



County of Placer
**Horseshoe Bar/Penryn
Municipal Advisory Council**

175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

REGULAR MEETING AGENDA

6:00 PM, Tuesday, May 25, 2021

Online via Zoom | Meeting ID: 959 5068 6118

This MAC meeting will be conducted by webinar and teleconference. There will be no physical location open and/or accessible. MAC members and County staff will participate in this meeting by webinar or teleconference.

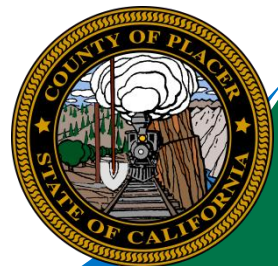
The public may observe and participate in this meeting by accessing the following web link:

<https://placer-ca-gov.zoom.us/j/99768660052>

Members of the public may also access meeting audio by calling 1-669-900-6833 or 877-853-5247, Webinar ID: 997 6866 0052

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- 1. Call to Order & Pledge of Allegiance**
 - 2. Welcome & Introduction of Members:** Patricia Neifer, Chair; Wayne Russell, Vice-Chair; Randy Maggert; Susan Mahoney; Michael Bishop; Gabriele Windgasse; Sabrina Drago.
 - 3. Statement of Meeting Procedures - Chair**
 - 4. Approval of May 25, 2021 Agenda**
 - 5. Approval of March 23, 2021 Draft Meeting Minutes**
 - 6. Public Comment (15 minutes – if additional time needed, comments to be heard at the end of meeting):** Let us hear from you! Do you wish to share something that is NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the MAC Chair).
 - 7. Reports:**
 - A. Local Government:**
 1. Placer County District 3 Supervisor: Jim Holmes
 - B. Public Safety (3 minutes):**
 1. Penryn Fire Protection District
 2. California Highway Patrol
 3. Placer County Sheriff's Office

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.





C. MAC Member Reports and Correspondence:

1. Chair's report/correspondence – Patty Neifer
2. Schools Report – Randy Maggert
3. Parks, & Recreation– Gabriele Windgasse
4. Traffic, Safety and Fire – Susan Mahoney
5. Land Use and Planning – Mike Bishop

8. Information Item:

A. Housing-Related Code Amendments (20 minutes)

County staff will provide an informational overview of proposed housing-related Code amendments aimed at increasing housing availability and affordability while streamlining the permit approval process for a mix of housing types for all income levels. The proposed changes will allow for increased residential capacity on commercial and multi-family zoned parcels and will align with recent changes to State housing laws, with higher density, mixed use, transit-oriented, and infill housing development primarily located where existing infrastructure and public services are currently available.

Presenter: Patrick Dobbs, Placer County Planning Services Division

B. BEM Winery (15 minutes)

The MAC members will receive an informational presentation on the Penryn Winery Project (PLN21-00198), a proposal to develop a full-production winery, including wine production facilities, tasting room, an accessory restaurant, and associated facilities on approximately 17.96 acres (APN 031-220-061, 032- 124-080, and 032-124-044). When fully operational, the winery will process grapes grown onsite and purchased from specialized vineyards and will produce over 20,000 cases of wine annually. The applicant is requesting approval from the Planning Commission of a Conditional Use Permit as well as a structural heights Variance.

Presenters: Michael Fournier and Evan Mackenzie

Staff Planner: Jennifer Byous

9. Adjournment to next regular meeting on July 27, 2021

No agenda items currently