



Meadow Vista Municipal Advisory Council

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

Contact: Bridget Powers, District 5, District Director | (530) 889-4010

REGULAR MEETING AGENDA – FINAL

6:00 P.M., Monday, January 19, 2026

Meadow Vista Community Center

1109 Meadow Vista Road, Meadow Vista, CA 95722

1. Call to Order & Pledge of Allegiance

2. Welcome & Introduction of 2025-2027 Members

Susannah Johnsrud, Fred Lofrano, Cheryl Domnitch, Duke Lambert, David Lease

3. Selection of 2026 MAC Chair & Vice Chair

4. Approval of April 14, 2025, Minutes

5. 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.

6. Correspondence

A. Correspondence received for MAC between April 5, 2025, through January 9, 2026.

7. Adjournment

** The Meadow Vista Community/Supervisor Forum will take place immediately following the Meadow Vista MAC meeting.

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.



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

Meadow Vista Community/Supervisor Forum

Monday January 19, 2026, from 6:30pm to 7:30pm
Meadow Vista Community Center
1101 Meadow Vista Road, Meadow Vista, CA 95722

1. Public Safety Reports

- Placer County Sheriff's Office
- CAL FIRE
- California Highway Patrol
- Placer County Probation
- Placer Hills Fire Department

2. Community Reports

- Placer County Report: Supervisor Gustafson
- Placer Hills Union School District
- Meadow Vista Trails Alliance

3. Open Discussion for Community Members

- **We want to hear from you!** This is an open, informal opportunity for community members to raise topics, ask questions, and engage in discussion.



County of Placer
Meadow Vista Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Sophie Fox (530) 412-3752

REGULAR MEETING – DRAFT Minutes
6:00 pm, Monday, April 14, 2025
Meeting Location: Meadow Vista Community Center
1109 Meadow Vista Road, Meadow Vista, CA 95722

- 1) **Call to Order/Pledge of Allegiance**
- 2) **MAC Member Introductions** – Mike Walker, David Lease, Laurie Sweeney, Sussanah Johnsrud
Absent: Duke Lambert
- 3) **County Staff:** District 5 Supervisor Cindy Gustafson, District 5 Director Bridget Powers, MAC Secretary Darlene Greer
- 4) **Public in attendance:** 19
- 5) **Approval of April 14, 2025, Agenda** – Lease/Johnsrud/unanimous
- 6) **Approval of January 13, 2025, Meeting Minutes** – Johnsrud/Lease/unanimous
- 7) **Public Comment:**
Stewart Felman invited the public to attend the Bear River Celebration April 27, 2025, from 11am – 2pm at the Bear River Day Use area. Additional information can be found at BearPARC.com.

Grand Jury Member, Dave Yasolino, gave an overview of responsibilities and expectations sitting on the Grand Jury. He invited interested community members to apply for a seat on the 2025-2026 Grand Jury.

David Lease asked for an update on the sidewalk project. Bridget Powers will have an update at the July meeting.
- 8) **Changes to Municipal Advisory Councils:**
Supervisor Gustafson reported that the Board of Supervisors met to discuss Municipal Advisory Councils and the lack of public engagement. The Supervisors acknowledged that not all facilities have the technology to allow the public to attend via zoom, and as a result no zoom meetings will be held for any MAC meetings. It may be possible for meetings to be held in a town hall format when a topic of high interest is presented. Forums will also be held regularly whether there is a quorum or agenda items. The forum will not be required to follow the Brown Act, allowing for topics to be discussed that are not included in the agenda. All MAC members need to reapply, the current term expires April 30, 2025, with the new term for new MAC members beginning May 1, 2025.

9) **Information Item(s):**

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.



a) **Correspondence** - Correspondence received for the MAC between January 10, 2025, through April 4, 2025, was shared with the board.

10) **Future Agenda Items:** none

11) **Adjournment** – Meeting was adjourned at 6:35 PM.

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

SUBJECT: PLN25-00070
GARCIA GARAGE FRONT SETBACK VARIANCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the property owner, Kelly Garcia, for approval of a Variance to allow for construction of an 875 square-foot detached garage 28 feet from the front property line where 50 feet is normally required. The subject property, Assessor's Parcel Number 073-050-048-000, comprises approximately one acre, 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 520 Cole Road in the unincorporated Meadow Vista 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 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 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: October 23 at 10:00 AM, or as soon thereafter
SUBJECT: PLN25-00220, Guyette and Ayers Commercial Kennel Minor Use Permit, 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 applicant and the property owner, Marceline Guyette and James Corey Ayers, for approval of a Minor Use Permit to allow for a commercial kennel to keep up to eight dogs (four months of age or older), where four dogs is the limit permitted in accordance with Placer County Code Section 17.56.050(F)(17) (Kennels and Catteries) and Section 17.58.120 (Minor Use Permit). The subject property, Assessor's Parcel Number 074-250-016-000, comprises approximately 3.0 acres, is currently zoned RES-Dc-SP (Resort, combining Design Scenic Corridor, combining Special Purpose), and is located at 2850 Combie Road in the unincorporated Meadow Vista area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15301 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.030 (Class 1 – Existing facilities) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations).

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

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 PLANNING COMMISSION**

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

WHEN: November 13, 2025, 9:00 AM or as soon thereafter

SUBJECT: Winchester Subdivision Storm Water Requirements – Planning Director’s Determination (PLN25-00302), Supervisorial District 5

NOTICE IS HEREBY GIVEN that the Planning Commission will consider a request from the applicant, Jerry Johnson, at the above date, time, and location for a Planning Director’s determination regarding Condition of Approval (COA) 4 of the Winchester Subdivision’s Conditional Use Permit (SUB 292/CUP 1550). The applicant is requesting confirmation that COA 4 may be satisfied through the use of alternative stormwater management methods. Specifically, the request seeks confirmation that the County, through the Building Services Division and the building permit process, may allow alternatives to the currently specified use of dry wells and filter strips on all lots within the Winchester Subdivision. This matter has been referred to the Planning Commission by the Planning Director for consideration and determination. The Winchester Subdivision is located in the Meadow Vista area off of Sugar Pine Road and south of Meadow Vista Road.

The Planning Commission will also consider whether the request is consistent with the previously certified Environmental Impact Report prepared for the Winchester Subdivision Project (State Clearinghouse No. 1989020193), in accordance with Public Resources Code Section 21083.3, as it does not trigger any of the conditions in California Environmental Quality Act Guidelines Sections 15162 through 15164.

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/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 Jared Peters who can be reached at (530) 745-3523 or jpeters@placer.ca.gov.

Planning Commission
Clerk of the Board
Planning Division: 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: November 20, 2025 at 10:00 AM or as soon thereafter

SUBJECT: PLN25-00250, Hurst Parcel Map Modification, Categorical Exemption, Supervisorial District 5

Consider a request from the applicant, Maureen Murphy, on behalf of the property owner, Michele Hurst, for approval of a Parcel Map Modification to modify the building envelope for a 2.3-acre parcel (Parcel 1) of a previously approved Parcel Map No. 75634. The subject property, Assessor's Parcel Number 074-020-066-000, comprises approximately 2.3 acres, is currently zoned RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining minimum building site of 100,000 square feet), and is located at 4090 Lake Combie Cove in the unincorporated Meadow Vista area. The Parcel Review Committee will also consider a finding of Categorical Exemption 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).

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. In addition, information is available for review by calling the Clerk of the Board at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM 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>. 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, Joe Plumley, can be reached at (530) 745-3067 or Jplumley@placer.ca.gov.

Parcel Review Committee
Clerk of the Board
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: December 18, 2025, 9:00 AM or as soon thereafter

SUBJECT: Winchester Subdivision Lot 20 – Final Map Modification (PLN25-00353), CEQA Exemption, Supervisorial District 5

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 applicant and property owner, Alan Coon, for a modification to the previously approved Winchester Subdivision Final Map. The request seeks to revise a portion of the 30 percent slope designation shown on the Winchester Informational Sheet, Book V, Page 25, and the Lot 20 Plot Plan, Winchester Phase 1 Map.

The Planning Commission will also consider a finding that this project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

The subject property, identified by Assessor's Parcel Number 058-020-014-000, consists of approximately 0.38 acre, is zoned RA-B-X 5 Ac. Min. PD = 0.39 (Residential Agricultural, combining minimum Building site of 5 acres, combining Planned Residential Development of 0.39 dwelling units per acre), and is located at 3005 Legends Drive in the unincorporated community of Meadow Vista.

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/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 Joe Plumley who can be reached at (530) 745-3067 and Jplumley@plac.ca.gov

Planning Commission
Clerk of the Board
Planning Division: 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: January 22, 2026, at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00394, Jonas-Maciel/Domenici Single-Family Dwelling Side Setback Variance, 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 applicant and property owners, Jessica Jonas-Maciel and Dusti Domenici, for approval of a variance to allow for the construction of a 3,116-square-foot single-family dwelling ten feet from the south side property line where a 30-foot side setback is normally required. The subject property, Assessor's Parcel Number 072-211-072-000, comprises approximately 6.21 acres, is currently zoned RA-B-100 (Residential-agriculture, combining minimum building site of 100,000 square feet), and is located off Poppy Way in the unincorporated Colfax 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