

**COUNTY OF PLACER
NEWCASTLE/OPHIR MUNICIPAL ADVISORY COUNCIL**

175 Fulweiler Avenue

Auburn, CA 95603

County Contact: Administrative Aide (530) 889-4010



**MINUTES OF AUGUST 19, 2015 MEETING
OF THE
NEWCASTLE/OPHIR MUNICIPAL ADVISORY COUNCIL
Ophir Elementary School, 1373 Lozano Rd., Newcastle, CA**

Members Present

LOWELL JARVIS
ED SANDER
STEVE PALMER
KAREN GREEN
SAM MOORE
JOE IRVIN
ELLIOTT ROSE

Members Absent

County Staff Present

SUPERVISOR JIM HOLMES
LEAH ROSASCO

1. CALL TO ORDER

The regular meeting of the Council was called to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. THE MINUTES OF THE JULY 16, 2015 MEETING WERE APPROVED

Motion made by Karen Green to approve the July 16, 2015 Minutes, 2nd by Elliott Rose, Motion carried.

4. THE AUGUST 19, 2015 AGENDA WAS APPROVED

Motion made by Elliott Rose to approve the August 19, 2015 Agenda, 2nd by Joe Irvin, 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 Office: No one in attendance
- d) Placer County Fire Department: No one in attendance

6. Public Comments: None

7. County Updates: Supervisor Jim Holmes

a) Raise 80 – Work on the Newcastle overcrossing as part of the Raise 80 project is planned to begin the week of October 4th. It will be closed 17 to 22 days. A public meeting will be held September 10, 2015 at Newcastle Elementary School to share information with the community.

b) Enhanced Library Collection – BOS approved nearly \$450K in funds from the Library Services Division to update the material found in the County's eleven libraries. These materials include books, publications, subscriptions, recordings, motion picture films, and annual books and periodicals to help the library keep up with current trends and requests from patrons. It was decided to keep it open till the end of the year.

Supervisor Holmes expressed some disappointment with the Committee working on a plan to keep the Loomis Library open – the goal is to create a good plan for the library to stay open, not to reinvent it. The Town Council will present its proposal, but in the event the Loomis Library closes, the building will not be closed. It could be used to host an art gallery, a book exchange or small receptions. A lot of people use that library and the savings could be shared by other libraries to keep them open for longer hours. The County owns the building which it bought in 1977 for \$14K.

c) Homeless Shelter - The Placer County Board of Supervisors voted 3 to 2 yesterday to allow Right Hand Auburn and Volunteers of America to expand the hours and services provided at the temporary emergency homeless shelter at the Placer County Government Center campus in north Auburn. The approval allows the shelter to operate 24/7, increased capacity from 47 to 75 people each day, and permits on-site food preparation and delivery of social services.

Placer County is being asked to pay up to \$150K for improvements on the shelter. The Board deferred a decision on whether or not to put any County funds toward the expanded operation until county staff can thoroughly analyze the costs of expanding the services and offer more detailed information. The new agreement and temporary use permit will both now be in effect until March 31, 2016. Supervisors clearly stated that they hope to have a permanent location for a shelter identified before that date.

Shelter Stats: Eight folks have gotten employment while staying at the shelter and, at least, another dozen are actively interviewing for jobs.

e) UAIC Funds - Placer County will receive \$9 million from the United Auburn Indian Community for infrastructure projects that improve access to the casino.

Karen Green: Anonymous donor donated \$50K to enable residents to apply to upper divisions classes at Sacramento State.

Sue Stack: Anything regarding the fire districts consolidation?

Jim Holmes: BOS approved \$100K for the consolidation study. Most fire districts are sharing one fire chief. Throughout the state, funds for fire districts have been depleted and there's thought of closing the Ophir Station.

7. **Informational Non-Action Items:**

a) Safety Features of the Transportation of Crude Oil by Union Pacific Railroad

Union Pacific Railroad (UPRR) staff provided information on the shipping of crude oil by rail, safety factors, information on Union Pacific investments, and information on the Hazardous Materials Management Group. UPRR staff was available to address comments and answer questions from the MAC and public in attendance.

Presenter: Liisa Lawson Stark Director, Public Affairs, Corporate Relations, Union Pacific Railroad

Lisa, a long-time resident from the area, stated Union Pacific has been around for 150 years. The company has a long history and operates in 23 states west of the Mississippi. It has 66 thousand employees and 22 thousand miles of tracks. California is a key state of the company, exchanging traffic with the East Coast at several ports and with Mexico and Canada. It has a variety of trains, hauls chemicals, water, agricultural products, autos, a diverse mix totaling up to 20.7 billion of freight in 2013.

Crude Oil transport is required by US government in accordance with Rules and Regulations. How expensive? In 2014 it had \$4 billion of private capital invested, not government subsidized.

Enhanced Technology - A Computerized system of trains with GPS is controlled by a central location. Any potential problems are analyzed, i.e., Donner Summit, with its many curves, and Rocklin to Colfax. Replacement to concrete ties that last 50 years is ongoing.

UPRR Tracks Inspection Program – Daily inspection of tracks where every track is inspected twice a week.

Ultra Sound to Auto Pilot – 50-60 mph readings of tracks. Rail Detector System advance equipment where ultra sound wave vibrations going to and from tracks would detect imperfections.

Bridges Inspection Project – Is conducted three times a year by the Structure Assessment Specialist Team.

Single Inspection Project – All public crossings are inspected to ensure they are in perfect order.

Positive Train Control – Signal Construction – Mandate – in process to be installed into locomotive computerized system re all signals, curves, speed so crew can react and operate accordingly; if crew fails to do what system says, train shuts down.

Hazard Material – Focus is on prevention, preparedness, local response, and participation with local agencies. Employees are also first responders for they bring own expertise. Union Pacific will reimburse agencies for expenses incurred.

Single Car look-up – Local agencies can put the number of the rail car information into phone and know what kind of transport car carries.

The Federal Government has jurisdiction over the RR. Local agencies have some control. Hazmat is only a small portion of the RR business.

Elliott Rose: What about a terrorist's attack?

Lisa Stark: Employees are highly trained and have their own security police exacting same powers approved by Governor and Department of Homeland Security.

Customers own merchandise; however, RR has right to inspect and make decision regarding repairs of the cars.

One train takes up to 300 trucks off congested highways. Rail is almost four times more fuel efficient than trucks and can haul one ton of freight 471 miles on one gallon of diesel fuel. Rail transportation is three times cleaner than trucks.

Jim Holmes: There are often fatalities causing delays.

Lisa Stark: On average delays take up to three hours.

Joe Irvin: 10 years ago there was a project for dealing with diesel exhaust in Roseville. Where is that project going now?

Lisa Stark: Specialized test to ensure rails use ultralow emittance fuel, environmentally friendly, even in ports. It is not used for main rails.

8. Action Item:

a) Proposed Zoning Text Amendment for Secondary Dwelling Units

The MAC received information on a proposed Zoning Text Amendment that will provide

property owners with more flexible options to develop a secondary dwelling unit to accommodate family or a potential renter. The proposed amendment promotes the efficient use of existing housing stock and public infrastructure, as well as a variety of housing options for changing family needs.

Presenter: Nikki Streegan, Planning Services Division

This proposed type of Secondary Dwelling is a new emerging trend of the times due to economic needs, and the need to offset cost of home ownership with returning young adults moving back to live with their parents, and aging boomers being taken care of by their families.

The "Multi-Generation Housing Unit" is a type of Secondary Dwelling that is accessory to a primary dwelling on a site and is internally accessible from the principal dwelling. It may or may not have a separate entry that leads directly into the unit.

This Secondary Dwelling can be rented out or not. The key factor is, if the unit has a kitchen, if not, then it cannot be rented. What qualifies a kitchen is a sink, stove and refrigerator.

General Development Requirements: Construction associated with any secondary dwelling shall conform to the height, setback, lot coverage, square footage limitations, site plan review, and other requirements applicable to residential construction within the zone district where the subject property is located.

Appearance of Secondary Dwelling shall be architecturally compatible with the primary residence as well as subordinate to the primary residence.

This Zoning Amendment will be opening up new construction for the builders. Mobile homes do not qualify for Secondary Dwelling. Restrictions are different.

Fees – A secondary unit affordable to low-income households, and deed restricted as same, may be eligible for a waiver or reduction of the planning application fees, building permit and check fees, park and facility fees and traffic fees.

Owner has to occupy one of the units. No more than one secondary dwelling unit shall be allowed per parcel. Secondary dwelling units shall be prohibited in boarding houses and residential care homes of dwellings that contain an accessory non-residential use or guest house.

Rental of Secondary Dwelling Units for less than 30 consecutive days is prohibited.

Timeline: MAC Presentation – September
 Environmental Review – September
 Planning Commission Hearing – October
 BOS Hearing and Adoption – December

Contact information: Placer County Planning Services Division, 530-745-3000.

Sue Stack foresees issues with code enforcement violations re secondary units, since it is up to property owners to provide hardship letter to county.

Steve Palmer encourages county enforce its code regulations to ward off potential problems.

Motion made by Steve Palmer, 2nd by Elliott Rose to approve the proposed Zoning Text Amendment that will provide property owners with more flexible options to develop a secondary dwelling unit to accommodate family or a potential renter, with recommendation the Planning Commission develop an enforcement policy to deal with potential short-term violators. All Ayes, No Noes, Motion passed.

10. MAC Member Reports and Correspondence: None

Karen Green reported that over 100 fawns are currently being fed. Anyone who has cuttings of fruit trees is encouraged to let the organization know and they will be picked up.

11. The next scheduled MAC meeting is Thursday, September 17, 2015 at 7:00 p.m.

12. Meeting adjourned at 8:35 p.m.