



## West Placer Municipal Advisory Council

Mailing Address: 175 Fulweiler Avenue ▪ Auburn, CA 95603 | (530) 889-4010  
Contact: Landon Wolf, District 1 Chief of Staff | (916) 250-8266

**PLEASE NOTE: Public Safety and Local Government reports take place PRIOR to the MAC meeting, at 6:00 p.m. as part of the West Placer Community Forum.**

### REGULAR MEETING AGENDA - FINAL

6:30 PM, Wednesday, March 18, 2026  
The Father's House  
8330 Brady Lane, Roseville, CA. 95747

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call**
3. **Selection of 2026 West Placer MAC Chair & Vice Chair**
4. **Approval of February 18, 2026, Minutes**
5. **Review and Comment:**
  - A. **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 people experiencing homelessness. 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**  
**Presentation Time: 45 minutes**
6. **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.
7. **Correspondence**
  - A. Correspondence received for MAC between February 12, 2026, and March 10, 2026.
8. **Adjournment**

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/macs](http://www.placer.ca.gov/bos/macs). 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.





County of Placer  
**West Placer Municipal Advisory Council**

175 Fulweiler Avenue ▪ Auburn, CA 95603  
County Contact: Landon Wolf  
District 1 Chief of Staff: (916) 250-8266

**REGULAR MEETING - MINUTES - Draft**

6:30 PM, Wednesday, February 18, 2026  
The Father's House  
8330 Brady Lane, Roseville, CA 95747

1. **Call to Order:** Called to order at 6:43 PM by Chairperson Patrick Stiehr

**Pledge of Allegiance:** Led by Chairperson Stiehr

2. **Roll Call:**

Board members present – Patrick Stiehr, John Dean, and Noe Fierros.

Board members absent – Rick Burtzloff and Denise Rowland

Staff – Bonnie Gore, Landon Wolf, Heidi Hall, Kara Conklin, Alex Fisch and Stephanie Yeager

Homes by Towne – 2 present.

Including 8 community members.

3. **Selection for 2026 West Placer MAC Chair & Vice Chair**

Motion made to table this item: Fierros/Dean. Voice Vote 3-0.

4. **Approval of June 25, 2026 Minutes**

Motion: Fierros/Dean. Voice Vote 3-0.

5. **Review and Comment:**

**Estia Dry Creek / Placer Creek Residential (PLN24-00144)**

Review and comment on an entitlement package that consists of a Community Plan Amendment to the Dry Creek-West Placer Community Plan, Amendment to the Riolo Vineyards Specific Plan, Development Agreement Amendment, Rezone, Vesting Large Lot Tentative Subdivision Map, Vesting Phased Small Lot Tentative Subdivision Map, and Design Review for the 220-unit Estia Dry Creek multi-family project and the 212-lot Placer Creek Residential subdivision project. The project is located south of Baseline Road, north of Walerga Road and South of Walerga Road in the Dry Creek area. The 92.2-acre subject property is one legal parcel with two Assessor's Parcel Numbers (023-221-076 and 023-221-074). **Planning Division Staff: Kara Conklin, Senior Planner**  
**Applicant Representative: Chris Dickinson, Homes by Towne**

**Comments from the MAC:**

John Dean – He asked for clarification on the groundbreaking timing.



Noe Fierros – He asked a question about sound walls noting he didn't see a reduction of sound with the current walls. He asked if something could be done to control the sound better. He would like to see improvements in this area.

Chris Dickinson (Homes by Towne) – Responded.

John Dean – He said he agrees with Noe that the sound in the area is bad. He asked about road widening on PFE and Watt Ave.

Chris Dickinson (Homes by Towne) – Responded.

John Dean – He asked Supervisor Bonnie Gore for her thoughts on the matter.

Bonnie Gore – Responded.

Kara Conklin – Provided clarification of the process.

Curtis Stevens (Homes by Towne) – Added additional clarification regarding acquisition and roadways.

Noe Fierros – He asked if there would be stop signs or traffic lights at the entry points of the project.

Chris Dickinson (Homes by Towne) – Responded.

Noe Fierros – He asked for further clarification on how traffic would get in and out. He shared his concerns about more traffic in the area and has concerns there is not a way through. He stated he sees problems. He mentioned making Vineyard a throughway.

Patrick Stiehr – He asked for an estimate about the affordable housing amounts.

Kara Conklin – Responded.

Patrick Stiehr – He said he works on Thursday mornings at Morgan Creek and has noticed 3-6 kids on various bikes that ride through the building area and cross Dry Creek golf course bridge on their way to school. Being concerned about how the kids get to school safely he asked about the additional traffic and the schools. Where do the kids go? How do they get there? Do they need to go through Morgan Creek?

### **Public Comments:**

Laura Bullard – She asked if they knew what school the kids would be going to.

Chris Dickinson (Homes by Towne) – Responded.

Roger Vaughn – He mentioned where the current school was.

John Dean – Asked for clarification, referencing a map of the site, for where the proposed school would be.

Caanan Maher – He asked for clarification on the road widening on Wallerga. He asked who manages that. He shared his concern about Baseline going from 2 lanes, to 3 lanes, and then back to 2 lanes.

Curtis Stevens (Homes by Towne) – Responded.

Rick Riedman – In reference to Noe Fierros earlier comment about making Vineyard a throughway, he disagreed. He shared additional thoughts about the traffic on Vineyard and Crowder.

Noe Fierros – In response to Rick he said he understood his concerns but disagreed.

Tami Riedman – She shared her concerns about the children in the area. She said Vineyard has no current way through which puts the kids in danger. She suggested a bus stop at the end of Vineyard and asked them to figure out a safer way for the kids.

Laura Bullard – She shared her concern about the Ranch approval, she doesn't think people will use Vineyard Rd. as an access road out to Wallerga. She shared her traffic concerns about the Crowder and Baseline intersection. She shared that she has low-income concerns and called out that they aren't being built.

Chris Dickinson (Homes by Towne) – Responded.

Laura Bullard – She said low-income housing needs to actually be built. She said the State requires 10%.

Kara Conklin – Responded.

Laura Bullard – She asked if the state would come back later to check.

Patrick Stiehr – He asked for clarification on the price ranges of the houses and apartments.

Chris Dickinson (Homes by Towne) – Responded.

Caanan Maher – He asked for clarification on how the process of 1 unit per acre/rezoning works.

Kara Conklin – Responded.

Patrick Stiehr – Shared his frustration about the 1 acre lots and the Dry Creek Community Plan not being followed. He is concerned with the schools filling up and traffic. He asked how the Community Plan is addressed in the EIR. He is concerned they keep moving things forward and he would like to see something less impactful to traffic.

Roger Vaughn – He asked about the school access in phase 4 of the project. He asked for clarification on school boundaries.

Chris Dickinson (Homes by Towne) – Responded.

## **6. General Public Comment:**

Rick Riedman – He shared that they have started the demolition of the Ranch project.

Roger Vaughn – He shared his thoughts about the construction on Brady Lane. He thinks it needs to move faster because it's taking too long. He is also concerned about road flooding.

Mike Cassis – He said he is not familiar with the MAC process and asked how they know the concerns are being addressed.

Kara Conklin – Responded.

Mike Cassis – He asked if there was a way to distribute feedback and updates on progress.

Landon Wolf and Bonnie Gore – Explained how to find the information.

Laura Bullard – She asked for the date the EIR will come out.

Patrick Stiehr – Asked if there would be a March meeting.

Landon – Responded.

## **7. Correspondence:**

- A. Correspondence received for MAC between June 18, 2025 and February 11, 2026.
  - i. PLACER VINEYARDS SPECIFIC PLAN PROPERTY 1B – SPECIFIC PLAN AMENDMENT, ZONING TEXT AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, DEVELOPMENT PHASING PLAN, LARGE LOT VESTING TENTATIVE SUBDIVISION MAP, AND SMALL LOT VESTING TENTATIVE SUBDIVISION MAP (PLN23-00350) ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

- ii. MILL CREEK SUBDIVISION – COMMUNITY PLAN AMENDMENT, REZONE, VESTING PHASED LARGE LOT TENTATIVE SUBDIVISION MAP, VESTING PHASED SMALL LOT TENTATIVE SUBDIVISION MAP, AND VARIANCE (PLN23-00439) ENVIRONMENTAL IMPACT REPORT

**8. Adjournment:** Meeting adjourned at 8:05 PM.

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

West Placer MAC | March 18, 2026

Planning Staff: Santiago Garcia Martin, Assistant Planner



# Meeting Agenda



HE-41/HE-42 Overview and Objectives



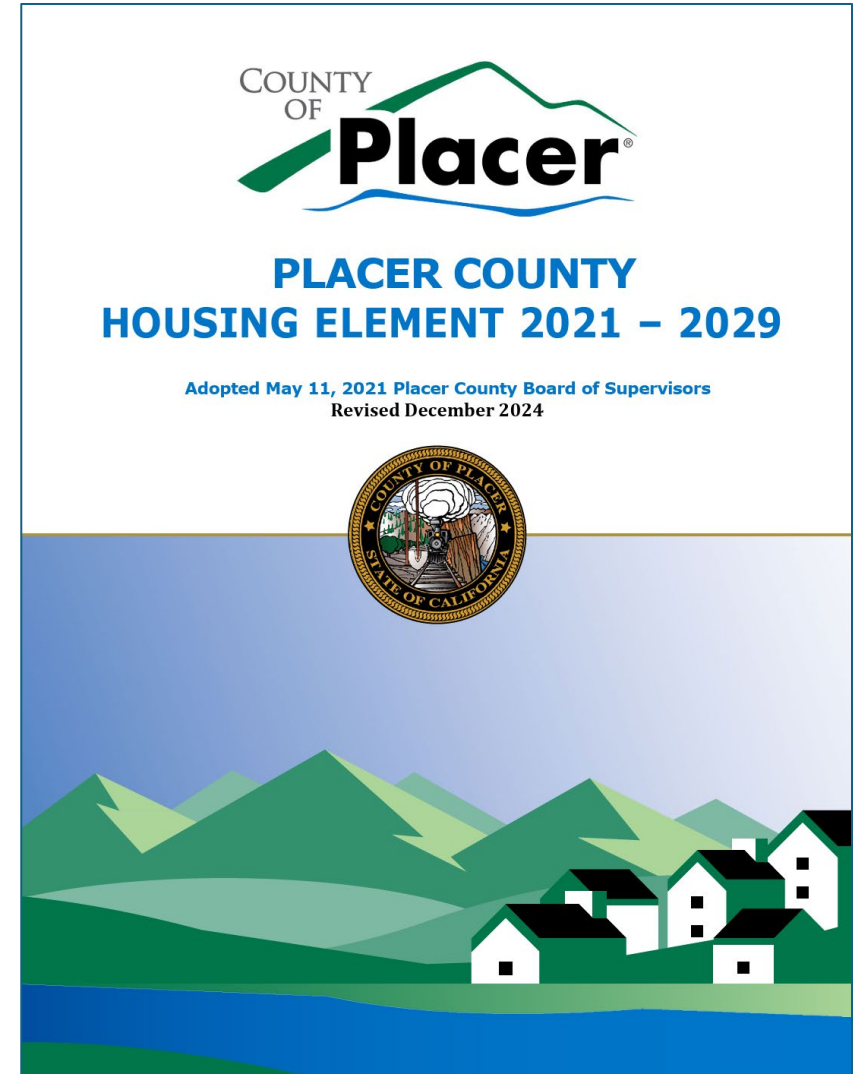
Zoning Text Amendment: Emergency Shelters (HE-41)



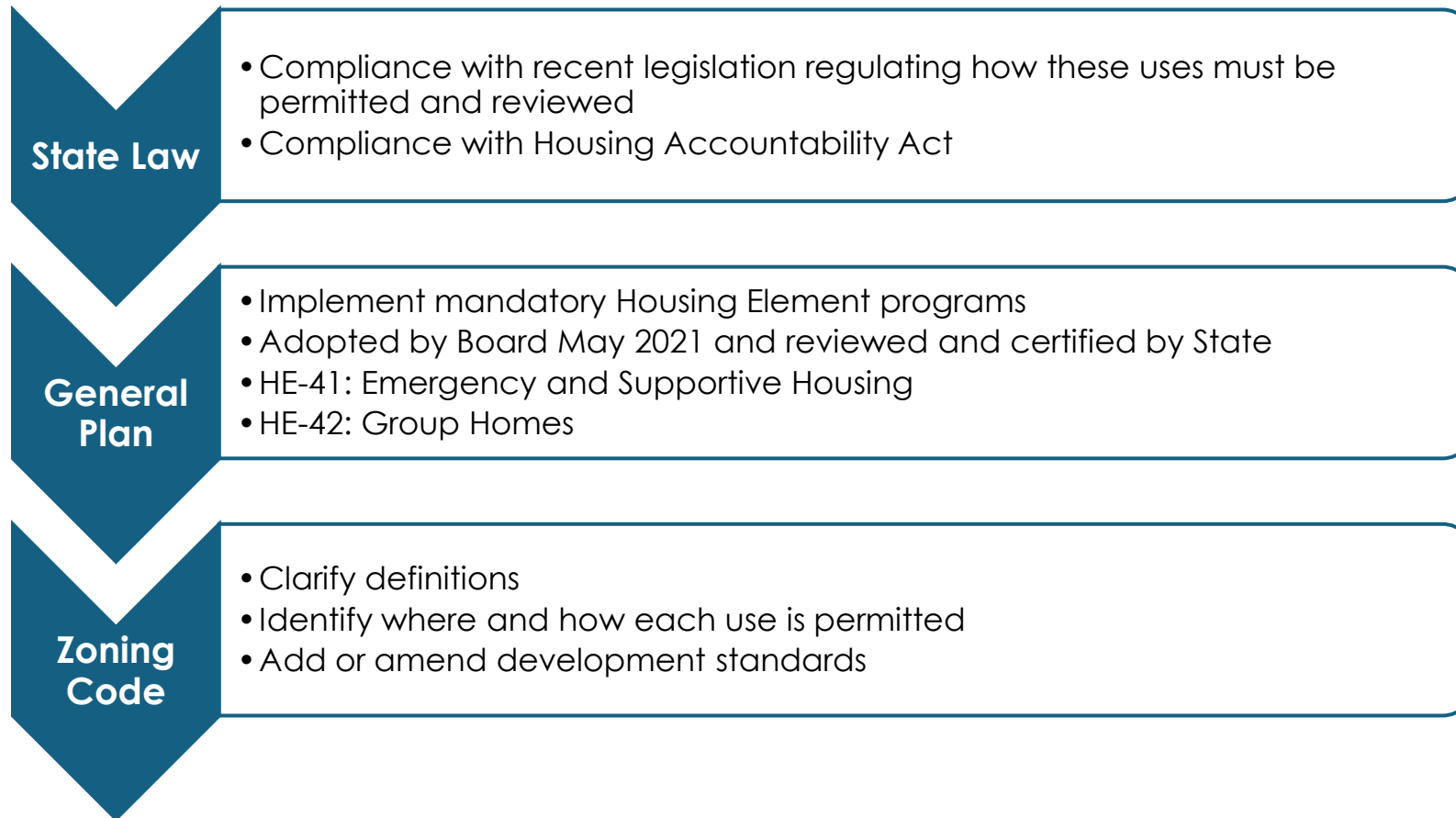
Zoning Text Amendment: Residential Care Homes (HE-42)



Next Steps



# 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 <b>interim housing interventions</b> —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 <b>service-rich, temporary shelter</b> 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 <b>California Government Code § 65582</b> , ensuring consistency with State definitions for <b>supportive housing</b> 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               |    |    |    |     |    |   |     |   |     |   |
| <b><u>Low barrier navigation center</u></b> |    | <b><u>C</u></b> | <b><u>C</u></b> |    |    | <b><u>C</u></b> | <b><u>C</u></b> |    | <b><u>C</u></b> |     |     |     | <b><u>C</u></b> |    |    |    |     |    |   |     |   |     |   |
| <b><u>Supportive Housing</u></b>            |    | <b><u>C</u></b> | <b><u>C</u></b> |    |    | <b><u>C</u></b> | <b><u>C</u></b> |    | <b><u>C</u></b> |     |     |     | <b><u>C</u></b> |    |    |    |     |    |   |     |   |     |   |

**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

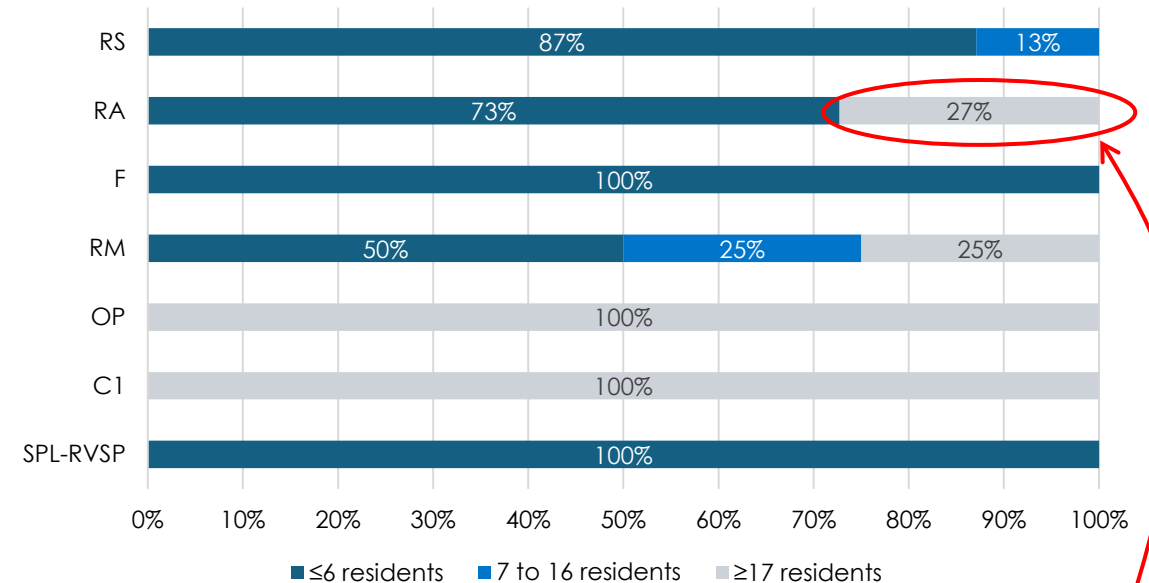
- **Housing Element Program HE-41 (Emergency and Supportive Housing):** The County shall amend the zoning code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness.
- **State Law**
  - *California Gov. Code §§ 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 <b>operating as multifamily housing</b> , 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 <b>a single housekeeping unit</b> , removes four-person limit for roommates   |
| Kitchen, efficiency (NEW)                   | Kitchens that <b>do not include a range, stove, or oven</b> , but can be equipped for small plug-in appliances   |
| Medical services – hospital, extended care  | Clarifies what is considered ‘medical’: <b>administration of treatment or medication by staff</b>  |
| Residential care, licensable services (NEW) | Family home or facility that provides accommodation AND services licensed by the State, <b>does not provide medical services. Maximum of 16 residents</b> , does not include day staff |
| Single-family dwelling                      | A building <b>designed for and/or occupied by one family</b> , 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            |    |     |    |     |                |     |     |   |     |   |
| <b><u>Congregate care</u></b>              |                | <del>C</del>        | <del>C</del> |                |                | <del>C</del>        | <del>C</del>        |    | <del>C</del>        | <del>MUP</del>        | <del>MUP</del> | <del>C</del>   | <del>C</del> |    |     |    |     |                |     |     |   |     |   |
| Medical services – hospital, extended care |                | CUP                 | CUP          | CUP            |                | MUP                 | MUP                 |    | CUP                 | CUP                   | MUP            |                |              |    | MUP |    |     |                |     | MUP |   |     |   |
| Residential care homes, 6 or fewer clients | <del>C</del>   | <del>C</del>        | <del>C</del> | <del>C</del>   | <del>C</del>   |                     |                     |    |                     |                       |                | C              | C            |    |     |    |     | <del>C</del>   | C   |     |   |     |   |
| Residential care homes, 7 to 16 clients    | <del>MUP</del> | MUP                 | MUP          | <del>MUP</del> | <del>MUP</del> |                     |                     |    |                     |                       |                | <del>MUP</del> | MUP          |    |     |    |     | <del>MUP</del> | MUP |     |   |     |   |
| Senior housing projects                    |                | <del>CUP</del><br>C | <del>C</del> |                |                | <del>CUP</del><br>C | <del>CUP</del><br>C |    | <del>CUP</del><br>C | <del>CUP</del><br>MUP | <del>MUP</del> | <del>C</del>   | <del>C</del> |    |     |    |     |                |     |     |   |     |   |

“C”= Zoning clearance required

“MUP” = Minor Use Permit required

“CUP” = Conditional Use Permit required

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

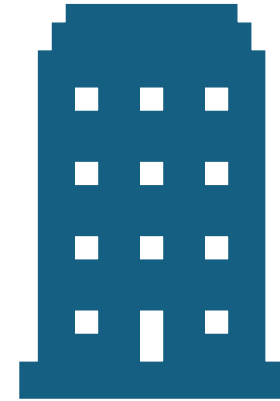
# How and Where Are These Permitted?



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

## Submit Written Comments

[planning@placer.ca.gov](mailto:planning@placer.ca.gov) (Planning General Email)

[planningcommission@placer.ca.gov](mailto:planningcommission@placer.ca.gov) (Planning Commission)

[boardclerk@placer.ca.gov](mailto:boardclerk@placer.ca.gov) (Board of Supervisors)

## Contact Staff Directly

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

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