



REGULAR MEETING MINUTES - Approved March 13, 2019

Wednesday, January 9, 2019 6:30 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

1. **Call to Order & Pledge of Allegiance** : Chairperson Hottel called the meeting to order at 6:30 and led the group in the pledge of allegiance.
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** Chair John Hottel, Vice-Chair Walt Wyllie, Alicia Butler, Darryl Osborne and Carolyn Riolo. Chairperson Hottel welcomed people to the MAC meeting and recognized newly elected Supervisor Bonnie Gore. Members present were John Hottel, Walt Wyllie and Carolyn Riolo. Absent were Darryl Osborne and Alicia Butler. Secretary Diane Howe was also present.
3. **Approval of January 9, 2019 agenda** : Walt moved to approve the agenda as presented. Carolyn seconded. Motion carried 3-0.
4. **Approval of September 12, 2018 minutes** : Walt moved to approve the September 12, 2018 minutes as presented. Carolyn seconded. Motion carried 3-0.
5. **2019 West Placer MAC meeting calendar** : Diane reminded the Board that we have gone to bi-monthly meetings with the next meeting being March 13 (unless a special is needed).
6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman). Community member Noe Fierros suggested that future development approvals consider different design elements for noise buffers as walls bounce the noise rather than settle it.
7. **Reports:**
 - A. **Local Government:** Placer County District 1 Supervisor: Supervisor Bonnie Gore introduced herself and expressed her pleasure at being able to serve the community. She then introduced her Administrative Aide, Langdon Wolf. Ms. Gore then reported that at the late Board of Supervisor meeting a contract for the Walerga Bridge replacement was approved with possible start spring and finish in 2021. She expressed her commitment to be to work with and listen to community members.

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/macs. 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.



B. Public Safety: CAL FIRE, CHP, Placer County Sheriff's Office: The Cal-Fire representative gave a report on the number of calls in 2018 (544—mostly medical). He also stated that Chief Lopez has moved to another area and now John Hutten and Rob Barr will lead our area station. John Hottle expressed thanks to the fire personnel for the quick response and assistance when his wife was in need of help recently. CHP John Price informed the MAC of a \$200,000 grant recently received which will aid in traffic safety on the north end of Hi 65. Sheriff Mel F. who is new to the area (2 days) suggested the community be safe as possible with the bad weather.

8. Informational Items : None

9. Action Item:

A. Placer Vineyards Specific Plan, Property 1A Specific Plan Amendment (PLN18-00071)

County staff will request the MAC take action to provide a recommendation on the Specific Plan Amendment to the Planning Commission for Property 1A of the Placer Vineyards Specific Plan (PVSP). The applicant (Placer 400 Investors, LLC) is requesting an amendment to the Placer Vineyards Specific Plan to modify the Specific Plan Land Use Designation for Lot 6 (8 acres) from Religious Facility (REL) to High Density Residential (HDR). In addition, the lot size would be increased by approximately 1.8 acres for a total of 9.8 acres and 168 HDR units would be added to the Specific Plan, increasing the total allowed residential units in the Plan from 14,132 to 14,300. There is also a request to change the future East Town Center Drive/9th Street intersection from a roundabout to an all-way-stop controlled intersection, realign East Town Center Drive to route the future roadway to the south of HDR site, and relocate the future Class I Bike Path from the eastern edge of the Specific Plan Area, which originally followed the old Walerga Road alignment, 2,000 feet west to the future 9th Street.

Presenter: Jennifer Byous and/or Nick Trifiro, Planning Services Division

B. Placer Vineyards Specific Plan, Property 1A Small Lot Vesting Tentative Subdivision Map including Density Bonus (PLN17-00071)

County staff will request the MAC take action to provide a recommendation on the Small Lot Vesting Tentative Subdivision Map to the Planning Commission for Property 1A of the Placer Vineyards Specific Plan (PVSP). Property 1A is located in the eastern portion of the PVSP area on APN 023-200-005, 023-221-002, 023-221-057, and 023-221-058. The proposed small lot tentative subdivision map will divide the 399.7acre site into an active-adult residential community including 4 Private Parks (16.4 acres), 1 Recreation Center (6.9

acres), 93.7 acres of Open Space and 1 High Density Residential site (8.9 acres). The residential units will include 1,117 Low Density Residential lots and 1 High Density Residential lot (168 units on 8.9 acres). As part of the Small Lot Vesting Tentative Subdivision Map, the applicant is requesting a 20 percent residential Density Bonus to add 186 senior citizens' housing units, per Section 17.54.120 (Residential Density Bonuses and Incentives) of the Placer County Zoning Ordinance. Infrastructure such as road, utility, grading, and drainage improvements will also be developed.

Presenter: Jennifer Byous and/or Nick Trifiro, Planning Services Division

Jennifer Byous presented an overview of the above two amendments being requested by the planning department related to the Placer Vineyards Specific Plan, Property 1A Small Lot Vesting Tentative Subdivision Map including Density Bonus. Both items A and B above have been presented to the MAC as informational. There was little discussion related to the changes being requested. Jennifer informed the MAC that park requirements are 5 acres of park for 1000 persons. The requested change will add 2.3 acres of park with an additional 2.4 in the future development of the plan. Chairperson Hottle called for a motion. Walt Wyllie moved to approve both the Placer Vineyards Specific Plan Property 1A Amendment request and the Placer Vineyards Specific Plan Property 1A Small Lot Vesting Tentative Subdivision Map including Density Bonus as presented. Carolyn Riolo seconded. Motion carried 3-0

- 10. Adjournment :** The meeting was adjourned at 7:21pm with the next regular meeting scheduled for March 13, 2019.