



North Auburn 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 – FINAL AGENDA

6:00 PM, Tuesday, January 13, 2026
Community Development Resource Agency
Planning Commission Hearing Room
3091 County Center Drive, Auburn, CA 95603

1. Call to Order & Pledge of Allegiance

2. Roll Call, Introduction of 2025-2027 Members

Donald Anderson, Larry Farinha (Chair), Dave Hungerford, Marissa Leahy, Al Lombardo, Stewart Wells (Vice Chair), Gregory Wilbur

3. Selection of 2026 Chair & Vice Chair

4. Approval of July 8, 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. Information Items:

A. Reese Rezone and General Plan Amendment (PLN24-00396)

Review and comment on a request for a proposed Rezone and General Plan Amendment of two parcels, Parcel 1 (APN 053-140-003-000) and Parcel 2 (APN 053-031-047-000), located on Musso Road in the unincorporated Auburn area. Parcel 1 is proposed to be rezoned from O (Open Space) to RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet) and Parcel 2 is proposed to be rezoned from RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet) to O (Open Space). The General Plan land use designations are proposed to change from Open Space to Rural Residential 2.3 - 4.6 Ac. Min. for Parcel 1 and Rural Residential 2.3 - 4.6 Ac. Min. to Open Space for Parcel 2. The proposed Rezone and General Plan Amendment would allow the right for future development of single-family residential use on Parcel 1 and open space land use on Parcel 2. Parcel 1 comprises approximately 3.9 acres and Parcel 2 comprises approximately 0.4 acres.

Planning Division Staff: Nick Trifiro, Senior Planner

Applicant Representative: Michael Reese, Property Owner

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

7. Correspondence

- a. Correspondence received for MAC between June 28, 2025, and January 5, 2026.

8. Adjournment

The North Auburn Community/Supervisor Forum will take place immediately following the North Auburn MAC meeting*



County of Placer
North Auburn Municipal Area Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact ▪ Sophie Fox ▪ (530) 889-4010

Regular Meeting – DRAFT MINUTES
6:49 PM, Tuesday, July 8, 2025
Community Development Resource Agency
Planning Commission Hearing Room
3091 County Center Drive, Auburn, CA

1. Call to Order and Pledge of Allegiance

2. Welcome and Introduction of Members: Larry Farinha, Chair; Stewart Wells, Vice Chair; Dave Hungerford, Al Lombardo, Donald Anderson

Absent: Greg Wilbur, Marissa Leahy

County Staff: District 5 Supervisor Cindy Gustafson; District 5 Director Bridget Powers, Darlene Greer MAC Secretary

Public in Attendance: 6

3. Approval of March 11, 2025, Minutes: LOMBARDO /WELLS /5/0

4. Public Comment: Kanoe Ragsdale Area Director of Operations, with Mercy Housing introduced Andrea Rich the new Area Director of Operations for Auburn. Ms. Rich informed attendees that there are currently openings at the Auburn property, and that section 8 housing certificates are accepted.

5. Informational Items:

A. Auburn Racquet Club – Jared Peters, Associate Planner, Placer County presented the plan to replace the existing outdoor playground and walkway with a new 2,646 square foot women’s locker room on the first floor and adding a 2,508 square foot kids’ area above the new locker room. The entire project is contained within the existing footprint, which does not expand the non-conforming use outside of an area it was already operating in. The project is also exempt from environmental review.

6. Correspondence –

Correspondence received for MAC between March 5, 2025, through June 27, 2025

7. MAC Member Reports: None

8. Adjournment 7:17 p.m.

Next regularly scheduled meeting is Tuesday, September 9, 2025



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DRAFT

Reese Rezone and General Plan Amendment (PLN24-00396)

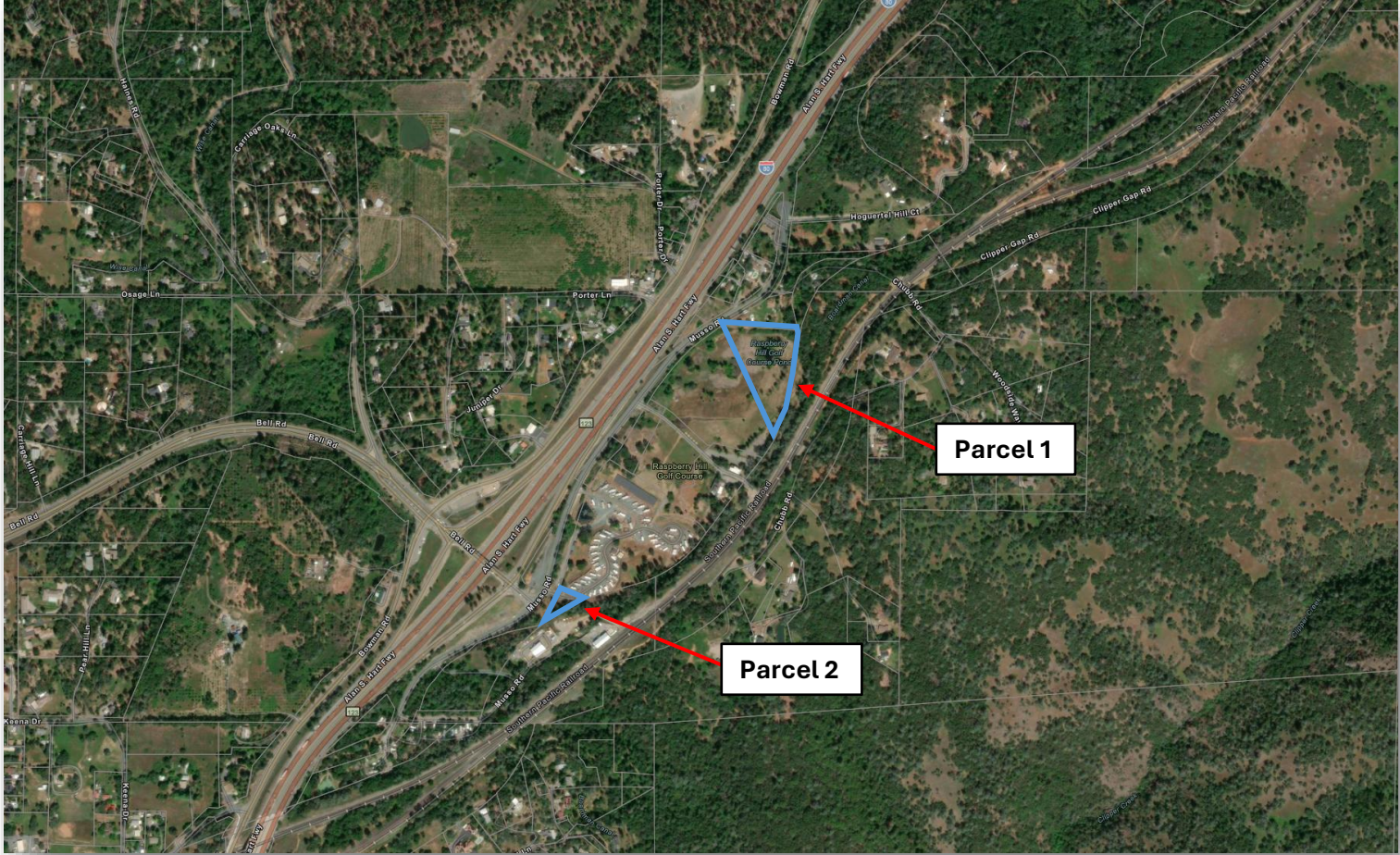
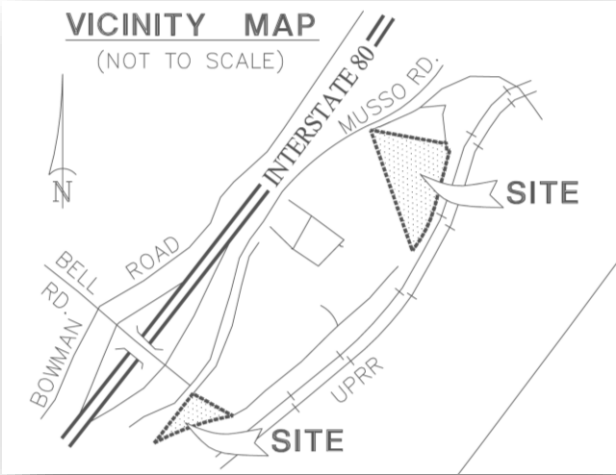
Planning Staff: Nick Trifiro, Senior Planner



Project Comment and Review Procedure

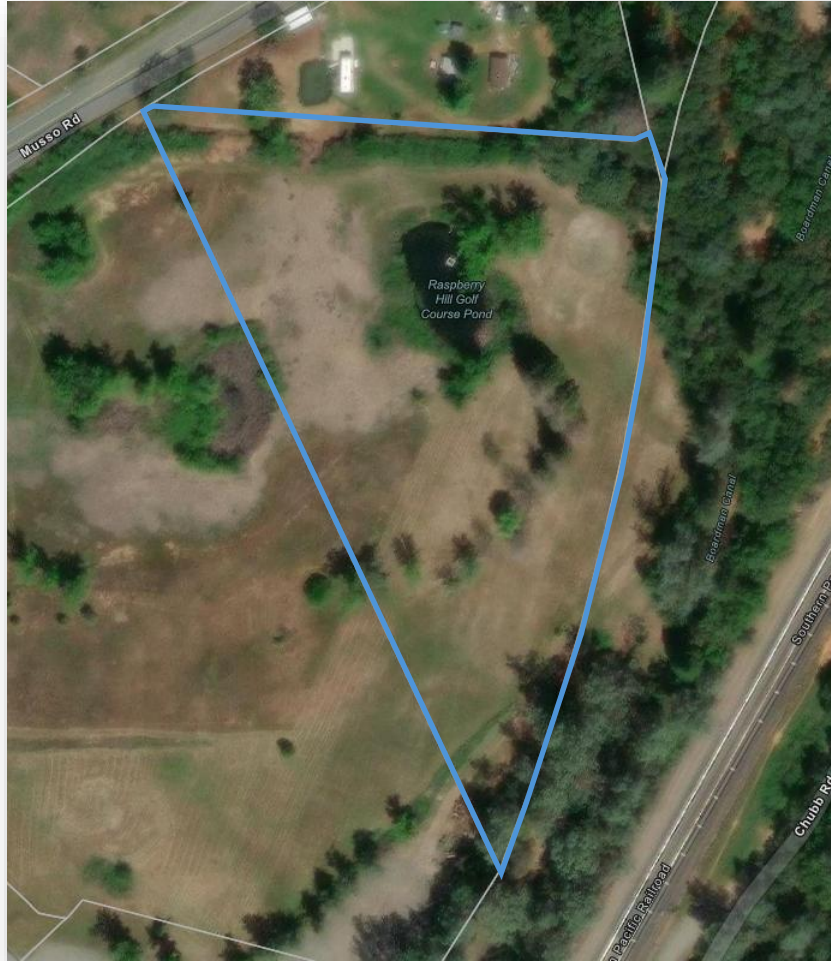
- Planning staff will present an overview of the proposed project
- Following staff's presentation, the applicant will be introduced to provide information to supplement staff's presentation
- Following supplemental information from the applicant, the MAC will be provided the opportunity to ask questions of staff and the applicant, or to provide comments on the project
- Next, the public will be provided the opportunity to ask questions of staff and the applicant, or to provide comments on the project
 - Staff will record summaries of comments and issues raised by the MAC and public and will incorporate a written summary of the comments and issues into the Planning Commission staff report.

Vicinity Map



Project Site

- **Parcel 1** is part of a former golf course
- **Parcel 2** is near the terminus of Bell Road/I-80 offramp and RV Park entrance



Parcel 1



Parcel 2

Project Site – Parcel 1



View looking west



View looking towards pond

Project Site – Parcel 2



View looking south towards site



View looking east from RV Park access Road

Requested Entitlements

1. **General Plan/Auburn-Bowman Community Plan Amendment** to change the land use designations for two parcels:

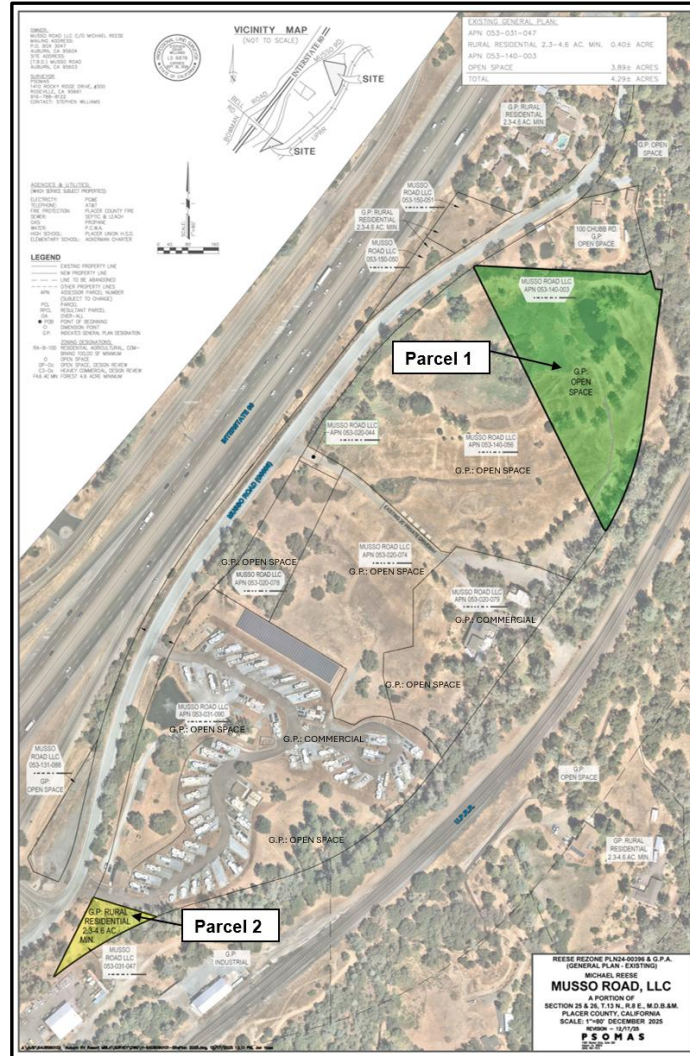
- **Parcel 1:** Open Space to Rural Residential 2.3 - 4.6 Ac. Min.(3.9 acres)
- **Parcel 2:** Rural Residential 2.3 - 4.6 Ac. Min. to Open Space. (0.4 acres)

2. **Rezone:**

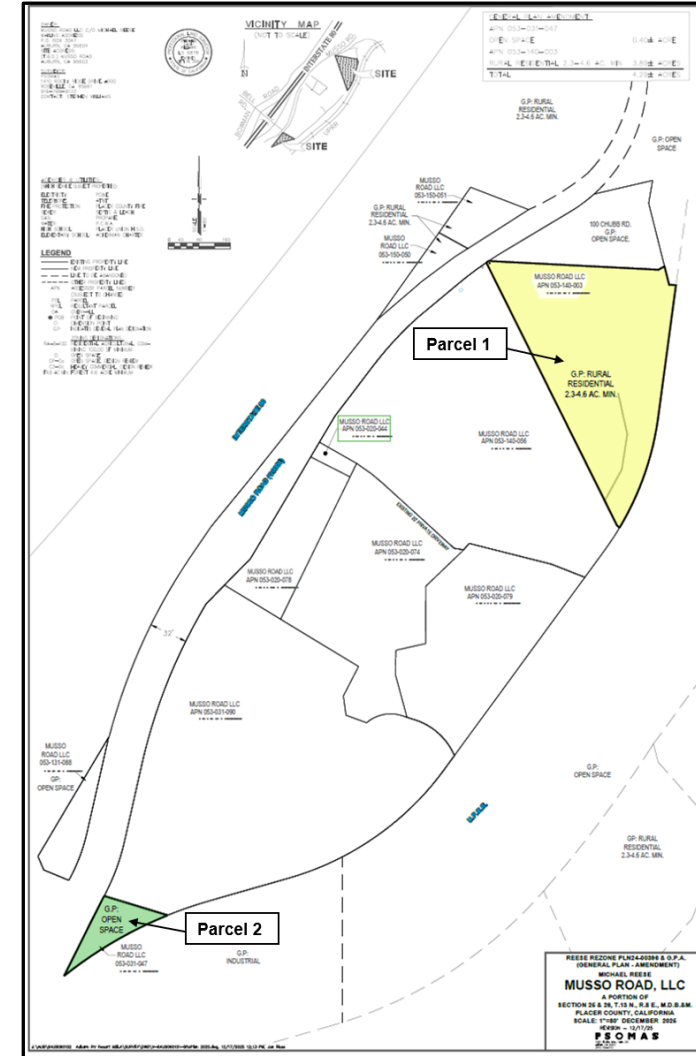
- **Parcel 1:** Open Space to Residential Agricultural, combining minimum Building Site of 100,000 square feet (RA-B-100)
- **Parcel 2:** RA-B-100 to Open Space (O)

Land Use

Existing



Proposed



Anticipated Entitlement Processing Timeline

Initial Study/Mitigated Negative Declaration: Currently in staff preparation

Planning Commission: Early Spring 2026

Board of Supervisors: Spring 2026

Project Contact:

Nick Trifiro, Senior Planner

ntrifiro@placer.ca.gov

530-745-3069



Questions?

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

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

WHEN: August 14 at 10:00 a.m., or as soon thereafter

SUBJECT: PLN25-00183, AT&T Tower Minor Use Permit, Categorical Exemption,
Supervisory District 5 (Gustafson)

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 property owner's representative, Tom Johnson, for approval of a Minor User Permit to increase the height of an existing monopole cellular tower by 15 feet, from an existing 56 feet to a proposed 71 feet in height. The increased height for the monopole tower will accommodate the installation of 12 new panel antennas, 12 new remote radio units, and three new DC-9 surge protectors. The project also includes the installation of a new CWIC cabinet and 30kW standby back-up generator with associated equipment in an expanded 706 square foot (total) fenced ground facility area. The subject property, Assessor's Parcel Number 077-050-043-000, comprises approximately 13.5 acres, is currently zoned O (Open Space) and is located at 595 Christian Valley Rd in the unincorporated Auburn area, and is developed with the Bowman Water Tank owned by the Placer County Water Agency (PCWA).

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 15301 of the California Environmental Quality Act (CEQA) Guidelines and Placer County Code Section 18.36.030 (Class 1 – Existing facilities) of the Environmental Review Ordinance.

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, 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: August 14, 2025 at 10:00 a.m., or as soon thereafter

SUBJECT: PLN25-00009, Levesque Garage Setback Variance, Categorical Exemption, Supervisorial District 5 (Gustafson)

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 owner, Cynthia Levesque, for approval of a Variance for the construction of a 1,200 square-foot detached garage to be located 18 feet from street-side setback along the western property line where a 30-foot side setback is normally required and eight feet from the centerline of the intermittent stream that runs along the western property line where a 50-foot setback is normally required. The subject property, Assessor's Parcel Number 054-310-029-000, comprises approximately 1.9 acres, is currently zoned RS-B-100 (Residential Single-Family, Combining Minimum Building Site of 100,000 Square Feet) and is located at 600 Canyon Drive in the unincorporated Auburn area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 and Section 15305 of the California Environmental Quality Act Guidelines and 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).

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The Community Development Resource Agency contact for this project, Martin Romero, can be reached at (530) 745-3065 or martinromero@placer.ca.gov.

Zoning Administrator
Zoning Administrator Clerk
Community Development Resource Agency Staff: Martin Romero, Assistant Planner

NOTICE OF PUBLIC HEARING

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

WHEN: August 21, 2025, 9:00 AM, or soon thereafter

SUBJECT: BEAUTIFUL MINDS WELLNESS - TENTATIVE PARCEL MAP, MASTER CONDITIONAL USE PERMIT, VARIANCE, DESIGN/SITE REVIEW AGREEMENT (PLN22-00352)
ADDENDUM TO CERONIX NEGATIVE DECLARATION
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 Daniel Binus, on behalf of Beautiful Minds Medical, for approval of: 1) a Tentative Parcel Map to subdivide the 12.6-acre property into three lots; 2) a Master Conditional Use Permit to allow subdivision of the property within the Industrial Park zoning district and to permit the following uses: medical services - clinics and laboratories; offices; storage, mini-storage facilities; and hotel; 3) a Variance on Proposed Lot 2 to reduce the required side setback from 15 feet to 10 feet; and 4) a Design/Site Review Agreement for development of Proposed Lot 1.

The Planning Commission will also consider adoption of an Addendum to the Ceronix Mitigated Negative Declaration (State Clearinghouse Number 2001052063) and amended Mitigation Monitoring and Reporting Program that were prepared for this project pursuant to the California Environmental Quality Act.

The subject property, Assessor's Parcel Number 052-190-090-000, is comprised of 12.6 acres, and is located at 1800 Old Airport Road, at the northeast corner of New Airport Road and Old Airport Road, in the unincorporated North Auburn community.

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 Angel Green who can be reached at (530) 745-3084 or AGreen@placer.ca.gov.

Planning Commission
Clerk of the Board
Planning Division: Angel Green, Senior Planner

NOTICE OF PUBLIC HEARING

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

WHEN: August 21, 2025, 9:00 AM or as soon thereafter

SUBJECT: HULBERT COURT CAR WASH AND SELF-STORAGE
MINOR LAND DIVISION, CONDITIONAL USE PERMIT, AND DESIGN REVIEW
AGREEMENT (PLN24-00041)
MITIGATED NEGATIVE DECLARATION
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, RSC Engineering, Inc., on behalf of property owner Pro 49 Development, LLC, for approval of: 1) a Minor Land Division to subdivide the existing property into two parcels resulting in an approximately 1.4-acre parcel for the proposed car wash facility, and an approximately 3.4-acre parcel for the proposed self-storage facility; 2) a Conditional Use Permit to construct and operate a 4,840 square foot automated car wash facility with twelve vacuum stalls, and a 78,450 square foot self-storage facility, and; 3) a Design Review Agreement approving the design of project buildings, parking and circulation, and lighting and landscaping improvements. The subject property consists of one legal lot of record with two Assessor's Parcel Numbers (APN 052-102-014-000 and 052-102-015-000), comprised of approximately 4.82 acres, currently zoned CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Aircraft Overflight), and located at 1980 and 1960 Grass Valley Highway (Highway 49) in the unincorporated Auburn area.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration (SCH# 2025060367) and Mitigation Monitoring and Reporting Plan prepared pursuant to the California Environmental Quality Act.

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The Planning staff contact for this project is Patrick Dobbs who can be reached at (530) 745-3060 or pdobbs@placer.ca.gov.

Planning Commission
Clerk of the Board
Planning Division: Patrick Dobbs, Senior Planner

NOTICE OF PUBLIC HEARING

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

WHEN: August 21, 2025, 9:00 AM or as soon thereafter

SUBJECT: AUBURN RACQUET AND FITNESS CLUB
CONDITIONAL USE PERMIT MODIFICATION (PLN 25-00004)
CATEGORICAL 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 Jack Drimmer, on behalf of Auburn Racquet Club Inc., for approval of a Conditional Use Permit modification for the Auburn Racquet and Fitness Club to construct a 5,154 square foot building addition consisting of a 2,646 square foot ground floor locker room and a 2,508 square foot second floor children's center.

The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15301 and Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 (Class 1 – Existing Facilities) and Section 18.36.050 (Class 3 – New Construction or Conversion of Small Structures) of the Placer County Environmental Review Ordinance.

The subject property, identified by Assessor's Parcel Number 052-112-048-000, comprises approximately 4.3 acres, and is currently zoned RS-AG (Residential Single-Family, combining Agriculture), and is located at 1255 Racquet Club Drive in the unincorporated Auburn area.

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

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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 ZONING ADMINISTRATOR**

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: PLN25-00245, Knipe Hardship Dwelling 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 John Knipe, on behalf of the property owner, Cheryl Knipe, for approval of a Minor Use Permit to allow for a temporary hardship dwelling on the property to facilitate the 24-hour supervision and treatment of the caregiver's parents. The subject property, Assessor's Parcel Number 052-200-009-000, comprises approximately 0.17 acre, is currently zoned RS-AG (Residential Single-Family, combining Agriculture) and is located at 833 Sierra View Circle in the unincorporated Auburn area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.030 (Class 1 – Existing facilities).

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.

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The Community Development Resource Agency contact for this project, Martin Romero, can be reached at (530) 745-3065 or martinromero@placer.ca.gov.

Zoning Administrator

Zoning Administrator Clerk

Community Development Resource Agency Staff: Martin Romero, Assistant Planner

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

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

WHEN: October 23, 2025 at 10:00 AM or as soon thereafter

SUBJECT: PLN24-00157, Eggiman - 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 property owner, Mike and Amanda Eggiman, for approval of a Minor Land Division to subdivide an existing 10.14-acre parcel into four resultant parcels consisting of 5.1 acres (Parcel 1), 1.2 acres (Parcel 2), 1.6 acres (Parcel 3) and 2.1 acres (Parcel 4). The subject property, Assessor's Parcel Number 076-051-073-000, comprises approximately 10.14 acres and is currently zoned RS-AG-B-43-AO (Residential Single-Family, combining Agriculture, combining minimum building site of 43,560 square feet, combining Aircraft Overflight) and RS-AG-B-43-SP-AO (Residential Single-Family, combining Agriculture, combining minimum building site of 43,560 square feet, combining Special Purpose, combining Aircraft Overflight) and is located at 11820 Joeger Road in the unincorporated Auburn area.

The Parcel Review Committee Chair will also consider the Mitigated Negative Declaration (State Clearinghouse Number 2025080184) that has been prepared 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.

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The Community Development Resource Agency contact for this project, Martin Romero, can be reached at (530) 745-3065 or martinromero@placer.ca.gov.

Parcel Review Committee
Zoning Administrator Clerk
Community Development Resource Agency Staff: Martin Romero, 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, 2025, at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00195, Estes Variance, 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 Bart Edwards, on behalf of the property owner, Chuck Estes, for approval of a variance to allow for the partially constructed 1,800 square-foot shop accessory structure to be located 27 feet from the front, southwest, edge of road easement whereas 50 feet from the edge of the road easement is required. The subject property, Assessor's Parcel Number 077-023-017-000, comprises approximately 3.0 acres, is zoned RS-AG-B-100 - (Residential Single Family, Agricultural, Building Site, with a minimum Lot Area of 100,000 S.F.) and is located at 1940 Little Creek Road in the unincorporated Auburn area.

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

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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: October 23, 2025 at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00009, Levesque Garage Setback Variance, Categorical Exemption,
Supervisory 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 owner, Cynthia Levesque, for approval of a Variance for the construction of a 1,200 square-foot detached garage to be located 18 feet from the street-side setback from the edge of the road easement along the eastern property line whereas a 30-foot side setback from the edge of the road easement is required and 35 feet from the centerline of the intermittent stream that runs along the western property line where a 50-foot setback is required. The subject property, Assessor's Parcel Number 054-310-029-000, comprises approximately 1.9 acres, is currently zoned RS-B-100 (Residential Single-Family, Combining Minimum Building Site of 100,000 square feet minimum lot area) and is located at 600 Canyon Drive in the unincorporated Auburn area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 and Section 15305 of the California Environmental Quality Act Guidelines and 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).

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The Community Development Resource Agency contact for this project, Martin Romero, can be reached at (530) 745-3065 or martinromero@placer.ca.gov.

Zoning Administrator

Zoning Administrator Clerk

Community Development Resource Agency Staff: Martin Romero, 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
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Placer County

Local Roadway Safety Plan

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

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

WHEN: December 9, 2025, at 9:00 AM, or as soon thereafter

SUBJECT: Caswell Agricultural Preserve/ Williamson Act Contract (PLN25-00333), Notice of Exemption
Supervisorial District 5

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above time and place to consider the establishment of a new Agricultural Preserve/Williamson Act Contract (PLN25-00333), including its execution. The proposal pertains to a 92.84-acre property at 6591 and 6609 Curtola Ranch Road in the North Auburn area that is zoned Farm, Combining Minimum Building Site of 160 Acres (F-B-X 160 AC Min.), and identified as Assessor's Parcel Numbers 026-370-064-000, 026-370-065-000, 026-360-062-000, and 026-370-063-000.

In addition, the Board of Supervisors will consider a determination that the project is exempt from environmental review pursuant to Section 15317 (Open Space Contracts or Easements) of the California Environmental Quality Act Guidelines and Section 18.36.190 of the Placer County Environmental Review Ordinance.

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, David Oulrey-Urroz, who can be reached at (530) 745-3023 or doulreyurroz@placer.ca.gov.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood
Community Development Resource Agency Staff: David Oulrey-Urroz, Senior Planner

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

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

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

SUBJECT: PLN25-00343, Locksley Lane Modular - Minor Use Permit and Design Review Agreement, 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, Matthew Mead on behalf of the property owner Locksley Lane, LLC, for approval of a Minor Use Permit to allow for manufacturing of components for modular educational structures and a Design Review Agreement for proposed updates to exterior facades inclusive of paint, the addition of roll up doors, a new freestanding sign, and a new gate. The subject property, Assessor's Parcel Numbers 052-020-084-000, 052-020-085-000, 052-020-086-000, 052-020-087-000, comprises approximately 8.19 acres, is currently zoned INP-DC-AC (Industrial Park, Combining Design Corridor, Combining Aircraft Overflight), and is located at 12600 Locksley Lane in the unincorporated Auburn area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and Placer County Code Sections 18.36.030 (Class 1 - Existing Facilities) and 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 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, David Oulrey-Urroz, can be reached at (530)745-3023 or doulreyurroz@placer.ca.gov.

Zoning Administrator
Zoning Administrator Clerk
Community Development Resource Agency Staff: David Oulrey-Urroz, Senior Planner