



County of Placer
West Placer Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Landon Wolf, District 1 Director ▪ (916) 250-8266

REGULAR MEETING AGENDA Minutes

6:30 PM, Wednesday, March 10, 2021

Online via Zoom | Meeting ID: 945 6261 7149

This MAC meeting will be conducted by webinar and teleconference. There will be no physical location open and/or accessible. MAC members and County staff will participate in this meeting by webinar or teleconference.

The public may observe and participate in this meeting by accessing the following web link: <https://placer-ca.gov.zoom.us/j/94562617149>. Members of the public may access meeting audio by calling 1-877-853-5247 (Toll Free) or 1-888-788-0099 (Toll Free) Conference ID: 945 6261 7149.

- 1. Call to Order & Pledge of Allegiance** The meeting was called to order at 6:40 by Chairperson Walt Wyllie who then led the pledge of allegiance
- 2. Welcome, Roll Call of MAC Members & Introductions as necessary:** The MAC members present were Walt Wyllie, Patrick Stiehr and Mike Viale. Absent was Jean Pagone. Staff present was Landon Wolfe, Chris Schmidt and Supervisor Bonnie Gore joined. Also present was Secretary Diane Howe
- 3. Approval of March 10, 2021 agenda:** Walt suggested taking items 3 and 4 together (approval of the March 10, 2021 agenda and the approval of the March 11, 2020 minutes. Patrick moved to approve both items as presented, Mike seconded. Motion carried 3-0
- 4. Approval of March 11, 2020 minutes:** Refer to Item 3
- 5. Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman). Fifteen members of the community made public comment on the disapproval of the request for 79 homes to be built on Morgan Creek Golf Course. Each community member remarked on the quality of live, the habitat, the country style living the moved there for and their displeasure in the addition of potentially 79 homes. The Homeowners Association was represented by the Board expressing that there are 579 owners that would be in opposition. There was statement as to the errors in the pre-application which should be corrected. There was concern for the Dry Creek salmon/steelhead safety. One community member from Doyle Ranch asked about the process as

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



she did not want stores. Landon indicated that this is the process which then goes to the Planning Commission and then possibly the Board of Supervisors.

6. Reports:

A. Local Government:

1. District 1 Supervisor: Supervisor Gore reported that even with Covid-19 in place the County has been working.
 - a. Countywide Update: Vaccines have been made available to the public at the Grounds
 - b. District 1 Update: She announced a vacancy on the WPMAC Board due to the passing of long-time resident/member Carolyn Riolo in June 2020. Applications will be available on-line or thru her office. She also announced that there will be an upcoming Community Townhall on the West Placer Development on Weds., March 24, 2021 at 5:30. This will be virtual and will update the community on the many development items happening in the District such as movement in the Placer Vineyards Area. At this point we returned to Item 5 Public Comment on items not on the agenda.
2. CDRA: Development & Construction Update: Chris Schmidt, Planning Department gave a brief overview of the item referenced in Public Comment related to the Morgan Creek Golf Course. He stated that in January 2021 the owner of the Golf Course had submitted a pre-application under State SB 330 (expedited) for 79 homes on the golf course. At this time there is no full application, and should there be, it would require an EIR which takes minimum of 15 months itself. SB 330 State law streamlines the process and limits public comment to 5 meetings/hearings

B. Public Safety: CAL FIRE, CHP, Placer County Sheriff's Office

CHP officer Rob Ludhy reported 126 traffic incidents in the full territory with 20 incidents being DUI's in the month of Feb. He indicated staffing was somewhat down but the academy is now up and running so is hopeful for additional staffing as the traffic is on the up-tick. The statistics dropped to the 1970 level with the Covid-19 lockdown in mid-2020.

7. Informational Items: None

8. Action Items:

A. Baseline Commercial Center (20 Minutes)

The MAC is being asked to make a recommendation to the Planning Commission on the proposed Baseline Commercial Center, located at the southeast corner of Baseline and Walerga roads. The project applicant, Trainor Fairbrook on behalf of Cal Holdings, LLC, is proposing the development of a 31,200 square-foot

shopping center that includes a gas station/convenience store with a car wash, an oil change/auto repair building, a fast-food restaurant with drive-through, and four additional retail buildings ranging in size from 3,200 square feet to 6,500 square feet, and associated parking, lighting and landscaping on a 6.8-acre site. The proposed project requires county approval of a Minor Boundary Line Adjustment, General Plan/Community Plan Amendment, Rezoning, Tentative Parcel Map, and Conditional Use Permit.

Presenter: Chris Schmidt, Placer County Planning Chris Schmidt began a well-designed power point presentation for the MAC members and community. At the 4-5 slide there was a power outage (around 8:00) (17,000) at Morgan Creek, Morgan Greens and Sun Valley Oaks eliminating a quorum of members as well as community members ability to see the presentation. There was discussion as to procedure. At this point Chairperson Wyllie felt there should be another presentation prior to moving the project to the Planning Commission. The power point was continued but will be viewed at a MAC Special Meeting for an action by the MAC. The MAC members received letters of opposition from Bianchi Estates residents signed by 70 homeowners and Sun Valley Oaks residents signed by 42 homeowners. These were also provided to the Board of Supervisors. Ten residents from the area spoke to the concerns with the project such as noise, habitat destruction, traffic, possibility of crime increase, the walkability potential, degrading of value of homes and ground water issues with a gas station (as Bianchi is on individual wells). The owner of the Playcare Learning Center across Baseline had a concern on the traffic turning into the Learning Center as well as the left hand turn across Baseline from Crowder with the projected increase in traffic. All others were in opposition to this project. One resident of Bianchi Estates as well as Chairperson Walt Wyllie asked if the proponent and representatives from the communities could meet to come up with an agreeable project that might fit within the neighborhoods. The representatives of the development stated that they made efforts to make a compatible project to the surrounding communities. Landon announced that there will be a Special Meeting on Tuesday, March 16 at 6:30 pm also virtual. Walt thanked everyone for attending.

- 9. Adjournment to next regular meeting:** The meeting was adjourned at 9:05 pm