



COUNTY OF PLACER

NEWCASTLE/OPHIR MUNICIPAL ADVISORY COUNCIL

Newcastle, CA 95658

County Contact: Administrative Aide (530) 889-4010

APPROVED MINUTES OF NOVEMBER 21, 2013 MEETING OF THE NEWCASTLE/OPHIR MUNICIPAL ADVISORY COUNCIL Ophir Elementary School, 1373 Lozano Rd., Newcastle, CA

Members Present

Joe Irvin
Elliott Rose
Ed Sander
Steve Palmer
Sam Moore
Karen Green
Lowell Jarvis

Members Absent

County Staff Present

Ruth Alves
Supervisor Jim Holmes

County Staff Absent

1. CALL TO ORDER:

The regular meeting of the Council was called to order by Steve Palmer at 7:03 p.m.
Absent members: None

2. PLEDGE OF ALLEGIANCE Led by Ed Sander

3. MINUTES OF THE OCTOBER 17, 2013 MEETING WERE APPROVED

Motion made by Karen Green, 2ND by Lowell Jarvis, motion carried.

4. THE NOVEMBER 21, 2013 AGENDA WAS APPROVED

Motion made by Karen Green, 2nd by Ed Sander, motion carried.

5. PUBLIC SAFETY REPORTS:

- a. **California Highway Patrol:** No one in attendance
- b. **Newcastle Fire Department:** No one in attendance
- c. **Placer County Sheriff's Department:** No one in attendance
- d. **Placer County Fire Department:** No one in attendance

6. PUBLIC COMMENTS: None

7. COUNTY UPDATE:

Supervisor Jim Holmes – Supervisors, Kirk Uhler and Robert Weygandt, and CEO David Boesch returning tonight from England after taking a Board approved trip to meet with representatives of the University of Warwick, in continuing efforts to bring a high profile university to Placer County.

2013-14 Budget – Staff analysts are readying it for review by the Board of Supervisors.

8. Informational Non-Action Items:

Unmet Transit Needs – David Melko, Placer County Transportation Planning Agency and Will Garner, Placer County Department of Public Works

Transit needs, particularly in the unincorporated areas, are sometimes difficult to obtain. The Placer County Transportation Planning Agency will be presenting information to the public about existing public transit services and asking what the public may need and would likely use if feasible to provide addition transit services.

Each year, usually in October and November, the PCTPA goes through the process of soliciting testimony on unmet transit needs that may exist. Each year, PCTPA works with the transit providers and the public to identify any transit needs that are not currently being met. The agency makes a determination as to what needs are reasonable to meet, and then is responsible for ensuring that funds are expended to meet these needs.

PCTPA staff compiles and analyzes each request. Based on this analysis and input from the Social Services Transportation Advisory Council, staff provides recommendations for findings to the Board.

Funding comes from the ¼ percent of the statewide sales tax, primary funding source for most public transit systems in California. If the PCTPA Board finds that there is an unmet transit need that is reasonable to meet, that need must be funded in the next fiscal year before Transportation Development Act funds can be spent for streets and road purposes.

Transit services can be very confusing. A master schedule map of South Placer transit connections for Roseville, Auburn, Lincoln and Health Express was created in efforts to make it easier to get around in South Placer County. It lists a telephone number to call, website, areas covered, connections to reach a particular destination. Health Express is also one of the services for non-emergency medical transportation available to Placer County residents. Health Express is sponsored by Seniors First, Kaiser, and Sutter Health.

In the future, we may see some consolidation of services, codes for each transit, and smart phones listing transit schedules.

9. Action Items: Community Centers – George Rosasco, Placer County Supervising Planner

Since May, Placer County has held 4-workshops at the Planning Commission to receive input from the public to help form the definition and standards of Community Centers in rural, agricultural areas of Placer County. These workshops have concluded and the planning Commission is ready to receive feedback from the municipal advisory councils. This will be a presentation of the findings and a draft ordinance for the community center. The MAC may make recommendation to the Planning Commission.

As a result of the workshops, the Planning Commission agreed on preparing a Zoning Text Amendment that would include five definitions of “Event Centers”.

The new draft contains revised criteria and standards for review of event centers within Placer County. It revises the old definition of event center, which was too broad and specifies requirements for parking, access, setbacks, event size, number of events, agricultural requirement, hours of operation, noise regulation, lighting, food regulations, special posting.

The problem outlined by Rosasco is that most of the rural areas from Lincoln eastward are fragmented, where large sized parcels exist next to smaller ones. An event center on a large parcel may sit next a smaller parcel, and its close proximity is cause of concerns for its neighbors.

The new proposal’s goal is to provide for the orderly development of the different kind of centers by defining each type of community and event center by its purpose and functions, land zoning, size of gathering.

Marilyn Jasper, Newcastle resident, commended the Planning Commission’s efforts to revise the ordinance in order to protect the agricultural character and long-term productions of agricultural lands, and praised the Board of Supervisors in imposing a moratorium on event center approvals until a ZTA can be approved.

Primary concerns cited: 1) Loss of Agricultural lands if/when the commercial aspect of an event center operation supersedes and thus diminishes or eliminates the agricultural operation, and 2) code enforcement issues that should be addressed with clear, effective, and enforceable performance standards.

Examples of where the proposed ZTA should be revised are 1) Setbacks, 2) Access Standards and 3) Agricultural Requirements of verifiable agricultural production of \$4,500/year.

Patricia Burke, Newcastle resident – Draft allows event centers on private roads regardless of the rights of property owners on those roads. No meaningful penalties are in effect for code violations. Some examples: Wise Villa Winery on Wise Road in Lincoln advertises “Open for Lunch and Dinner”, even though there are no restaurants permitted in Farm/Ag zones. Goat House Brewery in Lincoln was approved on a private road without notices to other property owners or hearing of any kind. Stone Barn Ranch, a wedding event center in rural Sheridan, has been operating without permits.

Rosasco – Use Permit is one form of enforcement control and violations will have high penalties. If the ordinance contains specific police enforcement measures, police power will be limited by the ordinance language. It is best not to be very specific in an ordinance and use the permit to look at each violation case by case.

Mike Carson, Gold Hill Garden owner –Would like to have social gatherings for fund raising also. Event Centers would not compete with agricultural events. The reason why event centers are in agricultural zone is because that is part of the attraction, there’s an ambiance that is attractive. He requests the Planning Commission to come up with additional specific language on private roads maintenance payment responsibilities.

The MAC heard the issues of Community Center in Placer County along with comments of concerns by residents on:

- 1. Access on Private Roads,**
- 2. \$4,500/year average production**
- 3. Number of events and What constitutes an event**
- 4. Tracking the number of events**
- 5. Consideration of property values**
- 6. Code enforcement**
- 7. Setbacks and noise decibels**

First Motion made by Joe Irvin, 2nd by Elliott Rose to request attention and resolution on these issues by the Planning Commission, 3 ayes / 4 noes, motion not carried.

The MAC approved second motion, 7 ayes / 0 noes / 0 absent, supporting the draft ZTA as presented with the condition that the following revisions are included in the ZTA:

- 1. Guidelines for funding of private road maintenance.**
- 2. Definition of what constitutes an “event”.**
- 3. Method for tracking the number of events held at each Event Center that is accessible to the public, preferably via internet.**
- 4. An exemption to the 26 events per year limit to allow for a fixed number of non-profit fundraising events each year.**
- 5. Chapter 17.D.4 is revised to state that setbacks can be greater than 200 feet if required by the Conditional Use Permit, but not less than 200 feet.**

6. **Chapter 17.D.7 is revised to indicate that the agricultural production requirement of \$4,500 is a five year average based on actual production. This chapter should also specify whether this production requirement is net income or gross income.**
7. **Guidelines on how enforcement will be applied.**

9. MAC Member reports and Correspondence: None

Elliott Rose announced the Mountain Mandarin Festival will be taking place on November 22-24, 2013 and volunteers are needed for the event.

Supervisor Holmes announced:

- Public Health Officer position is open
- Ed Sander is being awarded a Placer County Commemorative Coin in recognition of his dedication and hard work in support of the local community

Lowell Jarvis – pipeline monument dedication for old US40 across Ophir Road.

10. The next scheduled MAC meeting is Thursday, December 19, 2013 unless cancelled.

11. Meeting adjourned at 9:15 p.m.