



**PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE
MINUTES
WEDNESDAY, MAY 17, 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 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 no public comments.
	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.
	Items A through G were approved by staff by a single roll call vote. MOTION VOTE: 3:0 Yes: Atherton, Paul, Trifiro No: None Absent/Abstain: None
A	Approval of Minutes from 5/3/23
	IMPROVEMENT PLANS – FOR REVIEW AND APPROVAL

¹ Or as determined by the CDRA Director

B	<p>Project Title: Sabre City Park Estates Improvement Plans (ESD20-00291) Staff: Nicholas Capuchino Project Location: The 22-lot subdivision project is located between Vandenberg Circle and Colin Kelly Drive in the existing Sabre City Estates Subdivision south of PFE Rd, within the Dry Creek Community Plan area.</p>
	<p>FINAL MAPS – FOR REVIEW AND RECOMMENDATION OF APPROVAL TO THE BOARD OF SUPERVISORS</p>
C	<p>Project Title: Auburn Creekside FM (ESD18-00374) Staff: Ben Bardakjian Project Location: A Final Subdivision Map for a retail shopping center consisting of five commercial lots and a remainder. The project is accessed off of Rock Creek Road and Education Street. As part of this entitlement, a portion of Rock Creek Road will be improved, and a portion of Education Street will be constructed.</p>
D	<p>Project Title: Bickford Ranch LDR-19A SLFM (ESD21-00406) Staff: Ben Bardakjian Project Location: LDR-19A Small Lot Final Map is creating 196 residential lots and 5 landscape lots, including one private park lot, within the Bickford Ranch Specific Plan. The Lot is accessed off of Bickford Ranch Road and Grand Ridge Drive, located between the City of Lincoln, Penryn and Newcastle areas.</p>
E	<p>Project Title: Sabre City Park Estates FM (ESD21-00260) Staff: Anna Cabe Project Location: Sabre City Park Estates is creating 22 residential lots located in the existing Sabre City neighborhood in the Dry Creek/West Placer area. The site is located south of the Vandenberg Circle and Billy Mitchell Drive, north of Colin Kelly Drive. Sabre City Park Estates intends to construct primary residence and accessory dwelling units on each lot, providing for up to 44 units of deed restricted affordable housing.</p>
F	<p>Project Title: PVSP Property 1A Village 3 SLFM (ESD22-00049) Staff: Anna Cabe Project Location: Property 1A Village 3 Small Lot Final Map is creating 246 residential lots and 8 landscape lots within the Placer Vineyards Specific Plan in the west area of Placer County, south of Baseline Road and west of Walerga.</p>
	<p>OTHER ITEMS FOR REVIEW AND APPROVAL OF RECOMMENDATION TO THE PLANNING COMMISSION</p>
G	<p><u>Placer Commerce Center (PLN23-00114)</u> Description: The applicant and property owner, Buzz Oates Construction Inc., requests approval of a Large Lot Parcel Map with no development rights for phasing and financing purposes. The Placer Commerce Center Large Lot Parcel Map will create five parcels for future development. The Placer Commerce Center project was approved by the Board of Supervisors on December 13, 2022.</p> <p>The project site consists of three parcels (APNs 017-063-048-000, 017-063-050-000, and 017-063-054-000) totaling 393.7 acres (413.2 gross) located on the east and west sides of Foothills Boulevard North south of Athens Avenue in the Sunset Area Plan area of unincorporated Placer County.</p>

	<p>Location: East and west sides of Foothills Boulevard North, south of Athens Avenue within the Sunset Area Plan area</p> <p>APN: 017-063-048-000, 017-063-050-000, 017-063-054-000</p> <p>Plan Area: Sunset Area</p> <p>Zoning: IC-SP-Dc (Innovation Center, combining Special Purpose, combining Design Scenic Corridor) and EMU-SP-Dc (Entertainment and Mixed-Use, combining Special Purpose, combining Design Scenic Corridor)</p> <p>Applicant: Buzz Oates Construction Inc.</p> <p>Staff: Jared Peters</p>
10:05 a.m.	Meeting Adjourned