



**Minutes – April 23, 2015**  
**Horseshoe Bar/Penryn Municipal Advisory Council**  
**Special Meeting Bickford Ranch**

**Members Present:**

Patricia Neifer  
Anita Yoder  
Susan Mahoney  
Randy Maggert

**County Staff Present:**

Leah Rosasco

**Members Absent:**

Wayne Russell  
Mike Bishop  
Diane Nicholas

**Board of Supervisors:**

Supervisor Jim Holmes

**1. Call to Order and Pledge of Allegiance**

The special meeting of the Council was called to order at 6:05 p.m.

**2. Introduction of MAC Members**

**3. The Agenda was approved**

The April 23, 2015 Agenda was approved as written. Motion made by Susan Mahoney, 2<sup>nd</sup> by Anita Yoder, motion carried.

**4. Public Comment:**

Carrie Watson – Seriously concerned about the kids going through tunnel and vandalizing. Found many packets of flares. Has already called the Police on the matter and was advised by them to get together as a community and ask a “No Parking” sign be placed at the site.

Leah – Will find out how to best proceed on this issue and whom to contact.

**5. Information/Non-Action Items:**

**a. Bickford Ranch Project:** The Bickford Ranch project was approved by the Placer County Board of Supervisors in October 2004. Due to multiple factors resulting from the economic downturn the project was not constructed. The current property owners have proposed revisions to the approved project, including the removal of the golf course and commercial component and the relocation of the project entrance, and are currently going through the entitlement process with the Community Development Resources Agency for the revised project. The applicant and planning staff will present information on the revised Bickford Ranch project, answer questions regarding proposed changes to the approved project, and provide information on how these changes affect previously adopted environmental documents and approved entitlements. This meeting will provide the members of the Horseshoe Bar/Penryn MAC with an opportunity to

receive additional information on the project before their regularly-scheduled MAC meeting on May 26, 2015 where they will have the opportunity to make a recommendation to the Planning Commission on whether or not they support the proposed revisions to the project.

**Presenters: George Phillips, on behalf of LV Bickford Ranch, LL  
EJ Ivaldi, Planning Services Division**

Mr. Phillips gave an overview of the project and its history. Property is under Lehman Brothers. In 2013 County started a re-initiation of the project and is now comparing the new proposed changes to the original project. These changes have already been presented to the MAC a third time. The MAC recommendation will go to the Planning Commission and then to the Board of Supervisors.

Some of the New Proposed Changes:

Entrance – The project’s new proposed entrance is opposite Penny Lane on Sierra College Blvd.

Land disturbance – County staff to monitor how construction takes place in terms of disturbance to wildlife and in all areas of sensitive resources, including oaks, wetland areas and other protected zones. A preconstruction survey for nesting raptors and owls is to be conducted to determine their presence. If presence of wildlife is noticed, then adjustments to construction will take place.

Wild Life Corridor – There will be 944 acres of open space preserve and transition areas to provide habitat and wildlife routes for movement. Grazing of the open space preserves will be permitted and the open space preserves will be fenced with barbed wire fencing.

Fencing – Open fencing is planned for rear yards of residential units adjacent to open space preserve. Barbed wire fencing will be built on perimeter of the property lines. Post and cable fencing will be along trails.

Fire Station –It is planned on a site at the northeast corner of Bickford Ranch and Sierra College Blvd. Project will provide funding to County that will be used for construction of the station and staffing. Station will be staffed and operated by Placer County Fire Department.

Design – There will be an Architectural Review Committee to ensure design guidelines are being followed.

Lighting – Dark sky standards governing lighting on sight were incorporated in the guidelines to reduce glare, sky glow and any off-site lighting impacts. Lighting technologies have improved since approval of the project. Since the community center, golf course and commercial site have been eliminated, there will be significantly less light.

Club houses – There will be 2 clubhouses, smaller than originally planned. One will have an active adult component, the second one, all adults are included.

English Colony – The financial control will be with County. Traffic fees will go to improvement of English Colony Road, not specifically for widening/expanding tunnel to discharge more

traffic. Improvements will be the realignment, widening for shoulders and bike lanes and signalization.

Trails - Trails are to be phased in in three phases to correspond to the overall phasing of the project.

Water Quality – Mitigation measures to reduce impacts to water quality during construction and build out of the project have been updated in the 2014 Project to reflect the current regulatory environment relative to water quality.

Storm Water Management – There will be detention basins constructed to reduce off-site drainage runoff in accordance with the Placer County Storm Water Management Plan.

Visibility - Visual impact of development of property from the Penryn side and from north and south side. Will have balloons from vantage point and will restrict height.

Project will connect to city sewers. Sewer transmission pipes and services will conform to the current design standards and practices set forth by the Placer County Environmental Health Services for potable water and well water.

Some issues of concerns from the audience were on the protection of wildlife, trees replacement, rattle snakes control, protection of raptors' nests, adequate parking, the kind of fencing that would not injure wildlife, water runoff and residential pollution, increased vehicle and bicycle traffic on English Colony, bike trails, equestrian trails, staging area placement, speed limits for bikes on trails, and additional water usage during water shortage.

Carrie Watson – Expressed concerns regarding rattlesnakes. During the original 2004 construction, due to the disturbance of the soil, many rattlesnakes were found in the vicinity of her home. She had to pay for their removal. She wanted to know if this issue will be addressed during this construction.

Answer: Will have information about the issue of rattlesnakes control at the next MAC meeting.

Wesley Dill, Penryn resident – Wanted to know if there would be monitoring of wells, citing the memo from Placer County dated October 2004, which read in part “mitigate run off – applicant will maintain monitoring of wells”

Answer: Monitoring of wells is not needed. The original project's mitigation measures having to do with golf course have been deleted because the project no longer proposes golf course.

Barbara Clawson, Penryn Resident – Questions the widening of English Colony, since the road is already narrow, and placing bike lanes.

Answer: Public Works staff will address the issue.

Maureen Anderson, Penryn resident – Urges applicant to involve the Loomis Equestrian Assn. in regard to equestrian trails.

Nicolette Bullard, Loomis resident -There are concerns regarding the traffic coming from the Bickford Ranch and spilling onto the already heavy the traffic on Sierra College Blvd. She will ask county to mandate Bickford Ranch install signals at proposed intersection because of heavy traffic. Her grandson was involved in a traffic accident on Sierra College Blvd.

Answer: Signals on Sierra College Blvd. at main access entrance will be constructed immediately. A second signal will be constructed after Caltrans determines where it should be placed. A third signal is warranted only if school is constructed.

Traffic analysis has already been done. Emergency vehicles will have access. Sierra College Blvd. acceleration lane is under consideration by County. Improvements are being considered.

Patricia Gibbs, Horsemen Assn. – Maps on web would be helpful. Website has old information. How many trails?

Answer: Over 13 miles of trails. They will be phased-in concurrent with development. The county has a system of trails under the General Plan. The proposed trails to be constructed only on Bickford Ranch, showing connections only to what county had proposed in the original trail system, which have not been constructed yet.

Equestrian Staging Area – An equestrian staging area is planned at the northeast corner of Bickford Ranch Road and Sierra College Blvd. It will provide access to the multi-purpose trail that extends through Bickford Ranch.

Project would start in 2017 and will be dependent on the market conditions for its completion date.

The public was encouraged by the MAC to write any additional comments regarding their concerns, so that a better decision can be made. The project will come back to the MAC for recommendation, then it will go through the Planning Commission, and then to the Board of Supervisors.

**Adjournment: 8:05 p.m.**