COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
AGENDA
THURSDAY, MARCH 12, 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 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/91491775917 by utilizing the "raise hand" function; or by calling **877-853-5247** or **888-788-0099**, Webinar ID: **914 9177 5917**. 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. Fulfer Minor Land Division Second Extension of Time (PLN19-00045-EOT001), Supervisorial District 5

1. Conduct a public hearing to consider a request from the applicant and property owner, Richard Fulfer, for approval of a second Extension of Time and take the following actions:
   a. Find 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 2020100271) pursuant to California Environmental Quality Act Guidelines Section 15162.
   b. Approve the second two-year (24 months) Extension of Time for the Fulfer Minor Land Division (PLN19-00045), extending the expiration date of the Tentative Parcel Map to December 27, 2027.

Project Location: 740 Sundance Place in the unincorporated Applegate area
Assessor Parcel Number: 073-220-007-000
County Staff: Joe Plumley, Assistant Planner

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

10:05 AM

2. **PLANNING SERVICES DIVISION**

A. Navrotski Pool House Rear Setback Variance (PLN25-00125), Supervisorial District 4

1. Conduct a public hearing to consider a request from the applicant and property owner, Ben Navrotski, 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 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, in accordance with Placer County Code Section 17.60.100 (Variance), and subject to the Recommended Conditions of Approval and findings.

Project Location: 5550 Cavitt Stallman Road in the unincorporated Granite Bay area
Assessor Parcel Number: 046-103-024-000
County Staff: Joe Plumley, Assistant Planner

10:10 AM

3. **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

10:15 AM

4. **PLANNING SERVICES DIVISION**
   A. Shane Property Vesting Tentative Subdivision Map, Minor Use Permit and Design Site Review (PLN24-00361), Tahoe Basin Area Plan Conformity Checklist, Supervisorial District 5
      1. Staff requests to withdraw this item from the March 12, 2026, Zoning Administrator hearing, as it has been determined that the subject project, the Shane Property Vesting Tentative Subdivision Map, Minor Use Permit and Design Site Review (PLN24-00361), must be heard by the Planning Commission to address the Vesting Tentative Subdivision Map.

Project Location: West Lake Boulevard, Homewood, CA (Address not assigned)
Assessor Parcel Number: 097-140-005-000
County Staff: Heather Beckman, Senior Planner

10:20 AM

5. **PLANNING SERVICES DIVISION**
   A. 8020 North Lake Boulevard Minor Use Permit (PLN25-00336), Supervisorial District 5
      1. Conduct a public hearing to consider a request from the applicant, Ogilvy Consulting Land Use & Development Strategies, on behalf of the property owner, Michael D. Preston Trust, 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 15301 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.030 (Class 1 – Existing Facilities).
         b. Approve a Minor Use Permit to consider the existing duplex and main residence from a tourist accommodation (hotel/motel) use to multi-family residential use in accordance with Placer County Code Section 17.58.120 (Minor Use Permit), subject to the Recommended Conditions of Approval and findings.

Project Location: 8020 North Lake Boulevard, Kings Beach
Assessor Parcel Number: 117-180-065-000
County Staff: Patrick Dobbs, Senior Planner

10:25 AM

6. **PLANNING SERVICES DIVISION**

A. Yaroshevich Variance Extension of Time (PLN22-00510-EOT001), Supervisorial District 4

1. Conduct a public hearing to consider a request from the applicant and property owner, Eduard Yaroshevich, for approval of a first two-year (24 months) Extension of Time 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 Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations).
   b. Approve a two-year (24 months) Extension of Time for the Yaroshevich Variance (PLN22-00510), extending the Variance expiration date to January 26, 2028.

Project Location: 7137 Wilcox Place, in the unincorporated Granite Bay area
Assessor Parcel Number: 047-060-060-000
County Staff: Rebecca Lizarde, Assistant Planner

10:30 AM

7. **PLANNING SERVICES DIVISION**

A. Bickford Ranch -LDR-04 Ridgeline Modification Design Site Review Agreement (PLN26-00006), Supervisorial District 3

1. Consider a request from the applicant, Caitlin Churchill, on behalf of the property owner, Toll West Coast LLC, and take the following actions:
   a. Determine the potential impacts of the proposed action are within the scope of the previously certified Final Environmental Impact Report for the Bickford Ranch Specific Plan (State Clearinghouse Number 1998082073) pursuant to Sections 15162 through 15164 of the California Environmental Quality Act Guidelines.
   b. Approve a Modification to the Ridgeline at Bickford Ranch Design Site Review Agreement (PLN26-00006) project, subject to the terms of the Design Site Review Agreement and associated exhibits including the Conditions of Approval attached thereto.

Project Location: LDR-04 within the Bickford Ranch Specific Plan
Assessor Parcel Numbers:
340-100-004-000, 340-100-056-000, 340-100-034-000, 340-100-058-000, 340-100-041-000, 340-100-005-000, 340-100-033-000, 340-100-057-000, 340-100-042-000, 340-100-006-000, 340-100-047-000, 340-100-023-000, 340-100-062-000, 340-100-030-000, 340-100-035-000, 340-060-003-000, 340-060-016-000, 340-100-021-000, 340-100-012-000, 340-100-059-000, 340-100-045-000, 340-060-014-000, 340-100-014-000, 340-100-029-000, 340-100-026-000, 340-100-037-000, 340-100-003-000, 340-060-010-000, 340-060-005-000, 340-100-051-000, 340-100-024-000, 340-100-053-000, 340-100-018-000, 340-100-038-000, 340-100-043-000, 340-060-006-000, 340-100-020-000, 340-100-022-000, 340-100-011-000, 340-100-007-000, 340-060-012-000, 340-100-013-000, 340-100-046-000, 340-060-002-000, 340-060-001-000, 340-100-036-000, 340-100-002-000, 340-060-013-000, 340-060-017-000, 340-100-052-000, 340-100-048-000, 340-100-060-000, 340-100-044-000, 340-100-010-000, 340-100-016-000, 340-100-032-000, 340-100-054-000, 340-060-011-000, 340-100-049-000, 340-100-008-000, 340-100-039-000, 340-060-008-000, 340-100-015-000, 340-060-015-000, 340-060-004-000, 340-060-007-000, 340-100-025-000, 340-100-017-000, 340-100-009-000, 340-100-031-000, 340-100-001-000, 340-100-019-000, 340-100-061-000, 340-100-040-000, 340-100-055-000, 340-060-009-000, 340-100-028-000, 340-100-050-000
County Staff: David Oulrey-Urroz, Senior 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.

8. **PLANNING SERVICES DIVISION**
   A. Resort at Squaw Creek (Everline Resort and Snow King LLC) MBLA (PLN22-00206), Supervisorial District 5
      1. Consider a request from the applicant, Keith Masuda, on behalf of the property owner, Snow King Properties LLC and Everline Associates LLC (formerly known as Squaw Creek Associates 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 Resort at Squaw Creek Minor Boundary Line Adjustment (PLN22-00206), to reconfigure the subject properties.

Project Location: No address (096-290-073-000) and 310 Resort Rd, Olympic Valley, CA 96146 (096-290-075-000)
Assessor Parcel Number: 096-290-073-000 and 096-290-075-000
County Staff: Heather Beckman, Senior Planner

9. **PLANNING SERVICES DIVISION**
   A. Brown-Nishimoto Minor Boundary Line Adjustment (PLN24-00193), Supervisorial District 5
      1. Consider a request from the applicant, Stephen Williams, on behalf of the property owners, Britton C. Brown and Catherine M. W. Brown, as Trustees of the Brown Family Revocable Trust, and Ted Nishimoto and Tokuko Nishimoto, as Co-Trustees of the Nishimoto Family Living Revocable Trust, 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 Brown-Nishimoto Minor Boundary Line Adjustment (PLN24-00193), to reconfigure the subject properties.

Project Location: 1460 Bald Hill Rd. Auburn, CA 95603, 1488 Bald Hill Rd. Auburn, CA 95603, and 1596 Bald Hill Rd. Auburn, CA 95603
Assessor Parcel Number: 040-030-073-000, 040-030-074-000, and 040-030-090-000
County Staff: Tricia Stewart, Senior Planner