

## Development Review Committee Wednesday, January 7, 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 10:01 AM.

2. **ROLL CALL**

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

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 December 3, 2025.**

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

- i. **Project Title:** Sheba Estates Re-Application – Rezone, Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance. Addendum to adopted Mitigated Negative Declaration (SCH# 2008092106). District 4, Supervisor Jones  
**Description:** The applicant for Sheba Estates (previously Eden Roc II) requests re-approval of a Rezone, Vesting Tentative Subdivision Map, Conditional Use Permit and Variance for a six-lot Planned Residential Development with one 4.4-acre open space lot on 39.4 acres. Lots range in size from 5.01 to 8.05 acres, situated along the approximate 882-foot extension of Walden Lane that ends with a cul-de-sac. This request seeks to add the Planned Residential Development of 0.44 units per acre combining district to the Residential Agricultural, combining minimum Building Site of 4.6 Acre zoned portion of the subject site and reduce the open space requirement from 20 percent to 11.4 percent.

**Location:** 5830 Walden Lane, Granite Bay

**APNs:** 036-190-070-000 and 036-190-071-000

**Plan Area:** Granite Bay Community Plan

**Zoning:** RA-B-X 4.6 Ac. Min. (Residential Agricultural, combining a minimum Building Site of 4.6 acres) and RA-B-X 20 Ac. Min. PD = 0.44 (Residential Agricultural, combining a minimum Building Site of 20 acres, combining a Planned Residential Development of 0.44 units per acre)

**Applicant:** Zak Mougharbel with Sheba Development, LLC

**Staff:** Kara Conklin, Senior Planner

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

5. **INFORMATION ITEM**

A. **Next Meeting:** January 21, 2026

6. **Adjournment**

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