



**PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE
MINUTES
WEDNESDAY, MARCH 15, 2023 10:00 A.M.**

**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	
10:02 a.m.	Call to Order A) Roll Call Present: Nick Trifiro, Chair: Alice Atherton, Craig Paul
	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.
	The opportunity to comment on matters not included on the current agenda was provided. There was no public commenter.
	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.
	Items A, B, C, D, E, and F were approved by staff by a single roll call vote. Motion Vote 5:0 Yes: Atherton, Paul, Trifiro No: None Absent/Abstain: None
A	Approval of Minutes from 02/15/2023
B	Approve the addition of a Development Review Committee meeting on Wednesday, March 22, 2023
	IMPROVEMENT PLANS – FOR REVIEW AND APPROVAL
	None

¹ Or as determined by the CDRA Director

	PARCEL MAP – FOR REVIEW AND RECOMMENDATION OF APPROVAL TO COUNTY SURVEYOR
C	<p>Project Title: Davenport Parcel Map(ESD22-00251) Staff: James Lehmkuhl Project Location: A Final Parcel Map for the division of one existing parcel approximately 26.4 acres (APN 042-041-053) into four parcels (approximately 7.06, 9.68, 6.33 and 3.44 acres each) The parcel is located in Newcastle and is accessed via Vista Cielo Drive, a private road, that connects to Powerhouse Road, a County maintained road.</p>
D	<p>Project Title: Miller Parcel Map (ESD22-00456) Staff: James Lehmkuhl Project Location: A Final Parcel Map for a subdivision of a 20.2-acre parcel into two parcels consisting of 10.06 acres and 10.11 acres on Assessor Parcel Number 020-167-093-000. The parcel is located in the rural Lincoln area and is accessed via an existing unnamed private road which connects to County maintained Wise Road.</p>
E	<p>Project Title: App Parcel Map ESD22-00161 Staff: William Day Project Location: A Final Parcel Map for the subdivision of the existing two-unit multiple-family dwelling building into two condominium townhomes units at 6970 Toyon Road in Tahoe Vista. Offsite project improvements include 6-foot-wide sidewalk and extension of curb and gutter along project frontage.</p>
	OTHER ITEMS FOR REVIEW AND APPROVAL OF RECOMMENDATION TO THE PLANNING COMMISSION
F	<p>Project Title: Madena 4 Solar Energy and Battery Storage (PLN21-00411) Description: Apex Energy Solutions, LLC requests approval of a Conditional Use Permit to construct a five-megawatt alternating current system that includes a solar photovoltaic energy generation system and Battery Energy Storage System (BESS) on approximately 1.9 acres of developed land located at 5095 Commercial Place in Sheridan. The project would generate clean, renewable electrical power. The electricity generated from the site would be sold an electric utility purchaser under a long-term contract. The proposed project would be constructed in one phase and would be built in a six (6) month period. The project is anticipated to operate for a period of up to thirty (30) years. The project would be decommissioned after the thirty-year project service life and the site would be returned to its previous condition. Location: 5095 Commercial Place, Sheridan APN: 019-180-003-000 Plan Area: Sheridan Community Plan Zoning: IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor) Applicant: Apex Energy Solutions, LLC Staff: Kara Conklin, Associate Planner</p>
10:03	Meeting Adjourned