



County of Placer

WEST PLACER MUNICIPAL ADVISORY COUNCIL

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Wednesday, August 13, 2014

A regular meeting of the West Placer Municipal Advisory Council was held on Wednesday, August 13, 2014 at 7:00 p.m. at the Dry Creek School Big Room, Roseville, Ca.

1. Call to Order: John Hottle called the meeting was called to order at 7:00 and recognized Supervisor Duran, District one supervisor.

Roll Call: Council members present: John Hottle, Alicia Butler, and Walt Wyllie

Council members absent: Darryl Osborne and Carolyn Riolo

County staff present: Supervisor Jack Duran

Admin Assistant Cristina Rivera

E.J Ivaldi, Lisa Caranhan, Michele Kingsbury, Planning Dept.

John McEldowney, OES

Diane Howe, Sec. MAC

2. Pledge of Allegiance: John Hottle led the pledge.
3. Approval of the Agenda: Walt Wyllie moved to approve the agenda as present. Alicia Butler seconded. Motion carried 3-0
4. Approval of the Minutes of March 12, 2014: Walt Wyllie moved to approve the minutes of March 12, 2014. Alicia Butler seconded. Motion carried 3-0.
5. Public comment: 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. Diane Howe asked again about the progress of the walking path from Creekview Ranch School to Baseline along Cook Riolo as school has now started with both middle and elementary students walking. Tom May introduced himself as a representative of the Government Affairs Committee (Senior). He resides in Sun City and there are concerns on the traffic impact related to Baseline Road with the new developments moving forward.
6. Supervisor Report: Supervisor Duran reported that the Sunset Industrial Plan update is moving forward (65 corridor). He also informed the MAC that various developments in the area are in the EIR process such as Morgan Knolls (61 units), Winding Creek (from 11 to 20).
7. Public Safety:
 - A. County Sheriff's Department: Officer Bell reported that there have been thefts in the west area from open garages. Also there is a septic service scam going around.
 - B. Cal-Fire: Diane informed the MAC that the volunteer firemen had donated 96 backpacks filled with school supplies for the students in need at Creekview Ranch School.
 - C. CHP: None available
8. Informational Item:
 - A. Update on the proposed amendments to the 2008 Riolo Vineyards Specific Plan (25 mins): Presented by Lisa Caranhan (Planning Department) and Dave Cook and Taylor Bollinger (representatives for RCH Group, Inc.). Presentation by RCH on the proposed amendments to the Riolo Vineyards Specific Plan which affects the holding of Towne Development, including: (1)

changes to the overall and internal plan circulation; (2) reduction to the extent of floodplain encroachment; (3) elimination of the high density affordable apartments and a rezone of the high density residential area to commercial; (4) elimination of alley-loaded residential uses; (5) inclusion of the Estate Residential land use; (6) and updated parks and trails. These changes would be memorialized in Amendments to the Specific Plan, Design Guidelines, and Development Standards; an Amendment to the Development Agreement; updated Infrastructure Master Plans, updated Public Service Fee and Public Facility Financing Plans, and a rezone of the high density residential area to commercial. Lisa Caranhan introduced herself and then Dave Cook and Taylor Bollinger from RCH Group representing Towne Development related to the project. They reviewed the considered changes as stated in the agenda item. The MAC had few questions mostly related to traffic movement out to PFE and Watt Avenue. The suggested changes do not increase density and eliminate the high density residential area as well as alley loaded residential. This project will return to the MAC for action at the Sept. meeting with potential to be heard by Planning in Oct. and the Board of Supervisors to follow. There is projection for start in Spring 2015.

- B. Updated on the proposed amendments to the 2007 Placer Vineyards Specific Plan: Presented by Michele Kingsbury (Planning Department) and Martin Steiner, (representative for Placer Vineyards Development Group, LLC) (20 mins).

Presentation on the proposed amendments to the Placer Vineyards Specific Plan which include: (1) proposed changes to Recreation Center parcel in the Town Center; (2) changes to landscaped paseos; (3) changes to mini parks; (4) revision to residential and commercial land uses, with no increase in residential units in the Plan Area; (5) changes to the width of proposed medians of Baseline Road and Watt Avenue; (6) changes to Baseline Road pedestrian overcrossing; and (7) changes to Class I Bike Paths and Multi-purpose Trails. Michele Kingsbury introduced herself and then Martin Steiner who represents the Placer Vineyards Development Group. Mr. Steiner presented the members with documents listing the proposed changes as well as maps of the approved plan and the recommended changes to the plan. The parks have been combined to reflect larger parks that can be combined with the schools for a joint use project benefitting the community. There is no density increase being considered. The median changes on Baseline Road reflect matching the median requirements on the Roseville City side of Baseline. The bike paths and trails have been reconfigured for better flow and access. There will still remain a horse trail surrounding the project. As with the Riolo Vineyards project, this project will return to the MAC for action in Sept., go to the Planning Commission in Oct. and the Board of Supervisors shortly after. There is aim for start in Spring, 2016 as there will still be discussions scheduled with the homeowners in the SPA area related to Locust Road and traffic issues.

9. Action Items: None
10. Next Regular Meeting—Wednesday September 10, 2014.
11. Meeting adjourned 8:20