



COUNTY OF PLACER
WEST PLACER MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

REGULAR MEETING Minutes—Approved 6/12/2019

Wednesday, May 8, 2019 6:30 PM

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

1. **Call to Order & Pledge of Allegiance:** The meeting was called to order by vice-chairperson Patrick Stiehr at 6:34. He led the group in the Pledge of Allegiance.
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** Members present were Patrick Stiehr, Jean Pagone, and Michael Viale. Caroline Riolo and Walt Wyllie were not present. Each member introduced themselves and indicated they are new members. Diane Howe was present.
3. **Approval of May 8, 2019 agenda:** Michael Viale moved to approve the agenda as presented. Jean Pagone seconded. Motion carried 3-0
4. **Approval of March 13, 2019 minutes:** Jean moved to approve the minutes from March 13, 2019 as presented. Patrick seconded. Motion carried 3-0
5. **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). Patrick reminded the community that comments were on items not on the agenda and are limited to 3 minutes and will be monitored by a timer. Marilyn Jasper from the Auburn area spoke to the MAC on the draft public vineyard and wine ordinance that is current moving through the process. She urged members to review the new item under Appendix C which would allow unlimited events at vineyards causing noise and traffic issues for surrounding neighbors. Chuck Barsdale from the Dry Creek area asked about the Brady Lane development process. Diane indicated that it is listed in current projects on the County website and would be returning at some point for comments from the MAC. Kandace Kost-Herbert (Dry Creek) asked about the Volcan Products truck traffic on PFE which is only supposed to be for on-going projects not pass through traffic. Bill Roach, Humane Society officer reminded community of the upcoming heat and the dangers to animals left in cars and/or without shelter and water in the hot summer months.

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.



6. Reports:

A. Local Government: Placer County District 1 Supervisor: District 1 Director Landon Wolf reported that Supervisor Gore was in Washington, D.C. representing our County. He also stated that a District 1 newsletter would be available soon to keep the community up to date.

B. Public Safety: CAL FIRE, CHP, Placer County Sheriff's Office: Cal-fire Battalion Chief Jon Woody reported a very successful Annual Volunteer Pancake breakfast event in April. He also reminded people of the upcoming fire season and the importance of defensible space and on 10 acre or more parcels the need for disking the perimeter. Officer Rob from the CHP reported active in the Sabre City area of the district. He informed the MAC of old motorhomes/trailers being dumped on public roads causing remove problems. If you see someone leaving such items, please call non-emergency 916 663-3344. Chairperson Wyllie arrived and lead the meeting from 6:45 on.

7. Informational Items:

A. Silver Sage (Riolo Vineyards Specific Plan – Phase 3)

The project applicant and county staff will provide an informational overview of the proposed Silver Sage project located in the western portion of the Riolo Vineyards Specific Plan area on APNs 023-200-074 and -031. The proposed project would require approval of a Small Lot Vesting Tentative Map to create 270 single-family residential parcels ranging from 4,500 sf to 14,000 sf. The project would include a mix of low and medium density residential lots. The project also includes 55 acres dedicated to open space, trails, parks, wetland preserve, and agricultural uses, which would also serve as a buffer between the residences and the riparian environment.

Presenters: Anton Garcia, Taylor Builders and Curtis King, King Engineering;
Staff: Nick Trifiro, Planning Services Division Nick Trifiro from Placer County Planning introduced Curtis King from King Engineering who gave an overview of the Riolo Vineyards Specific Plan and then the Silver Sage small lot tentative map. The subdivision will be on 114 acres with 270 lots and will provide about 55 acres of open space. It will also be required to provide improvement to both Watt Avenue and PFE Roads to include widening and

signalizing. There will be connector trails within the subdivision and open space. The streets will be public (County maintained) with the HOA responsible for the landscape areas. Parking for horse access to the trails is available at the Regional Park on Walerga. The subdivision will have infrastructure to provide for recycle water when it is available. The project is intended to move forward in 2019 with construction start in 2022.

B. Mason Trails (Riolo Vineyards Specific Plan – Phase Y)

The project applicant and county staff will provide an informational overview of the proposed Mason Trails project located in the eastern portion of the Riolo Vineyards Specific Plan area on APN 023-221-005. The proposed project would require approval of a Small Lot Vesting Tentative Map and a rezone to create 170 single family residential lots ranging in size from 7,400 sf to 21,000 sf on an approximately 75-acre parcel. The project would include open space, trails, landscape and park uses that would also serve as physical buffers between the residences the riparian environment. A rezone is being requested because a zoning designation was not applied to the parcel as part of the Riolo Vineyards Specific Plan.

Presenters: Anton Garcia, Taylor Builders, Curtis King, King Engineering and Steve Greenfield, Cunningham Engineering. Staff: Nick Trifiro, Planning Services Division Steve Greenfield gave a brief overview of the project as it is similar to the Silver Sage small lot subdivision tentative map and will have a connector interior street to other subdivisions. The subdivision will have a joint park with Mariposa and Glen Willow development and will widen Walerga to 4 lanes along with widening the intersection. Progress schedule is entitlements in 2019, construction documents in 2020 and construction start in 2021. Lighting is down facing at the houses and the HOA is responsible for landscaping. The parks are maintained with local parks funding.

8. Action Items:

A. Countywide Park and Trail Master Plan

The Municipal Advisory Council is being asked to make a recommendation to the Placer County Planning Commission on the draft Countywide Park and Trail Master Plan. Staff will provide an overview of the final draft of the

proposed Countywide Park and Trail Master Plan, which is anticipated to be presented to the Placer County Planning Commission for action in the spring and to the Placer County Board of Supervisors for final action in the summer. Staff's presentation will also include a discussion of revisions made to the plan based on previous input from MAC and community members.

Presenter: Andy Fisher/Ted Rel, Placer County Parks Division Lisa Carnahan from Placer County Parks Divisions gave an overview of the entire Placer County Parks and Trails Master Plan, Project Update. This is a project that the County has been working on for several years to put a long-term fluent plan in place to address the present and future needs in the County. The County has worked in coordination with several agencies and have developed an extensive list of capital improvements over the entire County. Each project would be subject to a review process (possibly EIR, etc.) prior to moving forward. Each project would require secure funding and community input at time of presentation. Chairperson Shiehr expressed support of the process of the plan and sees each project as being looked at individually. Walt Wyllie expressed disagreement with having to make a decision for other areas of Placer County. Both Jean and Michael expressed difficulty in making this decision as it is so new to them. Many speakers spoke about the plan but were usually speaking to a specific individual capital improvement project listed within the plan. Judy Isman (Auburn) presented objections to the Hidden Valley expansion project as did Maureen Henderson, Bart Rut, Diane Dodes, Jim Gotard, Frank Diddion and Mike Lutzker. Kandace Kost-Herbert (Dry Creek) expressed support of a master plan as did a gentleman from Rocklin. Diane questioned the differences in \$\$ needed for the Dry Creek Pathway between this presentation and the March informational item presentation. After clarification from Ms. Carnahan that each improvement would be looked at individual through a process. Patrick Shiehr moved to support the plan as presented contingent upon the fact that each capital improvement project listed would be viewed through the required approval process. Michael seconded. Motion carried 3-1

9. Discussion of future meeting dates: The next meeting will be June 12, 2019

10. Adjournment: The meeting adjourned at 9:05 pm.

