

County of Placer

WEST PLACER MUNICIPAL ADVISORY COUNCIL

175 Fulweiler Ave.

Auburn, CA 95603

County Contact: Cristina Rivera 916-787-8950



WEST PLACER MUNICIPAL ADVISORY COUNCIL

Wednesday, March 11, 2015

A regular meeting of the West Placer Municipal Advisory Council was held on Wednesday, March 11, 2015 at 7:00 p.m. at the Creekview Ranch School Library, Roseville, Ca.

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

Roll Call: Council members present: John Hottle, Carolyn Riolo, Darryl Osborn and Walt Wyllie

Council members absent: Alicia Butler

County staff present: Supervisor Jack Duran

Admin Assistant Cristina Rivera

Lisa Carnahan, Planning Dept

Brett Storey, Planning/CEO Office

Diane Howe, Sec. MAC

2. Pledge of Allegiance: John Hottle led the pledge.
3. Approval of the Agenda: Walt Wyllie moved to approve the agenda as present. Darryl Osborne seconded. Motion carried 4-0
4. Approval of the Minutes of November 12, 2014: Darryl Osborne moved to approve the minutes of November 12, 2014. Walt Wyllie seconded. Motion carried 4-0.
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.
6. Supervisor Duran's Report: Supervisor Duran reported that the Supervisors have established a Placer County Fairgrounds Revitalization Committee of 11 members to look into the Fair property usage. Also, the Board is work on the Warrick University Project projected for 600 acres off Baseline and Country Acres, the establishment of a satellite site for CSUS, and the Pedestrian pathway on on the eastern side of Cook Riolo Rd from Creekview Ranch School to Baseline. He also reported that the homeless population in Placer County is considered chronic which means the homeless here were born, raised and/or have family here.
7. Public Safety:
 - A. County Sheriff's Department: None available.
 - B. Cal-Fire: None available
 - C. CHP: None available
8. Informational Item
Middle Fork Project Overview. Presenter: Brett Storey, Placer County Planning Department. The Middle Fork Project (MFP) is a multi-purpose water supply and hydro-generation project designed to conserve and control waters of the Middle Fork American River, the Rubicon River, and several associated tributary streams in order to meet municipal, industrial, and agricultural demands within western Placer county, to provide recreational experiences, to contribute to the natural resource preservation and enhancement of the river and to generate power for the California

electrical grid. In 2006, the Placer County Water Agency (PCWA) and the County of Placer entered into a Joint Powers Agreement (JPA) in order to obtain a new Federal Energy Regulatory Commission (FERC) license to approve Future Electrical Energy Sales, fund necessary operational costs and to distribute revenues from Future Electrical Energy Sales to both PCWA and Placer County. The presentation will provide an overview of the project, the re-license process and the policies (financial, administrative, and operational) and potential revenues involved. Additional information of the project can be reviewed at <http://www.placer.ca.gov/projects/middle-fork-project>. Brett Storey provided a power point presentation of the above listed project and answered questions related to the project, licensing, and potential revenues as well as costs.

9. Action Items:

Proposed Morgan Knolls Residential Subdivision Presenters: Lisa Caranhan, Planning Services Division and Dave Cook, RHC Development. The MAC is being asked to review and make a recommendation on the proposed Morgan Knolls Residential Subdivision, a 61-lot single-family residential subdivision with one and two-story houses. The project proposes a Dry Creek West Placer Community Plan Amendment, Rezone, Tentative Subdivision Map, and Variance. Project Location: Northeast corner of PFE Road and Walerga Road, (17.5 acres). Additional project information can be reviewed at <http://www.placer.ca.gov/-/media/cdr/ECS/NegDec/housing%20element/MorganKnolls.pdf>.

Lisa Caranhan presented the project listing the changes required by the County to the Community Plan and asked for input from the MAC related to the project. Dave Cook then explained the need to change the rezoning from Commercial (as established in the community plan) and the need for a medium density project within the area. The owners of the property no longer feel a commercial (shopping area) is the correct fit for the community. There was much discussion related to concerns from the community of the density, the reduction in the set-backs, the use of sound walls, and the setting of a precedent to allow higher density that reflected in the community plan. The lot size in the current project is 6000 sq. ft. or larger when the community plan designates 10,000 sq. ft. lots or larger. The MAC members expressed reluctance in setting a precedence of increasing density on future projects. **John Hottle moved and Carolyn Riolo seconded a motion to approve the project as presented with conditions that the project increase the set-backs by 5-10 feet and eliminate block (sound) walls where possible and that the required zoning change amendment to the community plan be expressly known as a onetime exception from commercial to medium density residential and will not set precedent for the future project within the community plan area. This motion failed on a 2-2 vote.**

10. Selection of 2015 Officers:

Selection of MAC Chairperson and MAC Vice-Chairperson: Carolyn Riolo moved and Darryl Osborne seconded a motion to have the officers remain the same (John Hottle Chair, Walt Wylie, vice Chair). Motion carried 4-0 with comment from Mr. Hottle that this was the last year.

11. Next Regular Meeting—Wednesday April 8, 2015.

12. Meeting adjourned 8:57