



## MINUTES

October 20, 2015

### HORSESHOE BAR / PENRYN MUNICIPAL ADVISORY COUNCIL

**Members Present:**

Susan Mahoney  
Mike Bishop  
Wayne Russell  
Patricia Neifer  
Randy Maggert  
Anita Yoder

**County Staff Present:**

Supervisor Jim Holmes  
Leah Rosasco, District 3 Aide  
Christine McKenna MAC Contract Secretary

**Members Absent:**

Diane Nicholas

1. **Call to Order:** The regular meeting of the Council was called to order at 7:02:00 PM
2. **Pledge of Allegiance**
3. **Approval of Agenda:** Motion made by Wayne Russell to approve Agenda, Mike Bishop seconded motion. Agenda approved as written 6-0
4. **Approval of Minutes:**
5. **Public Safety Reports:**
6. **Public Comment: None**
7. **County Update – Leah Rosasco – District 3 Aide**
8. **Information Item - NONE**
9. **Action Item**

EJ Ivaldi presented the MAC with the proposed Bickford Ranch Specific Plan Amendment project and was asking the MAC to make a recommendation to the Planning Commission on whether or not they support the proposed revisions to the project.

The proposed changes are:

The 1890 residential unit remain  
The golf course and driving range have been eliminated  
9.7-acre commercial site has been eliminated  
17.3-acre high density attached residential units have been eliminated

The plan includes a fire station on 1.4 acres  
Loomis Unified School District has 15 acres

Bickford Ranch Community Park covers 27.6 acres  
2 recreation centers  
783.5 acres of open space preserve consists of 45.6 acres of trail, 11.3 miles of multi-purpose trail, 5.9 acres of neighborhood trail and 14.2 miles of Class I and II bikeway.

The proposed plan amendment is going before the Planning Commission tentatively on 11/5/2015 and the Board of Supervisors tentatively on 12/8/2015

George Phillips presented the following:

The project timing is construction could potentially begin in 2017  
The zip code for the project would be either Penryn or Lincoln depending on access.  
The multi-purpose trails would be used for bicyclists, hikers and horseback riding.  
Clark Tunnel will be closed from the North and South and open for emergency vehicles.  
Traffic impact fees that would be contributed to the capital improvement program as a result of the Bickford project would be roughly \$600,000, which would be less than what was needed to make all necessary changes to English Colony.  
There is a revision to the dark sky standard since initial approval.  
Development to construct a fire station which would be run by either Placer County Fire or Penryn Fire

### Questions by the MAC

Wayne Russell and Anita Yoder – What is dark sky standard? **Answer: restricted requirement to reduce spill over of light.**

Susan Mahoney– Likes the 2015 proposed plan, but has concerns on the significant impact on English Colony

Question is where would K-8 kids go to school until project is complete? **Answer: Loomis either H. Clark Powers or Franklin**

Question: Is there a way to access the horse trail from outside of plan area? **Answer: As of now there is not.**

Patricia Neifer: Is there any plan for a sound barrier from railroad? **Answer – No. A noise study was done and was within the standard. There is a mitigation measure that building would be set back 210 feet.**

### Public Comment

Maureen Henderson: Any idea how many equestrian parking spaces there will be? Answer: 13  
Where is the water coming from for the project? Answer: PCWA

Robin Trimble – Rocklin Chamber of Commerce Executive Director – Chamber Board voted to support the proposed amendment and urges the MAC to approve.

Dewey Brown – wanted to know what the small area that was purple and is now orange is. Answer: rural residential.

Jennie Nilta – Proposes closure of English Colony at Sierra College.

Miguel Ucovich – Loomis Council Member -- he wants the developer to look into putting schools in across Highway 193. He would also like to see the developer build the schools. He is concerned

about park acreage, visual impact of houses on the ridge, and asked if the structures on the ridge would still be in line with the previous project when a balloon was raised to show the height. He would like to see that the standard remains the same as originally. Who is going to widen Sierra College? Answers – There are five acres of active recreation neighborhood parks with 2 baseball field fields with an overlay for soccer field. The developer will be widening Sierra College from Twelve Bridges to Highway 193 which will be adding 2 lanes. The developer is having discussions with the school district and at this time it is not feasible

Claudia Starkey – What are the lot sizes in rural residential lots? Answer: 1 acre to 10?  
What about tree loss? Answer: the Oak Tree Canopy is 216 acres  
Will there be more housing than originally planned? She would like to see that be not possible to add additional housing in the future. No. only the planned 1890 residents.

Dawn Delner – zip code. She likes the small town feel  
Can the golf course development come back in the future? Answer: No  
How many students will be attending Del Oro from this project? Answer: 200

Muriel Davis - Can an egress be added to access 193? Answer- The Board of Supervisors in 2004 considered leaving Clark Tunnel. They evaluated leaving the south end open north end closed or north end open south end closed.

Blake Brown What determines where children will go to school? Answer: This is still being considered.

Doyle Ratford He is in favor of the proposed amended project.

Peter King He opposes plan. He does not think that a “project too big to fail” should go forward just because of its size.

Vicky Spanagel Her husband Dave could not attend but he wants to see the \$600,000 be put use and go ahead and fix English colony now.

#### MAC FOLLOW COMMENTS

Susan Mahoney The project will have an impact on Penryn. The project is impacting the roadways and schools.

Has the developer had conversations with WPUUSD. Answer: Not at this time.

Are the school districts agreeing to the project? Answer: have had discussions with Loomis and the project cannot be denied because of schools.

Wayne Russell Made motion to make a recommendation to the Planning Commission in support of the specific plan amendment.

Susan Mahoney Seconded with asking that the school districts attend a MAC meeting to discuss.

The motion was voted 2 ayes 4 nays as follows:

Susan Mahoney :Aye  
Wayne Russell :Aye  
Mike Bishop: Nay  
Patricia Neifer: Nay

Randy Maggert: Nay  
Anita Yoder: Nay

Randy recommended approval of the proposed revision of the special Bickford Ranch Project with special attention to traffic concerns on English Colony Way. Mike Bishop seconded motion. It was voted 6-0 as follows;

Susan Mahoney– Aye  
Wayne Russell: Aye  
Mike Bishop – Aye  
Patricia Neifer – Aye  
Randy Maggert – Aye  
Anita Yoder – Aye

10. **Chairperson’s Report/Correspondence** - None
11. **Future Agenda Items:** None
12. **Next Meeting:** November 17, 2015
13. **Adjournment** – Meeting was adjourned at 8:58 p.m.

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