

PLACER COUNTY BOARD OF SUPERVISORS



MAIN OFFICE
175 FULWEILER AVENUE
AUBURN, CA 95603

CINDY GUSTAFSON
SUPERVISOR, DISTRICT FIVE

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

Newcastle Ophir Supervisor Forum

Monday, March 16, 2026 at 6:00pm
Newcastle Elementary School – Lower Gym
645 Kentucky Greens Way

1. Public Safety Reports

- Placer County Sheriff's Office
- California Highway Patrol
- Newcastle Fire Protection District
- CAL FIRE

2. Community Reports

- Loomis Union School District
- County Reports: Supervisor Gustafson & Supervisor DeMattei
- Newcastle and Ophir community members

The MAC meeting will begin at the conclusion of the Supervisor Forum



County of Placer
Newcastle/Ophir Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603
County Contact ▪ Sophie Fox ▪ District 5, Chief of Staff (530) 889-4010

REGULAR MEETING AGENDA - FINAL
6:15 PM, Monday, March 16, 2026
Newcastle Elementary School – Lower Gym
645 Kentucky Greens Way, Newcastle, CA. 95658

1. Call to Order & Pledge of Allegiance

2. Welcome & Introduction of Members:

April Pay (Chair), Sam Moore (Vice Chair), Brandon Sanders, Steven Palmer, Curtis Sproul, and Elliott Rose

3. Approval of January 27, 2025, Minutes

4. Selection of Chair and Vice Chair

At the beginning of each year the MAC members move to select a new Chair and Vice Chair to lead the meetings for the upcoming year.

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: Lucy Rollins, Senior Planner

Presentation Time: 45 minutes

6. Correspondence

A. Correspondence received for the MAC between January 24, 2025, and March 6, 2026.

7. MAC member reports

8. Public Comment

This is the time for members of the public to address the MAC on any matter NOT listed on the agenda including upcoming community events or announcements.

9. 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/mac. 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.





REGULAR MEETING MINUTES - DRAFT
Monday, January 27, 2025
Newcastle Elementary School
645 Kentucky Greens Way, Newcastle

1. Called to Order at 6:01 pm & Pledge of Allegiance

2. Welcome & Introduction of Members:

- PRESENT: Sam Moore, Vice-Chair; April Pay, Steve Palmer, Elliott Rose, Dennis Jacinto
- ABSENT: Karen Green, Chair

Statement of Meeting Procedures read by Sam Moore

3. Approval of January 27, 2025 Agenda

- ♦ **Motion to Approve:** Elliott Rose / April Pay / Unanimous

4. Approval of December 9, 2024 Special Meeting Minutes

- ♦ **Motion to Approve:** Elliott Rose / Dennis Jacinto / Unanimous

5. Public Comment:

- Jennifer (Resident) expressed concerns about light pollution from neon signs and their impact on wildlife and agriculture. She suggests that developers should not be allowed to pay in-lieu fees for low-income housing, as it leads to unplanned housing developments. Jennifer also opposes the influx of wineries due to potential traffic and noise issues and calls for an update to the area's zoning to prevent this.
- Steve Boswell (Rocklin Resident) seeks clarification on the boundaries of different MACs and mentioned that he rides his bicycle everywhere and has a helmet camera which has documented dangerous driving incidents.
- Resident asked if CalTrans has ever been considered to present at the MAC meetings.

6. Reports:

A. Loomis Union School District – Not Present

- Erika Sloan, Superintendent
 - Al Frangione, Sr. Director of Facilities, Maintenance & Operations

B. Public Safety:

- Newcastle Fire Protection District – Chief Ian Gow provided an update on the fire department's operations and finances. He explained the need for Newcastle Fire Department to merge





with Placer Hills Fire Department to avoid financial failure. Newcastle Fire Department will not be financially sustainable within two (2) years. LAFCO has completed the Municipal Services Review and is on the LAFCO agenda for approval (anticipated for mid-February). Once approved, LAFCO can then address the application to merge Newcastle and Placer Hills Fire Departments. Chief Gow expressed the need for public support at the LAFCO meeting. He also reported that the contract with American Medical Response to provide ambulance services will soon expire. They will be reviewing the new contract and any changes that will need to be made.

- CHP – Officer Kelly:
 - Provided stats for 2024: 1,800 traffic collisions; 9,908 citations issued; 468 vehicles impounded; 380 DUI arrests; 54 recovered stolen vehicles, and 24 fatalities. Compared to 2023, the fatality rate was about the same and DUI arrests were down.
 - Discussed local parking complaints related to nuisance residents and transient-related issues, emphasizing the need for community support in resolving these problems.
- Placer County Sheriff's Office Deputy Hardcastle:
 - Provided stats for:
 - December 2024: 136 incidents; 17 reports taken; 8 transient related activities; 21 suspicious activity calls; 4 disturbance calls; 41 alarm calls, and 41 traffic stops.
 - 2024 Totals: 1,532 incidents; 156 reports taken; 54 suspicious activity calls; 54 disturbance calls; 160 alarm calls; 371 traffic stops, and 48 arrests.
 - Discussed the effectiveness of the license plate readers in apprehending suspects. The suspect in the Roseville incident was apprehended within two hours with the help of the license plate readers.

C. MAC Member Reports

- **Elliott Rose** reported that he has been working with the state to build a new CHP building.

D. Local Government

- Placer County District 5 Supervisor Cindy Gustafson (Sophie Fox, Chief of Staff):
 - MAC update and future plans were discussed as follows:
 - MAC members terms have been extended 90 days to allow for further discussions and planning. Applications will be asked for in April and appointments will take effect in May.



- The Grand Jury desires more equity and access for all residents to participate in MAC meetings. Options for increasing public participation, such as town halls and virtual meetings, are being explored.
- The importance of community input and the need for efficient and inclusive meeting processes were emphasized.
 - Sam Moore questioned the concept of not voting, to which Supervisor Gustafson responded that the code specifically states general review.
- Challenges of the MAC system, including Brown Act compliance and the need for Zoom capabilities at meetings were discussed.
- A contract with Trailscape Inc. was approved to build Phase 2 of the Hidden Falls Regional Park trail expansion project. Construction will complete the trail connection between the existing 1,200-acre Hidden Falls Regional Park and the 678-acre Big Hill Preserve, which includes the new parking and trailhead area located at 5345 Bell Road in North Auburn.
- The insurance commissioner's proposed changes to fire insurance were discussed, with hopes for increased competition in the insurance market.
- The expansion of the Foothill Broadband Project is still underway and Newcastle is expected for 2026.
- Meadow Vista Transfer Station allows free drop-off for leaves and pine needles. Fridays through Mondays 8:30 am to 4pm.
- February has been declared Grand Jury Awareness Month.
- Placer County is partnering with local nonprofit AMI Housing to apply for a competitive Homekey+ Program grant from the state. The initiative, if awarded, would bring up to \$20 million in funding to expand permanent supportive housing through the purchase and renovation of a motel building in unincorporated Auburn.
- Placer County District 3 Supervisor Anthony DeMattei (Cristina Rivera, Chief of Staff)
 - Supervisor DeMattei was not present
 - Cristina Rivera, District 3 Chief of Staff, introduced herself and highlighted her previous experience working in the County.
- Placer County District 4 Supervisor Suzanne Jones (Michael Spelis, Chief Staff)
 - Supervisor Jones was not present
 - Frank Udvarhelyi, District 4 Representative, introduced himself and recalled his time sitting on the MAC Board.



7. Action Item(s):

A. Selection of 2025 Chair & Vice Chair

At the beginning of each year, the MAC members move to select a new Chair and Vice-Chair to lead the bi-monthly MAC meetings.

- **CHAIR - APRIL PAY**
 - ◆ **Motion to Approve:** Elliott Rose / Steve Palmer / Unanimous
- **VICE CHAIR - SAM MOORE**
 - ◆ **Motion to Approve:** Dennis Jacinto / Elliott Rose / Unanimous

8. Information/Non-Action Item(s):

A. Seniors First Placer County Transportation Assistance Program

Mark Hall from Seniors First made a presentation to the MAC regarding the Seniors First Placer County Transportation Assistance Program called Placer Rides. Placer Rides is a mileage reimbursement program, serving the senior, disabled and low-income populations in Placer County.

- The program's purpose is to reimburse volunteer drivers who transport eligible seniors to medical appointments, grocery stores, and other necessary destinations.
- Last month, 63 reimbursement checks were issued to people in the locality, indicating the need for more awareness.
- Volunteer drivers receive \$0.70 per mile up to 200 miles per month.
- The MAC and community members were encouraged to identify potential users of the program and to promote it within their communities and on social media.
- The program is funded through 2027 and continual funding expected due to the high demand in rural areas.

B. Placer County Department of Public Works Update

Derek Gade, Director, provided an update on current and upcoming projects.

- 300 staff members focus on road maintenance (1,000 miles of public roads and 110 bridges), wastewater services, and capital projects (\$200 million).
- Crews perform routine maintenance including filling potholes, tree trimming, and drainage clearing.
- Safety grant applications were submitted for two bike projects in the area. One is for \$120k to improve bike lane signage and markings along Taylor Road from Newcastle to the town limits. The second is for \$50k to add bike lanes and markings along Auburn-Folsom Road just north of Shirland Track Road.
- Sicily Road was mentioned as a community concern, with discussion about preserving historic concrete and adding memorial monument/markings.



o **Comments / Questions from MAC Members:**

- April Pay asked about preserving historic concrete on Sicily Road and the number of layers involved.
Derek Gade mentioned that the team would look into it and provide more information.
- April Pay inquired about the jurisdiction of Ophir Road and the possibility of long-term focus on preserving its historic value.

o **Comments / Questions from Community Members:**

- Jennifer (Resident) raised concern about increased speeding if the road is fixed.
Derek Gade agreed to look into it.

C. Correspondence

1. Correspondence received for Forum between November 9, 2024, through January 23, 2025

9. Future Agenda Items – N/A

10. Adjourned at 7:29 pm after a motion was made by Elliott Rose and seconded by April Pay, with all in favor.

The next meeting is scheduled for March 17, 2025.

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

Newcastle / Ophir MAC | March 16, 2026

Planning Staff: Lucy Rollins, Senior Planner



Meeting Agenda



HE-41/HE-42 Overview and Objectives



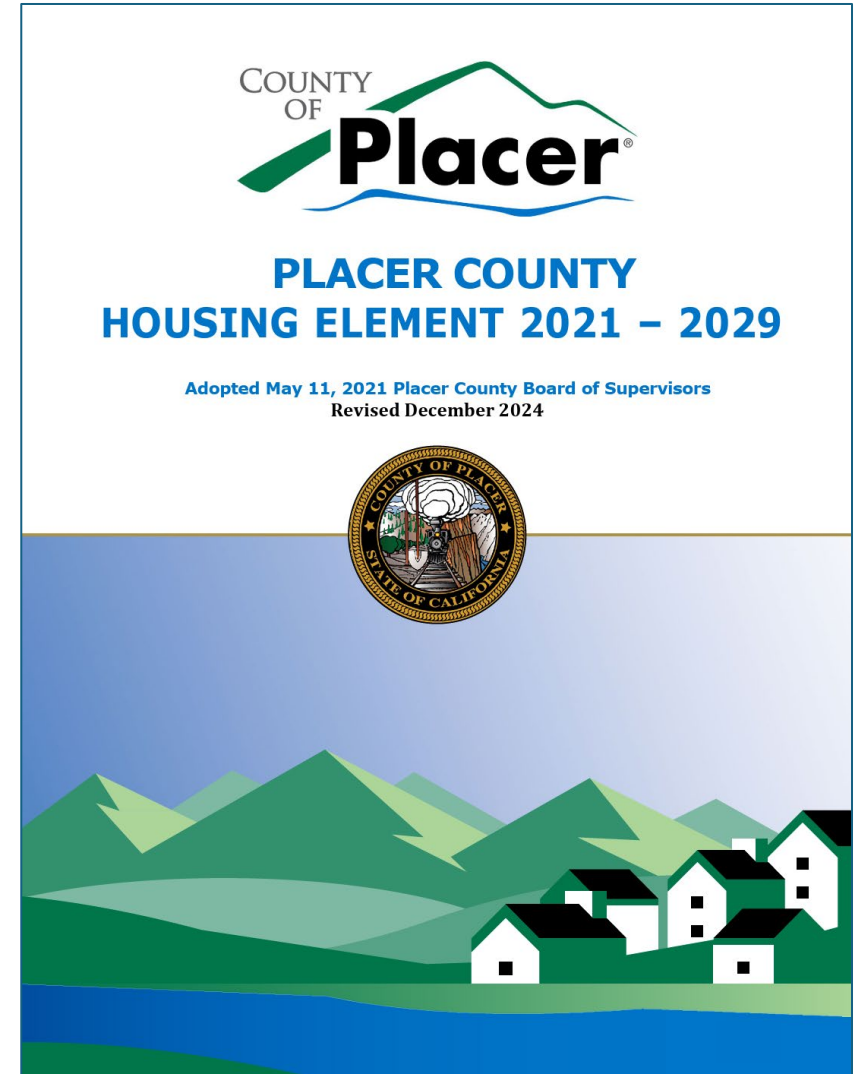
Zoning Text Amendment: Emergency Shelters (HE-41)



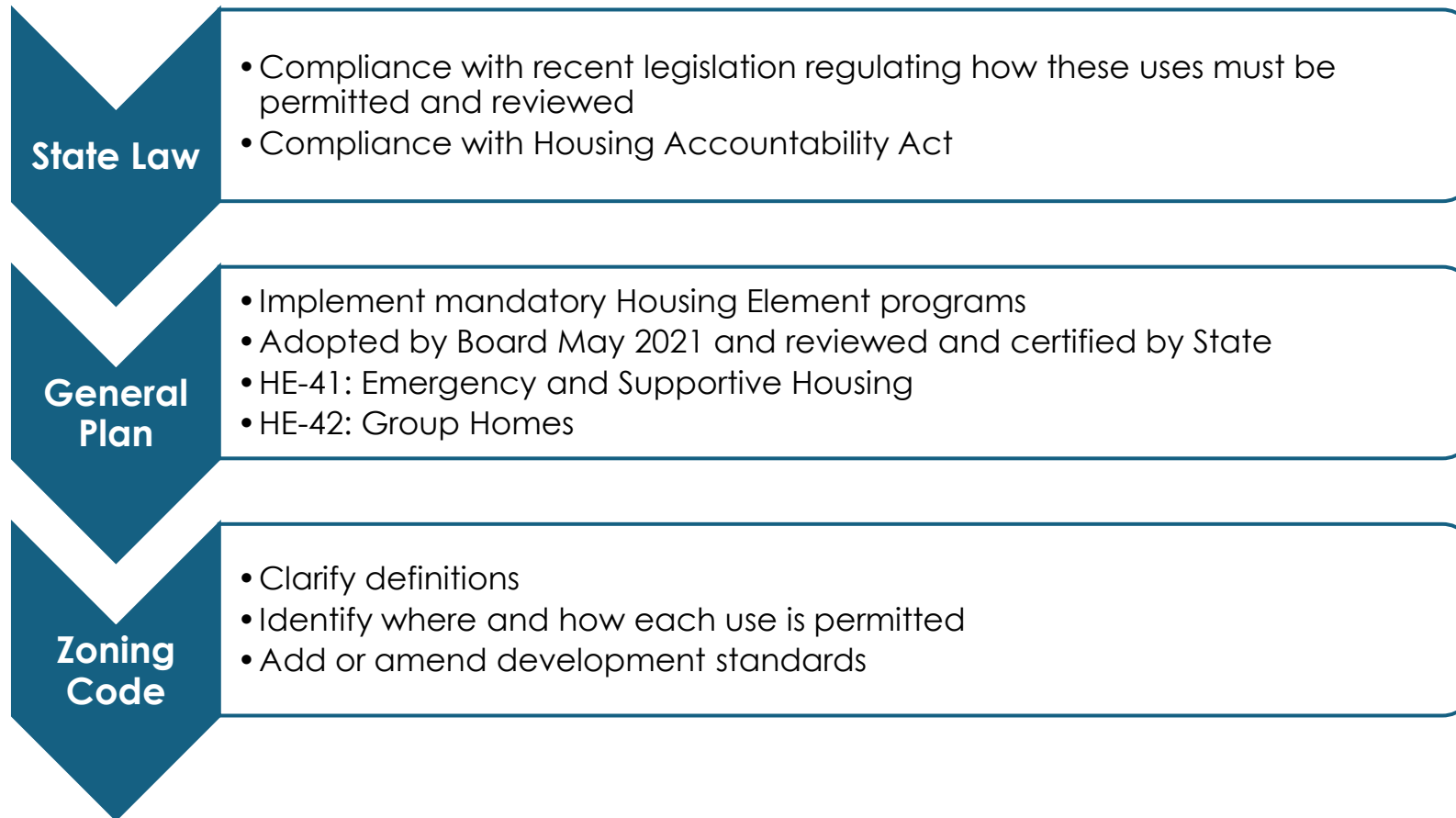
Zoning Text Amendment: Residential Care Homes (HE-42)



Next Steps



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

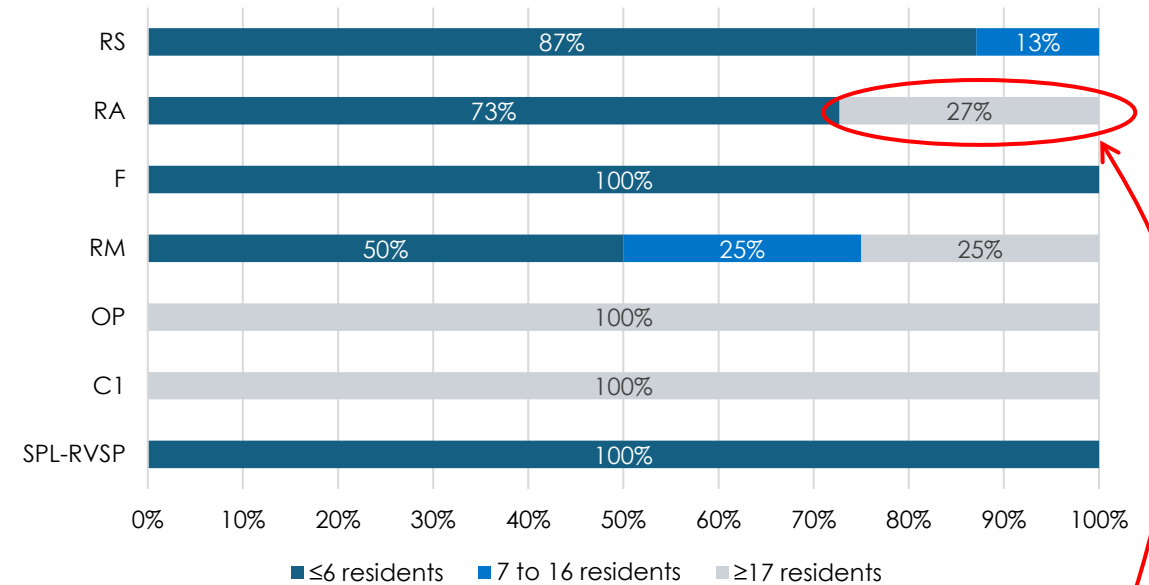
- **Housing Element Program HE-41 (Emergency and Supportive Housing):** The County shall amend the zoning code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness.
- **State Law**
 - *California Gov. Code §§ 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>		C	C			C	C		C	MUP	MUP	C	C										
Medical services – hospital, extended care		CUP	CUP	CUP		MUP	MUP		CUP	CUP	MUP				MUP				MUP				
Residential care homes, 6 or fewer clients	C	C	C	C	C							C	C					C	C				
Residential care homes, 7 to 16 clients	MUP	MUP	MUP	MUP	MUP							MUP	MUP					MUP	MUP				
Senior housing projects		CUP C	C			CUP C	CUP C		CUP C	CUP MUP	MUP	C	C										

“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 (*TBD*)
- Board of Supervisors hearing (*TBD*)

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 PARCEL REVIEW COMMITTEE**

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

WHEN: September 18, 2025 at 10:00 AM or as soon thereafter

SUBJECT: PLN21-00220, Smith Minor Land Division, Mitigated Negative Declaration, Supervisorial District 5

NOTICE IS HEREBY GIVEN that the Parcel Review Committee will conduct a public hearing at the above place and time to consider a request from the applicant and property owner, Yvonne Smith, for approval of a Minor Land Division to subdivide an existing 17.85-acre parcel into two parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2). The subject property, Assessor's Parcel Number 042-160-027-000, comprises approximately 17.85 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 2120 Andregg Road in the unincorporated Auburn area.

The Parcel Review Committee Chair will also consider adoption of a Mitigated Negative Declaration (State Clearinghouse Number 20250706013) that has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.16.010.

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, Adam Anderson, can be reached at (530) 745-3105 or aanderson@placer.ca.gov.

Parcel Review Committee
Zoning Administrator Clerk
Community Development Resource Agency Staff: Adam Anderson, Assistant Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY PARCEL REVIEW COMMITTEE**

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: FEBRUARY 20, 2025, at 10:00 a.m., or as soon thereafter

SUBJECT: PLN24-00256
GILLETT ADDITIONAL BUILDING SITE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (DE MATTEI)

Consider a request from the applicant/property owner, Lisa Gillett, for approval of an additional building site to construct an additional primary single-family dwelling in accordance with Placer County Code Section 17.56.230 (Single-family dwellings, additional building site). The proposed additional single-family dwelling will be 2,590 square-foot single-family dwelling with an attached 714 square-foot garage. The subject property, Assessor's Parcel Number 032-164-067-000, comprises approximately 12.3 acres, is currently zoned RA-B-100 (Residential-agricultural, combining minimum lot area of 100,000 square feet), and is located at 1550 Kellogg Street in the unincorporated Newcastle area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Code.

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 a.m. and 5:00 p.m. 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. In addition, information is available for review by calling the Clerk of the Board at (530) 889-4020, between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

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](https://www.placer.ca.gov/AgendaCenter#cat20). All letters, written materials, studies or reports, should be delivered to the Zoning Administrator Clerk at 3091 County Center Drive Ste. 140, Auburn, CA 95603, or emailed to the clerk at zoningadministrator@placer.ca.gov at least 24 hours or (1) business working day prior to the beginning of the meeting.

The Community Development Resource Agency contact for this project, Amelia Pedri, can be reached at (530)745-3170 or apedri@placer.ca.gov.

Parcel Review Committee
Clerk of the Board
Community Development Resource Agency Staff: Amelia Pedri, Assistant Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: PLACER COUNTY BOARD OF SUPERVISORS
175 FULWEILER AVENUE, AUBURN, CA 95603

WHEN: MARCH 4, 2025 - 9:00 A.M. or as soon thereafter

SUBJECT: COULSON VARIANCE (PLN24-00001)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (DEMATTEI)

NOTICE IS HEREBY GIVEN that on March 4, 2025, the Placer County Board of Supervisors will consider, at the time and location specified above, the following items related to the Coulson Variance (PLN24-00001): a) a variance to permit an existing, unpermitted 1,860 square-foot residential accessory structure (horse barn) to remain 13 feet from the side property line, where a 30-foot setback is normally required; and b) to determine that the project is categorically exempt under Sections 15301, 15303, and 15305 of the California Environmental Quality Act (CEQA) Guidelines, as well as 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.

On December 3, 2024, the Placer County Board of Supervisors conducted a public hearing regarding an appeal of the Planning Commission's September 12, 2024, decision to deny the Coulson Variance (PLN24-00001). The Board's actions included: a) closing the public hearing; b) determining that the western property line of the subject property constituted the side yard, thus requiring a 30-foot side yard setback; c) granting the appeal; and d) continuing the item to a future date for staff to prepare findings in support of the variance and to complete the environmental review.

The subject property, Assessor's Parcel Number 032-151-035-000, is approximately 2.8 acres in size, zoned RA-B-100 (Residential-Agricultural, with a minimum lot area of 100,000 square feet), and located at 951 Peach Tree Lane in the unincorporated Penryn area.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10065/2025>. 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.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board 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 county at, or prior to, the public hearing.

Information is available for review by contacting the Community Development Resource Agency contact for this project, Patrick Dobbs, who can be reached at (530) 745-3060 or pdobbs@placer.ca.gov.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood
Community Development Resource Agency Staff: Patrick Dobbs

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: Board of Supervisors' Chambers, 175 Fulweiler Avenue, Auburn, CA 95603

WHEN: April 15, 2025, at 9:00 AM or as soon thereafter as may be heard

SUBJECT: Public hearing to consider the Riolo Vineyards Specific Plan Area Fee Program Nexus Study Update and annual adjustment of the Riolo Vineyards Specific Plan Fee Program Fees.

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time, or as soon thereafter as can be heard, to consider a resolution for the following:

- Approve the Riolo Vineyards Specific Plan (RVSP) Area Fee Program Nexus Study Update to reflect updates to costs, land uses, and other fee program information affecting the RVSP Infrastructure Facilities Plan Area Fee and Administration Fee components. The RVSP Infrastructure Facilities Plan Area and Administration Fee are proposed to increase as noted in Table 1 of the Riolo Vineyards Specific Plan Nexus Study Update, dependent on the building's square footage.
- Make an annual adjustment of 0.11 percent to the Riolo Vineyards Specific Plan Fee Program Fee Schedule.

If approved, the Riolo Vineyards Specific Plan Fee Program Fee Schedule update shall be effective 60 days from the date of adoption of the resolution.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at [2025 | Placer County, CA](#). 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.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board 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 county at, or prior to, the public hearing.

Information, including any data required by Government Code section 66016, is available for review by contacting the Placer County Executive Office contact for this project, Sue Compton, who can be reached at (530) 745-7534 or scompton@placer.ca.gov.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood
County Executive Staff: Sue Compton

NOTICE OF PUBLIC HEARING

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: MARCH 27, 2025, at 1:30 P.M. or as soon thereafter

SUBJECT: AMENDMENT TO THE PLACER COUNTY HOUSING ELEMENT 2021 - 2029 (PLN#22-00476)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SCH# 2023100581
ALL SUPERVISORIAL DISTRICTS

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing at the above place and time to consider and make recommendations to the Board of Supervisors to adopt a resolution to amend the Placer County Housing Element 2021-2029. The Placer County Housing Element 2021-2029 was adopted by the Board of Supervisors on May 11, 2021, and is located in Section 2 of the Placer County General Plan, updated by the Board of Supervisors on May 21, 2013. The Housing Element Amendment is an update to the adopted Housing Element to address implementation of Housing Element Program HE-1: Rezone to Meet the RHNA (Regional Housing Needs Allocation) as well as new programs for multifamily residential housing. The amendments include modifications to the text and implementation programs and addition of a new Appendix F specific to sites rezoned by the Board of Supervisors on May 21, 2024, and May 28, 2024.

The Planning Commission will also consider a recommendation to the Board of Supervisors to determine the proposed actions are within the scope of the previously certified Final Environmental Impact Report (SCH# 2023100581) for the Housing Needs Rezone Program.

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 a.m. and 5:00 p.m. 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/10070/2025>. 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 Kally Keding-Cecil who can be reached at 530-745-3034 or kkedinge@placer.ca.gov.

Planning Commission
Clerk of the Board
Planning Division: Kally Keding-Cecil, Supervising Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: PLACER COUNTY BOARD OF SUPERVISORS
175 FULWEILER AVE
AUBURN, CA 95603

WHEN: APRIL 15, 2025, at 9:00 am or as soon thereafter

SUBJECT: FORSTER-MRAZ AGRICULTURAL PRESERVE/WILLIAMSON ACT CONTRACT 253 –
RECISSION AND REPLACEMENT (PLN25-00007)

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time to consider a recommendation to rescind Agricultural Preserve/Williamson Act Contract 253 and execute Agricultural Preserve/Williamson Act Contract PLN25-00007. The subject property is located on Assessor's Parcel Numbers 038-170-066-000 and 038-190-044-000, south of Crater Hill Road and east of Wise Road, near 9490 Crater Hill Road, and totaling approximately 25.3 acres in the unincorporated Ophir area. The property is zoned Farm 4.6 Ac. Min. (Farm, 4.6 Acres Minimum). The Board of Supervisors will also consider a determination that the project is categorically exempt from environmental review pursuant to Section 15317 (Open space contracts or easements) of the California Environmental Quality Act Guidelines Section and Section 18.36.190 of the Placer County Environmental Review Ordinance (Open space contracts or easements).

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10065/2025>. 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.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board 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 county at, or prior to, the public hearing.

Information is available for review by contacting the Community Development Resource Agency contact for this project, Associate Planner Jared Peters, who can be reached at (530) 745-3523 or jpeters@placer.ca.gov.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood
Community Development Resource Agency Staff: Jared Peters, Associate Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: Placer County Board of Supervisors, 175 Fulweiler Avenue Auburn, CA 95603

WHEN: April 15, 2025, at 9:00 a.m., or as soon thereafter

SUBJECT: FY 2025-26 Price Index Adjusted Community Development Resource Agency Fees –
(ADMIN)
CEQA Exemption; Not a Project
ALL SUPERVISORIAL DISTRICTS

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time to consider the adoption of a resolution for an annual adjustment to fee schedules and sliding fee scales for various division fees for the Community Development Resource Agency.

Fees have been established for various services according to the Placer County Code (PCC). The PCC authorizes such fees to be adjusted annually based on actual costs or on a specified Consumer Price Index or Construction Cost Index formula. Fees have been adjusted by 2.96 percent for Consumer Price Index adjusted fees and 2.37 percent and 1.84 percent for Construction Cost Index fees. The Board will also be asked to determine that the proposed action is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15273, and is not a project pursuant to section 15378.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10065/2025>. 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.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board 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 written correspondence delivered to the county at, or prior to, the public hearing.

Information, including any data required by Government Code section 66016, if applicable, is available for review by contacting the Community Development Resource Agency contact for this project, Summer O'Neal, Staff Services Analyst, who can be reached at 530-745-3167 or soneal@placer.ca.gov.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood
Community Development Resource Agency Staff: Summer O'Neal

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: Placer County Board of Supervisors, 175 Fulweiler Avenue Auburn, CA 95603

WHEN: April 15, 2025, at 9:00 a.m., or as soon thereafter

SUBJECT: FY 2025-26 Annual Adjustment of the Placer County Conservation Program
Development Fees – (ADMIN)
CEQA Exemption; Not a Project
ALL SUPERVISORIAL DISTRICTS

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time to consider the adoption of a resolution for the following annual adjustments:

The Placer County Conservation Program's FY 2025-26 Development Fees:

- Land Conversion Fee – an increase of 1.19 percent
- Special Habitats Fee – an increase of 2.81 percent

The Board will also be asked to determine that the proposed action is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15273, and is not a project pursuant to section 15378.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10065/2025>. 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.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board 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 written correspondence delivered to the county at, or prior to, the public hearing.

Information, including any data required by Government Code section 66016 if applicable, is available for review by contacting the Community Development Resource Agency contact for this project, Summer O'Neal, Staff Services Analyst, who can be reached at 530-745-3167 or soneal@placer.ca.gov.

BOARD OF SUPERVISORS

Clerk of the Board, Megan Wood

Community Development Resource Agency Staff: Summer O'Neal

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: Board of Supervisors' Chambers, 175 Fulweiler Avenue, Auburn, CA 95603

WHEN: April 15, 2025, at 9:00 AM or as soon thereafter as may be heard

SUBJECT: Annual adjustment of the Placer Vineyards Specific Plan Fee Program Fees
CEQA Exemption; Not a Project

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time, to consider a resolution to approve an annual adjustment of 0.11 percent to the Placer Vineyards Specific Plan Fee Program Fee. If approved, the Placer Vineyards Specific Plan Fee Program Fee Schedule update shall be effective 60 days from the date of adoption of the resolution. The Board will also be asked to determine that the proposed action is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15273 and is not a project pursuant to Section 15378.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10065/2025>. 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.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board 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 county at, or prior to, the public hearing.

Information, including any data required by Government Code section 66016, is available for review by contacting the Placer County Executive Office contact for this project, Sue Compton, who can be reached at (530) 745-7534 or scompton@placer.ca.gov.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood
County Executive Staff: Sue Compton

**NOTICE OF PUBLIC HEARING
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: Placer County Board of Supervisors, 175 Fulweiler Avenue Auburn, CA 95603

WHEN: May 27, 2025, at 9:00 a.m. or as soon thereafter

SUBJECT: AMENDMENT TO THE PLACER COUNTY HOUSING ELEMENT 2021 – 2029 (PLN22-00476)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SCH# 2023100581
ALL SUPERVISORIAL DISTRICTS

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time to consider a recommendation from the Planning Commission to adopt a resolution to amend the Placer County Housing Element 2021 – 2029. The Placer County Housing Element 2021 – 2029 was adopted by the Board of Supervisors on May 11, 2021, and is located in Part II, Section 2 of the Placer County General Plan, updated by the Board of Supervisors on May 21, 2013. The Housing Element Amendment is an update to the adopted Housing Element to address implementation of Housing Element Program HE-1: Rezone to Meet the RHNA (Regional Housing Needs Allocation) as well as new programs for multifamily residential housing. The amendments include modifications to the text and implementation programs and addition of a new appendix, Appendix F, specific to sites rezoned by the Board of Supervisors on May 21, 2024, and May 28, 2024.

The Board of Supervisors will also consider a recommendation from the Planning Commission to determine the proposed actions are within the scope of the previously certified Environmental Impact Report (SCH# 2023100581) for the Housing Needs Rezone Program.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/10065/2025>. 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.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board 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 county at, or prior to, the public hearing.

Information is available for review by contacting the Community Development Resource Agency contact for this project, Kally Keding-Cecil, who can be reached at 530-745-3034 or kkedinge@placer.ca.gov.

BOARD OF SUPERVISORS

Clerk of the Board: Megan Wood

Community Development Resource Agency Staff: Kally Keding-Cecil, Supervising Planner

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

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: June 12, 2025 at 10:00 a.m., or as soon thereafter

SUBJECT: PLN24-00352
ARELLANO RESIDENTIAL ACCESSORY STRUCTURES MAXIMUM FLOOR AREA
VARIANCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (JONES)

Consider a request from the applicant Tony Nicosia, on behalf of the property owner Keith and Diane Arellano, for approval of a variance to allow for construction of a 3,560 square-foot storage building where the cumulative maximum floor area of residential accessory structures per parcel is limited to 3,000 square feet for parcels 2.3 acres to 4.59 acres in size. The subject property, Assessor's Parcel Number 040-240-084-000, comprises approximately 4.4 acres, is currently zoned RA-B-100 (Residential-agricultural, combining minimum building site of 100,000 square feet), and is located at 10490 Indian Hill Road in the unincorporated Newcastle Area.

The Zoning Administrator will also consider staff's recommendation to deny the project and will also consider the finding that the proposed action to deny the project is exempt from environmental review pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

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 a.m. and 5:00 p.m. 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 ZONING ADMINISTRATOR**

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: June 12, 2025 at 10:00 a.m., or as soon thereafter

SUBJECT: PLN21-00312-EOT001
TELESPAN CELL TOWER MINOR USE PERMIT – EXTENSION OF TIME
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the applicant Nicholas Tagas of 51 Wireless, LLC, on behalf of TeleSpan Communications, for approval of a first two-year Extension of Time for the TeleSpan Cell Tower Minor Use Permit (PLN21-00312), extending the expiration date to July 21, 2027. The TeleSpan Cell Tower Minor Use Permit, approved by the Zoning Administrator on July 21, 2022, allows for the construction of a new 100-foot cellular monopine tower within a 50' x 70' (3,500 square-foot) fenced leased area on a 17.4-acre parcel. The subject property, Assessor's Parcel Number 038-170-066-000, comprises approximately 17.4 acres, is currently zoned F 4.6 AC. MIN. (Farm 4.6 Acre Minimum) and is located 700 feet east of the intersection of Crater Hill Road and Wise Road in the unincorporated Ophir area.

The Zoning Administrator will also consider a finding of Categorical Exemption 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).

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 a.m. and 5:00 p.m. 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](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, Amelia Pedri, can be reached at (530)745-3170 or apedri@placer.ca.gov.

Zoning Administrator
Zoning Administrator Clerk
Community Development Resource Agency Staff: Amelia Pedri, Assistant Planner

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

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: JULY 10, 2025 at 10:00 a.m., or as soon thereafter

SUBJECT: PLN24-00352
ARELLANO RESIDENTIAL ACCESSORY STRUCTURES MAXIMUM FLOOR AREA
VARIANCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (JONES)

Consider a request from the applicant Tony Nicosia, on behalf of the property owner Keith and Diane Arellano, for approval of a Variance to allow for construction of a 3,560 square-foot storage building where the cumulative maximum floor area of residential accessory structures per parcel is limited to 3,000 square feet for parcels 2.3 acres to 4.59 acres in size. The subject property, Assessor's Parcel Number 040-240-084-000, comprises approximately 4.4 acres, is currently zoned RA-B-100 (Residential-Agricultural, combining minimum Building Site of 100,000 square feet), and is located at 10490 Indian Hill Road in the unincorporated Newcastle 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 (CEQA) 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) because the proposed construction of a residential accessory structure (storage building) is an exempt project under Class 3 and adjusting a setback is an exempt action under Class 5 that would not result in the creation of any new parcel. There is no exception to this finding.

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 a.m. and 5:00 p.m. 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 PARCEL REVIEW COMMITTEE**

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: JULY 10, 2025 at 10:00 a.m. or as soon thereafter

SUBJECT: PLN23-00011
RALSTON LOFHOLM MINOR LAND DIVISION AND MINOR USE PERMIT
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the Christine Johnson, representing property owners Rebecca and Paul Lofholm, for approval of a Minor Land Division and Minor Use Permit to subdivide one parcel with two APNs consisting of approximately 16.5-acre property into two parcels consisting of 6.7 acres (Parcel 1) and 9.8 acres (Parcel 2) and to allow the existing barn to remain on Parcel 2 before a primary building or use is established on Parcel 2. The subject property, Assessor's Parcel Numbers 031-401-038-000 and 031-401-039-000, comprises approximately 16.5 acres and is currently zoned F 4.6 acre minimum (Farm combining 4.6 acre minimum) and is located at 560 Ralston Road in the Newcastle area.

The Parcel Review Committee will also consider a finding of Mitigated Negative Declaration (State Clearinghouse Number 2025050755) prepared for the project.

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 a.m. and 5:00 p.m. 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](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.

Parcel Review Committee
Zoning Administrator Clerk
Community Development Resource Agency Staff: Jared Peters, Associate Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY PARCEL REVIEW COMMITTEE**

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

WHEN: September 18, 2025 at 10:00 AM or as soon thereafter

SUBJECT: PLN21-00220, Smith Minor Land Division, Mitigated Negative Declaration, Supervisorial District 5

NOTICE IS HEREBY GIVEN that the Parcel Review Committee will conduct a public hearing at the above place and time to consider a request from the applicant and property owner, Yvonne Smith, for approval of a Minor Land Division to subdivide an existing 17.85-acre parcel into two parcels consisting of 10.98 acres (Parcel 1) and 6.87 acres (Parcel 2). The subject property, Assessor's Parcel Number 042-160-027-000, comprises approximately 17.85 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 2120 Andregg Road in the unincorporated Auburn area.

The Parcel Review Committee Chair will also consider adoption of a Mitigated Negative Declaration (State Clearinghouse Number 20250706013) that has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.16.010.

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, Adam Anderson, can be reached at (530) 745-3105 or aanderson@placer.ca.gov.

Parcel Review Committee
Zoning Administrator Clerk
Community Development Resource Agency Staff: Adam Anderson, Assistant Planner

Join the Virtual Workshop & help improve the safety of Placer County roads!

¡Únete al Taller Virtual y ayuda a mejorar la seguridad de las carreteras del condado de Placer!

Tuesday, October 21
5:30 – 7:00 p.m.

Martes, 21 de octubre
De 5:30 – 7:00 p.m.

Register at:
bit.ly/placer-oct21



Inscríbete aquí:
bit.ly/placer-oct21

The Placer County Local Roadway Safety Plan (LRSP) Update is a critical effort to improve roadway safety and reduce severe crashes throughout Placer County. Your feedback and insight are essential for shaping future roadway improvements!

Learn more at
dks-engage.com/placer-lrsp

Estamos actualizando el Plan Local de Seguridad Vial (LRSP) de Placer County para hacer que nuestras calles sean más seguras y reducir los accidentes graves. Tu opinión y tus ideas son muy importantes para decidir las mejoras que vienen.

Descubre más en
dks-engage.com/placer-lrsp



Placer County

Local Roadway Safety Plan

**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 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

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: PLN22-00013-EOT001, Reynolds Variance Modification and Extension of Time, Categorical Exemption, Supervisorial District 5

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 applicants and property owners, Timothy and Emmaly Reynolds, for approval of first two-year Extension of Time (EOT) for a previously approved Reynolds Variance to allow an addition to a home to be located 20 feet from the southern front Edge of Easement (EOE) where a setback of 50 feet from EOE is normally required and located ten feet from the eastern side property line where 40 feet is normally required. If approved, the EOT would establish a new expiration date of December 15, 2028. The applicants are also requesting approval of a Modification to allow for an increase in the size of the structure 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 stream system setback of 200 feet is normally required. The subject property, Assessor's Parcel Number 040-060-029-000, comprises approximately 0.77 acres and is zoned RA-B-100 (Residential Agricultural, Combining Minimum Building Site of 100,00 square feet) and is located at 870 Geraldson Road in the unincorporated Newcastle area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines as well as 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).

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, Nizar Slim, can be reached at (530) 745-3076 or nslim@placer.ca.gov.

Zoning Administrator
Zoning Administrator Clerk
Community Development Resource Agency Staff: Nizar Slim, Senior Planner

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

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

WHEN: March 12, 2026, at 10:00 AM, or as soon thereafter

SUBJECT: PLN22-00510-EOT001, Yaroshevich Variance Extension of Time, Categorical 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, Eduard Yaroshevich, for approval of a first two-year (24 months) Extension of Time (EOT) for the previously approved Yaroshevich Variance (PLN22-00510) to allow a home expansion to be located five feet from the west side property line where a fifteen-foot side setback is normally required, and 20 feet from the front property line where a 35-foot front setback is normally required. If approved, the EOT would establish a new expiration date of January 26, 2028. The subject property, Assessor's Parcel Number 047-060-060-000, comprises approximately 0.5 acres, is currently zoned RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining a minimum building site of 20,000 square feet), and is located at 7137 Wilcox Place 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, Rebecca Lizarde, can be reached at (530) 745-3060 or rlizarde@placer.ca.gov.

Zoning Administrator
Zoning Administrator Clerk
Community Development Resource Agency Staff: Rebecca Lizarde, Assistant Planner