County of Placer

WEST PLACER MUNICIPAL ADVISORY COUNCIL

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Wednesday, March 13, 2013

A regular meeting of the West Placer Municipal Advisory Council was held on Wednesday, March 13, 2013 at 7:00 p.m. at the Creekview Ranch Middle School, Roseville, Ca.

1. Call to Order: the meeting was called to order at 7:02

Roll Call: Council members present: Walt Wyllie, Darryl Osborne, Alicia Butler

Council members absent: John Hottle and Carolyn Riolo

County staff present: Admin. Assistant Teri Ivaldi

Richard Rocucci, Planning Commissioner

George Rosasco, Planning Dept.

Diane Howe, Sec. MAC

- 2. Pledge of Allegiance: Walt Wyllie led the pledge.
- 3. Approval of the Agenda. Darryl Osborne moved to approve the agenda as presented. Alicia Butler seconded. Motion carried 3-0
- 4. Approval of the Minutes of February 13, 2013: Darryl Osborne moved to approve the minutes as presented. Walt Wyllie seconded. Motion carried 3-0.
- 5. Public comment: Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments will normally be limited to three (3) minutes per person at the discretion of the Chairperson. Community member Chuck Barsdale asked what was happening with the bridge. Diane explained that they would begin in late April/early May as scheduled because of potential rainy season. Diane also informed the members that DPW said the barrier would be removed and traffic calming items put in place on Cook Riolo towards the end of May..
- 6. Supervisor Report: No new information at this time
- 7. Public Safety:
 - A. County Sheriff's Department. Lynn Harrison reported yet again on the thefts of items in unlocked cars. She also announced the that Ride with Pride will again be held at the Auburn Fire Grounds June 10-13 for children 7-12. To register call (916)652-2419.
 - B. Cal-Fire: None
 - C. CHP: None.
- 8. Informational Item:
 - A. Presenter Dave Cook RCH Development, Planner George Rosasco

RCH Group will present a project planned for 16 acres located at the northeast corner of Walerga and PFE Roads. The Community Plan and current zoning allow for the property to be developed with approximately 196 multi-family units on the 9 acres (CPD-Dc) portion and 14 single family detached units on the 7-acres (RS-AG-B-20 PD=2) portion. Market conditions and economic projections have led the owners to conclude that a retail shopping center and gas station is not likely to be feasible for many years. The proposed project is a +- 63 lot (65' X 110' typ.) residential neighborhood with

multiple points of access: specifically off PFE and Walerga, as well as through the western edge of the adjacent Silver Creek project. This neighborhood would be consistent with the Dry Creek West Placer community Plan in that a lower density single family detached home project is a reasonable, and likely preferred, substitute for high density multi-family homes. This change from commercial to residential uses will require a Conditional Use Permit and Design Review. (20 Mins)

Dave Cook introduced himself and partner, Bob Johnson both from RCH Group representing the client who owns the parcel under discussion. They reviewed the approved zoning as commercial with the concept of a gas station and small strip mall surrounded by 14 single family units. They are planning a different type project for the parcel to consist of 63 single family units eliminating the gas station and strip mall. They feel it is more feasible for the near future as well as being a better fit with the Dry Creek Community Plan. This project will soon go into formal application form, then working with planning and DPW, will return to the MAC for action followed by Planning Dept. action. There was discussion related to vehicle access on PFE and Walerga.

9. Action Items: None

10. Next Regular Meeting—Wednesday April 10, 2013. Meeting adjourned 7:35