



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

****Please Note: New location for July MAC meeting****

REGULAR MEETING AGENDA

6:30 PM, Wednesday, July 21, 2021

****The Father's House – Multi Purpose Room 8330 Brady Lane, Roseville**

1. **Call to Order & Pledge of Allegiance**
2. **Roll Call of MAC Members**
3. **Approval of July 21, 2021 Agenda**
4. **Approval of June 9, 2021 Minutes**
5. **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).
6. **Reports:**
 - A. **Local Government:** CDRA: Development & Construction Update
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office
7. **Informational Items:**
 - A. **Matranga Subdivision Proposal**

The Development Team is seeking preliminary feedback from the MAC and the community on a potential residential subdivision proposal located on Vineyard Road.

Presenter: Jeb Elmore, Lewis Management Corp
County Staff: Kally Kedinger-Cecil, Placer County Planning Services
 - B. **Creekview Ranch Subdivision Proposal**

The project applicant is seeking preliminary feedback from the MAC and the community on a potential development proposal located on two properties at the intersection of PFE Road and Antelope Road. Creekview Ranch Subdivision is a proposal to develop 617 single-family lots on 186.0 acres. The larger parcel (141.07 acres) is located on the north side of PFE Road at the northern terminus of Antelope Road. The second parcel (44.93 acres) is located at the southeast corner of PFE Road and Antelope Road. The project would include four distinct neighborhoods with 10 villages comprised of lots ranging in size from 3,000 sq.ft. to 7,000 sq.ft. with 80 acres of

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.



open space, including six parks and 2.75 miles of trails along Dry Creek and its tributaries. The open space acreage encompasses 43 percent of the proposed development. The project requires approval of a General Plan Amendment, Rezoning, Subdivision Map, and potential Variances.

Presenter: Dave Cook, Cook Development Services

County Staff: Chris Schmidt, Placer County Planning Services

8. Action Items:

A. Rue Arms Conditional Use Permit

The MAC is being asked to make a recommendation to the Planning Commission on the Rue Arms Conditional Use Permit, which proposes approval of a Federal Firearms Dealer License (FFL) to prototype manufacture and sell small arms. The project applicant, Douglas Rue, owns and operates a small warehouse building and offices with accessory outdoor storage yard located at 9815 Antelope Road in the unincorporated Roseville area where the proposed use would operate. The proposed project requires county approval of a Conditional Use Permit and Business License.

Presenter: Kally Keding-Cecil, Placer County Planning Services

B. Placer Vineyards 1B Specific Plan Amendment

The MAC is being asked to make a recommendation to the Planning Commission on the proposed Specific Plan Amendment to Property 1B of the Placer Vineyards Specific Plan. The applicant, Rebecca Beach on behalf of Hodel Family Enterprises LLC, is proposing a Specific Plan Amendment and Development Amendment Agreement that will:

1) Amend the Placer Vineyards Specific Plan (PVSP):

(a) to eliminate designations of Low Density and High-Density Residential

(b) to increase the average acreage of Medium Density Residential from 20 acres to 31.6 acres

(c) to reduce the acreage of the Public / Quasi-Public (Religious) use from 9.0 acres to 0.6 acres

(d) to increase the acreage of the Open Space from 4.0 acres to 19.0 acres

(e) modify the alignment of Town Center Drive

2) Amend the Second Amended and Restated Development Agreement relative to the Property 1B to reflect the changes in land use and circulation.

Presenter: Kally Keding-Cecil, Placer County Planning

Adjournment to next regular meeting: Wednesday, August 18, 2021