



**PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE
MINUTES
WEDNESDAY, MAY 31, 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	
10:08 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.
	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 through C were 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 Minutes from 5/17/23
	IMPROVEMENT PLANS – FOR REVIEW AND APPROVAL
B	Project Title: Sierra Central Credit Union Improvement Plans (ESD22-00403) Staff: Nicholas Capuchino

¹ Or as determined by the CDRA Director

	<p>Project Location: The just under 1 acre commercial project is located on the northwest corner of the intersection of Atwood Rd and Drive-In Way within the Auburn-Bowman Community Plan Area.</p>
	<p>PARCEL MAP – FOR REVIEW AND RECOMMENDATION OF APPROVAL TO COUNTY SURVEYOR</p>
	<p>None</p>
	<p>OTHER ITEMS FOR REVIEW AND APPROVAL OF RECOMMENDATION TO THE PLANNING COMMISSION</p>
C	<p>Project Title: HIDDEN CREEK SUBDIVISION RE-APPLICATION TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT / PLANNED RESIDENTIAL DEVELOPMENT (PLN22-00081)</p> <p>Description: The Hidden Creek Subdivision project requests re-approval of a Tentative Subdivision Map and Conditional Use Permit for an 18-lot Planned Residential Development on an undeveloped 19.56-acre parcel. Proposed residential lot sizes range from 0.49 to 0.97-acres, with 5.64 acres of open space areas for resource conservation, drainage facilities, and emergency vehicle access. The project would encase and underground the onsite portion of the Nevada Irrigation District (NID) Combie Ophir Canal. The onsite sidewalks are approved as a four-foot-wide poured concrete sidewalk. Onsite project frontage improvements along Atwood Road include roadside ditch, frontage landscaping with a meandering six-foot-wide multi-use trail, and a six-foot-tall concrete sound wall. Offsite improvements include construction of one-half of a 36-foot road section (including a 12-foot-wide travel lane with a six-foot-wide buffered Class II bike lane), and a new left turn lane at the project entrance for eastbound vehicles on Atwood Road. The project is proposed with gated access to Atwood Road and would be carried out in a single phase.</p> <p>Location: The project is located on the north side of Atwood Road, approximately 0.4 mile west of Richardson Drive, in the North Auburn area.</p> <p>APN: 051-120-007-000</p> <p>Plan Area: Auburn/Bowman Community Plan Zoning: RS-AG-B-40-PD-1.0 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square-feet, combining Planned Residential Development of 1 unit per acre)</p> <p>Applicant: Tony Gallas on behalf of Atwood 20, LLC</p> <p>Staff: Patrick Dobbs, Senior Planner</p>
10:10 a.m.	Meeting Adjourned