



**PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE
MINUTES
WEDNESDAY, JULY 5, 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	
10:01 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. All items are for recommendation to the Planning Commission.
	Items A, B and C 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 6/21/23
	IMPROVEMENT PLANS – FOR REVIEW AND APPROVAL
B	Project Title: Bickford Ranch Phase 1B North Mass Grading Improvement Plans (ESD22-00401) Project Location: : The approximately 91 acre mass grading project for the future Bickford Ranch Specific Plan Phase 1B (North) development is located on the

¹ Or as determined by the CDRA Director

	<p>north side of the future Bickford Ranch Road extension between the current Phase 1A under construction to the west and North Clark Tunnel Road to the east. The Bickford Ranch Specific Plan is located on the east side of Sierra College Blvd, north of English Colony Road and South of Hwy 193.</p> <p>Staff: Nicholas Capuchino</p>
	<p>PARCEL MAP – FOR REVIEW AND RECOMMENDATION OF APPROVAL TO COUNTY SURVEYOR</p>
C	<p>Project Title: Placer Ranch Specific Plan Phase 1 Large Lot Final Map (ESD22-00489)</p> <p>Staff: Anna Cabe</p> <p>Project Location: Placer Ranch Specific Plan Phase 1 Large Lot Final Map encompasses approximately 1269 acres and will create 52 large lots for the purpose of project financing and establishing land uses in accordance with the approved specific plan. The 52 large lots include developable commercial large lots, campus park large lots, residential large lots, open space lots, park lots, public facility lots, and landscape lots. This Map has no development rights and will not include any building permits. The lots created by filing of this Placer Ranch Specific Plan Large Lot Final Map required by these conditions of approval shall obtain additional entitlement approval(s) prior to the commencement of development.</p>
	<p>OTHER ITEMS FOR REVIEW AND APPROVAL OF RECOMMENDATION TO THE PLANNING COMMISSION</p>
10:04 a.m.	Meeting Adjourned