



County of Placer
Granite Bay Municipal Advisory Council
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4/7/2021 MEETING MINUTES – APPROVED 5/5/2021

6:00 PM, Wednesday, April 7, 2021

Online via Zoom | Meeting ID: 949 8942 9466

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

The public observed and participated in this meeting by accessing the following web link: <https://placer-ca.gov.zoom.us/j/94989429466?pwd=bDVjbVJ1cXlPcUlhK3RDM2ROUVFFQT09>. Members of the public also accessed meeting audio by calling 1-877-853-5247 (Toll Free) or 1-888-788-0099 (Toll Free) Conference ID: 949 8942 9466.

1. **Call to Order** – 6:07pm by Vice-Chair Amber Beckler
2. **Pledge of Allegiance**
3. **Roll Call/Introduction of MAC Members**
 - **Present:** Virgil Anderson, Amber Beckler, Jim Vatz, Gary Flannigan, Kristine Johnson, Craig Estes, and Sandra Harris
 - **Absent:** None
4. **Approval of March 3, 2021 Minutes**
 - Approved: Kristine Johnson / Gary Flannigan / Unanimous approval
5. **Approval of April 7, 2021 Agenda**
 - Approved: Kristine Johnson / Jim Vatz / Unanimous approval
6. **Public Safety & MAC Committee Reports**
 - A. Placer County Sheriff's Office – Not present
 - B. California Highway Patrol – Not present
 - C. South Placer Fire – Not present
 - D. MAC Committees – Not established



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. Public Comment:

- Resident Marilyn Jasper brought up that the Zoom link in the published agenda was incorrect. Staff will correct it for next meeting.

8. Information Non-Action Items

A. Housing Element Update

Staff provided an overview of the update of the County's General Plan Housing Element. State law requires local governments to periodically revise their Housing Element to evaluate goals, objectives, and policies and provide updates to meet the need of its residents. The Draft Housing Element was presented to the Planning Commission and the Board of Supervisors in late 2020 and submitted to the State Housing and Community Development Department (HCD) in December 2020 for review and comment, and a revised Draft Housing Element was submitted to HCD in February. Staff anticipates the Draft Housing Element will be presented to the Planning Commission in April and the Board of Supervisors adoption hearing will be held in May. Additional information can be found online at:

<https://www.placer.ca.gov/6624/2021-Housing-Element-Update>

Presenter: Anne Marie Novotny, Housing Specialist, Community Development Resource Agency

- In response to questions from MAC members, staff clarified that ADUs do count for RHNA and will confirm if they need to be deed restricted as affordable housing.
- Resident Cheryl Berkema expressed concern about loophole language and extensions for specific plans.

B. Housing-Related Code Amendments

County staff provided 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

- In response to MAC Member Virgil Anderson, staff clarified that changes to the code do not always necessitate changes to the community plan. Where the plan is specific it overrides the code but where it is silent the code takes over.
- In response to MAC Members and residents, staff clarified that tiny homes on wheels are subject to codes and permitting requirements similar to ADUs. More information can be found in the amendments.
- Staff explained that these amendments are made to bring codes into alignment with current laws and regulations, not to create new standards.

C. Health and Safety Element Update

Staff provided an overview of the update of the Health and Safety Element of the Placer County General Plan, which is being developed concurrently with the Housing Element Update. The proposed updates will ensure compliance with state law and will incorporate policies from the County Local Hazard Mitigation Plan and the Placer County Sustainability Plan (PCSP). The Safety Element addresses potential and existing hazards in the County, including Seismic and Geological Hazards; Flood Hazards; Fire Hazards; Airport Hazards; Public Safety and Emergency Management Facilities; Hazardous Materials; Avalanche Hazards; and Public Health. One additional category for Climate Adaptation and Resiliency is being considered for the Safety Element. Additional information can be found online at:

<https://www.placer.ca.gov/6655/2021-Safety-Element-Update>.

Presenter: Angel Green, Senior Planner, Planning Services Division

- In response to MAC Member Amber Beckler, staff clarified that the flood maps included in the update are not new information,

they simply take existing FEMA maps and integrate it into the document so that readers do not have to leave the document to access that information.

- In response to resident Cheryl Berkema, staff shared that part of updates include drought preparations including a ground water sustainability project and county use assumptions. Director Michael Spellis added that any new residential development has to use surface water.

9. Supervisor Report – Supervisor Suzanne Jones

A. Rancho Del Oro project status report

- Project was previously approved in 2015. The owner is currently in negotiations with a builder.

B. Eureka Grove Modification

- The original developer has sold the project to the New Home Company. They are seeking approval to offer ADUs with some plans. The maximum number of ADUs would be 28 with setbacks of about 14 feet. The builder is currently working on cutting streets and paving.
- In response to questions from MAC Members and residents regarding traffic impacts from ADUs, Supervisor Jones stated that she would follow up on any changes. She also clarified that ADUs do not count towards lot coverage.

10. Action Items: No Action Items

11. Planned May Agenda Items:

- A. Subcommittee Formation – Granite Bay Community Plan Workshop**
- B. Open Space/Park Committee**

12. Adjournment: At 9:00 pm until next regular meeting May 5, 2021.