

## **Development Review Committee Wednesday, February 18, 2026**

**Placer County Community Development Resource Center  
3091 County Center Drive, Auburn, CA 95603  
Birch Conference Room  
In Person Attendance Only**

**Committee Members:** Nick Trifiro (Chair), William Alexander, Mike DiPietro, or others as may be designated by the CDRA Director.

**1. CALL TO ORDER**

A. The meeting was called to order at 10:03 AM.

**2. ROLL CALL**

A. Committee members present: Nick Trifiro, Mike DiPietro, William Alexander

**3. PUBLIC COMMENT**

The public will be offered the opportunity to comment on 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.

A. No public comment.

**4. CONSENT AGENDA**

All items on the Consent Agenda have been recommended either for recommendation or for approval by County staff. All items will be considered 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 removed for discussion.

**A. Approval of minutes from February 4, 2026.**

**B. Item(s) for Review and Recommendation to Planning Commission**

i. **Project Title:** Estates at Granite Bay Golf Course – Conditional Use Permit Modification, Parcel Map, Subdivision Map (PLN24-00117)

**Description:** A modification to the Conditional Use Permit for the Granite Bay Golf Club (CUP 1667) to allow the subdivision of an approximately 4.53-acre nursery site/construction staging area currently operating at the southwest corner of East Roseville Blvd. and Barton Rd. on the existing 151.3-acre golf course site into six residential lots ranging from 0.41 acres to 0.51 acres and four landscape/common area lots totaling 0.88 acres, a Tentative Parcel Map for the Estates at Granite Bay Golf Course (PLN24-00117) to subdivide a 151.3-acre golf course site into two parcels, approximately 4.53 acres and approximately 146.77 acres, and a tentative subdivision map for the subdivision of a 4.53-acre nursery site/construction staging area currently operating at the southwest corner of East Roseville Blvd. and Barton Rd subdivision into six lots ranging from 0.41 acres to 0.51 acres for residential development and four landscape/common area lots totaling 0.88 acres

**Location:** southwest corner of East Roseville Blvd. and Barton Rd. in the unincorporated Granite Bay Area

**APNs:** 050-100-042-000

**Plan Area:** Granite Bay Community Plan

**Zoning:** RS-AG-B-40 PD = 1.1 (Residential Single Family, combining Agriculture, combining minimum Building site of 40,000 square feet, combining Planned residential Development of 1.1 unit per acre)

**Applicant:** Brian Bergfalk

**Staff:** Jared Peters

**C. Parcel Map(s) for Review and Recommendation of Approval to County Surveyor**

i. **Project Title:** Greenside Parcel Map - ESD19-00364

**Project Location:** Minor Land Division to subdivide 2.066 acres into 3 parcels.

Existing access is via Macargo Rd in Granite Bay. A new access driveway is to be built for Parcels 2 and 3.

**Staff:** Anna Cabe

**D. Final Map(s) for Review and Recommendation of Approval to Board of Supervisors**

i. **Project Title:** Creekview Ranch Phase 2 LLFM - ESD24-00294

**Project Location:** Creekview Ranch Phase 2 Large Lot Final Map encompasses approximately 42.58 acres on the south side of PFE at Antelope Road and will create 6 large lots for phased development of the proposed project. The 6 large lots include 2 developable residential large lots, 2 open space lots, and 2 private park lots. This Map has no development rights and will not include any building permits.

**Staff:** James Lehmkuhl

**MOTION** to approve the Consent Agenda, Items A - D: Alexander/DiPietro: 3:0

**5. INFORMATION ITEM**

A. **Next Meeting:** March 4, 2026

**6. Adjournment**

A. The meeting was adjourned at 10:04 AM.