# **County of Placer**

### WEST PLACER MUNICIPAL ADVISORY COUNCIL

P.O. BOX 1466 ROSEVILLE, CA 95678

County Contact: Linda Brown 916-787-8950



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Wednesday, June 9,, 2010

A regular meeting of the West Placer Municipal Advisory Council was held on Wednesday, June 9, 2010 at 7:00 p.m. at the Creekview Ranch Middle School, Roseville, Ca.

1. Call to Order: Chairperson Lawson called the meeting to order at 7:00 pm.

Council members present: Jeremy Lawson, Darryl Osborne, John Hottle and Walt Wylie

Council members absent: Claudette Mitchell-Weismantle

County staff present: Linda Brown Field Representative, District 1

Diane Howe, Sec. MAC

2. Pledge of Allegiance: Jeremy led the Pledge

3. Approval of the Minutes of May 12, 2010. Walt Wylie moved to approve the minutes. Darryl Osborne seconded. Motion carried 4-0.

4. Approval of the Agenda: Darryl moved to approve the agenda as presented. John Hottle seconded. Motion carried 4-0

At this point Diane Howe read an announcement as to the procedures of the MAC meeting and the time limits for speaking.

It also should be noted that prior to the meeting Phil Vassion delivered copies of the Draft EIR and the Draft Transportation Element to each of the MAC members.

- 5 Public Comment: A question was asked about the possible closure of PFE. The Mac members gave a brief overview of the PFE closure recommendation in the Community Plan and the newly received Transportation Element Plan (for review and comment) which will remove the closure. Chairperson Lawson emphasized the fact that No Fireworks are allowed in unincorporated Placer County and to please have a safe July 4.
- 6. Supervisor Rockholm's Report: Supervisor Rockholm was not present due other obligations. Linda Brown reported on the recent budget meeting at the Board of Supervisors and the upcoming hearings with an approval of a budget on Oct. 2. She also reported the funding of certain facilities with the Dry Creek Regional Park being one of those. She also noted that the speed limit on Central would be placed at 30 mph.

#### 7. Public Safety:

A. County Sheriff's Department. Officer Bell had little to report in the area other than a series of vehicle burglaries at the parking areas near the pathways on the creek.

- B. Cal-Fire: Chef Lopez reported that fire season as in full swing, the volunteer disk program has begun and the defensible space inspections are beginning. He repeated the No Fireworks in unincorporated Placer County message.
- C. CHP: Diane reported that Officer Ketterer was ill and at present there is no permanent CHP assigned.

#### 8. Information Items (non-action):

- A. Riolo Vineyards Update. Presented by Dave Cook, RCH Group: Riolo Vineyards update on the eastern Parcel "J" that is currently processing a tentative map. Riolo Vineyards is located north of PFE Road between Watt Avenue to the west and Walerga road to the east with the northern boundary being Dry Creek. Mr. Cook introduced himself and discussed the concept that Towne Development is looking at within the specific plan. This specific plan is approved for a total of 603 units and the corner being discussed was originally planned for 85 lots but is now being considered for 105 lots. These would be single family units on 7000 sq ft. lots with homes between 2000-3000 sq. ft. The set-backs would meet the community plan concepts. He then moved on to item B
- B. Silver Creek Update, presented by Dave Cook, RCH group. Requesting a follow-up discussion regarding proposed changes to the Silver Creek project across the street (including the adjacent commercial property). Silver Creek is located at the NE corner of PFE Road and Walerga road and is adjacent to but separate from Riolo Vineyards. It is an "L" shaped project containing 28.6 acres, with an approved tentative map allowing lot sizes ranging from 10,000 SF to 14,936 SF for an overall planned density of 2.76 DU/acre Mr. Cook moved forward to discuss the Silver Creek project which has been approved at 79 lots and a tot lot which is approx. ¼ acre lots. They are suggesting revising the density to 100 lots (including the tot lot), relocating the tot lot, widening the landscaping, and creating cul-de-sacs to the regional park from the subdivision. Mr. Cook also expressed working relationship with the commercial property owner on the corner and the interest they have shown to make a nice presenting project. George Brown (community member) commented on this subdivision being the gateway to the Dry Creek Community and ask that the MAC consider carefully the increase in density which is contrary to the community plan.
- 9. Action Items: None

#### 10. Subcommittees:

- A. Land/Use, Specific Plans:-Wylie, Mitchel-Weismantel—None.
- B. Utilities (water, sewer, flood control) Osborne--none
- C. Traffic: Hottle --none
- D. Schools and Parks—Weismantel. None
- 11. Correspondence Jeremy noticed everyone that the CEQA projects list could be found on the county website each month. Linda asked the MAC members if the members were willing to receive the list via e-mail. All present agreed.
- 12. Comments by MAC members: Walt indicated that he has concerns with the increased density proposed especially with the Silver Creek development. All other members agreed and John expressed a need for information prior to a meeting for review and also how he liked the realignments of roads in

the project. Diane asked for clarification on the information....was it desired to be e-mailed with the agenda prior to the meetings. The answer was yes. The proponent agreed this could be done and would function through Linda to Diane to the MAC members.

13. Next Meeting: The next regular meeting is Wednesday, July 14, 2010 at 7:00 pm

Adjourned: 8:05