



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

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

JUNE 27, 2023 - REGULAR MEETING MINUTES - DRAFT

**Blue Goose Event Center
3550 Taylor Road, Loomis, CA**

1. Called to Order at 6:02 pm & Pledge of Allegiance

2. Welcome & Introduction of Members:

- Present: Susan Mahoney, Chair; Judy McKeig, Vice-Chair, Nehemiah Stone, Randy Maggert, Santos Ramos
- Absent: Gabrielle Windgasse

3. Statement of Meeting Procedures read by Chair Susan Mahoney

4. Approval of June 27, 2023, Agenda

- **Approved**: Santos / Maggert

5. Approval of May 23, 2023, Meeting Minutes

- **Approved**: Maggert / McKeig
- **Abstained**: Nehemiah Stone (not present at the 5/23/23 meeting)

6. Public Comment:

- **Muriel Davis** asked about the sign on east 80 advertising "Regional Transit Next Exit". Where is the regional transit? *Supervisor Holmes mentioned to Muriel that he would be at the Transportation Planning meeting on June 28 and would find out more.*
- **Donna D.** expressed how disappointed she is regarding the Board of Supervisors' vote approving the Project 8 Winery.
- **Patty Neifer** would like Zoom access added for these meetings.
- **Steve D.** voiced his dissatisfaction regarding all the building projects going on in the area. Not sure who they're for.

7. Reports:

A. Public Safety:

1. Penryn Fire Protection District is fully staffed and up to date on training. Two (2) Volunteer Fire Fighter Engineers were hired. The following stats were provided for May:
 - 48 incidents
 - 7 mutual aids
 - 293 calls
 - 277 incidents collectively with Newcastle



2. California Highway Patrol – Officer Norman provided the telephone number for the non-emergency line: (916) 861-1300 and email: 202pop@chp.ca.gov. Residents are encouraged to call or send emails regarding concerns. Please include dates, times and locations.

Below are the stats for May:

- 107 collisions
- 9 fatalities
- 819 citations
- 21 DUIs
- 5 Felony arrests
- 131 stranded motorists
- 8 recoveries of stolen vehicles

A resident asked is CHP is involved in road designs with the County. Officer Norman was going to follow-up with resident once she has more information.

3. Placer County Sheriff's Office – not present
4. South Placer Fire Battalion Chief Miller provided the following statistics:
 - From June 1st – 26th:
 - o 300 total responses (entire district)
 - o 200 medical aids
 - o 14 fires
 - Loomis only (year-to-date) 544 responses

The top priority is wildland fires. All training and new employee onboarding have been completed. Regional training with surrounding agencies and jurisdictions has proven to be very effective.

B. Local Government:

1. Placer County District 3 Supervisor Jim Holmes
(Beverly Roberts, Chief of Staff)
 - Updates to include Land Use and Planning –
 - o Penryn Town Homes grading work is nearing completion. There are department comments and fees that still need to be addressed prior to final approval.
 - o Bickford Ranch backbone infrastructure improvements and the rough grading for Phase One are nearing completion. The improvement plans for several of the site improvements within Phase One-A have been approved

and construction is beginning. Construction of model homes will begin soon.

- Bickford Ranch planned improvements for Phase One-B are in review and close to approval. Rough grading work with should begin later this summer.
- There's been no application to date received from Housing Trust Placer for the proposed attainable housing project on Penryn Road. However, they are actively working on their plans and do expect to submit them in the coming weeks. They are working with USA Properties on their project.
- The Newcastle Soccer Field is under construction. Grading and irrigation are complete, and sod should be laid this summer.
- Griffith Quarry Park repairs are nearing completion. Fencing and irrigation are done. The new interpretive panels will be installed throughout the park this summer.
- The Taylor Ranch Preserve will have goats performing vegetation management during the first part of July.

**2. Placer County District 4 Supervisor Suzanne Jones
(Michael Spelis, Chief of Staff)**

- Updates to include Public Works & Roads
 - The Department of Public Works is planning to complete a signal equipment upgrade project this summer with locations Countywide including Penryn Road at Taylor Road; Auburn Folsom Road at Horseshoe Bar Road; and Auburn Folsom Road at King Road. The upgrades will bring existing equipment up to current standards, increase visibility for drivers and improve visibility and accessibility for pedestrians. The project is out to bid with work tentatively starting in August pending the bid results.
 - The Department of Public Works is also performing routine maintenance on County roads in the Horseshoe Bar Penryn MAC area this summer which includes cleaning and repairing drainage ditches and culverts, pavement patching and repairs, tree trimming, striping and various other routine maintenance. This work is in progress. In addition to this, work paving work is scheduled on Wise Road and Garden Bar Road in July and August.



- Near the vicinity of the MAC area, but technically not within the boundaries, Summer Star Road in Newcastle, just off of State Route 193, was damaged and the culvert partially washed out during the past winter storms. Preliminary design work is happening now and planning to be in construction with a project that will repair the culvert and the road later this year. The tentative schedule is to advertise for construction in August and award and construct in September and early October.
- The Department of Public Works will be conducting guardrail updates this summer at various locations including Ridge Road and Indian Hill Road in the Auburn and Newcastle area. This work is underway with new guardrails installed the last two weeks on Ridge Road and installation will be done this week on Indian Hill Road. The Department of Public Works will be installing a high friction treatment on the pavement surface to improve the safety of various curves on roads in the lower foothills. Work is scheduled to start later this month.

3. Loomis Union School District (Al Frangione, Senior Director of Facilities/Maintenance/Ops) - not present

C. MAC Member Reports and Correspondence:

1. Chair's report/correspondence – Susan Mahoney – no report
2. Parks, & Recreation – Gabriele Windgasse – not present
3. Other Member's reports/correspondences – no additional reports

8. Action Item:

A. Mahoney Rezone and Minor Land Division

Presenter: Bennett Smithhart, Associate Planner

- *This item was continued to September 26, 2023 Agenda per staff's request.*

9. Information Item:

A. Placer County General Plan Amendment (All Districts)

In November, the Board of Supervisors directed County staff to initiate an update to the Placer County General Plan. The updated General Plan would look ahead to the year 2050 and is expected to propose adjustments based on current issues and emerging trends, positioning Placer County to create

balanced physical and economic growth for approximately the next 25 years. Staff will provide an overview of the scope of the update, plans for public outreach, opportunities for citizen involvement, ways the Municipal Advisory Council will be involved, and next steps. Presenter: Chris Schmidt, Principal Planner

▪ **Questions/Comments from MAC Members:**

Nehemiah Jones asked for clarification on the guidelines and inquired about resiliency and climate impact. He also asked for clarification on the community input and decision-making processes.

Judy McKeig wanted clarification on what is the sustainability plan and how the rural farm agricultural areas will fall into future development. She also asked how the sub-area plan differs from a community plan.

Susan Mahoney asked for an explanation of the Streets Act and wanted to know what challenges are expected during this process.

▪ **Questions/Comments from Public/Residents:**

Marilyn Jasper inquired on how many times the General Plan can be amended and how it will be handled.

Muriel Davis asked about the task list and who will select the people who will be on the GPAC and PAC. She also asked about the timeline. She is concerned that the consultants will be presenting options that the County might accept versus the communities.

Jeff M. would like discretionary approval for the Board of Supervisors that would not require a General Plan Amendment which are very costly and time consuming.

Laura M. asked how many homes are permitted per year in the Penryn area. She asked if the existing housing plans be tabled until the plan has been updated.

Roger S. asked if the EIR will be done by an outside consultant.

B. Housing Needs Rezone Program (Countywide)

May 2021 the Board of Supervisors adopted the 2021-2029 Housing Element, a comprehensive plan aimed at addressing and accommodating Placer County's housing needs while ensuring equitable access to housing options. Within the Housing Element, the Housing Needs Rezone Program (Rezone Program) was established, requiring the County to identify and make available properties for higher-density, multifamily residential development through land use and zoning regulations. The program once completed will satisfy the County's requirement to meet its share of the Regional Housing Needs Allocation. Staff will provide an informational presentation on the Rezone Program, including background, housing units required, specific properties identified to potentially be rezoned,

plans for property owners and public outreach, environmental review, schedule and consequences of non-compliance. Presenter: Kally Kedinger-Cecil, Senior Planner

▪ **Questions/Comments from MAC Members:**

Nehemiah Jones asked about the "Buffer Zone".

Randy Maggert asked if this was designed to be low-income housing.

Susan Mahoney inquired on the candidate list and the impact on public safety. She asked how the financial impact to public safety to service these areas is addressed in the plan. She is concerned that there will not be adequate opportunities for the community to provide input.

Judy McKeig expressed her concern about the community not having adequate input and would like this item to come back to the MAC as an action item so the community and MAC can provide feedback/input for the Planning Commission and Board of Supervisors. It's distressing to her as a longtime Penryn resident to see these very high-density projects being proposed in a rural area that are 2.3 to 4.6 acre minimum lots. She feels there's going to be a tremendous impact to the community and not much community support. McKeig asked what rights the property owners have and if they can object.

Nehemiah Jones asked if it is possible for the MAC to have more opportunity for input.

➤ *Beverly mentioned that she will try and get this on the MAC Agenda for November 2023.*

Ramos Santos asked about phasing the candidate list.

▪ **Questions/Comments from Public/Residents:**

Marilyn Jasper inquired about projects already in the process of construction and how they will be affected.

Donna pointed out that there are no "services" in the area of the proposed re-zone area. She inquired about where the RHNA numbers derived from.

Tracy W. wants traffic safety to be addressed.

Resident expressed concerns that the entire County hasn't been looked at and 50% of the RHNA allocation is being proposed in the Penryn area. There will be an impact on the schools, community resources, financial impacts, etc.

Karen C. inquired about how access to the Penryn Canal will be handled.

Jeff expressed the importance for this item to come back to the MAC. He stated that the Planning Commission and the Board of Supervisors take into consideration heavily the vote of the MAC, not just the comments of the community but the actual votes of the MAC members. If the MAC isn't

giving advice, they're not being allowed to function to their fullest capacity. He asked if this is a combined district zoning or if a piece of property that is Zoned C-1 now will be re-zoned multi or zoned residential. He asked for clarification on the proposed site just off the Penryn exit which has no pedestrian crossing. He stated that he would like the proposed parcels by the Penryn exit to be removed from the re-zoning project.

Muriel Davis is concerned about Penryn as a jurisdiction and wanted to know if there are other jurisdictions being considered. She asked if the number of proposed units is considered as a percentage of the current population. There are other jurisdictions where the population is going to double or triple because it's going to be more than just two people per unit. Ms. Davis also expressed her concern for the residents that don't have access to the internet or the property owners that may live out of the area and not being properly notified.

Anthony B. mentioned SB330 and the MAC not required to provide input. This can get approved by the State Housing Project without any input from the community.

Roger Smith asked for clarification on the EIR Process.

Patty Neifer stated that this is not being advertised as low-income housing but looking at all the facts, that is exactly what is proposed to be built. Half of the low-income housing for the County is being proposed in Penryn which will receive no money from taxes. Without tax dollars, the community (schools, law enforcement, etc.) cannot service those individuals and that many units. The additional money from taxes is needed to fund schools, fire departments, roads to accommodate the increased population. She feels this is inconceivable.

10. Adjourned at 8:41pm until the next regular meeting on Tuesday, September 26, 2023.