



Granite Bay Municipal Advisory Council

Mailing Address: 175 Fulweiler Avenue ▪ Auburn, CA 95603 | (530) 889-4010
Contact: Frank Udvarhelyi, District 4, Chief of Staff | (530) 889-4010

REGULAR MEETING AGENDA – FINAL

6:00 PM, Thursday, January 8, 2026

Granite Bay Library

6475 Douglas Blvd., Granite Bay, CA 95746

1. Call to Order & Pledge of Allegiance

2. Roll Call, Introduction of 2025-2027 Members

Gary Flanagan (Vice Chair), Sandra Harris, Kristine Johnson, Nick Johnson (Chair), Vincent Ma, and Christina Richter

3. Approval of August 7, 2025, Minutes

4. 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.

5. Action Items:

A. Selection of 2026 Chair & Vice Chair

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

6. Information Items:

A. Residences at Granite Bay Golf Course Phase II

Review and comment on the Residences at Granite Bay Golf Course Phase II project. This project proposes re-approval of a Conditional Use Permit and Planned Residential Development to develop 3.95 acres, located on the corner of East Roseville Parkway and Barton Road in Granite Bay (known as Lot "A" of Granite Bay Golf Club – SUB309/CUP16967) into four single-family residential parcels; Parcel 1 (.37 acres), Parcel 2 (0.47 acres), Parcel 3 (0.38 acres), and Parcel 4 (0.35 acres), with 2.04 acres of open space.

Presenters: Jared Peters, Associate Planner, Placer County Planning Services Division

Applicant: Brian Bergfalk

7. Correspondence

A. Correspondence received for MAC from August 1, 2025, through January 2, 2026.

8. Adjournment

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/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.



PLACER COUNTY BOARD OF SUPERVISORS



MAIN OFFICE
175 FULWEILER AVENUE
AUBURN, CA 95603

SUZANNE JONES
SUPERVISOR, DISTRICT 4

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

District 4 Supervisor Forum

Thursday, January 8, 2026, at 6:30pm

Meeting Location: Granite Bay Library 6475 Douglas Blvd. Granite Bay

Online via Zoom (link below) | **Meeting ID: 946-7199-9070**
This is an in-person meeting, the public is welcome to participate in person.
Options for the public to participate virtually will also be offered as follows:

Members of the public may observe and participate in this meeting by accessing the following web link:

<https://placer-ca-gov.zoom.us/j/94671999070>

Members of the public may access meeting audio by calling 1-877-853-5247 (Toll Free) or 1-888-788-0099 (Toll Free) **Conference ID: 946-7199-9070**
please dial *9 to "raise hand" and queue for Public Comment.

1. Reports (15 Minutes)

- Placer County Sheriff's Office
- California Highway Patrol
- South Placer Fire
- CalFire
- Citizen Ad-hoc Committee

2. Supervisor Forum Topic:

- Supervisor Suzanne Jones Report

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
Granite Bay Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Michael Spelis (916) 787-8960

08/07/2025 DRAFT MEETING MINUTES

7:00 PM, Thursday, August 7, 2025

Meeting Location: Granite Bay Library 6475 Douglas Blvd. Granite Bay

- 1. Call to Order & Pledge of Allegiance – 7:00PM** by Nick Johnson
- 2. Roll Call, Introduction of 2025-2027 Members**
 - **Present:** Gary Flanagan, Sandra Harris, Nick Johnson, Vincent Ma, and Christina Richter
 - **Absent:** Kristine Johnson
- 3. Approval of June 5, 2025 Draft Minutes**
 - **Approved:** Gary Flanagan / Vincent Ma / Unanimous approval
- 4. Public Comment:**
 - Resident Cheryl Berkema
- 5. Information Items:**
 - A. Haw Estates Vesting Tentative Subdivision Map PLN24-00097**

The MAC will hear a presentation on the Hawk Estates Vesting Tentative Subdivision Map (PLN24-00097). This project proposes a Vesting Tentative Subdivision Map to subdivide four existing parcels (Assessor Parcel Numbers 468-060-022-000, 468-060-023- 000, 468-060-024-000 and 468-060-005-000) totaling approximately 7.1 acres into six parcels consisting of: Parcel 1 (1.0 acres), Parcel 2 (1.0 acres), Parcel 3 (1.0 acres), Parcel 4 (1.3 acres), Parcel 5 (1.4 acres), and Parcel 6 (1.4 acres) located immediately northwest and southeast of Dearwester Lane.

Presenters: Jared Peters, Associate Planner, Placer County Planning Services Division and Bill Mellerup, Applicant

 - In response to questions from the MAC, Mr. Peters and the applicant clarified that the sewer improvements will bring stubs to all of the existing parcels on Dearwester Lane as well as the two lots to the west. There will be no sign, gate, or lighting at the entrance

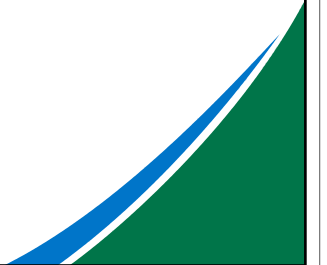


of the subdivision. The applicant has reached out to local school districts about a school bus stop. With approval, building would be expected to begin in late 2026 – early 2027.

- MAC Members expressed that they are appreciative that this plan incorporates previous feedback and does not require any zoning amendments.

7. Adjournment: At 6:24 PM until next regular meeting on March 6th, 2025.

DRAFT



Residences at Granite Bay Golf Course Phase II

(PLN23-00371)

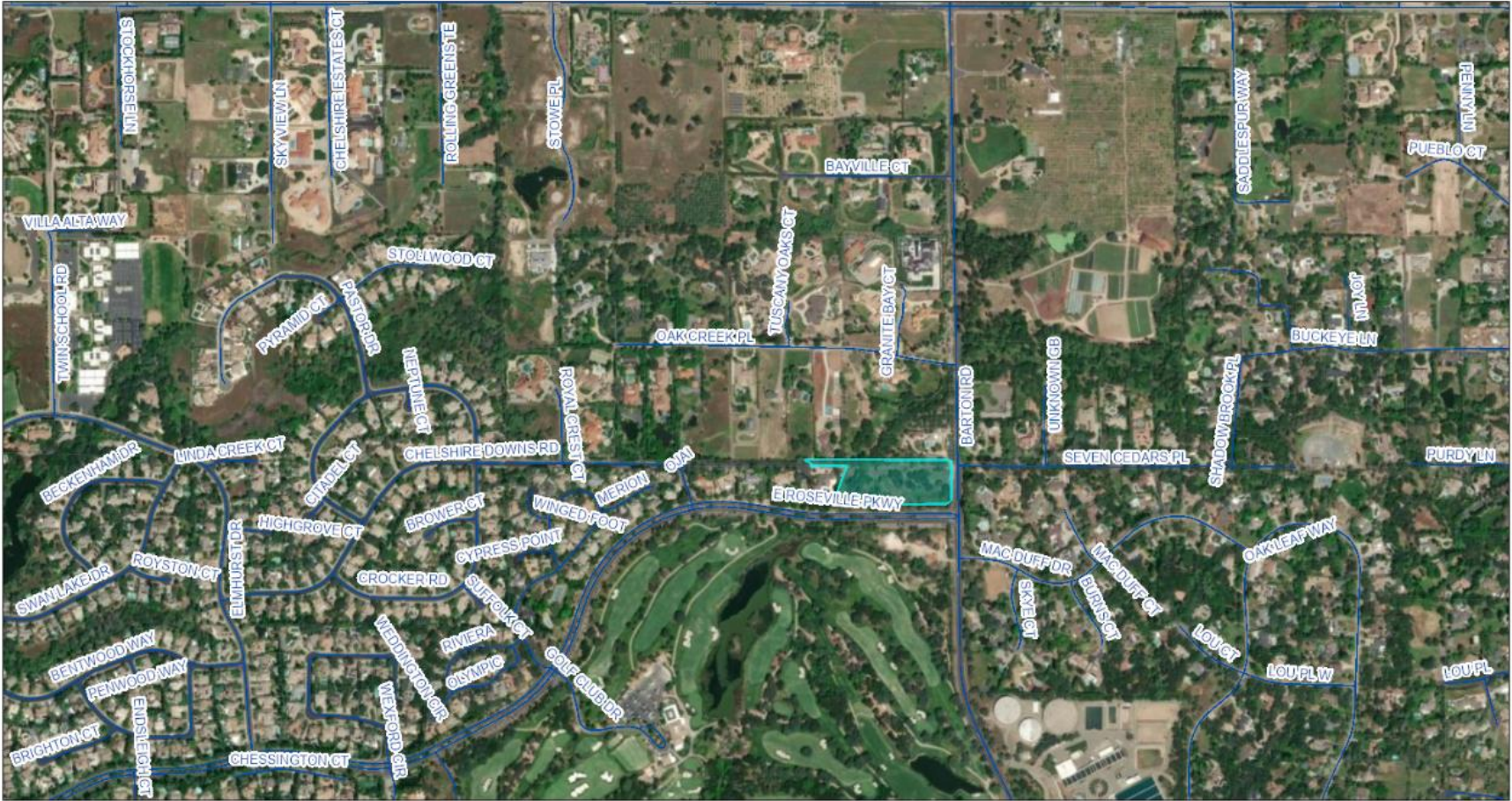
Planning Staff: Jared Peters, Associate Planner



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.

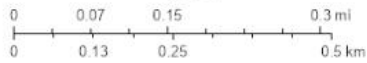
Vicinity Map



11/7/2025, 10:40:58 AM

- Parcels
- Roads
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:8,614



Project Site

- The proposed project is the former site of a caretaker's residence for the Granite Bay Golf Course.
- Linda Creek and a conservation easement run southerly through the west end of the site.
- The site is a designated Density Receptor which received three (3) additional units in 2007.



Project Site




West end looking south



Central portion looking west

Background

- In 2007, PSUB 20050394 was approved to modify CUP 1667, designate the project site as a Density Receptor parcel, and develop a four-lot planned residential development.
- A Mitigated Negative Declaration was approved with the project to analyze and mitigate the potential environmental impacts.
- Improvement plans were submitted and under review, however the original entitlement expired before plans could be issued and the final map recorded.



COUNTY OF PLACER
• Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: → Honorable Board of Supervisors

FROM: → Michael J. Johnson, Planning Director

DATE: → August 7, 2007

SUBJECT: → RESIDENCES AT GRANITE BAY GOLF CLUB, PHASE II (PSUB 20050394) – AMENDMENT TO THE GENERAL PLAN/GRANITE BAY COMMUNITY PLAN AND APPEAL OF PLANNING COMMISSION APPROVAL (CONDITION 30)

ACTION REQUESTED

The Board is being asked to consider a request from GW Consulting Engineers, on behalf of the Douglas Group, Inc., to amend the General Plan/Granite Bay Community Plan and designate APN 465-140-004 as a density “receptor” parcel. The Board is also being asked to consider an appeal of the Planning Commission’s approval of a Tentative Subdivision Map (Condition 30) that requires a turn-around at the gated entrance fronting East Roseville Parkway. It is staff’s recommendation that the Board approve the amendment to the General Plan/Granite Bay Community Plan. It is also staff’s recommendation that the Board uphold the decision of the Planning Commission and deny the appeal.

BACKGROUND

The “Residences at Granite Bay Golf Club” was originally approved by the Planning Commission on July 8, 1993. The project included a 72-lot Planned Development, a private 18-hole golf course, and related recreational facilities. “Parcel A” was originally created as a “golf course nursery”. In 1998 the “caretaker’s quarters” for the golf course was relocated to this site, allowing for one single-family residence. The Granite Bay Golf Club later determined that there was no need for a caretaker’s residence and sold the property in 2002.

Project Site

“Parcel A” is approximately 3.95 acres in area and is located at the northwest corner of East Roseville Parkway and Barton Road. The property is currently undeveloped, with relatively level topography and scattered oak trees. Linda Creek runs through the property from north-to-

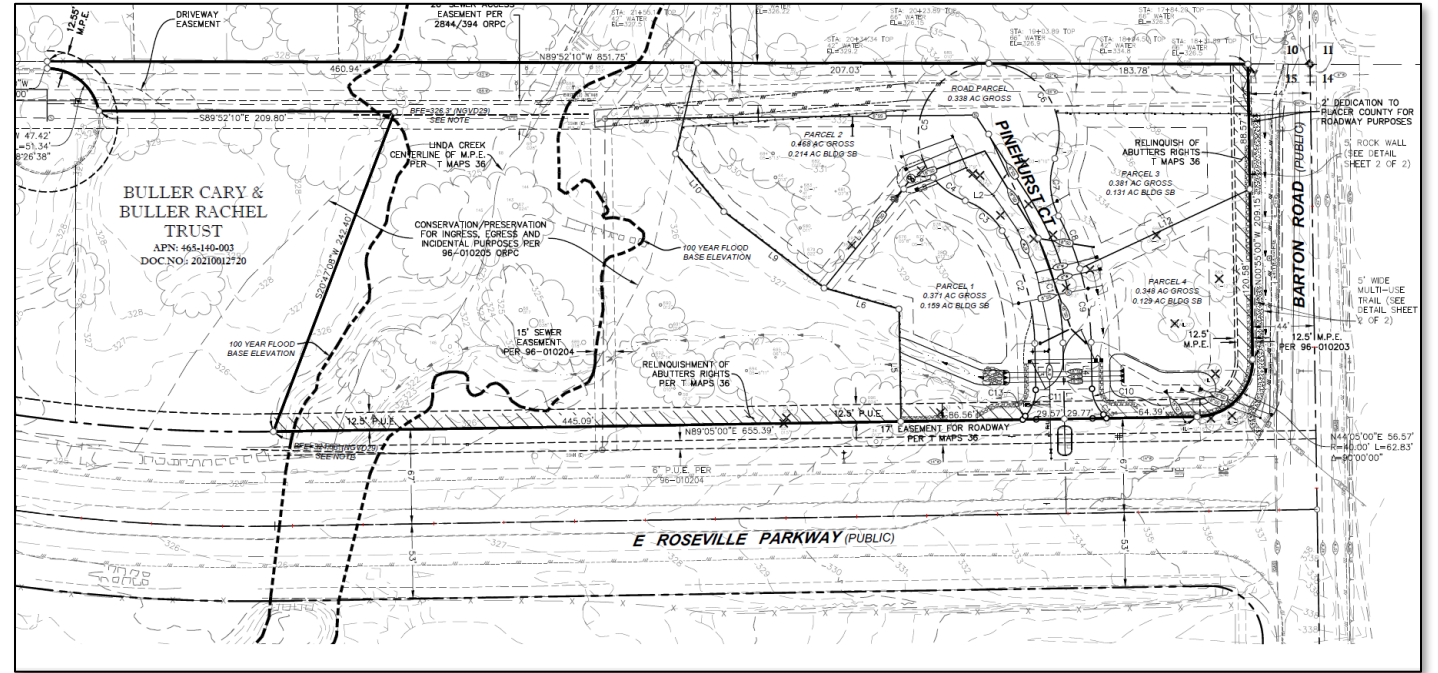
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Requested Entitlements

The project was resubmitted in 2023 after the project expired for reapproval. The following entitlements need to be reapproved:

1. Planned Residential Development
2. Modification to CUP 1667
3. Tentative Parcel Map

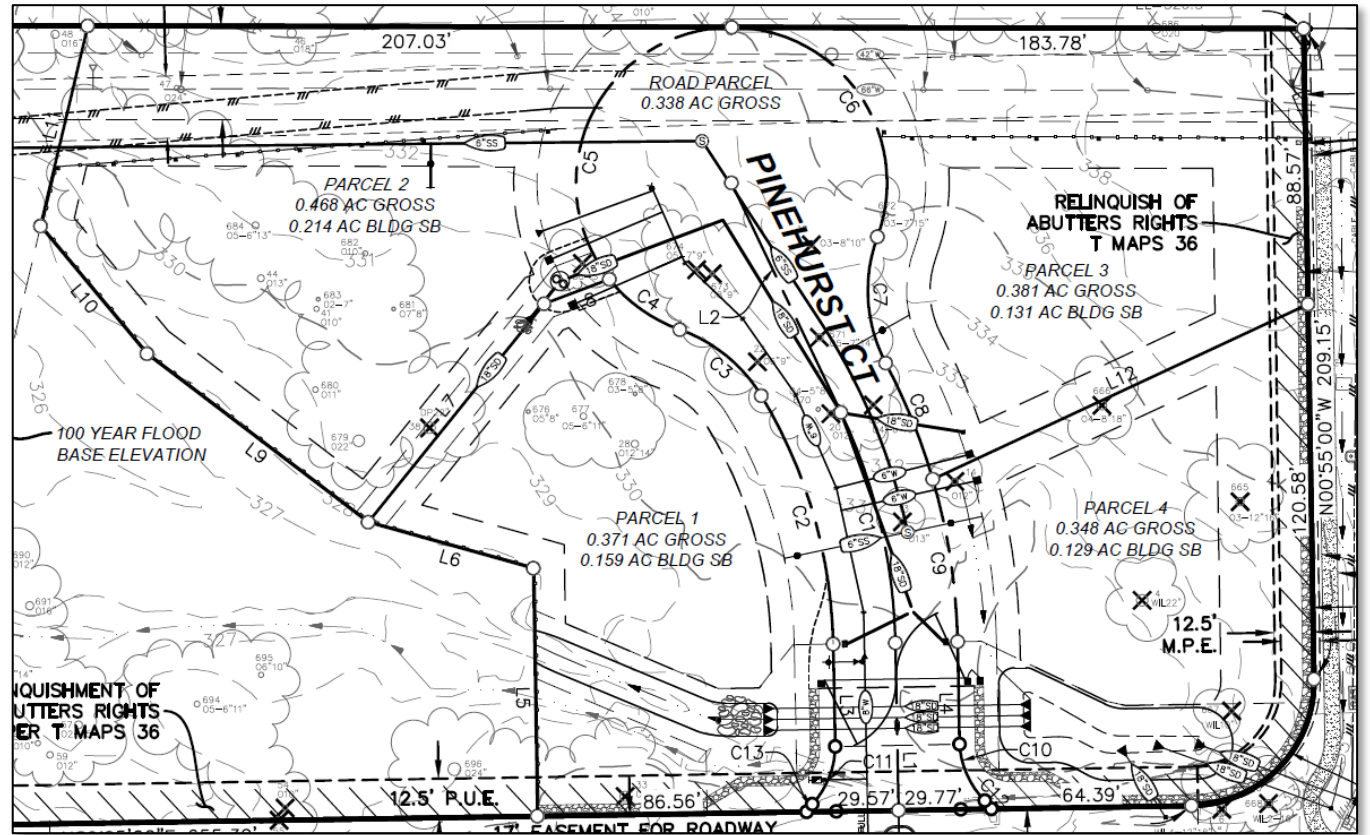
The site has already been designated as a density receptor parcel so that entitlement does not need to reapply for.



Requested Entitlement

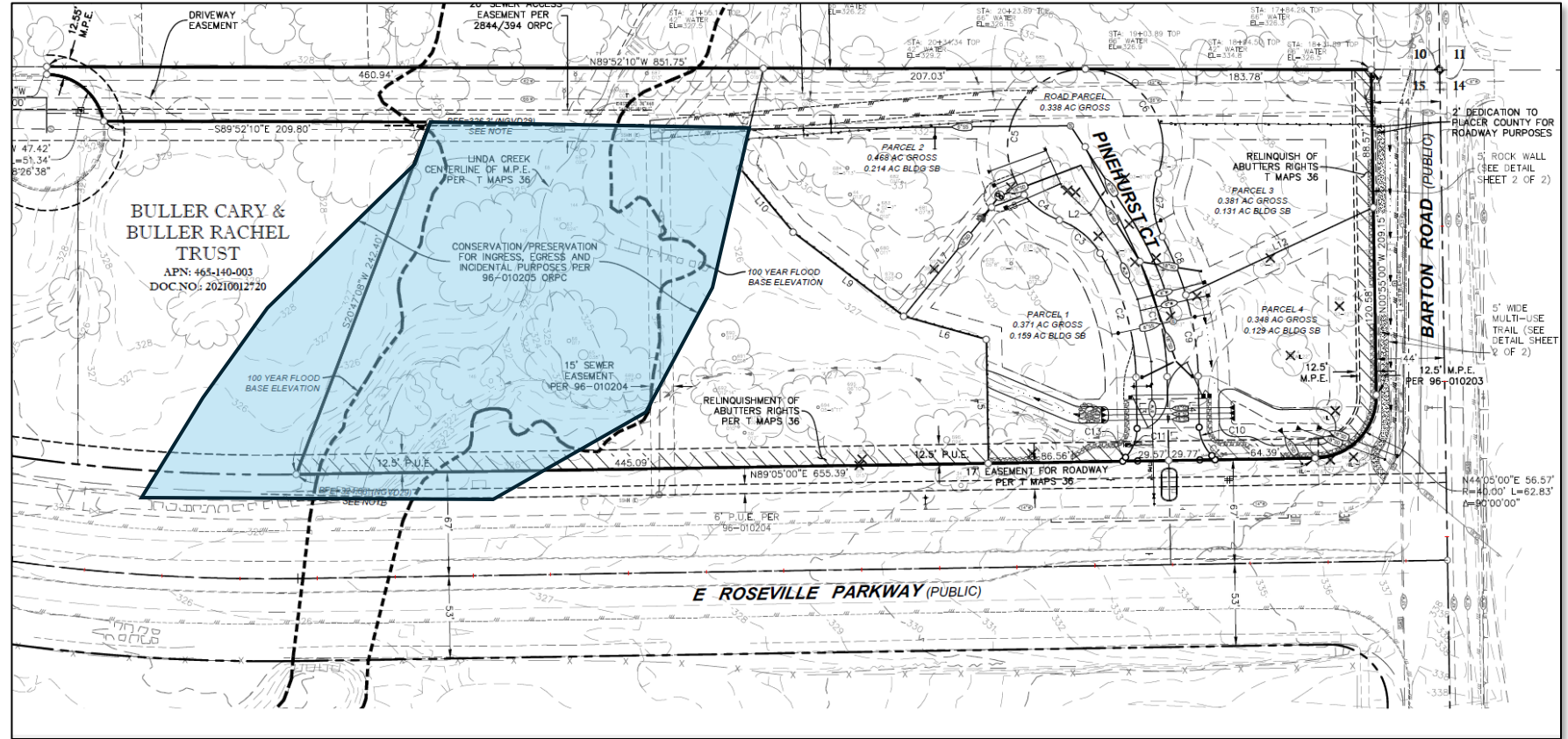
A Planned Residential Development including a gated subdivision of four (4) single family lots ranging from 0.35 - 0.47 acres.

The project includes 2.04 acres of dedicated open space.



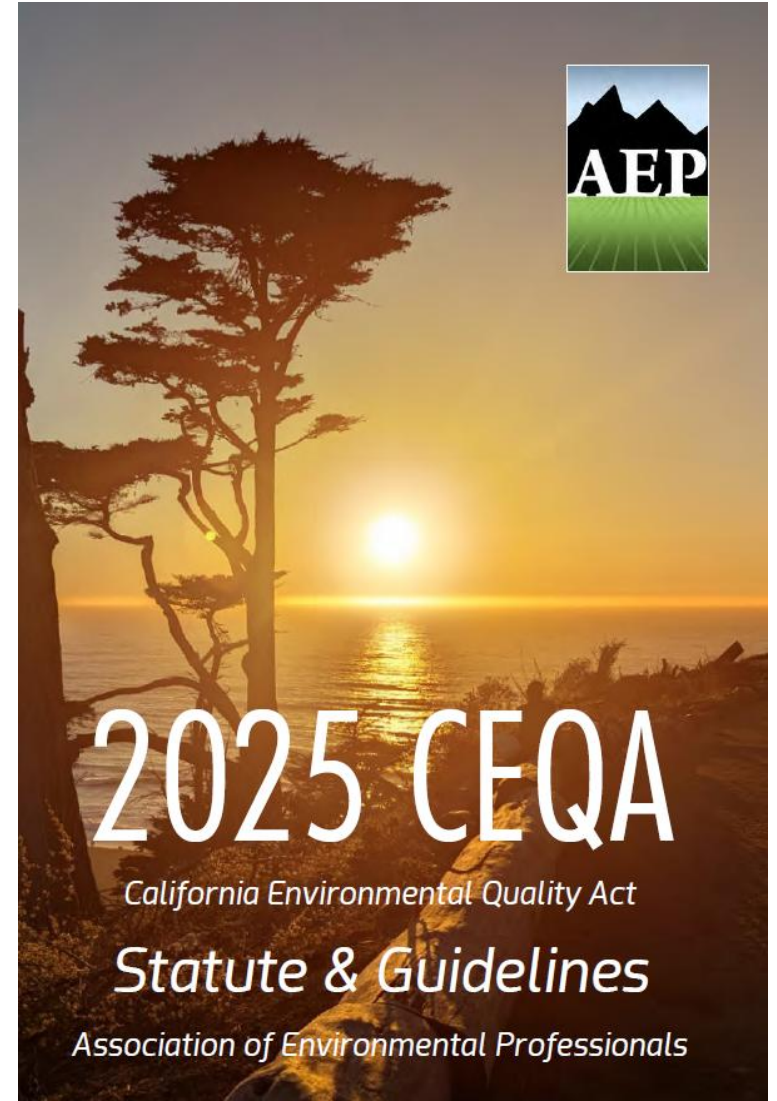
Conservation Easement

- A conservation easement is located onsite for the protection of Linda Creek
- The proposed lot layout would not impact this easement.

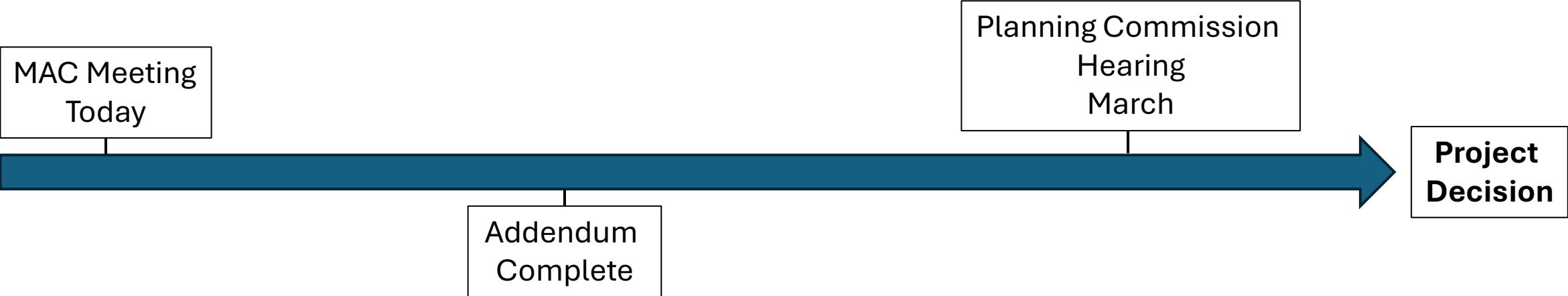


Anticipated Environmental Documentation

- Staff is preparing an addendum to the approved MND to analyze the potential impacts from the project.
- New Mitigation Measures are anticipated in the following sections:
 - Biological Resources
 - Cultural Resources



Anticipated Entitlement Processing Timeline



Questions?

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

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: PLN23-00277, Hawks Minor Land Division, Mitigated Negative Declaration,
Supervisory District 4 (Jones)

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 Gerry Hawks, on behalf of the property owner, Samer and Jenaiva Salameh, for approval of a Minor Land Division to subdivide an existing property into four parcels consisting of 2.79 acres (Parcel 1), 2.63 acres (Parcel 2), 2.63 acres (Parcel 3), and 2.66 acres (Parcel 4). The subject property, Assessor's Parcel Number 048-142-046-000, comprises approximately 10.7 acres and is currently zoned RA-B-100 (Residential-Agriculture, combining minimum lot area of 100,000 square feet) and is located at 5827 Eureka Road in the unincorporated Granite Bay area.

The Parcel Review Committee Chair will also consider adoption of a Mitigated Negative Declaration (State Clearinghouse Number 2024100006) 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 a.m. and 5:00 p.m. on Monday through Friday.

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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, Nick Trifiro, can be reached at (530) 745-3069 or ntrifiro@placer.ca.gov.

Parcel Review Committee
Zoning Administrator Clerk
Community Development Resource Agency Staff: Nick Trifiro, Senior Planner

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

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

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

SUBJECT: PLN25-00155, Acierto Accessory Building Minor Use Permit, Categorical Exemption
Supervisory District 4

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant and property owner Philip Acierto for approval of a Minor Use Permit to allow for construction of a 2,240 square-foot metal accessory building prior establishing a primary dwelling. The subject property, Assessor's Parcel Number 036-171-035-000 comprises approximately 5.09 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 5435 Eden Roc Road in the unincorporated Granite Bay area.

The Zoning Administrator will also consider a finding of categorical exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act (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).

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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: September 18, 2025 at 10:00 AM, or as soon thereafter
SUBJECT: PLN25-00157, Hanson Fence Height Variance, Categorical Exemption, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant and property owner, David and Annin Hanson, for approval of a Variance to allow construction of a 5-foot-high fence within the front setback where 3-foot-high is the allowed fence height limit. The subject property, Assessor's Parcel Number 048-101-059-000, comprises approximately 0.68 acres, 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 6107 Rockhurst Way in the unincorporated Granite Bay area.

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

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

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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

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: October 30, 2025, 9:00 AM or as soon thereafter

SUBJECT: Twin Rocks Winery – Conditional Use Permit and Zoning Clearance (PLN22-00412),
Addendum to the Mitigated Negative Declaration, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing at the above place and time to consider a Conditional Use Permit to allow an accessory use restaurant, and a Zoning Clearance to allow up to 208 agricultural promotional events and 12 special events per year, consistent with the allowances of Section 17.56.330 (Wineries and farm breweries) of Placer County Code, at the existing Twin Rocks Winery.

The Planning Commission will also consider the adoption of an Addendum to the approved Mitigated Negative Declaration prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines and Section 18.16.090 of the Placer County Environmental Review Ordinance (Addendum to an EIR or Negative Declaration).

The subject property, identified by Assessor's Parcel Number 035-050-073-000, comprises approximately 78.7 acres, is zoned RA-B-X 4.6 AC Min. (Residential Agricultural, Combining Minimum Building Site of 4.6 Acres), and is located at 6635 Cavitt Stallman Road, in the unincorporated Granite Bay 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 David Oulrey-Urroz who can be reached at (530) 745-3023 and doulreyurroz@placer.ca.gov .

Planning Commission
Clerk of the Board
Planning Division: David Oulrey-Urroz, Senior Planner

**NOTICE OF PUBLIC HEARING
PLACER COUNTY PLANNING COMMISSION**

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

WHEN: October 30, 2025, 9:00 AM or as soon thereafter

SUBJECT: Sandretti/Woodbridge Ranch Subdivision – Conditional Use Permit Modification (PLN25-00179), Categorical Exemption, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing at the above place and time to consider a modification to the Woodbridge Ranch Subdivision's Conditional Use Permit (CUP 722/SUB 109) to adjust the mapped and recorded boundaries between Lots 14 and Common Open Space Lot A.

The subject property is approximately 0.56 acres in size and is zoned RS-B-X 20 AC. MIN. PD = 0.93 (Residential Single-Family, Combining Minimum Building Site of 20 Acres with a Planned Development Density Factor of 0.93 units per acre). It is located at 3855 Country Park Drive, in unincorporated Granite Bay.

The Planning Commission will consider a determination that the proposed modification is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 and 15305, and Placer County Environmental Review Ordinance Sections 18.36.030 (Class 1 – Existing Facilities) and 18.36.070 (Class 5 – Minor Alterations in Land Use Limitations).

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

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

SUBJECT: PLN25-00205, Green Shop and Cabana Side Setback Variance, Categorical Exemption, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant and property owner, John Green, for approval of a Variance to allow an existing unpermitted 1,248 square-foot residential accessory structure (shop) to remain 23 feet from the east side property line where 30 feet is normally required. A second Variance is also being requested to allow an existing unpermitted 192 square-foot cabana to remain at 13 feet from the west side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 048-142-030-000, comprises approximately 1.23 acres, is currently zoned RA-B-100 (Residential-agricultural, combining minimum lot area of 100,000 square feet), and is located at 5597 Eureka Road in the unincorporated Granite Bay 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.

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The Community Development Resource Agency contact for this project, Anne Marie Novotny, can be reached at 530-745-3039 or amnovotny@placer.ca.gov.

Zoning Administrator
Zoning Administrator Clerk
Community Development Resource Agency Staff: Anne Marie Novotny, Supervising Planner

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

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: PLN25-00326, Morrison Garage Rear Setback Variance, Categorical Exemption, Supervisorial District 4

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant and owner, Thomas Spencer Morrison, for approval of a variance to allow for the construction of a 300 square-foot prefabricated steel detached garage on an existing concrete slab six (6) inches from the rear property line where a rear setback of ten (10) feet is normally required. The subject property, Assessor's Parcel Number 047-320-015-000, comprises approximately 0.37 acres, is currently zoned RS-B-X-10,000 (Residential Single-Family, combining minimum parcel size of 10,000 square feet), and is located at 7844 Jon Way in the unincorporated Granite Bay area.

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

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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: November 20, 2025 at 10:00 AM or as soon thereafter

SUBJECT: PLN19-00123-EOT001, Wilson Minor Land Division – Extension of Time, Mitigated Negative Declaration, Supervisorial District 4

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, Tanya Krasnodemptsy, for the approval of an extension of time to extend the expiration date of a previously-approved a parcel map to create three residential lots consisting of 1.15 acres (Lot 1), 1.07 acres (Lot 2), and 1.07 acres (Lot 3). The subject property, Assessor's Parcel Number 035-151-011-000, comprises approximately 3.31 acres, is currently zoned RS-AG-B-40 PD=1 (Residential Single-family, combining Agriculture, combining minimum build site of 40,000 square feet, combining Planned Residential Development of one dwelling unit per acre) and is located at 7420 Vogel Valley Road, in the Granite Bay area.

A Mitigated Negative Declaration was prepared for the Wilson Parcel Map (SCH 2020039012) and adopted by the Board of Supervisors (Board) on September 1, 2020. The Parcel Review Chairman will be asked to find that no changes have occurred in the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

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

You may direct written comments to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603 or you may telephone the clerk at (530) 889-4020.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat20> All letters, written materials, studies or reports, should be delivered to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to the clerk at zoningadministrator@placer.ca.gov.

The Community Development Resource Agency contact for this project, Jared Peters, can be reached at (530) 745-3523 or jpeters@placer.ca.gov.

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