

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

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Auburn, CA 95603
County Contact: Linda Brown 916-787-8954



MEETING MINUTES
Wednesday, September 2, 2015 at 7:00 p.m.
Eureka School District Office, Board Room, 5477 Eureka Road, Granite Bay, CA

- 1) **Call to Order** 7:00 PM
- 2) **Pledge of Allegiance**
Suzanne Jones asked Eric Bose to lead the pledge.
- 3) **Introduction of MAC Members and Secretary**
Suzanne Jones, Bill Bowen, Virg Anderson, Barbara Singleterry, Eric Bose, John Thacker, Ken Prager and Te Iwi Boyd, Secretary.
- 4) **Approval of the Agenda**
Motion was made to approve the agenda. Motion seconded and passed, 7-0.
- 5) **Approval of the Minutes**
 - a) June 3, 2015
Motion was made to approve the agenda. Motion seconded and passed, 7-0.
 - b) July 1, 2015
Motion was made to approve the agenda. Motion seconded and passed, 7-0.
- 6) **Public Safety Reports**
 - a) Placer County Sheriff
It was reported that there have been some recent fraud cases where residents are asked to send a family \$900.00 via Western Union. Deputy Lou reminded residents to keep in mind where there family members are so they do not fall victim to this scam. There have been a few break-ins to out buildings, but other than that, things have been reasonable. Deputy Lou gave an updated on the recent bank robbery at Wells Fargo Bank. The suspect still has not been 100% identified. The FBI is working the case with the Sheriff's department. The suspect is believed to have robbed other banks since this incident. Additional security at the bank has been implemented as a precaution.
 - b) South Placer Fire District
It was reported that all of our local resources are back "home", some firefighters were deployed for as many as 14-21 days. There was a recent small grass fire in Folsom Lake State park. Attendees of the meeting were reminded of safety tips and were reminded to remain careful as there are many wildland nature preserves in the area. The upcoming Date with a Deputy event was announced to attendees of the meeting. Information was made available to those interested in attending.

- c) California Highway Patrol
No representative present.

7) Public Comments: Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments will normally be limited to three (3) minutes per person at the discretion of the Chairperson.
There were no public comments.

8) Supervisor Report (If Supervisor Kirk Uhler is not present, Linda Brown will present)
Supervisor Uhler reported that the 2014 value of agricultural crops and products are at the highest level in more than 20 years with a 4.4% increase during 2014. The total gross value of last year's agricultural crops and products is \$86,464,000. The top 5 crops last year were: rice, total value \$23.9M, up 4%; cattle and calves, \$15.0M, up 26.1%; timber, \$12.1M, up 35%; nursery stock, \$7.3M, down 17.4% and walnuts, \$5.8M, up 7.6%.

It was also reported that Placer County's investment in road maintenance work is getting a big boost this year. The Department of Public Works maintains more than 1,000 miles of roads in unincorporated areas throughout the county. Due to the recessions the county pared back the road maintenance budget. The 2015-16 proposed budget is similar to the 2014-15 approved budget and includes an additional General Fund contribution of \$1M for roads. Work has been completed on the first of the year's three major projects: a \$1.8M road resurfacing program that provided chip-seal work and other surface work on almost 50 miles of various county roadways.

Bike lanes on a key stretch of Auburn Folsom Road are about to get a major upgrade. On August 4th the Board gave final approval to the project. Funding for the project will come from two Federal Highway Administration programs. Construction is tentatively scheduled to get underway in September. The project will provide Class II bike lanes on both sides of Auburn Folsom from Douglas Boulevard northward to Joe Rodgers Road. That stretch of road with paved shoulders does not currently meet bike lane standards.

Transfer of the Tahoe-Vista Animal Shelter animals to the Truckee Animal Shelter is occurring in September. The county has entered into a 20-year contract with Truckee for the use of the shelter which is operated by the Humane Society of Truckee-Tahoe. The partnership enables the county to bring its shelter services in line with current national standards of care. The new shelter will save the county about \$100,000 each year. For services to remain in the existing facility, a new shelter, costing somewhere between \$4M-\$5M would have needed to be built.

The Board approved the first phase of Placer Parkway. Planning can proceed with the first phase of the Placer Parkway road project just outside Rocklin, Roseville and Lincoln. Approval includes an environmental analysis that supports a road alignment within the parkway's designated boundaries. The Board directed staff to continue to work to secure environmental permits of the project and finalize the design. The project's first phase will extend from Whitney Ranch interchange on SR 65 at the east end, currently being constructed, to Foothills Boulevard north to the west. When finished the parkway will connect SR 65 to SR 70/99, decreasing travel between Rocklin and Sacramento, relieving congestion on Interstate 80, especially at the interchange with SR 65 in Roseville. Work now shifts to seeking project approval under the National Environmental Preservation Act. Once approved, final design work could begin as early as summer 2016, with construction as early as 2018.

9) Informational Items/Non-Action:

a) **Placer County Transportation Agency Update:** Presented by: Celia McAdam, Executive Director (20 min.)

Placer County Transportation Agency staff will provide information on future transportation issues in Placer County. The presentation will include an overview of options for addressing those issues, including infrastructure improvements and potential funding sources.

PCTPA was created as the transportation planning agency for Placer County. PCTPA represents Placer County and six incorporated cities located within the political boundary of Placer County. PCTPA identifies transportation needs in Placer County, secures funding for the improvements, and makes sure the projects are built. The PCTPA Board of Directors consists of one councilmember from each of Placer County's six incorporated jurisdictions, two members of the Placer County Board of Supervisors; and one citizen representative.

PCTPA covers all types of transportation modes, including bike, railroad, bus, airplane, etc., however tonight's focus will be on roads. Placer County is a very desirable 25% growth over the next 30 years. All of those people need to get around.

Traffic is slowing as Placer County is a very desirable place to live. It is anticipated that there will be a 25% growth in population over the next 30 years, and these residents will need adequate roads to get around. There is an anticipated 44% increase in drive time. Slides showing these projections were shown to attendees of the meeting.

PCTPA is an award winning agency with a proven track record of doing more with less, but we are running out of resources. Some of the project that have already been completed to alleviate traffic congestion and improve traffic flow are:

- Lincoln Hwy 65 Bypass. This was a \$324M consisting of a new four lane road starting at Industrial Blvd, moving traffic around the City of Lincoln, and connecting back to the existing Highway 65 near Sheridan. In addition to improved traffic circulation through the City of Lincoln, downtown Lincoln has seen a 17% taxable increase.
- Roseville Bottleneck I-80. This was a \$89M that added carpool and auxiliary lanes from the County line at Riverside Ave to Highway 65. This was originally thought to be \$210M project, but was ultimately delivered on time and under budget.
- I-80 Sierra College Boulevard Interchange Improvements. This \$32M project, raised, lengthen, and widen I-80 Sierra College Boulevard from 2 lanes to 3.

Some of the upcoming projects are:

- I-80/Hwy 65 Interchange improvements project \$350M. This is a \$350M project. Additional information regarding this project is available on-line. The link to the website is available at the PCTPA website. Additionally, there is a traffic simulation available on the website. The EIR is currently out for review.
- Hwy 65 widening from Galleria Boulevard to Lincoln. This is a \$115M project that will help elevate the traffic congestion currently experienced when traveling Hwy 65. This project is currently in the environmental phase. This project will be completed in phases as funds are available. A large portion of these funds come from developer impact fees. Funds come in as building permits are pulled. This project will add as many as 6 lanes making it 8 lanes wide in some areas.

- Placer Parkway is a \$660M project. When finished the parkway will connect Hwy 65 to Hwy 70/99, decreasing travel between Rocklin and Sacramento, relieving congestion on I-80, especially at the interchange with Hwy 65 in Roseville.

Local road maintenance is a huge issue all over Placer County. Everybody has pavement problems. The matrix is dropping. The average is 69 points which is bare minimum, the County is headed towards a poor rating, not just for its roads, but for its bridges and is not limited only to repairs, but replacement as well. Funding comes from state/federal gas tax. Funding resources are down to about a third of what it costs just to maintain roads. The highway trust fund is bankrupt, the County can no longer count on State and Federal funds and Developer Impact Fees have limitations.

There is a \$1.75B deficit in funding. It is obvious that we need to keep the funds we already have but some additional avenues of funding being considered and studied are transportation sales tax and the possibility of legislative changes to increase funding flexibility as possible way to bridge the funding gap.

A community member asked how much the average person would have to pay if there was legislation imposed to help cover these funds. Ms. McAdam, thought it would be approximately \$100.00/person.

Another community member expressed his feelings that Sierra College/I-80 interchange works well and wanted to know if there were improvements that could be done to the Blue Oaks/Pleasant Grove interchanges to get them to function as well as the Sierra College/I-80 Interchange. Ms. McAdam explained that the Interchanges on Hwy 65 are different due to the HWY 65/JPA and an agreement that goes back to the 80s. In addition to the agreement, there were wetland issues at those interchanges that presented some unusual challenges. As a result, some interesting design choices were made.

10) Action Items:

a) **Proposed Zoning Text Amendment for Secondary Dwelling Units:** Presented by: Christopher Schmidt, Senior Planner, Placer County Planning Services Division (15 min.)

The MAC will receive information on a proposed Zoning Text amendment that will provide property owners with more flexible options to develop a secondary dwelling unit to accommodate family or a potential renter. The proposed amendment promotes the efficient use of existing housing stock and public infrastructure, as well as a variety of housing options for changing family needs.

The Zoning Text Amendment is driven by policies in the Housing Element that were adopted by the Placer County Board of Supervisors in October 2013. The purpose of the amendment is to provide property owners with a more flexible option to develop a secondary dwelling unit to accommodate family or a potential renter. The amendment supports implementation of a policy that promotes efficient use of existing housing stock and public infrastructure, as well as providing a variety of housing options for changing family needs.

There is a changing demographic. There is an increased need for these types of units to accommodate aging parents, multi generational households and boomerang children. Under the new definition, a Multi-Generation Housing Unit is a type of Secondary Dwelling that is accessory to a primary dwelling on a site and is internally accessible from the principal dwelling. A multi-generational housing unit may or may not have a separate external entry that leads directly into the unit. Floor Plans of "suitable units" were shown for reference.

The minimum lot size on which a property owner could build a secondary dwelling would change from 150 percent of the minimum lot area specified for the zone district in which the lot was created for lots smaller than 10,000SF, to simply a lot that is greater than 56,000SF. Units can be a minimum of 240SF and maximum square footage requirements remain the same. At the property owner's discretion, if the unit is deed-restricted for affordability, a secondary dwelling unit can be 1,200SF and on any size lot, subject to setback and coverage restrictions. Parking requirements would be a

measure of the number of bedrooms instead of by the square footage of the second unit, to a max of two spaces.

Appearance of the Secondary Dwelling shall be architecturally compatible with the primary residence as well as subordinate to the primary residence. For attached units, the appearance of the building shall remain that of a single family residence.

Additional proposed changes would include short-term rental of a secondary residence or its bedrooms to overnight guests for fewer than 30 consecutive days would be prohibited.

A secondary unit affordable to low-income households and deed restricted as same may be eligible for a waiver or reduction of development fees such as: planning application fees; building permit and plan check fees; park and facility fees and traffic fees.

Member Prager asked what happens with the sale of these properties. Mr. Schmidt explained that the declaration shall run with the land and be binding upon the applicant and successor property owners and that no secondary unit may be sold separately from the primary dwelling unit.

Member Singeltery asked if a shipping containers would meet the design qualifications. Mr. Schmidt explained that the secondary dwelling unit would need to be architecturally compatible with the primary residence.

Chairwoman Jones asked for clarification of the parking requirement. Mr. Schmidt said that there was specific language proposed in the amendment for parking issues and that parking would only be monitored if it was a deed restricted unit.

A community member inquired as to what caused this idea to come about. Mr. Schmidt explained that this was just to simplify what is already in place.

Another community member asked if the structure must be permanent? Mr. Schmidt confirmed that the structure must be permanent.

Additionally, Mr. Schmidt wanted to let the MAC know that the amendment would not trump any existing HOA/ CC&R's.

Member Bose liked the proposed changes and would like to see a 30 day minimum rental agreement.

Member Thacker agreed with Member Bose.

Member Bowen doesn't see the same concerns with the 30 day requirements.

Member Bowen made a motion to support recommendation as proposed, the motion was seconded by Virg Anderson. Motion passed, 7-0.

11) Correspondence – Found on Table at the rear of the room.

12) Next Regular Meeting – October 7, 2015

ADJOURNMENT 8:30PM

For additional information and calendar for Supervisor Uhler see his website at:
<http://www.placer.ca.gov/bos/District4.aspx>

Placer County is committed to assuring that persons with disabilities are provided the resources to participate fully in its public meetings. 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 Supervisors' office at 530-889-4010/530-889-4009 (fax) or email at bos@placer.ca.gov.