

PLACER COUNTY BOARD OF SUPERVISORS



MAIN OFFICE
175 FULWEILER AVENUE
AUBURN, CA 95603

SHANTI S. LANDON
SUPERVISOR, DISTRICT TWO

CONTACT
(530) 889-4010
SLANDON@PLACER.CA.GOV

Sheridan Community Forum **Wednesday, March 11th, 2026, at 6:00 PM** **Stewart Hall, 6005 Camp Far West Road, Sheridan**

Contact: Christina Faria, Chief of Staff, Supervisor Shanti Landon – cfaria@placer.ca.gov

Hosted by Supervisor Shanti Landon, an open, informal opportunity for residents and community members to discuss a wide range of issues, share concerns, and receive updates.

- 1. Pledge of Allegiance**
- 2. Community Member Comments:** Members of the public are invited to share something that's NOT already on this agenda. Each speaker will have 3 minutes for comments.
- 3. Public Agency Reports:** Each speaker will have 5 minutes to provide updates from their respective agency.
 - a) Public Safety: CAL FIRE, California Highway Patrol, Placer County Sheriff's Office
 - b) Local Government Reports: Western Placer Unified School District, City of Lincoln
- 4. Community Forum Member Announcements**
- 5. Next Community Forum – May 13th, 2026**

***** SHERIDAN MAC MEETING WILL BEGIN IMMEDIATELY FOLLOWING THE CONCLUSION OF THE COMMUNITY FORUM, SEE MAC AGENDA NEXT PAGE*****



Sheridan Municipal Advisory Council

Mailing Address: 175 Fulweiler Avenue ▪ Auburn, CA 95603 | (530) 889-4010

Contact: Christina Faria, District 2, Chief of Staff | (530) 889-4010

REGULAR MEETING AGENDA - FINAL

*6:15 PM, Wednesday, March 11, 2026

Stewart Hall, 6005 Camp Far West Road, Sheridan

***Sheridan Community Forum to be held from 6:00 – 6:15 p.m.**

1. **Call to Order**
2. **Roll Call of MAC Members:** Dan Cook (Chair), Charles Armistead (Vice Chair), James Bradley, Reb Bradley, Clint Ozcan
3. **Approval of January 14, 2026, Minutes**
4. **Public Comment:** Let us hear from you! Do you wish to share something that is NOT already on this agenda? We welcome your input and ask that you keep your comments to 3 minutes or less.
5. **Information Items:**
 - A. **Update on Sewer and Water Capacity, Traffic Concerns at Sheridan Elementary:**

The Placer County Department of Public Works will provide information to the community regarding water and sewer capacity at Sheridan Elementary school, and the ability for the campus to accommodate additional students, staff will also give an update on traffic counts and projections to address traffic concerns should WPUSD need to transfer students to Sheridan Elementary due to overcrowding at other campuses.

Presenters: Kevin Bell, Phil Vassion, and Huey Nham, staff with Placer County Department of Public Works
 - B. **HE-41 and HE-42 Zoning Text Amendments (PLN25-00258 and PLN25-00260):**

Receive a presentation on the draft ordinances to comply with state housing law and implement Housing Element programs HE-41 and HE-42 countywide. HE-41 proposes amendments to Chapter 17 of the Placer County Code to comply with State law and support emergency shelters, supportive housing, and related services for homeless populations. HE-42 proposes amendments to create three categories of residential care homes based on residential capacity and establishes permitting procedures for each.

Planning Division Staff: Santiago Garcia Martin, Assistant Planner
6. **Correspondence**
 - A. Correspondence received for MAC from January 3, 2026, through March 3, 2026.
7. **Adjournment**



County of Placer
Sheridan
Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603
County Contact: Christina Faria (530) 889-4010

REGULAR MEETING MINUTES - DRAFT
7:00 PM, Wednesday, January 14, 2026
Stewart Hall
6005 Camp Far West Road, Sheridan

1. Call to Order

2. Welcome & Introduction of Members:

Seat #1 James Bradley, Seat #2 Charles Armistead, Seat #3 Robert Bradley (Vice Chair),
Seat #4 Dan Cook (Chair), Seat #5 Clint Ozcan
Absent: None

3. Approval of September 10, 2025 Minutes

MOTION: R. Bradley/J. Bradley 5:0 to approve Minutes as is.

AYES: J. Bradley, Armistead, R. Bradley, Cook, Ozcan

ABSENT: None

4. Action Items:

A. Selection of 2026 MAC Chair and Vice Chair. At the beginning of each year the MAC members move to select a new Chair and Vice Chair to lead monthly MAC discussions.

MOTION: R. Bradley/Armistead 5:0 to approve Dan Cook as Chair

AYES: J. Bradley, Armistead, R. Bradley, Cook, Ozcan

ABSENT: None

MOTION: R. Bradley/Ozcan 5:0 to approve Charles Armistead as Vice Chair.

AYES: J. Bradley, Armistead, R. Bradley, Cook, Ozcan

ABSENT: None

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 participate 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.



5. Information Items:

A. Placer Mosquito & Vector Control District Update

Jake Hartle from the Placer Mosquito and Vector Control District provided an update on district operations, current mosquito and vector activity, seasonal trends, and ongoing efforts to protect public health in the Sheridan area. Surveillance traps are set to test mosquitoes for West Nile. We use chemical control and breed our own mosquito fish to distribute. Other mosquito borne diseases were discussed. A board member asked about Malaria. It is not a concern here. It was established in Placer County at one time but no longer is. You can sign up for notifications and to report a problem at placermosquito.org. A board member suggested that one board member gets notifications and sends them out to the community.

6. Public Comment: None.

7. Forum Member Comments: None.

8. Correspondence

Correspondence received for Forum between September 3, 2025, through January 2, 2026.
None.

9. Future agenda items: None.

10. Adjournment: 7:32 p.m. Next Meeting Date: March 11, 2026





HE-41 & HE-42 Zoning Text Amendments (PLN25-00258 & PLN25-00260)

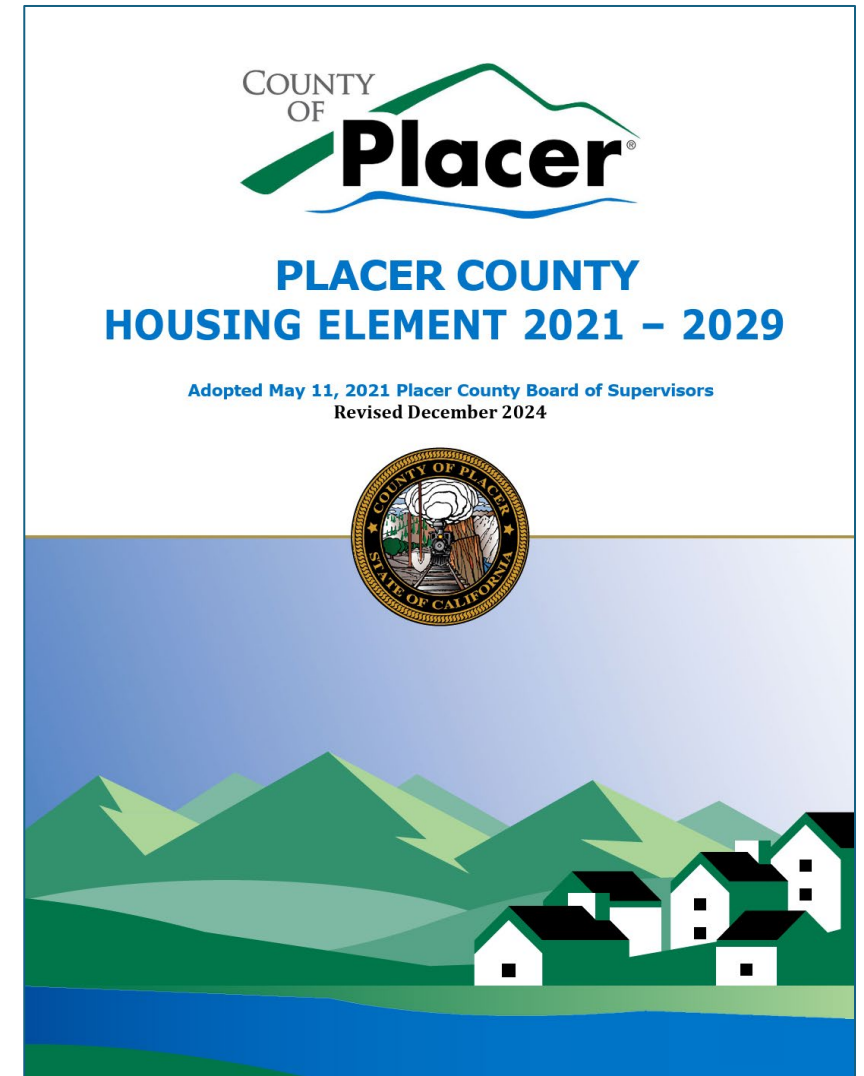
Sheridan MAC | March 11, 2026

Planning Staff: Santiago Garcia Martin, Assistant Planner

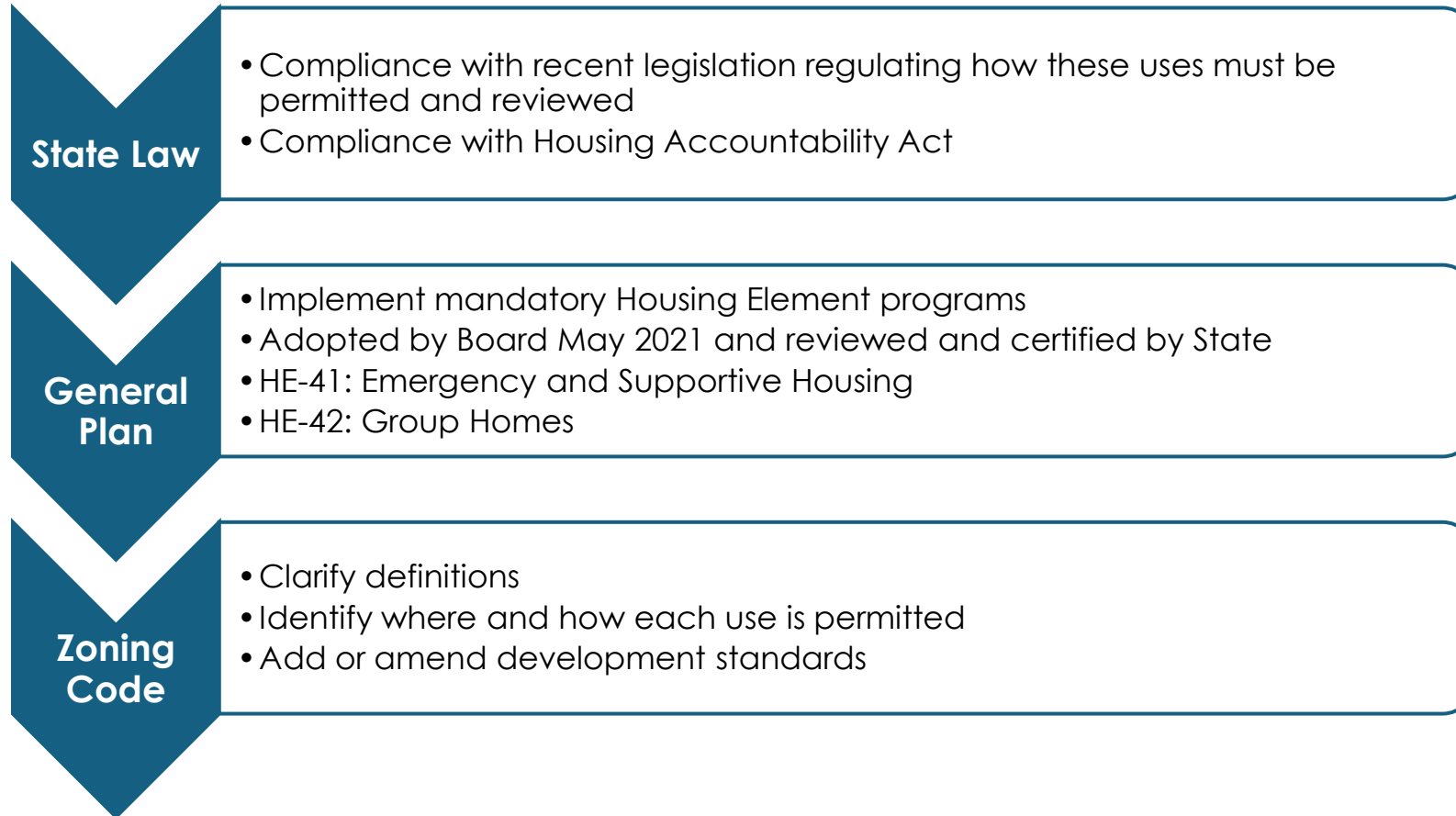


Meeting Agenda

-  HE-41/HE-42 Overview and Objectives
-  Zoning Text Amendment: Emergency Shelters (HE-41)
-  Zoning Text Amendment: Residential Care Homes (HE-42)
-  Next Steps
-  Questions & Answers



HE-41/HE-42 Objectives



Housing Law Overview

General Plan

State-Mandated Elements:

Land Use	Natural Resources
Transportation	Ag & Forestry
Noise	Housing
Safety	Environmental Justice
Recreation & Cultural Resources	

Optional Elements:

Public Facilities & Services
Administration & Implementation

Housing Element

- Updated every 8 years
- Plans for projected housing need
- Includes programs to accommodate housing need and comply with housing laws
- Certified by State
- Annual reports to State

Housing Accountability Act (HAA)

A city/county may not deny, reduce the density of, or make infeasible housing projects, emergency shelters, or farmworker housing that are consistent with local *objective* standards

**Emergency and Supportive Housing
Zoning Text Amendment
(HE-41)**

Summary of Amendments

- Updates zoning definitions to align with State law for emergency shelters, supportive housing, and low barrier navigation centers
- Allows low barrier navigation centers and supportive housing in additional zoning districts that permit multifamily or mixed use development
- Establishes zoning clearance process for low barrier navigation centers and supportive housing, consistent with State law
- Updates parking standards to reflect proximity to transit and operational needs rather than fixed minimums



Proposed Amendments: Definitions

Term	Summary of Amendment(s)
Emergency shelter (Updated)	Updates the definition to clarify that interim housing interventions —including navigation centers, bridge housing, and recuperative/respice care—are treated as emergency shelters for zoning and Housing Element compliance, consistent with recent State law
Low barrier navigation center (NEW)	Establishes a new definition for service-rich, temporary shelter designed to reduce barriers to entry and support individuals experiencing homelessness in transitioning quickly to permanent housing
Supportive Housing (Updated)	Updates the definition to reference California Government Code § 65582 , ensuring consistency with State definitions for supportive housing used for approval and zoning implementation

Proposed Amendments: Zones & Permitting

- “Low barrier navigation center / Supportive housing” allowed in mixed-use zones and nonresidential zones permitting multifamily uses

Use	RS	RM	RM30	RA	RF	C1	C2	C3	CPD	HS	OP	RES	MU	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Single-family	C	C	C	C	C							C						C	C				
Multifamily		C	C			C	C		C	MUP	MUP	MUP	C										
<u>Low barrier navigation center</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>		<u>C</u>				<u>C</u>										
<u>Supportive Housing</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>		<u>C</u>				<u>C</u>										

Bold and underlined = new, ~~strikethrough~~ = removed

“C”= Zoning clearance required

Zoning clearance: Routine land use approval that involves planning department staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied

Parking Requirements



Emergency Shelters & LBNCs*

One off-street parking space per staff member or the number required for other residential or commercial uses in the same zoning district, whichever is less



Supportive Housing*

Same as multifamily housing or commercial uses in the same zoning district



All Three Uses*

If located within one-half mile of a major transit stop, no minimum automobile parking is required

**Density/occupancy established by zone; setbacks and design subject to Multifamily and Mixed Use Design Manual*

Requirements

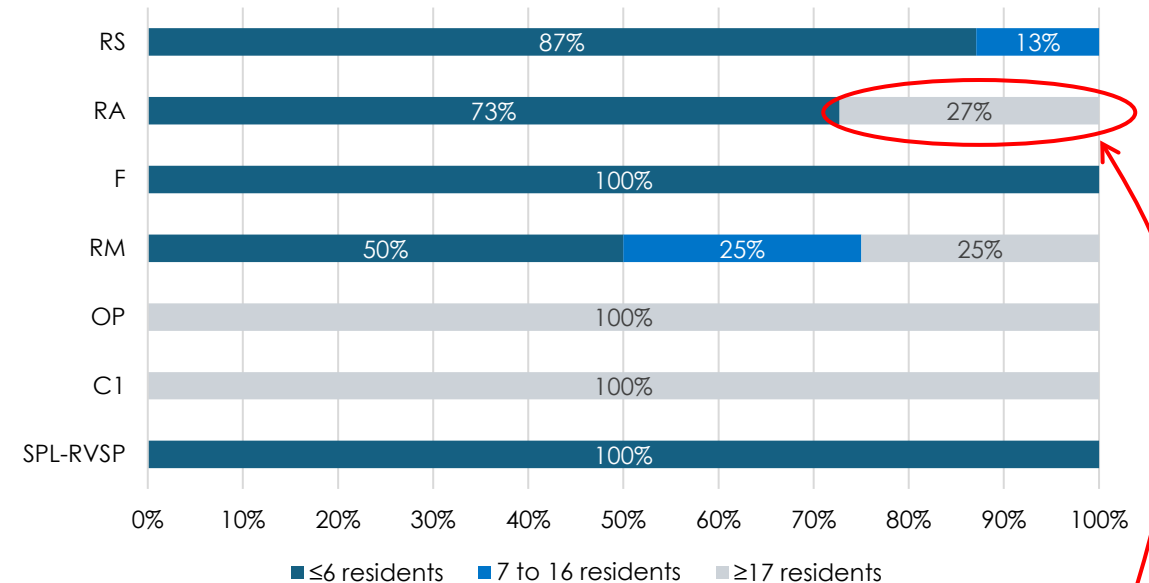
- **Housing Element Program HE-41 (Emergency and Supportive Housing):** The County shall amend the zoning code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness.
- **State Law**
 - *California Gov. Code §§ 65650–65656*
 - Requires qualifying supportive housing developments to be processed through a zoning clearance in all zoning districts that allow multifamily housing, and reviewed only for compliance with objective development standards
 - *California Gov. Code §§ 65660–65662*
 - Requires low barrier navigation centers to be allowed through a zoning clearance process based on objective standards in mixed use and nonresidential zoning districts that allow multifamily uses
 - *California Gov. Code §§ 65582–65583*
 - Defines supportive housing, supportive services, and target population; clarifies that interim housing (including LBNCs) is addressed through the emergency shelter framework for Housing Element compliance

**Residential Care Home
Zoning Text Amendment
(HE-42)**

Summary of Amendments

- Creates a new category for facilities that operate as *multifamily* rather than *single-family*
- Differentiates between medical and nonmedical services
- Addresses instances where a facility operates out of multiple structures on a single property
- Requires permit for licensed facilities serving more than 7 residents
- Complies with Housing Accountability Act by permitting smaller facilities as a single-family home
- Acknowledges existing facilities that may become nonconforming

Existing Licensed Facilities by Size and Zone



would become nonconforming

Proposed Amendments: New Definitions

Term	Summary of Amendment(s)
Congregate care facility (NEW)	Facilities operating as multifamily housing , serving 17 or more residents, provides options for independent living (apartments), does not provide medical services
Family	One or more person occupying a dwelling as a single housekeeping unit , removes four-person limit for roommates
Kitchen, efficiency (NEW)	Kitchens that do not include a range, stove, or oven , but can be equipped for small plug-in appliances
Medical services – hospital, extended care	Clarifies what is considered ‘medical’: administration of treatment or medication by staff
Residential care, licensable services (NEW)	Family home or facility that provides accommodation AND services licensed by the State, does not provide medical services. Maximum of 16 residents , does not include day staff
Single-family dwelling	A building designed for and/or occupied by one family , removes four-person limit for roommates

Proposed Amendments: Zones & Permitting

Use	RS	RM	RM30	RA	RF	C1	C2	C3	CPD	HS	OP	RES	MU	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Single-family	C	C	C	C	C							C						C	C				
Multifamily		C	C			C	C		C	MUP	MUP	C	C										
<u>Congregate care</u>		C	C			C	C		C	MUP	MUP	C	C										
Medical services – hospital, extended care		CUP	CUP	CUP		MUP	MUP		CUP	CUP	MUP				MUP				MUP				
Residential care homes, 6 or fewer clients	C	C	C	C	C							C	C					C	C				
Residential care homes, 7 to 16 clients	MUP	MUP	MUP	MUP	MUP							MUP	MUP					MUP	MUP				
Senior housing projects		CUP C	C			CUP C	CUP C		CUP C	CUP MUP	MUP	C	C										

“C”= Zoning clearance required

“MUP” = Minor Use Permit required

“CUP” = Conditional Use Permit required

Bold and underlined = new, ~~strikethrough~~ = removed

How and Where Are These Permitted?



6 or Fewer Residents
Allowed the same way
as single-family homes



7 to 16 Residents*
Allowed in zones that
allow single-family
homes, requires MUP



17+ Residents*
Allowed the same way
as multifamily homes

**Applies to facilities providing state-licensed services*

Requirements

- **Housing Element Program HE-42 (Group Homes):** *The County shall amend the zoning code to treat all residential care homes as family homes, consistent with Health and Safety Codes, and to allow residential care homes with seven or more clients with approval of a minor use permit in single family residential districts.*
- **State Law**
 - California Health and Safety Code § 1566.2
 - *Shall not impose taxes or fees for small residential care homes that would not be charged for any other family dwelling in the same zone*
 - California Health and Safety Code § 1566.3
 - *Residential care homes serving 6 or fewer shall be considered a residential use, the same as any single-family home*
 - California Housing Accountability Act (HAA)
 - *Requires objective development standards and review criteria for housing projects*
 - California Housing and Community Development Department Feedback:
 - *MUP permit process is currently subjective and in violation of the HAA*
 - *“Single family residential districts” includes any zone where single-family homes are permitted*
 - *Cannot regulate daily trips as it discriminates against providing adequate care for residents*

Opportunities to Provide Input

Attend Public Meetings and Hearings

- ✓ Townhall (*January 28th*)
- Municipal Advisory Councils (MACs)
 - ✓ Granite Bay (*March 5th*)
 - ✓ North Auburn (*March 10th*)
 - ✓ Sheridan (*March 11th*)
 - Rural Lincoln (*March 16th*)
 - Newcastle / Ophir (*March 16th*)
 - West Placer (*March 18th*)
 - Foresthill (*April 6th*)
- Planning Commission hearing (*est. April*)
- Board of Supervisors hearing (*est. June*)

Submit Written Comments

planning@placer.ca.gov (Planning General Email)

planningcommission@placer.ca.gov (Planning Commission)

boardclerk@placer.ca.gov (Board of Supervisors)

Contact Staff Directly

Emergency Shelter / Supportive Housing ZTA: Santiago Garcia Martin (sgarciamartin@placer.ca.gov)

Residential Care Home ZTA: Lucy Rollins (lrollins@placer.ca.gov)