

TO: TOWN COUNCIL

FROM: TOWN MANAGER

RE: MUNICIPAL ADVISORY COUNCIL MEETING INFORMATION

### **ISSUE**

The Town Border Committee (Mayor Scherer and Vice Mayor Liss) recently met with officials of the Horseshoe Bar and Penryn Municipal Advisory Councils and there may be some information updates to discuss with the Council.

### **RECOMMENDATION**

Hear updates and give direction as desired.

### **MONEY**

There are no money requests.

### **CEQA**

There are no CEQA issues when agency officials meet to explore areas of mutual interest. There could be CEQA issues if particular projects are developed.

### **DISCUSSION**

Mayor Scherer had indicated in the past that developing some working relationships with the local Municipal Advisory Councils could benefit all agencies in the Loomis Basin and advance the goals of making Loomis a hub of business activity in Loomis Basin. A meeting was held on July 25<sup>th</sup> and it was suggested that officials from the respective agencies attend each other's meetings to give updates on challenges and opportunities that are being considered in the areas of the respective agencies. There may be people attending tonight's meeting from the Horseshoe Bar and/or Penryn MACs.

A summary of the July 25<sup>th</sup> meeting follows:

On Saturday July 25, 2009 the Mayor, Vice Mayor and I met with Dennis Gage and Sharon Roseme of the Horseshoe Bar MAC, and Judy Bennett of the Penryn MAC. The purpose of the meeting was to explore ideas to work together for common objectives in the Loomis Basin. Points made were:

- Loomis and the other MACs had common interests before Loomis incorporated and this has continued at least regards Horseshoe Bar and Penryn MACs (Granite Bay had tended to go in their own direction). Some common interests are, for instance: bike trails, Secret Ravine, Del Oro high school (aquatic center is a current interest), being included in Placer Legacy, open space, Clover Valley, the I Love Loomis business development campaign, recycle activities, tourism efforts, major church and other developments in the immediate area.

- No formal process for MACs to review impacts of development outside their jurisdictions on their residents and businesses as presently charged by the County. MACs could possibly take positions on policy issues (proposed deer hunt mentioned). MACs limited to planning issues that are under the County Planning Commission. MACs do have public comment time on their agendas. The MACs could discuss expanding their scope with Supervisor Holmes.
- It would be helpful for representatives of MACs and Town of Loomis to attend each other's meetings and give updates as to what issues are being discussed and what issues might require a common voice, such as the effects of large developments occurring in the area. It was noted that a report could be scheduled on each agenda to allow for time to report, for instance, what is happening in Loomis, or in the area of the respective MACS.
- Walt discussed forming an informal working group for the Loomis Basin and suggested the following:

"Guiding Principles of the Loomis Basin Working Group"

1. The Loomis Basin is composed of several unique communities that share several mutual interests, assets and values.
2. Each community is entitled to their own unique identity.
3. Each community benefits when we work together to improve the quality of life shared by all residents of the Greater Loomis Basin.
4. We can and will work together to identify areas where we can work cooperatively together for the betterment of our individual and mutual communities.
5. We will work to identify issues within our jurisdictions that may have impacts on neighboring communities and work together to minimize the impacts on our neighbors and maximize the benefits to our mutual communities.
6. We will work to protect and maintain the community assets and resources that benefit our mutual communities.

The meeting concluded with a suggestion to have a representative attend each other's meetings in order to explore the foregoing ideas with the entire body of the respective agencies.

- July 28 Penryn MAC (Walt will attend)
- August 11 Loomis Council

- September 15 Horseshoe Bar MAC
- September 22 Penryn MAC

It was suggested that representatives might then start attending each other's meetings to update the particular agency and each other on issues going on and identify projects that the entities can work together on. For instance, trail planning could be a beginning project, as both the Town and County are updating their trails master plans this year.

It was also discussed that this informal working group get together again in mid-October to assess how this is working.

Since the September 8<sup>th</sup> Council meeting a question came up as to when the MACs meet. Following is information from the Placer County web site:

- Horseshoe Bar MAC = 3rd Tuesday of every other month at Loomis Library
- Penryn MAC = 4th Tuesday of every other month at Loomis Memorial Hall
- Newcastle - Ophir MAC = 3rd Thursday of each month at Ophir School
- Granite Bay MAC = 1st Wednesday of each month at Eureka School District Office

Attached is a list of development projects that are being reviewed in the Placer County areas of the Penryn and Horseshoe Bar MACs.

<b>BRENNAN'S POINT - PSUB - T20070507 - SOUTH</b>	
Status:	County comments sent 11/17/08; Applicant to submit workplan from DTSC when available
Lead:	NICK TRIFIRO
Project Description:	Applicant proposes major subdivision into 14 lots of 2.3 acres each for single family residences. In addition, there will be a 0.7 acre lot to be used as a common area for exclusive use of lots 6,7,8,13 and 14. Streets off Brennan's Road will be private and gated with a turnaround and mail boxes located at the intersection of all interior streets. The applicant is also applying for a Variance to the size of lot 10 which is required to be 2.3 acres and is actually only 1.909 acres.
Applicant:	ROBERT DUDUGJIAN Work: 916-786-7272
Location:	BRENNAN ROAD NORTH OF BALMORAL DRIVE, HORSESHOE BAR AREA
Acres:	36.7
Community Plan:	Horseshoe Bar/Pennyn CP
MAC Area:	HORSESHOE BAR MAC
Owner:	ARROWEST PROPERTIES INC
APN	3
Zoning	
032-253-017-000	
RA-B-100	

<b>ENGLISH COLONY ESTATES - PEIR - T20060029 - SOUTH - MAJ113 - ENGLISH COLONY ESTATE</b>	
Status:	Additional information required from the applicant before 1st ADEIR can be prepared
Lead:	EJIVALDI
Project Description:	The proposed project requests an amendment of the Horseshoe Bar/Pennyn Community Plan to change the land use designation of the property from Rural Estates (RE) to Rural Residential (RR) to allow for the proposed lot sizes (2.3 acres minimum). The proposed project also requests a rezoning the property from the existing Residential Agriculture, 10 acre minimum (RA-10) to Residential Agriculture, 100,000 square feet minimum (RA-100). The project proposes to subdivide the 78 acre project site into 23 residential lots with a minimum lot size of ±2.3 acres. The lots proposed range from 2.3 acres to ±3.3 acres. The proposed project would construct 23 single-family homes and would provide necessary infrastructure, including internal roadways and utilities. The project proposes individual onsite wastewater disposal systems to serve each lot. The project includes ±13.8 acres of open space. The project also proposes an equestrian trail system within the development connecting to the public trail system in the Traylor Ranch Nature Reserve across English Colony Way, south of the project site.
Applicant:	GIDARO GROUP, LLC Work: 916-979-4800
Location:	NORTHSIDE OF ENGLISH COLONY WAY AT DEL MAR
Acres:	81
Community Plan:	Horseshoe Bar/Pennyn CP
MAC Area:	PENRYN AREA ADVISORY COUNCIL
Owner:	PENRYN 81, LLC
APN	
Zoning	
032-051-003-000 032-051-004-000	
RA-B-X 10 AC. MIN. RA-B-X 10 AC. MIN.	

<b>LEGITI 4-LOT PARCEL MAP - PMLD - T20080434 - SOUTH</b>	
<b>Status:</b>	County comments sent 6/4/09; Applicant 3rd submittal due 7/7/09
<b>Lead:</b>	MELANIE COUCH
<b>Project</b>	The applicants propose to subdivide the existing 44.56 acre parcel into four parcels. Parcel 1-4.97 acres; Parcel 2-5.11 acres; Parcel 3-4.67 acres; Parcel 4-29.74 acres. The applicants have completed and received comments for their first submittal.
<b>Description:</b>	
<b>Applicant:</b>	SURVEYOR'S GROUP, INC Work: 916-789-0822
<b>Location:</b>	10125 TERRA DEL LAGO PLACE, NEWCASTLE
<b>Acre:</b>	44.6
<b>Community</b>	Horseshoe Bar/Pennyn CP
<b>Plan:</b>	
<b>MAC Area:</b>	HORSESHOE BAR MAC
<b>Owner:</b>	CAMPBELL GORDON A TTEES
<b>APN</b>	
<b>Zoning</b>	
<b>037-053-071-000</b>	
<b>RA-B-X 4.6 AC. MIN.</b>	
<b>MAC Area:</b>	PENRYN AREA ADVISORY COUNCIL

<b>LIFEHOUSE CHURCH - PMPA - T20080340 - SOUTH - MAJ150</b>	
<b>Status:</b>	EIR required letter sent 8/7/08; EIR consultant to be selected
<b>Lead:</b>	ROY SCHAEFER
<b>Project</b>	Applicant submitted a revised Environmental Questionnaire on March 27, 2009 for a church at 3131 Del Mar Avenue, Loomis. The proposed two-story church building would be 16,560 square feet on the first floor and 9,225 square feet on the second floor. The total square footage would be 25,785. The church is proposed to have 578 seats and 20 classrooms/offices. 219 parking stalls would be provided.
<b>Description:</b>	
<b>Applicant:</b>	TERRY TOLIVER Work: 916-677-9304
<b>Location:</b>	3131 DEL MAR AVE, LOOMIS
<b>Acre:</b>	24.4
<b>Community</b>	Horseshoe Bar/Pennyn CP
<b>Plan:</b>	
<b>MAC Area:</b>	PENRYN AREA ADVISORY COUNCIL
<b>Owner:</b>	LIFEHOUSE CHURCH
<b>APN</b>	
<b>Zoning</b>	
<b>030-030-015-000 030-030-033-000</b>	
<b>RA-B-X 10 AC. MIN. RA-B-X 4.6 AC. MIN.</b>	

<b>MORGAN'S ORCHARD AT SECRET RAVINE - PEIR - T20050944 - SOUTH - MAJ104 - MORGAN'S ORCHARD @ SECRET RAVINE</b>	
Status:	County comments on Screencheck Draft EIR sent to consultant 6/24/08; Draft EIR being prepared
Lead:	CHARLENE DANIELS
Project Description:	Applicant requests approval of a 68 lot Planned Development on approximately 15.9 acres. The project occupies two parcels (043-072-025 and 043-072-024). The applicant is also requesting approval of Community Plan Amendment for parcel 043-072-024 to change the existing land use designation from Rural Estates (4.6 to 20 acre minimum lot size) to Penryn Parkway and to also approve a rezone for the same parcel from Rural Agricultural with a minimum lot size of 4.6 acres (RA-B-X4.6 acre minimum) to Single Family Residential with a Planned Development designation of 6 dwelling units per acre (RS-PD-6). Five open space parcels, totaling 8.23 acres are proposed which includes the Secret Ravine corridor and the common area between the 68 detached residential units (5.7). Two landscape parcels, totaling one acre, are also proposed and are located between Interstate 80 and the residential units.
Applicant:	TLA ENGINEERING AND PLANNING Work: 916-786-0685
Location:	SW CORNER OF I-80 & PENRYN PARKWAY
Acres:	30.6
Community Plan:	Horseshoe Bar/Penryn CP
MAC Area:	PENRYN AREA ADVISORY COUNCIL
Owner:	SECRET RAVINE INVESTORS
APN	
Zoning	
043-072-024-510 043-072-024-510 043-072-025-510 043-072-025-510 O RA-B-X 4.6 AC. MIN. O RA-B-X-DR 4.6 AC. MIN.	

<b>ORCHARD AT PENRYN - PEIR - T20070521 - SOUTH - MAJ120 - ORCHARD@PENRYN</b>	
Status:	Additional information required before the Notice of Preparation can be prepared
Lead:	EJ VALDI
Project Description:	Project entitlements are for a Major subdivision and Conditional Use Permit EIR submitted 7/18/2007 Project proposes to develop 150 condominiums, a recreational center with swimming pool, spa and fitness center on 15.1 acres. The condominiums would consist of four and five-plexes with parking for 350 vehicles. Gates ingress/egress from Penryn Road and Taylor Road (secondary) would provide access to the project site. The subject property includes two parcels located on the west side of Penryn Road, just north of Interstate 80. The northwest corner of the property is adjacent to Taylor Road. The site is located within the Horseshoe Bar/Penryn Community Plan area and part of the Penryn Parkway. The property is zoned Residential Multi-Family and Neighborhood Commercial.
Applicant:	FORUM CONSULTANTS INC Work: 916-435-8868
Location:	PENRYN PARKWAY IN PENRYN
Acres:	14.6
Community Plan:	Horseshoe Bar/Penryn CP
MAC Area:	PENRYN AREA ADVISORY COUNCIL
Owner:	PENRYN DEVELOPMENT LLC
APN	
Zoning	
043-060-052-000 043-060-053-000 C1-UP-Dc RM-DL10 PD = 10	