



**PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE  
AMENDED AGENDA  
WEDNESDAY, JUNE 7, 2023 10:00 A.M.**

Regular meetings are held the 1st and 3rd Wednesday of each month including the 5th Wednesday in May, August and November

**MEETING LOCATION:  
PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE CENTER  
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603  
CYPRESS ROOM  
(IN-PERSON ATTENDANCE ONLY)**

<b>PLACER COUNTY DEVELOPMENT REVIEW COMMITTEE</b>	
DRC Members <sup>1</sup> : Nick Trifiro, Alice Atherton, Craig Paul	
10:00 a.m.	Call to Order B) Roll Call
	<b>PUBLIC COMMENT</b> The public will be offered the opportunity to discuss with the Development Review Committee matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Development Review Committee.
	<b>CONSENT AGENDA:</b> All items on the Consent Agenda have been recommended for approval by County staff. All items will be approved by the Development Review Committee by a single roll call vote. Anyone may ask to remove a Consent item prior to the Development Review Committee taking action, and the item will be moved for discussion.
A	Approval of Minutes from <a href="#">5/31/23</a>
	<b>IMPROVEMENT PLANS – FOR REVIEW AND APPROVAL</b>
B	<b>Project Title:</b> Team Tube Warehouse Improvement Plans (ESD23-00015) <b>Staff:</b> Nicholas Capuchino <b>Project Location:</b> The 1.6-acre commercial project is located at 3850 and 3860 Prosperity Drive in the Nichols Industrial Park near Rocklin within the Sunset Area Plan.
	<b>OTHER ITEMS FOR REVIEW AND APPROVAL OF RECOMMENDATION TO THE PLANNING COMMISSION</b>
C	<b>Project Title:</b> Hidden Falls Trails Realignment CUP Modification (PLN22-00356)

<sup>1</sup> Or as determined by the CDRA Director

	<p><b>Description:</b> The applicant proposes a modification to the Hidden Falls Regional Park Trails Expansion Project Conditional Use Permit (CUP) to realign approximately 2.1 miles of the to-be constructed multi-use, natural-surface trail system evaluated in the 2020 Subsequent Environmental Impact Report (SEIR) for the Trails Expansion Project onto and adjacent 140-acre parcel. The realignment of this segment would eliminate the need for the construction of two vehicular bridges across Raccoon Creek.</p> <p><b>Location:</b> Hidden Falls Regional Placer County</p> <p><b>APN:</b> 026-081-023-000, 026-081-052-000, 026-081-050-000, and 026-120-028-000</p> <p><b>Plan Area:</b> Placer County General Plan</p> <p><b>Zoning:</b> Farm</p> <p><b>Applicant:</b> Placer County Department of Public Works Parks and Open Space</p> <p><b>Staff:</b> Chris Graham</p>
D	<p><b>Project Title: Placer Ranch Specific Plan Phase 1A (PLN21-00533) Amended Conditions of Approval and Mitigation Measures</b></p> <p><b>Description:</b> The Community Development Services Division (CDS) is initiating a modification to the Conditions of Approval numbers 110, 156, 157, and 159 for the Phase 1A Small Lot Tentative Map approved by the Planning Commission on August 11, 2022, and to Mitigation Measures 154, 155, 156, 157, and 159 of the December 10, 2019, Mitigation Monitoring and Reporting Program (MMRP) approved by the Board of Supervisors (Board) via resolution #2019-241 for the Placer Ranch Specific Plan and Sunset Area Plan (PRSP/SAP) Update on December 10, 2019. Specifically, the request is to modify the timing or trigger for completion of the actions related to the formation of, or annexation into, County Service Area (CSA) Zones of Benefit (ZOB) or Community Facilities Districts (CFD) that provide revenues to support increased service levels related to the development. The changes are warranted to align the triggers or timing of initial action to the approved 2019 Development Agreement requirements. It should be noted that this proposal does not change the intent or purpose of the mitigation measures, simply the trigger for completion of the action.</p> <p><b>Location:</b> Terminus of Woodcreek Oaks Boulevard, north of the City of Roseville within the Placer Ranch Specific Plan</p> <p><b>APN:</b> 017-063-075-000 (193.3-acre portion of 953.2 acres)</p> <p><b>Plan Area:</b> Sunset Area Plan</p> <p><b>Zoning:</b> SPL-PRSP (Placer Ranch Specific Plan)</p> <p><b>Applicant:</b> JEN CA Placer Ranch, LLC</p> <p><b>Staff:</b> Michele Kingsbury</p>

**DISTRIBUTION:**

- Building Services
- Planning Services
- Environmental Health Services
- Engineering and Surveying
- Department of Public Works
- Applicants/Engineers