



REGULAR MEETING Minutes—Approved 4/19/23

6:30 PM, Wednesday, March 15, 2023

Dry Creek School District Office – Community Room

8849 Cook Riolo Road, Roseville, CA 95747

1. **Call to Order:** Chairperson Walt Wyllie called the meeting to order at 6:35.
2. **Pledge of Allegiance:** Walt led the meeting in the Pledge of Allegiance.
3. **Roll Call:** Members present were Walt Wyllie, Deb McSherry, Jean Pagone and Jennie Stroup. Patrick Stiehr was absent. Also present was Sec. Diane Howe
4. **Approval of March 15, 2023, Agenda**
5. **Approval of January 18, 2023, Minutes:** Deb McSherry moved to approve the January 18, 2023 minutes as presented and the March 15, 2023 agenda with the movement of Action Item before the Informational item. Jennie seconded the motion. Motion carried 4-0.
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). Chairperson Wyllie thanked the first responders for their work over the last two months of weather problems.
7. **Reports:**
 - A. **Local Government:** District 1 Supervisor | Countywide and District 1 Update: Supervisor Bonnie Gore also thanked the first responders for their hard work. She announced an upcoming West Placer Virtual Community meeting on development, constructions and water on March 21 at 5:30.
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office: The sheriff representative presented the statistics for the area (109 calls (63% citizen calls), 11 reports, and 2 arrests).
8. **Informational Items:**
 - A. **Sabre City Estates**
Information regarding new homes being built on 22 lots in the Sabre City Community by Housing Trust Placer.
Presenter: Dave Cook, Cook Development: Dave Cook informed the MAC and community of the project that the non-profit



organization Housing Trust Placer is proposing at Sabre City. The project consists of 22 lots which will be modular homes with some ADU and are expected to be affordable to rent to work-force families in the area. The Trust has worked with Placer County (who owned the land), secured a loan as well as a grant to provide funding for the project. It is expected to begin late this summer and finish in 2024. 1% of taxes are being waved but school, fire and other fees will be paid on a yearly basis. The builder of the modulars is Skyline Manufacturing.

9. Action Items:

A. Proposed Creekview Ranch Project

The MAC is being asked to make a recommendation to the Planning Commission on the proposed Creekview Ranch Project. Creekview Ranch is a proposal to develop 597 detached single-family residential lots on 185.6 acres of land located on the north side of PFE Road at the northern terminus of Antelope Road and the south side of PFE Road, east of Antelope Road. The residences would be developed in ten Villages, with five private parks totaling 7.67 acres and 1.71 miles of trails located within four separate and distinct areas, separated by open space areas containing tributaries to Dry Creek and by PFE Road. Access to the project's Villages, each with a distinct product type, is proposed to be from four gated entries from PFE and Antelope Roads. Approximately 43 percent (79.7 acres) of the site would remain as open space.

Presenter: Chris Schmidt, Principal Planner:

Planner Chris Schmidt presented a power point overview of the proposed project which includes the details in the action item. 141 acres are on the Schellhous property with the remainder on Placer Greens' property. The project will require rezoning. There was much discussion related to the removal of a community plan . projected fire station on the property as the fire department did not feel it was needed. Also discussed were drainage issues, tree removal and traffic issues. The project is scheduled for the Planning commission Hearing on Thursday March 23. Deb McSherry moved to approve the project as presented. Both Jennie and Jean seconded. Motion carried 3-1.

10. Adjournment: Next regular West Placer MAC meeting April 19, 2023. The meeting was adjourned at 8:35 pm