



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, January 18, 2023  
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 January 18<sup>th</sup>, 2023, Agenda**
5. **Approval of May 18<sup>th</sup>, 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. **±224-acre site south of Vineyard Road, east of Cook Riolo Road on the north side of Dry Creek in the Dry Creek West Placer Community Plan Area (CDWPCP).**

WP Vineyard LLC on behalf of the property owners, proposes The Ranch, a single-family residential neighborhood with park, and open space uses in the Dry Creek community. The ±224.5-acre site is located south of Vineyard Road, east of Cook Riolo Road and adjacent to and west of the City of Roseville and north of Dry Creek. The site consists of APNs 474-080-004, -005, -006, -007, -019, and -020. The project proposes 483 single-family residential lots ranging from 45,775 square feet to 10,000 square feet. 49 of those units will have Accessory Dwelling Units (ADUs). An existing residence on the property will be retained. Five underlying single-family residential lots are planned on parcel A2 in the event the School District does not acquire Lot A2. Residential units will be one and two story with a maximum height of 35 feet. The project includes a 14.8-acre public park located in the center of the neighborhood and will include a half-basketball court, tot lot, picnic and shade structures, turf, and trails. 56.5 acres of open space, primarily along Dry Creek will also include a landscaped, open-space paseo that runs north/south of the west-central portion of the project site within a PG&E easement. The paseo will feature a trail connecting residential streets, cul-de-sacs and the multi-use Dry Creek Greenway Trail north of Dry Creek. The rest of the open space consists of the Dry Creek riparian corridor on the south edge of the site. It includes wetland features, grasslands, and oak woodland. Entitlements requested include a General Plan Amendment, Rezone, Conditional Use Permit, Variance for lot coverage and minimum side-yard setback for two-story units from 7.5 feet to five feet.

**Presenter: Kara Conklin, Placer County Planning; John Tallman, Applicant**
9. **Adjournment:** Next regular West Placer MAC meeting: February 15, 2023

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](http://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.

