



County of Placer  
**West Placer Municipal Advisory Council**  
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County Contact: Landon Wolf, District 1 Director ▪ (916) 250-8266

## **\*\*SPECIAL MEETING AGENDA\*\***

### **SPECIAL MEETING Minutes-Approved**

6:30 PM, Tuesday, March 16, 2021

Online via Zoom | Meeting ID: 994 7855 6786

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:** [http://placer.ca.gov/WPMAC\\_March16](http://placer.ca.gov/WPMAC_March16)

Members of the public may access meeting audio by calling  
1-669-900-6833 or 877-853-5247 (Toll Free) or 888-788-0099 (Toll Free)  
Webinar ID: 994 7855 6786

The meeting was activated at 6:33 pm and Landon Wolf gave an overview of the process for the meeting stating that, as a Special meeting, there is no public comment other than on the agenda action item. He also stated that public comment speakers will be given 3 minutes.

1. **Call to Order & Pledge of Allegiance:** Walt Wyllie called the meeting to order at 6:35 pm and asked for the members to introduce themselves. Members included Patrick Stiehr, Jean Pagone, Mike Viale, and Walt Wyllie. Walt then led us in the pledge
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** This was done in the previous item. Landon outlined the guidelines for the meeting such as a raise of hands to be recognized to speak and that he will control the public comment portion (after the presentation), questions from the MAC members, and final movement to a vote.
3. **Approval of March 16, 2021, agenda:** Patrick moved to approve the agenda as presented. Mike seconded. Motion carried 4-0
4. **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

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](http://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.



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 made a power point presentation on the project which will include entitlements such as a rezone from rural residential low density to commercial, and a minor boundary change. The property is currently owned by Consolidated Communications. It will require a conditional use permit. The project has heavy landscaping included and extra set back-buffers to add in noise and traffic issues. The project parking spaces of 174 is above the county requirement of 160 spaces and lighting will be LED with 50% reduction between 11-pm and 6-am. It was indicated that gas stations statewide are highly regulated for safety issues. The project would have 7 useable lots to be built by the proponent or sold but would be restricted to the conditions of the County issued conditional use permit. A part of Crowder Lane would be widened to facilitate traffic issues. He addressed the Baseline Market Place (large commercial development 745,300 sf) slated for the corner of Walerga and Fiddymont (West and North) in the City of Roseville.

This project will be taken to the Planning Commission on March 25, 10 am and then move to the Board of Supervisors in late April or early May.

The MAC members then asked questions: Patrick asked about the number of gas stations slated in the Baseline Market Place project –it was stated 3

Mike asked about the West Placer community plan statement on the area remaining residential and the clarification about the 7 lots possible being sold. He had concerns on the traffic increases both on right hand in and out as well as the left-hand turn from Crowder to Baseline.

Walt expressed concern about the consistency with the Community Plan and the fact that the neighborhood community residents that will be affected by the project have been overall opposed to having a 16-pump gas station, oil station, and fast-food facility on this corner. He asked if there had been any support expressed.

Bryan Landoral and Al Johnson representing Cal Holdings (the project proponent) each spoke. Bryan noted that the property had been used for the past 20 years as industrial and in their studies, they did not feel the parcel suitable for single family residence but possibly multi-family. It was felt that this would be a neighborhood commercial center, that gas stations are heavily regulated for safety, and the Crowder is currently level A in traffic (on a scale of A-F) and would remain level A with traffic increasing about 10%.

Al Johnson then spoke to the large retail project (Baseline Market Place) which requires 3 big box stores with 3 gas stations but only 1 gas station is linked to a big box store so the others may not be gas stations. Walt pointed out that Sacramento has gas stations just south on Walerga. Al stated that if approved this project would start construction this year.

Walt spoke to the change of focus over the several years with the approval of Placer Vineyards and the commercial development already projected within the Dry Creek Community. He stated that while this is a convenient opportunity for the developer it does not seem to be favorable within the communities that have written or spoken to the MAC such as Bianchi Estates and Sun Valley Oaks.

Mike asked about idea of the restaurant and indicated maybe multi-family would be a better fit for the area and Jean asked about the type of other tenants. Patrick expressed concern with the Crowder merge land and the left hand turn on to Baseline. He also stated he was struggling with the compatibility from rural to commercial

At this point Landon opened the floor for public comments: 26 residents spoke about their concerns and opposition to the project. 1 Roseville resident spoke to needing shopping especially since the Market Place would be about 3-4 years out. The residents opposed spoke to traffic (on Crowder as well as cut-thru the neighborhood to Walerga), noise, crime, homeless, lights, quality of life, why they moved to the area, the number of gas stations within 2-3 miles, wider notification (to include Morgan Creek, Doyle Ranch), habitat, gas station/water issues with wells, removal of protected trees although mitigation and negative walkability. Letters signed by over 200 community members were also received in opposition to the project. **Patrick moved to deny the project based on the quality-of-life interruption to the community by the project and the need of entitlements. Jean seconded.**

**Motion carried 4-0**

Walt thanked everyone for speaking and joining in the discussion and for the members to come to the zoom meeting.

Chris restated that he would carry this decision forward to the Planning Commission which will hear the project on Thursday, March 25, 10 am. He also stated that the proponent has sent the meeting notices to the community doing the outreach. The County has also sent Planning Commission notices.

Walt again thanked everyone and adjourned the meeting at 8:55 pm until the next meeting.

**5. Adjournment to next regular meeting: 8:55pm**