

3/23/2021 MEETING MINUTES APPROVED: 5/25/2021

REGULAR MEETING AGENDA

7:00 PM, Tuesday, March 23, 2021

Online via Zoom | Meeting ID: 959 5068 6118

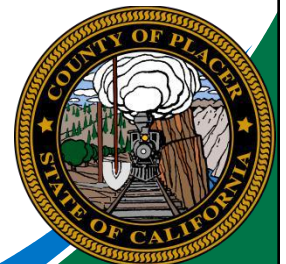
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- 1. Call to Order & Pledge of Allegiance – 7:03 pm**
 - 2. Welcome & Introduction of Members:**

Present: Patricia Neifer, Chair; Wayne Russell, Vice-Chair; Randy Maggert; Michael Bishop; Gabriele Windgasse; Sabrina Drago

Absent: Susan Mahoney

County Representative Present: District 3 Aide, Beverly Roberts

MAC Secretary: Ginger Martinez
 - 3. Statement of Meeting Procedures – read by Beverly Roberts**
 - 4. Approval of March 23, 2021 Agenda – approved with the change to move the Schools Report (item 7.C(2)) after the meeting minutes approval (item 5).**
 - *Approved: Bishop / Windgasse / Unanimous*
 - 5. Approval of January 28, 2020 Draft Meeting Minutes – approve with change to item 3 of 7B deleting “on behalf of Anita Yoder”.**
 - *Approved: Maggert / Drago / Unanimous*
 - 6. Public Comment: None**
 - 7. Reports:**
 - A. Local Government:** Placer County District 3 Supervisor: Jim Holmes
 - Anthony DeMattei has been appointed as the new Planning Commissioner for District 3.
 - This past year, approximately \$42 million has been received in CARES Act funding. Placer County has distributed approximately 40% to small businesses and nonprofit organizations to help them through the COVID crisis.
 - Placer County is one of the top counties in the State of California for administering vaccines. More than 150,000 vaccines have been administered. 98,000 first doses and nearly 58,000 second doses.
 - The 2020 Census numbers will be out September 30th. The state has extended the deadline from November 15th to December 15th. The population in the revised districts probably will not be implemented until early part of 2022.
 - A grant for nearly \$12 million from the U.S. Treasury was secured to start an Emergency Rental Assistance (ERA) Program. It will assist eligible low-income residents with unpaid rent and utilities due to the COVID-19 pandemic. Placer County



will receive approximately \$6 million and Roseville \$5 million.

- Carvana is coming to Placer County which will create 800 new jobs. Carvana is an online used car retailer.
- The Placer County Conservation Plan was adopted in 2019 and is currently in the implementation phase. A Joint Powers Authority will be formed to administer the plan.
- Housing Trust Placer is working with the development community to build affordable housing. They work with realtors and mortgage companies to accelerate housing projects.
- The County is working with Mercy Housing on an affordable housing project. The 79-unit apartment and townhome development, known as Mercy North Auburn, is a collaborative effort. The application process is expected to start in June.
- Several roads are being widened and a bridge replaced. Much of this work will be paid for by the development community.
- On March 8, the Board approved the Hidden Falls Regional Park and Trails Expansion Area Project (“Reduced Project”). Another access point was identified to help ease the disruption to the existing residence. The access is on the corner of Bell Road and Kramer. There is another 2,000 acres of open space as well as an additional 125 parking spaces.
- In January, the Coroner’s facility in South Placer was opened. The new state of the art facility is 20,000 square feet with solar energy.
- The Elections Office’s warehouse and part of the Clerk-Recorder will be moving from North Auburn to Rocklin on Atherton Road.

B. Public Safety:

1. Penryn Fire Protection District – Interim Chief Brian Shannon
 - Collaborating with the community to make a list of priorities
 - Working on the fire station
 - Upcoming Engineers test
 - Will be applying for a couple grants in the coming months
2. South Placer Fire Protection District – Chief Karl Fowler reminded everyone that fire season is approaching and the importance of keeping defensible space around property.
3. California Highway Patrol - Officer Luthy announced his retirement in December.
 - Decreased traffic during the COVID shutdowns
 - Record number of 100mph+ violators.
 - CHP Academy has increased the number cadets sent to the CHP Academy to make up for the Covid shutdowns.
 - For the month of February, the Auburn area handled roughly 126 traffic collisions. There were 23 drivers arrested, 20 of those by way of DUI. Driving under the influence continues to plague the area and state.
4. Placer County Sheriff’s Office – Deputy Ty Parkes mentioned how they do business has changed due to COVID. More reports are taken over the phone to decrease the chance of virus spread.

C. MAC Member Reports and Correspondence:

1. Chair's report/correspondence – Patty Neifer - None
2. Schools Report – Randy Maggert
 - Gordon Medd, Superintendent of Loomis Union School District provided the following update:
 - 91% of students are attending in-person school four days a week. A fifth day will be added in April
 - Since students have returned to school, there have been no cases of community spread of the virus
 - First district in Placer County to launch distance learning.
 - In April:
 - Childcare will open to all families with priority given to essential workers and first responders
 - Cross Country Program with dual meets within the community
 - Relationship with Bickford Ranch has been positive. They gifted the school district 15+ acre parcel for a future school and worked with them on mitigating the impacts that the development will have on the district
3. Parks, & Recreation – Gabriele Windgasse provided an update on the following:
 - Griffith Quarry Park:
 - Several improvements have been completed by local volunteers.
 - Meetings have taken place with the County and contractor regarding what to include on the interpretive signs to highlight the local history
 - Last call for photos to be included in the project
 - Decrease in reduction between the boundaries of Placer County and Folsom State Park
 - Goats will be grazing to reduce fuel loads
 - County is working at the north side of Loomis Park for a drainage and erosion concern. New drainage and additional parking will be created
 - A revision to the Countywide Parks and Trails Master Plan will be brought before the MACs for public review in the near future
4. Traffic, Safety and Fire – Susan Mahoney (absent)
5. Land Use and Planning – Mike Bishop:
 - A pet hospital on Penry Road is looking to expand
 - A bridge on Aspen Drive is being reviewed for final inspection
 - One lot split

8. Action Item:

A. Election of 2021 Chair and Vice Chair

- Chair – Patricia Neifer
- Vice Chair – Wayne Russell
- *Approved: Maggert / Bishop / Unanimous*

B. Horseshoe Bar-Penryn 2021 MAC Meeting Schedule

The meeting schedule for the Horseshoe Bar-Penryn 2021 Municipal Advisory Council (MAC) meetings was approved as follows with a **new start time of 6pm.**

- March 23, 2021
- May 25, 2021
- July 27, 2021
- September 28, 2021
- November 16, 2021 (*week earlier due to Thanksgiving*)
- January 25, 2022

➤ *Approved: Russell / Maggert / Unanimous*

9. Information Item:

A. Placer County Beekeeping Ordinance Update

Josh Huntsinger, Agricultural Commissioner, provided an overview of proposed updates to Section 17.56.050(F)(2) of the Placer County Zoning Ordinance, which currently provides direction on “Bee raising” in Placer County. In an effort to clarify standards and requirements for beekeeping in Placer County, staff has worked with beekeepers, the agricultural community and the public to develop proposed language for a more comprehensive beekeeping ordinance.

Responding to committee questions, Mr. Huntsinger advised that there have not been any objections regarding the five hives per acre.

Ellen McBride, a hobby beekeeper, expressed her concerns about the ordinance changes:

1. Requiring an administrative use permit – cost prohibited and effort from the beekeepers perspective
2. Adjacent neighbor notification is not needed and will create more work for the County
3. Limiting beekeeping to residential single-family zones will prevent hobby beekeepers from owning bees in other suitable zones

B. The Ridge Subdivision

Christopher Schmidt from the Placer County Planning gave a presentation on the proposed Ridge Subdivision, which includes 34 residential lots ranging in size from 13,700 square feet to 2.2 acres on a 24.95-acre lot. The project site is located approximately one mile southeast of the intersection of State Route (SR) 193 and Clark Tunnel Road, and the subdivision would be accessed from the future Bickford Ranch Road. The proposed project would require approval of a General Plan Amendment, a Rezone, and a Vesting Tentative Subdivision Map. (Bob Shattuck, Applicant)

Responding to committee questions, Mr. Schmidt and Mr. Shattuck further clarified:

- No parks or trails are proposed since the project is under 50 units
- It is up to the applicant to convince the Planning Commission and Board of Supervisors the need for the project
- Planning will be looking at general plan consistency, design consistency, and

- design guideline consistency, as well as any impacts that can be mitigated
- The Bickford Ranch Marketplace will also require a general plan amendment
- The area is too small for grazing in an urban environment
- The project will be compatible and consistent in every way with the surrounding development and will be a viable use of the services that are available
- It adds between 1% – 2% to the number of units in the area
- No grading except for minimal grading for the lots on the Bickford Ranch Road side which all have been carefully engineered
- The environmental review process is in the process

C. Bickford Ranch Specific Plan Phase 1 Project Status Update

Rob Aragon, Westland Capital Partners, provided a project status update including an overview of the anticipated construction schedule for Phase 1 of the Bickford Ranch Specific Plan. The presentation highlighted the forecasted construction schedule for major onsite and offsite improvements such as encasement of a portion of the Caperton Canal, rough grading, improvements to Sierra College Boulevard, offsite sewer improvements, construction of the onsite water storage tank, booster pump station and watermains, and construction of onsite roadways and emergency vehicle access routes. (Placer County Staff: Alex Fisch, Planning Services Division)

Responding to public and committee questions, Mr. Aragon and Mr. Fisch further clarified that:

- Appropriate management of rattlesnake migration onto neighboring properties will be in place
- The primary entrance for the construction yard and access will be off Sierra College Road
- A transportation management plan will be vetted and approved by the County
- Cows will be migrated to the area that will not be developed which is roughly half the property and will remain in its natural undeveloped state for several more years
- The project will likely be split into two zip codes (Penryn and Lincoln)
- 635 lots are under contract
- Construction hours will be vetted with the County. As of now the hours will be 7am to 3:30pm which is considerably shorter than typical construction hours (6am – 8pm)
- Lighting will adhere to the dark sky standard which is part of the permit requirements

10. Adjourned at 9:11 pm to next regular meeting on May 25, 2021 at 6pm