

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
January 30th, 2024 – 4:00 PM Open Session
LOCATION: Virtually via Zoom and in-person at the
California Conservation Corps. 3710 Christian Valley Road, Auburn, CA 95602

The special meeting of the Christian Valley Park Community Service District Board of Directors was called to order on Tuesday, January 30th, 2024 at 4:00 p.m.

Board members present were Rolando de la Torre, Diane-Louise Alessi, Greg Bala, Jo Anne Carmona, and Dan Negus. Diane-Louise Alessi was present via Zoom. General Manager, Don Elias, was in attendance along with Scott Gipner, the general manager's assistant, as well as members of the community, in person and via Zoom. District 5 Placer County Supervisor, Cindy Gustafson, was in attendance to answer questions from the community about the proposed Florence/49 development.

A member of the community asked how CVPCSD's water plant was chosen to source the Florence/49 high-density low-income housing project. Mrs. Gustafson expressed that she was unaware how that parcel was chosen as a candidate, assuring the public that she would provide an answer at a later date. She further clarified that Placer County is choosing eligible parcels to meet affordable housing requirements set by the State of California, and by failing to meet state requirements, Placer County will lose local control over development. During the next workshop on February 13th, the Board of Supervisors will revise the list of eligible parcels, and Mrs. Gustafson is confident the Florence/49 site will be removed from the list due to its lack of required infrastructure.

A member of the community explained that CVPCSD's water district was chosen based on its inclusion in a water study that includes all PCWA raw water customers. Mrs. Gustafson explained that CVPCSD's inclusion in that study without District approval was a mistake that will be corrected when the list of eligible parcels is revised.

Don Elias explained that the District water plant lacks the capacity to provide water to the proposed housing project.

Mrs. Gustafson expressed at the last Board of Supervisor's meeting that the north end of the county should not bear the burden of the west end's development. She also explained that sites cannot be removed from eligibility without first finding eligible sites to replace them.

A member of the community asked Mrs. Gustafson if it's feasible for all developers to include a certain amount of low-income housing within all projects to meet the state's housing requirements. Mrs. Gustafson agreed that the method would make sense, though explained that the state only recently began suing jurisdictions and removing local land use control.

Mrs. Gustafson confirmed that all new units being required by the state are intended to be rental properties.

Diane-Louise Alessi wanted to express to the public that local officials cannot sue the state due to being incorporated. She is concerned that the state is requiring additional low-income housing despite the state's declining population. She fails to see how new \$4,000/month rental units are considered more affordable than legacy properties owned and maintained by owners with interest in the community. She urges the public to do a conditional acceptable upon proof of the claims that justify the projects. She also urged Mrs. Gustafson to encourage her constituents to issue regress in the form of class action.

Dan Negus suggested focusing on smaller development to meet their needs rather than constructing large projects. Mrs. Gustafson agreed that the strategy would make sense, and all low-income units count toward the requirement, but the state currently incentivizes the construction of larger projects.

A member of the community asked why Mrs. Gustafson and the other Supervisors do not stand up to California government by rejecting their requirements. Mrs. Gustafson explained that Placer County would lose its autonomy under builder's remedy should they fail to meet state requirements.

A member of the community expressed concern that potential development sites adjacent to the Florence/49 site would create enough infrastructure required to eventually revisit qualifying parcels. A member of the community confirmed that the adjacent property owner has retracted the said parcel from participation in the program. Mrs. Gustafson assured the public that nearby property owners have expressed the same concern.

Mrs. Gustafson reviewed the timeline for the vote:

- Feb. 13th 2:00 pm – Board of Supervisors Workshop
- Feb 14th (NLT) – Draft Environmental Impact Report
- TBD – 7-Day Public Review of the Draft Housing Element Amendment
- TBD – Planning Commission Receives Public Comment on EIR
- April 11th or 25th – Planning Commission Considers Full Package
- May 7th – Board Decision

Greg Bala asked for clarification about the long-term development plan for the area. Mrs. Gustafson said there will be a community outreach program that will help inform a long-term development plan.

Mrs. Gustafson expressed that there is a small chance that any of the North Auburn sites will get developed.

Greg Bala made a motion to adjourn. Jo Anne Carmona seconded the motion and it carried with following roll call vote: Diane-Louise Alessi – aye; Greg Bala – aye; Jo Anne Carmona – aye; Dan Negus – aye; Rolando de la Torre – aye.

The meeting adjourned at 5:33.

The information for future Board meetings can be found on the district website:
www.christianvalley.org.

Respectfully submitted,



Don S. Elias
District Secretary / General Manager