



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

REGULAR MEETING AGENDA – FINAL
6:15 PM, Monday, January 26, 2026
Newcastle Elementary School
645 Kentucky Greens Way, Newcastle, CA. 95658

1. Call to Order & Pledge of Allegiance

2. Welcome & Introduction of Members:

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

3. Approval of January 27, 2025, Draft 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. Ottman Rezone and General Plan Amendment (PLN25-00096)

Review and comment on a proposed Rezone and General Plan Amendment to change a portion of the subject property (APN 040-040-068-000) located at 1102 Lozanos Road in the unincorporated Newcastle area from commercial to residential land use. The applicant proposes to rezone the southern half from C2-Dc (General Commercial, combining Design Scenic Corridor) to RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet) and to change the General Plan designation from Commercial to Rural Residential 2.3 – 4.6 Ac. Min. to align with the current Zoning and General Plan designations on the norther half of the property. The proposed project would allow future single-family residential use to occur on the entire property, which comprises approximately 1.85 acres.

Presenters:

Placer County Planning Division Staff: Nick Trifiro, Senior Planner

Applicant Representative: Michael and Michele Ottman, Property Owners

Presentation Time: 15 minutes

6. Correspondence

Correspondence received for the MAC from January 24, 2025, through January 20, 2026.

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.





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 of the Newcastle/Ophir MAC



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.

Ottmann Rezone and General Plan Amendment (PLN25-00096)

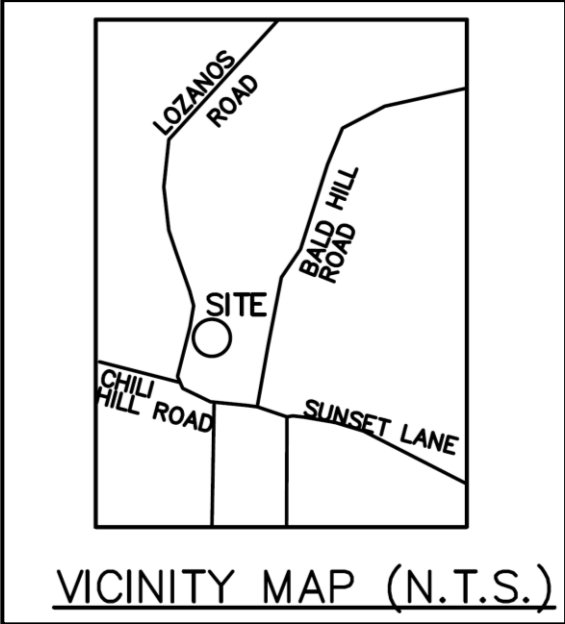
Planning Staff: Nick Trifiro, Senior Planner



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



Project Site



View looking north



View looking south

Project Site



View looking east

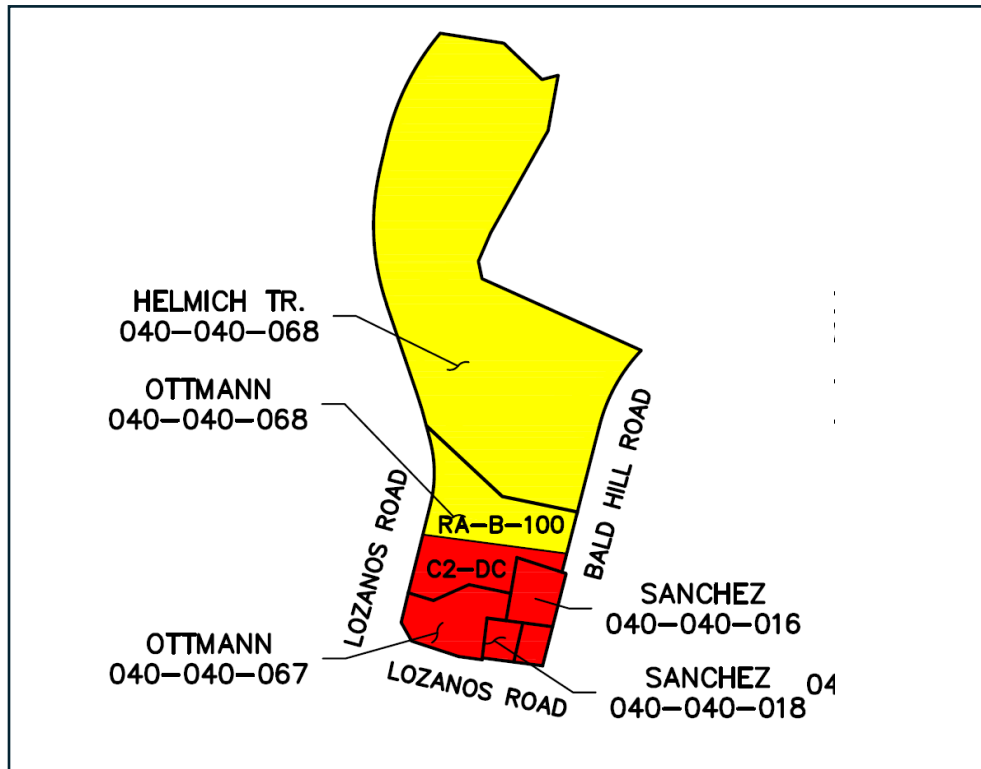


View looking west

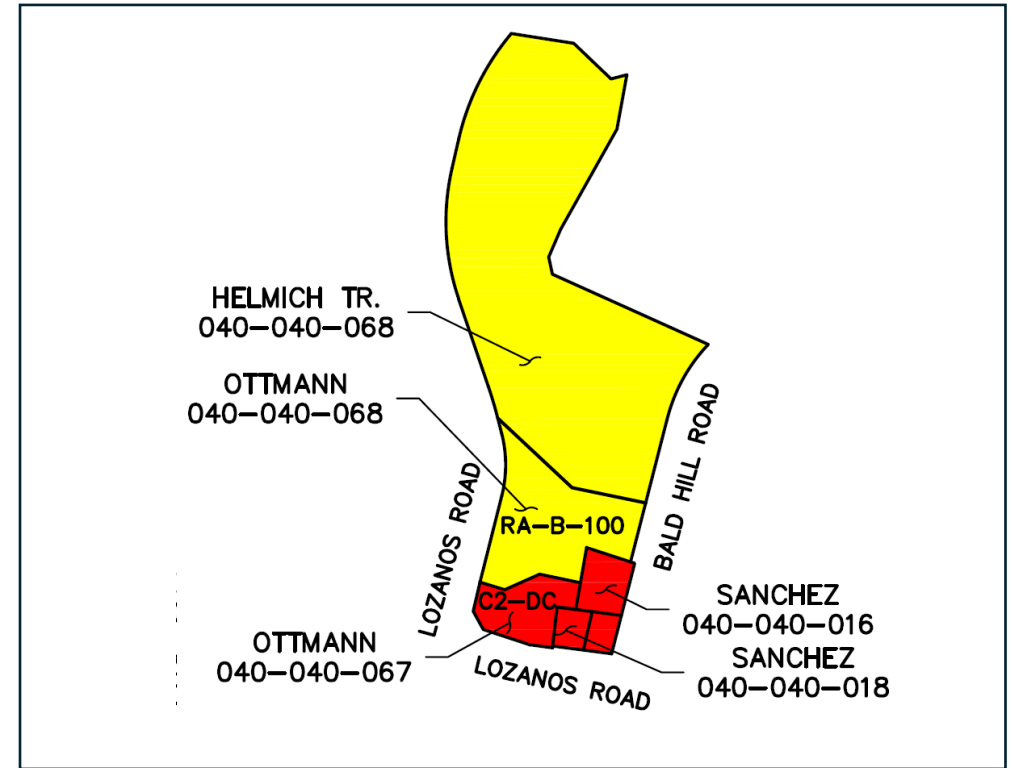
Requested Entitlements

1. **General Plan Amendment** to change the land use designation for the southern half of the 1.85-acre parcel from Commercial to Rural Residential 2.3 - 4.6 Ac. Min. to be consistent with the north half of the parcel.
2. **Rezone** the southern half of the parcel from C2-Dc (General Commercial, combining Design Scenic Corridor) to RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet) to align with existing zoning on the north half of the parcel.



Land Use and Zoning



Existing



Proposed

COLOR KEY	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION
	RA-B-100 RESIDENTIAL AGRICULTURAL COMBINING 100,00 SF MIN.	Rural Residential 2.3 - 4.6 Ac. Min.,
	C2-DC GENERAL COMMERCIAL	Commercial use—See Placer County Planning Department for Additional Questions regarding specificity of Desired Use

Anticipated Entitlement Processing Timeline

Planning Commission: Spring 2026

Board of Supervisors: Summer 2026

Project Contact:

Nick Trifiro, Senior Planner

ntrifiro@placer.ca.gov

530-745-3069



Questions?

**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>. 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