



# AGENDA

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**Development Review Committee**  
**Wednesday, April 15, 2026, 10:00 AM**  
**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**

**2. ROLL CALL**

**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.

**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 March 18, 2026.**

**B. Items for Review and Recommendation to Planning Commission**

- i. **Project Title:** The Residences at Granite Bay Golf Club, Phase II – Conditional Use Permit and Vesting Tentative Parcel Map (PLN23-00371), Supervisorial District 4

**Description:** The applicant seeks reapproval of an expired entitlement package to permit development of a 3.95-acre site located at the northwest corner of East Roseville Parkway and Barton Road in Granite Bay (identified as Lot “A” of Granite Bay Golf Club – SUB309/CUP16967). The proposal includes subdivision into four single-family residential parcels—Parcel A (0.37 acre), Parcel B (0.47 acre), Parcel C (0.38 acre), and Parcel D (0.35 acre)—along with 2.04 acres designated as open space and 0.34 acre for on-site roadway improvements.

**Location:** 9342 Barton Road in the unincorporated Granite Bay area

**Assessor’s Parcel Numbers:** 465-140-004-000

**Plan Area:** Granite Bay Community Plan



# AGENDA

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**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 units per acre.)

**Applicant:** Brian Bergfalk

**Staff:** Jared Peters

5. **INFORMATION ITEM(S)**

A. **Next Meeting: May 6, 2026**

6. **Adjournment**

## **Development Review Committee Wednesday, March 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 10:00 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 March 4, 2026.**

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

i. **Project Title:** Fox Hill (Mitchell) PM - ESD25-00302

**Project Location:** Minor Land Division to subdivide approximately 36 acres into 3 parcels. The project site is in Newcastle, northwest of the intersection of Uncle Joe's Lane and Ridge Road. Lots will be developed with individual driveways connecting to Fox Hill Lane.

**Staff:** Anna Cabe

ii. **Project Title: 1.** Ice Lakes Lodge (Tucker) PM - ESD25-00299

**Project Location:** Minor Land Division in the Tahoe area, to subdivide one parcel into two. Parcel 1 has an existing building to be divided into four residential condominium units. Parcel 2 is intended to be developed with a single-family residence. Parcel 2 is bifurcated by a roadway creating parcel areas 2a and 2b. Parcels are accessed off Soda Springs Road.

**Staff:** Anna Cabe

iii. **Project Title:** Fulfer PM - ESD25-00276

**Project Location:** Minor Land Division located in the Applegate area to subdivide approximately 8 acres into two parcels both accessed via a private road.

**Staff:** Anna Cabe

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

i. **Project Title:** The Ranch LLFM - ESD24-00044

**Project Location:** The Ranch Large Lot Final Map encompasses approximately 222 acres on the south side of Vineyard Road, east of Cook Riolo Road, in the West Placer area. This LLFM will create 13 large lots for phased development of the proposed project. The 13 large lots include 1 existing developed single-family lot, 7 large residential lots, 3 open space lots, and 2 school lots. This Map has no development rights and will not include any building permits.

**Staff:** Anna Cabe

ii. **Project Title:** Mill Creek LLFM - ESD25-00390

**Project Location:** Mill Creek Large Lot Final Map encompasses approximately 65 acres on the south side of PFE Road, west of Antelope Road, in the West Placer area. This LLFM will create 2 large residential lots. This Map has no development rights and will not include any building permits.

**Staff:** Anna Cabe

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

5. **INFORMATION ITEM**

A. **Next Meeting:** April 1, 2026

6. **Adjournment**

A. The meeting was adjourned at 10:02 AM.