Sandy Harris to elect Gary Flanagan as MAC Chair.**
 - **Approved:** Sandy Harris / Kris Johnson / Unanimous approval
 - **Motion by Kris Johnson to elect Vincent Ma as MAC Vice Chair.**
 - **Approved:** Kris Johnson / Gary Flanagan / Unanimous approval
- 5. Information Item:**
 - A. Residences at Granite Bay Golf Course Phase II**

Review and comment on the Residences at Granite Bay Golf Course Phase II project. This project proposes re-approval of a Conditional Use Permit and Planned Residential Development to develop 3.95 acres, located on the corner of East Roseville Parkway and Barton Road in Granite Bay (known as Lot "A" of Granite Bay Golf Club – SUB309/CUP16967) into four single-family residential parcels; Parcel 1 (.37 acres), Parcel 2 (0.47 acres), Parcel 3 (0.38 acres), and Parcel 4 (0.35 acres), with 2.04 acres of open space.

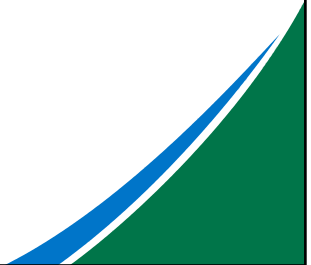


Presenters: Jared Peters, Associate Planner, Placer County Planning Services Division

- MAC Member Sandy Harris suggested that the planned entry gate be reassessed because it is not in line with the Granite Bay Community Plan.
- MAC Member Kris Johnson asked that a safe walking/bike path be considered as part of the plan.
- MAC Member Vincent Ma asked about number of trees planned for removal. Applicant was unsure but said that they planned to pay in-lieu fees for removal.

8. Adjournment: At 6:15PM until next regular meeting on February 5, 2025.

DRAFT







HE-41 & HE-42 Zoning Text Amendments (PLN25-00258 & PLN25-00260)

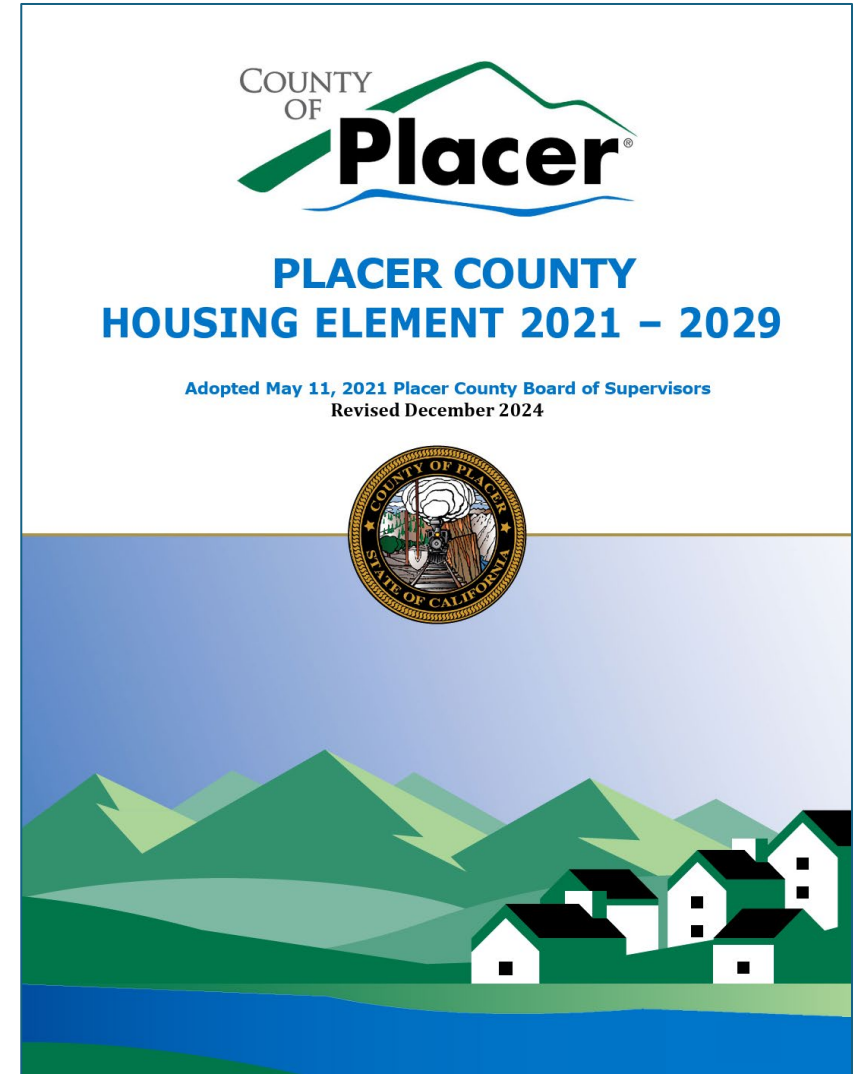
Granite Bay MAC | March 5, 2026

Planning Staff: Lucy Rollins, Senior Planner
Santiago Garcia Martin, Assistant Planner

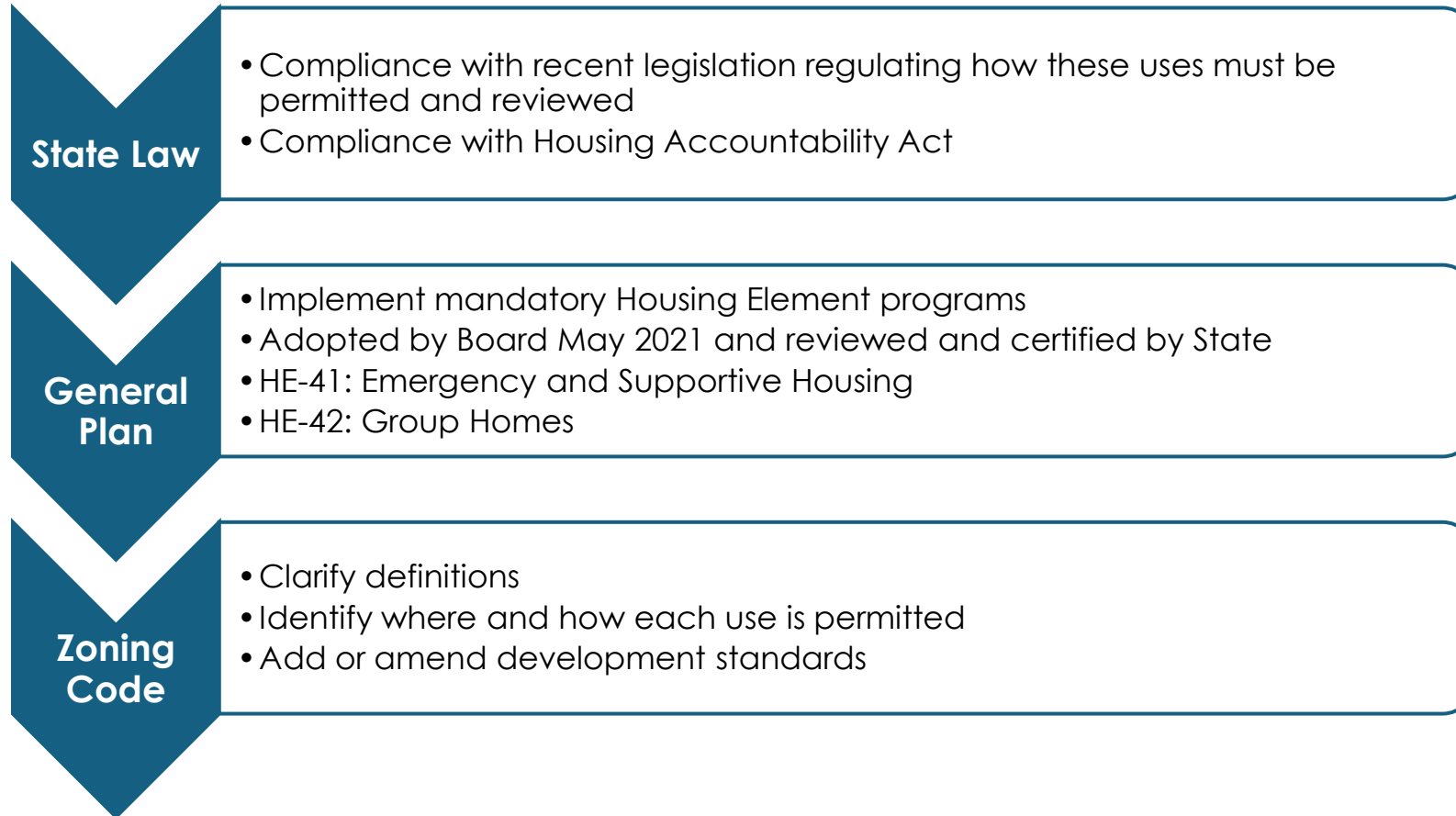


Meeting Agenda

-  HE-41/HE-42 Overview and Objectives
-  Zoning Text Amendment: Emergency Shelters (HE-41)
-  Zoning Text Amendment: Residential Care Homes (HE-42)
-  Next Steps
-  Questions & Answers



HE-41/HE-42 Objectives



Housing Law Overview

General Plan

State-Mandated Elements:

Land Use	Natural Resources
Transportation	Ag & Forestry
Noise	Housing
Safety	Environmental Justice
Recreation & Cultural Resources	

Optional Elements:

Public Facilities & Services
Administration & Implementation

Housing Element

- Updated every 8 years
- Plans for projected housing need
- Includes programs to accommodate housing need and comply with housing laws
- Certified by State
- Annual reports to State

Housing Accountability Act (HAA)

A city/county may not deny, reduce the density of, or make infeasible housing projects, emergency shelters, or farmworker housing that are consistent with local *objective* standards

**Emergency and Supportive Housing
Zoning Text Amendment
(HE-41)**

Summary of Amendments

- Updates zoning definitions to align with State law for emergency shelters, supportive housing, and low barrier navigation centers
- Allows low barrier navigation centers and supportive housing in additional zoning districts that permit multifamily or mixed use development
- Establishes zoning clearance process for low barrier navigation centers and supportive housing, consistent with State law
- Updates parking standards to reflect proximity to transit and operational needs rather than fixed minimums



Proposed Amendments: Definitions

Term	Summary of Amendment(s)
Emergency shelter (Updated)	Updates the definition to clarify that interim housing interventions —including navigation centers, bridge housing, and recuperative/respice care—are treated as emergency shelters for zoning and Housing Element compliance, consistent with recent State law
Low barrier navigation center (NEW)	Establishes a new definition for service-rich, temporary shelter designed to reduce barriers to entry and support individuals experiencing homelessness in transitioning quickly to permanent housing
Supportive Housing (Updated)	Updates the definition to reference California Government Code § 65582 , ensuring consistency with State definitions for supportive housing used for approval and zoning implementation

Proposed Amendments: Zones & Permitting

- “Low barrier navigation center / Supportive housing” allowed in mixed-use zones and nonresidential zones permitting multifamily uses

Use	RS	RM	RM30	RA	RF	C1	C2	C3	CPD	HS	OP	RES	MU	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Single-family	C	C	C	C	C							C						C	C				
Multifamily		C	C			C	C		C	MUP	MUP	MUP	C										
<u>Low barrier navigation center</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>		<u>C</u>				<u>C</u>										
<u>Supportive Housing</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>		<u>C</u>				<u>C</u>										

Bold and underlined = new, ~~strikethrough~~ = removed

“C”= Zoning clearance required

Zoning clearance: Routine land use approval that involves planning department staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied

Parking Requirements



Emergency Shelters & LBNCs*

One off-street parking space per staff member or the number required for other residential or commercial uses in the same zoning district, whichever is less



Supportive Housing*

Same as multifamily housing or commercial uses in the same zoning district



All Three Uses*

If located within one-half mile of a major transit stop, no minimum automobile parking is required

**Density/occupancy established by zone; setbacks and design subject to Multifamily and Mixed Use Design Manual*

Requirements

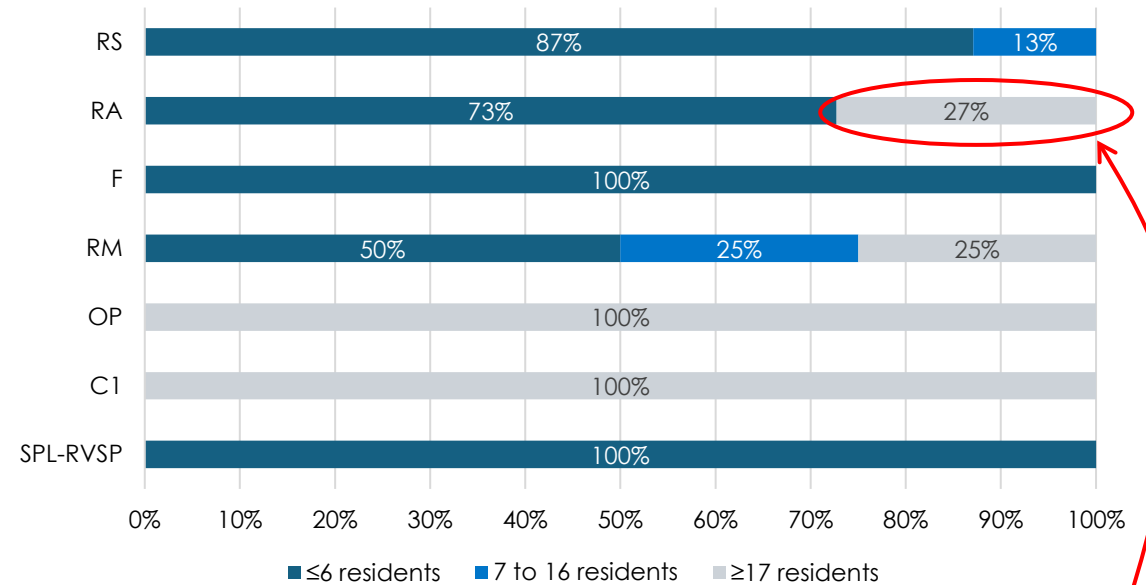
- **Housing Element Program HE-41 (Emergency and Supportive Housing):** The County shall amend the zoning code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness.
- **State Law**
 - *California Gov. Code §§ 65650–65656*
 - Requires qualifying supportive housing developments to be processed through a zoning clearance in all zoning districts that allow multifamily housing, and reviewed only for compliance with objective development standards
 - *California Gov. Code §§ 65660–65662*
 - Requires low barrier navigation centers to be allowed through a zoning clearance process based on objective standards in mixed use and nonresidential zoning districts that allow multifamily uses
 - *California Gov. Code §§ 65582–65583*
 - Defines supportive housing, supportive services, and target population; clarifies that interim housing (including LBNCs) is addressed through the emergency shelter framework for Housing Element compliance

**Residential Care Home
Zoning Text Amendment
(HE-42)**

Summary of Amendments

- Creates a new category for facilities that operate as *multifamily* rather than *single-family*
- Differentiates between medical and nonmedical services
- Addresses instances where a facility operates out of multiple structures on a single property
- Requires permit for licensed facilities serving more than 7 residents
- Complies with Housing Accountability Act by permitting smaller facilities as a single-family home
- Acknowledges existing facilities that may become nonconforming

Existing Licensed Facilities by Size and Zone



would become nonconforming

Proposed Amendments: New Definitions

Term	Summary of Amendment(s)
Congregate care facility (NEW)	Facilities operating as multifamily housing , serving 17 or more residents, provides options for independent living (apartments), does not provide medical services
Family	One or more person occupying a dwelling as a single housekeeping unit , removes four-person limit for roommates
Kitchen, efficiency (NEW)	Kitchens that do not include a range, stove, or oven , but can be equipped for small plug-in appliances
Medical services – hospital, extended care	Clarifies what is considered ‘medical’: administration of treatment or medication by staff
Residential care, licensable services (NEW)	Family home or facility that provides accommodation AND services licensed by the State, does not provide medical services. Maximum of 16 residents , does not include day staff
Single-family dwelling	A building designed for and/or occupied by one family , removes four-person limit for roommates

Proposed Amendments: Zones & Permitting

Use	RS	RM	RM30	RA	RF	C1	C2	C3	CPD	HS	OP	RES	MU	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Single-family	C	C	C	C	C							C						C	C				
Multifamily		C	C			C	C		C	MUP	MUP	C	C										
<u>Congregate care</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>		<u>C</u>	<u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>										
Medical services – hospital, extended care		CUP	CUP	CUP		MUP	MUP		CUP	CUP	MUP				MUP					MUP			
Residential care homes, 6 or fewer clients	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>							C	C					<u>C</u>	C				
Residential care homes, 7 to 16 clients	<u>MUP</u>	MUP	MUP	<u>MUP</u>	<u>MUP</u>							<u>MUP</u>	MUP					<u>MUP</u>	MUP				
Senior housing projects		CUP <u>C</u>	<u>C</u>			CUP <u>C</u>	CUP <u>C</u>		CUP <u>C</u>	CUP <u>MUP</u>	<u>MUP</u>	<u>C</u>	<u>C</u>										

“C”= Zoning clearance required

“MUP” = Minor Use Permit required

“CUP” = Conditional Use Permit required

Bold and underlined = new, ~~strikethrough~~ = removed

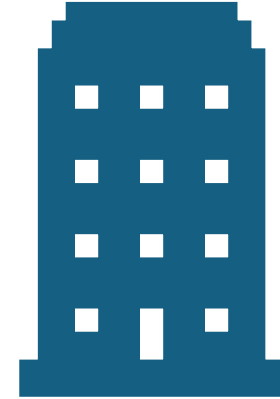
How and Where Are These Permitted?



6 or Fewer Residents
Allowed the same way
as single-family homes



7 to 16 Residents*
Allowed in zones that
allow single-family
homes, requires MUP



17+ Residents*
Allowed the same way
as multifamily homes

**Applies to facilities providing state-licensed services*

Requirements

- **Housing Element Program HE-42 (Group Homes):** *The County shall amend the zoning code to treat all residential care homes as family homes, consistent with Health and Safety Codes, and to allow residential care homes with seven or more clients with approval of a minor use permit in single family residential districts.*
- **State Law**
 - California Health and Safety Code § 1566.2
 - *Shall not impose taxes or fees for small residential care homes that would not be charged for any other family dwelling in the same zone*
 - California Health and Safety Code § 1566.3
 - *Residential care homes serving 6 or fewer shall be considered a residential use, the same as any single-family home*
 - California Housing Accountability Act (HAA)
 - *Requires objective development standards and review criteria for housing projects*
 - California Housing and Community Development Department Feedback:
 - *MUP permit process is currently subjective and in violation of the HAA*
 - *“Single family residential districts” includes any zone where single-family homes are permitted*
 - *Cannot regulate daily trips as it discriminates against providing adequate care for residents*

Opportunities to Provide Input

Attend Public Meetings and Hearings

- ✓ Townhall (*January 28th*)
- Municipal Advisory Councils (MACs)
 - ✓ Granite Bay (*March 5th*)
 - North Auburn (*March 10th*)
 - Sheridan (*March 11th*)
 - Rural Lincoln (*March 16th*)
 - Newcastle / Ophir (*March 16th*)
 - West Placer (*March 18th*)
 - Foresthill (*April 6th*)
- Planning Commission hearing (*est. April*)
- Board of Supervisors hearing (*est. June*)

Submit Written Comments

planning@placer.ca.gov (Planning General Email)

planningcommission@placer.ca.gov (Planning Commission)

boardclerk@placer.ca.gov (Board of Supervisors)

Contact Staff Directly

Emergency Shelter / Supportive Housing ZTA: Santiago Garcia Martin (sgarciamartin@placer.ca.gov)

Residential Care Home ZTA: Lucy Rollins (lrollins@placer.ca.gov)

**NOTICE OF PUBLIC HEARING
PLACER COUNTY ZONING ADMINISTRATOR**

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

WHEN: January 22, 2026 at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00390, Ennis Variance, Statutory Exemption, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant and property owner Eileen Ennis, for approval of a Variance 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. The subject property, Assessor's Parcel 460-063-003-000, comprises approximately 0.17 acres, is currently zoned RS (Residential Single Family), and is located at 8232 Seeno Avenue in the unincorporated Granite Bay area.

The Zoning Administrator will also consider a finding of Statutory Exemption in accordance with Section 15270 and Placer County Code Section 18.36.010(G) (Projects Which Are Disapproved).

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Zoning Administrator Clerk at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

You may direct written comments to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the clerk at (530) 889-4020.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat20>. All letters, written materials, studies or reports, should be delivered to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to the clerk at zoningadministrator@placer.ca.gov

The Community Development Resource Agency contact for this project, Jared Peters, can be reached at (530) 745-3523 or jpeters@placer.ca.gov.

Zoning Administrator

Zoning Administrator Clerk

Community Development Resource Agency Staff: Jared Peters, Associate Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY ZONING ADMINISTRATOR**

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

WHEN: January 22, 2026 at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00125, Navrotski Pool House Rear Setback Variance, Categorical Exemption
Supervisory District 4

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant and property owner, Ben Navrotski, for approval of a Variance to allow for the construction of a 1,283-square-foot pool house, with a 96-square-foot attached covered porch and a 250-square-foot attached patio, ten feet from the rear property line where a 30-foot rear setback is normally required. The subject property, Assessor's Parcel Number 046-103-024-000, comprises approximately 2.0 acres, is currently zoned RA-B-X 4.6 Ac. Min. (Residential-agricultural, combining minimum parcel size of 4.6 acres), and is located at 5550 Cavitt Stallman Road in the unincorporated Granite Bay area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.050 (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations).

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Zoning Administrator Clerk at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

You may direct written comments to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603 or you may telephone the clerk at (530) 889-4020.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat20>. All letters, written materials, studies or reports, should be delivered to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to the clerk at zoningadministrator@placer.ca.gov.

The Community Development Resource Agency contact for this project, Joe Plumley, can be reached at (530)745-3067 or Jplumley@placer.ca.gov.

Zoning Administrator
Zoning Administrator Clerk
Community Development Resource Agency Staff: Joe Plumley, Assistant Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY PLANNING COMMISSION**

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

WHEN: January 29, 2026, 9:00 AM or as soon thereafter

SUBJECT: Hanson Fence Height Variance – Appeal of the Zoning Administrator’s Denial of a Variance (PLN25-00157), Statutory Exemption, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing at the above place and time to consider an appeal filed by property owners, David and Annin Hanson, of the Zoning Administrator’s September 18, 2025 denial of the Hanson Fence Height Variance (PLN25-00157). The Variance request was to allow a five-foot-tall fence within the front setback, approximately 16 feet or further from the edge of the public road easement, where a maximum fence height of three feet is permitted. The subject property, Assessor’s Parcel Number 048-101-059-000, comprises approximately 0.68 acres, is currently zoned RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet), and is located at 6107 Rockhurst Way in the unincorporated Granite Bay area.

The Planning Commission will also consider a determination that the proposed denial of the appeal is statutorily exempt from environmental review pursuant to Section 15270 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.010(G) (Projects Which Are Disapproved).

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Clerk of the Board at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

You may direct written comments to the Clerk of the Board at 175 Fulweiler Avenue, Auburn, CA 95603 or you may telephone the Clerk at (530) 889-4020. If you challenge the proposed action 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 public entity conducting the hearing at, or prior to, the public hearing.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10617/2026>. All letters, written materials, studies or reports, should be delivered to the Clerk of the Board at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to Planningcommission@placer.ca.gov.

The Planning Division’s staff contact for this project is Anne Marie Novotny who can be reached at (530) 745-3039 and amnovotny@placer.ca.gov.

Planning Commission
Clerk of the Board
Planning Division: Anne Marie Novotny, Supervising Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY PLANNING COMMISSION**

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

WHEN: February 12, 2026, 9:00 AM or as soon thereafter

SUBJECT: Sheba Estates at Eden Roc – Rezone, Vesting Tentative Subdivision Map, Conditional Use Permit and Variance (PLN22-00413), Addendum to Previously Adopted Mitigated Negative Declaration, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing at the above place and time to consider a request from the property owner, Zak Mugharbel of Sheba Development, LLC, and to make a recommendation to the Board of Supervisors regarding the following entitlements: a rezone of the subject property, a Vesting Tentative Subdivision Map, a Conditional Use Permit for a Planned Residential Development, and a Variance to reduce the Open Space requirement from 20 percent to 11.4 percent.

The Sheba Estates at Eden Roc project proposes the construction of a six-lot Planned Residential Development, including one open space lot. The subject property, located at 5830 Walden Lane, Granite Bay, is identified by Assessor's Parcel Numbers 036-190-070-000 and 036-190-071-000 and encompasses approximately 39.4 acres. It is currently zoned RA-B-X 4.6 Ac. Min. (Residential Agricultural with a 4.6-acre minimum building site) and RA-B-X 20 Ac. Min PD = 0.44 (Residential Agricultural with a 20-acre minimum building site, combining a Planned Residential Development of 0.44 units per acre). The proposed rezone seeks to add the -PD = 0.44 (Planned Residential Development of 0.44 units per acre) combining district to the RA-B-X 4.6 Ac. Min. zoning classification, ensuring consistency with the remainder of the project site and surrounding parcels.

The Planning Commission will also consider making a recommendation to adopt an Addendum to the Mitigated Negative Declaration (SCH #2008092106) and amendments to the Mitigation Monitoring and Reporting Plan in accordance with the California Environmental Quality Act.

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Clerk of the Board at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

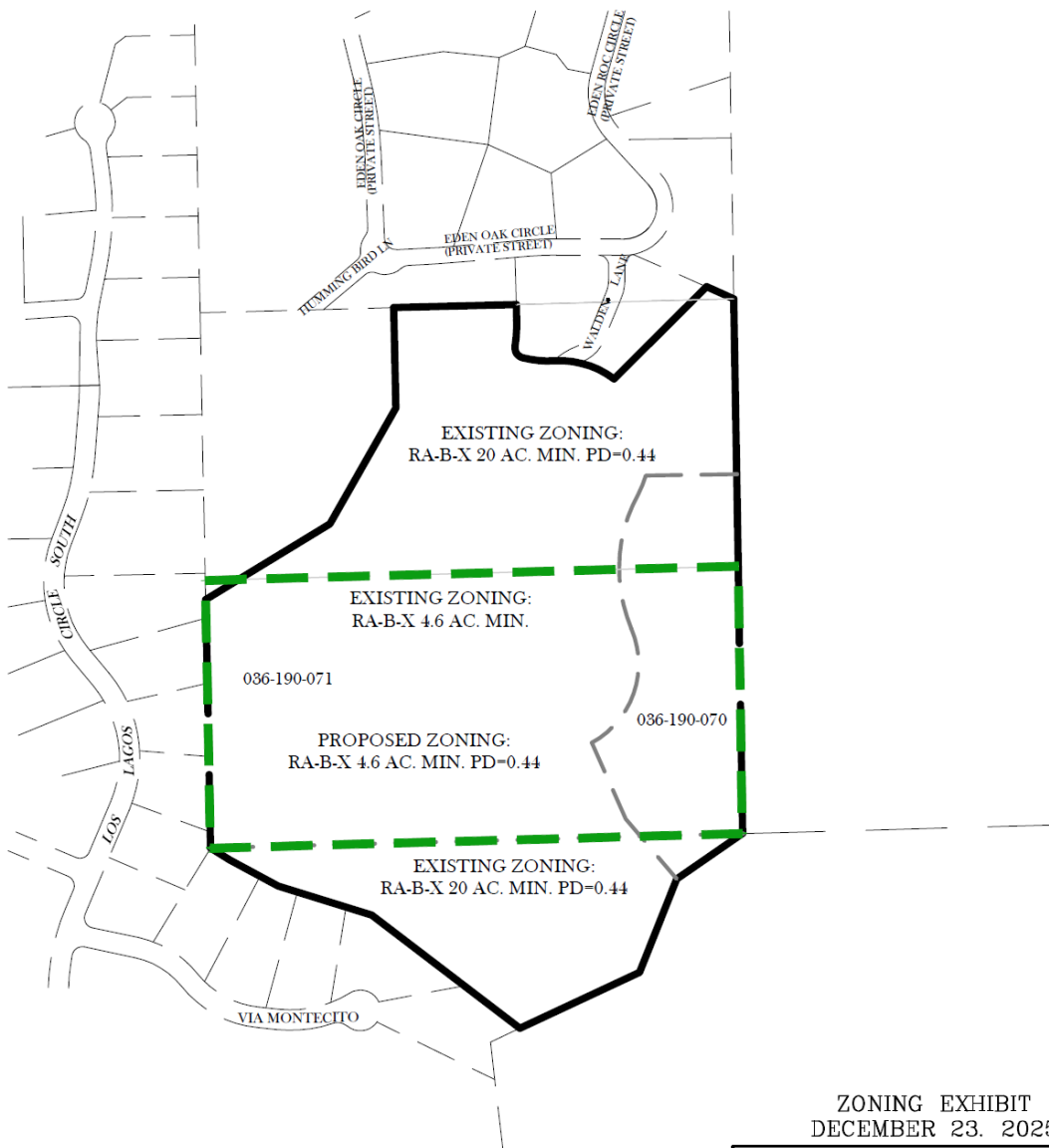
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Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10617/2026>. All letters, written materials, studies or reports, should be delivered to the Clerk of the Board at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to Planningcommission@placer.ca.gov.

The Planning staff contact for this project is Kara Conklin who can be reached at (530) 745-3053 and kconklin@placer.ca.gov.

Planning Commission
Clerk of the Board
Planning Division: Kara Conklin, Senior Planner

ZONING EXHIBIT
SHEBA ESTATES
PLACER COUNTY, CA



ZONING EXHIBIT
DECEMBER 23, 2025



TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

**NOTICE OF PUBLIC HEARING
PLACER COUNTY ZONING ADMINISTRATOR**

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

WHEN: February 19, 2026, at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00407, Chabad of Roseville Minor Use Permit Modification, Previously Approved Mitigated Negative Declaration, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time 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 to remove the educational use from the project. The subject property, Assessor's Parcel Number 462-010-030-000, comprises approximately 1.2 acres, is currently zoned RS-AG-B-100 PD = 0.44 (Residential Single Family, combining Agriculture, combining minimum Building site of 100,000 square feet, combining Planned Residential Development of 0.44 units per acre) and RS-AG-B-100 PD = 1 (Residential Single Family, combining Agriculture, combining minimum Building site of 100,000 square feet, combining Planned Residential Development of 1 unit per acre), and is located at 4410 Douglas Boulevard, Granite Bay, Ca. 95746. The Zoning Administrator will also consider whether the proposal is within the impacts analyzed by the adopted Mitigated Negative Declaration (SCH # 2018092053).

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Zoning Administrator Clerk at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

You may direct written comments to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603 or you may telephone the clerk at (530) 889-4020.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat20>. All letters, written materials, studies or reports, should be delivered to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to the clerk at zoningadministrator@placer.ca.gov

The Community Development Resource Agency contact for this project, Jared Peters, can be reached at (530)745-3523 or jpeters@placer.ca.gov.

Zoning Administrator

Zoning Administrator Clerk

Community Development Resource Agency Staff: Jared Peters, Associate Planner