



County of Placer
West Placer Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Landon Wolf, District 1 Director ▪ (916) 250-8266

REGULAR MEETING AGENDA

6:30 PM, Wednesday, May 18, 2022

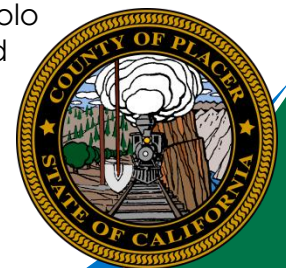
Dry Creek School District Office – Community Room
8849 Cook Riolo Road, Roseville, CA 95747

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of May 18th, 2022 Agenda**
5. **Approval of April 20th, 2022 Minutes**
6. **Public Comment:** Let us hear from you! Do you wish to share something that is 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).
7. **Reports:**
 - A. **Local Government:** District 1 Supervisor | Countywide and District 1 Update
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office
8. **Informational Items:**
 - A. **Dry Creek and Sunset Sewer – Proposed Fee Increase**

County Staff will provide an update to the MAC on the upcoming request to the Board of Supervisors to approve a 4% increase per year, for three (3) consecutive years, to sewer user fees for County Service Area 28, Zones of Benefit 173 Dry Creek Sewer and 2A3 Sunset Sewer. County staff will be presenting this fee increase request at the Placer County Board of Supervisors' meeting on June 14, 2022.
Staff: Robin Mahoney, P.E., Senior Civil Engineer
9. **Action Items:**
 - A. **Proposed Frisvold Development / Riolo Vineyards Specific Plan Area – Phase 2**

The MAC is being asked to make a recommendation to the Planning Commission on the Vesting Tentative Subdivision Map, and a rezone for the proposed Frisvold Development Subdivision located in the western portion of the Riolo Vineyards Specific Plan area on APN 023-200-057. The proposed tentative subdivision map is comprised of 118 single family Medium Density Residential lots ranging in size from 3,472 sf to 7,874 sf. The

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/mac. 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.



proposed project includes approximately 1 acre of landscape corridors and will include a Class 1 Trail alongside PFE Road. A requisite rezone will be processed, as part of the entitlement request, to apply a zoning designation to this proposed project within the Riolo Vineyards Specific Plan area.

Presenter: Nick Trifiro, Placer County Planning Services Division.

B. Proposed Silver Sage Project / Riolo Vineyards Specific Plan Area – Phase 3

The MAC is being asked to make a recommendation to the Planning Commission on the proposed Small Lot Vesting Tentative Subdivision Map for the Silver Sage Subdivision project located in the western portion of the Riolo Vineyards Specific Plan area on APN 023-200-074 and -031. The proposed small lot tentative subdivision map is comprised of 280 single family residential lots ranging in size from 4,700 sf to 14,400 sf. Of the 280 single family residential lots, 163 lots will be designated as Low Density Residential, and 117 lots will be designated as Medium Density Residential. Also, approximately 55 acres of open space, trails, wetland preserve, agricultural uses, and two parks are proposed on the property to serve as a physical buffer between the residences and the Dry Creek riparian environment. The Silver Sage project also includes a proposed Administrative Modification to the Riolo Vineyards Specific Plan as follows:

- 1) Increase the number of Medium Density Residential lot designations by 15 units, with the following actions:
 - Reduce the number of Medium Density Residential lot designations in the proposed Frisvold Subdivision project (on 2 lots), and
 - Convert (5) Low Density Residential lot designations, in the Silver Sage Subdivision, to Medium Density Residential, and
 - Transfer (8) Medium Density Residential lot designations from the Riolo Vineyards Specific Plan Density Reserve

- 2) Relocate one of the parks (Park 2) to the central portion of the property

- 3) Add a second roadway connection to the proposed Frisvold development to improve circulation between the Silver Sage Subdivision and Frisvold Subdivision

Presenter: Nick Trifiro, Placer County Planning Services Division

10. Adjournment: Next regular West Placer MAC meeting: June 15, 2022