



**PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE
AGENDA
WEDNESDAY, AUGUST 16, 2023 10:00 A.M.**

Regular meetings are held the 1st and 3rd Wednesday of each month including the 5th Wednesday in March, 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)**

PLACER COUNTY DEVELOPMENT REVIEW COMMITTEE	
DRC Members ¹ : Nick Trifiro, Alice Atherton, Craig Paul	
10:00 a.m.	Call to Order B) Roll Call
	PUBLIC COMMENT 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.
	CONSENT AGENDA: 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. All items are for recommendation to the Planning Commission.
A	Approval of Minutes from 8/2/23
	IMPROVEMENT PLANS – FOR REVIEW AND APPROVAL
	None
	PARCEL MAP – FOR REVIEW AND RECOMMENDATION OF APPROVAL TO COUNTY SURVEYOR
	None
	OTHER ITEMS FOR REVIEW AND APPROVAL OF RECOMMENDATION TO THE PLANNING COMMISSION
B	Project Title: Hidden Falls Regional Park Trails Expansion Project Modification – Proposed Trail Realignment

¹ Or as determined by the CDRA Director

	<p>Conditional Use Permit Modification (PCPA 20090391) (PLN22-00356) Addendum to Previously Certified Final Subsequent Environmental Impact Report (SCH# 2007062084)</p> <p>Description: Placer County Department of Agriculture, Parks, and Natural Resources for the approval of a Conditional Use Permit (CUP) Modification and an Addendum to the certified Final Subsequent Environmental Impact Report of the Hidden Falls Regional Park Trails Expansion Project to realign an approximately 0.8-mile section of the previously-approved but not yet constructed trail within the Hidden Falls Regional Park onto properties adjacent and north of the approved trail alignment. Realignment of the trail would eliminate the need to build two bridges across Raccoon Creek which would not only reduce potential environmental impacts resulting from the construction of the two bridges within the riparian area, but also would save millions of dollars in construction costs. The subject properties, Assessor's Parcel Numbers 026-081-037-000, 026-120-028-000, and a 6.82 acre portion of 026-081-038-000, comprise approximately 307.32 acres, are currently zoned Farm combining Building Site District – 160-acre minimum lot area (F-BX-160 AC. MIN.) and Farm combining Building Site District – 40-acre minimum lot area (F-BX-40 AC. MIN.) and are located on the northeastern side of Hidden Falls Regional Park to the western side of the Taylor Preserve, west of Bell Road, north of the Auburn area.</p> <p>Location: Auburn</p> <p>APN: 026-081-037-000, 026-120-028-000, and a 6.82-acre portion of 026-081-038-000</p> <p>Plan Area: Placer County General Plan</p> <p>Zoning: F-BX-160 AC. MIN. and F-BX-40 AC. MIN.</p> <p>Applicant: Lisa Carnahan and Andy Fisher. Department of Agriculture, Parks, and Natural Resources</p> <p>Staff: Chris Graham, Senior Planner</p>
C	<p>Project Title: Bickford Ranch Specific Plan Phase 1 Small Lot Vesting Tentative Map Modification and Third Amendment to the Corrected Amended and Restated Development Agreement (PLN23-00257)</p> <p>Description: The project requests approval of a modification to the approved Bickford Ranch Phase 1 Small Lot Vesting Tentative Subdivision Map condition of approval 95.B pertaining to timing of acceptance of multipurpose trail improvements in Phase 1, and to approve a third amendment to the Corrected Amended and Restated Development Agreement for the Bickford Ranch Specific Plan to amend trail construction triggers in Section 3.4.4.2 of the Development Agreement. As currently approved, construction of each phase of the Multipurpose Trail is required to be completed prior to the County's acceptance of the Backbone Infrastructure improvements. Under the proposed amended Phase 1 Small Lot Vesting Tentative Subdivision Map condition 95.B and Development Agreement Section 3.4.4.2, all Phase 1A trail segments would be initiated prior to issuance of the 200th residential building permit and accepted as complete prior to the County's issuance of the 384th residential building permit.</p> <p>Location: Auburn</p>

APN: 031-190-006-000, 340-010-001-000, 340-011-001-000, 340-011-002-000, 340-011-003-000, 340-011-004-000, 340-011-005-000, 340-011-006-000, 340-011-007-000, 340-011-008-000, 340-011-009-000, 340-011-010-000, 340-011-011-000, 340-011-012-000, 340-011-013-000, 340-011-014-000, 340-011-015-000, 340-011-016-000, 340-011-017-000, 340-011-018-000, 340-011-019-000, 340-011-020-000, 340-011-021-000, 340-011-022-000, 340-011-023-000, 340-011-024-000, 340-011-025-000, 340-011-026-000, 340-011-027-000, 340-011-028-000, 340-011-029-000, 340-011-030-000, 340-011-031-000, 340-011-032-000, 340-011-033-000, 340-011-034-000, 340-011-035-000, 340-012-001-000, 340-012-002-000, 340-012-003-000, 340-012-004-000, 340-012-005-000, 340-012-006-000, 340-012-007-000, 340-012-008-000, 340-012-009-000, 340-012-010-000, 340-012-011-000, 340-012-012-000, 340-013-001-000, 340-013-002-000, 340-013-003-000, 340-013-004-000, 340-013-005-000, 340-013-006-000, 340-013-007-000, 340-013-008-000, 340-013-009-000, 340-013-010-000, 340-013-011-000, 340-013-012-000, 340-013-013-000, 340-013-014-000, 340-013-015-000, 340-013-016-000, 340-013-017-000, 340-013-018-000, 340-013-019-000, 340-013-020-000, 340-013-021-000, 340-013-022-000, 340-013-023-000, 340-013-024-000, 340-013-025-000, 340-013-026-000, 340-013-027-000, 340-013-028-000, 340-013-029-000, 340-013-030-000, 340-013-031-000, 340-013-032-000, 340-013-033-000, 340-014-001-000, 340-014-002-000, 340-015-001-000, 340-015-002-000, 340-015-003-000, 340-015-004-000, 340-020-001-000, 340-020-002-000, 340-020-003-000, 340-020-004-000, 340-020-005-000, 340-020-006-000, 340-020-007-000, 340-020-008-000, 340-020-009-000, 340-020-010-000, 340-020-011-000, 340-020-012-000, 340-020-013-000, 340-020-014-000, 340-020-015-000, 340-020-016-000, 340-020-017-000, 340-020-018-000, 340-020-019-000, 340-020-020-000, 340-020-021-000, 340-020-022-000, 340-020-023-000, 340-020-024-000, 340-020-025-000, 340-020-026-000, 340-020-027-000, 340-020-028-000, 340-020-029-000, 340-020-030-000, 340-020-031-000, 340-020-032-000, 340-020-033-000, 340-020-034-000, 340-020-035-000, 340-020-036-000, 340-020-037-000, 340-020-038-000, 340-020-039-000, 340-020-040-000, 340-020-041-000, 340-020-042-000, 340-020-043-000, 340-020-044-000, 340-020-045-000, 340-020-046-000, 340-020-047-000, 340-020-048-000, 340-020-049-000, 340-020-050-000, 340-020-051-000, 340-020-052-000, 340-020-053-000, 340-020-054-000, 340-020-055-000, 340-020-056-000, 340-020-057-000, 340-020-058-000, 340-020-059-000.

Plan Area: Bickford Ranch Specific Plan

Zoning: SPL-BRSP

Applicant: Kris Steward on behalf of West Bickford Holdings, LLC, a Delaware Limited Liability Company, Ridgeview Land Ventures, LLC, a Delaware Limited Liability Company, Boulder Ridge Estates, LLC, a Delaware Limited Liability Company, Sierra Hills Investors, LLC, a Delaware Limited Liability Company, Bickford Improvement Company, LLC, a California limited liability company, and SH AA Bickford, LLC, a Delaware Limited Liability Company (Property Owners)

Staff: Alex Fisch

DISTRIBUTION:

Building Services

Planning Services

Environmental Health Services

Engineering and Surveying

Department of Public Works

Applicants/Engineers