



**PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE
MINUTES
WEDNESDAY, APRIL 12, 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	
10:00 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 were public comments both written and in-person.
	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.
	Item A was approved by staff by a single roll call vote. MOTION VOTE: 3:0 Yes, Paul, Atherton, Trifiro No: None Absent/Abstain: None Item B was pulled for discussion. Item B was approved by staff by a single roll call vote. MOTION VOTE: 3:0 Yes, Paul, Atherton, Trifiro No: None Absent/Abstain: None
A	Approval of Action Agenda from 3/29/23

¹ Or as determined by the CDRA Director

	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	<p>Project Title: (PLN21-00198) Description: Project 8 Winery The project proposes a Conditional Use Permit for the construction and operation of a large winery (20,000+ cases), including wine production facilities, tasting room, accessory restaurant and associated facilities on approximately 17.96 acres within three separate, contiguous parcels, which combined, total 44.14 acres. When fully operational, the winery will process grapes grown onsite and purchased from specialized vineyards and will produce over 20,000 cases of wine annually.. The Project entitlements requested include revisions to the Placer County Code, Chapter 17, Article 17.56 pertaining to height limit exceptions for wineries, and a Condition Use Permit to construct and operate a Large Winery with an Accessory Use – Restaurant, establish the hours of operation for the winery, establish the maximum attendees for Agricultural Promotional Events at 75 people, and allow the octagon building to be constructed 75 feet from the finished grade (plus rooftop mechanical equipment).</p> <p>Location: 7615 Callison Road, Penryn, CA APN: 031-220-061-000; 032-124-044-000; 032-124-080-000 Plan Area: Horseshoe Bar/Penryn Community Plan and Placer County General Plan Zoning: Farm, combining minimum Building Site of 20 acres (F-B-X 20) and Residential Agricultural, combining minimum Building Site of 2.3 acres (RA-B-100) Applicant: Evan Mackenzie Staff: Jennifer Byous</p>
10:56 a.m.	Meeting Adjourned