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**Development Review Committee**  
**Wednesday, February 4, 2026, 10:00 AM**  
**Placer County Community Development Resource Center**  
**3091 County Center Drive, Auburn, CA 95603**  
**Dogwood 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 January 21, 2026.**

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

- i. **Project Title:** PLN25-00418 Mentest – Conditional Use Permit Modification - Outdoor Kitchen  
**Description:** Conditional Use Permit Modification to allow a reduced side setback to 3 feet from the required 5 feet.  
**Location:** 9285 Pinehurst Drive, Roseville  
**APNs:** 029-040-014-000  
**Plan Area:** Dry Creek/West Placer Community Plan  
**Zoning:** RS-AG-B-20 PD = 2; (Single Family Residential with a combining Agricultural Use and Special Setback standards- in a Planned Development -2 units/ Ac.)  
**Applicant:** Mentesh William & Mentesh Lisa Tr  
**Staff:** Nizar Slim

**C. Improvement Plan(s) for Review and Approval**

- i. **Project Title:** Homewood Gondola (ESD23-00258)  
**Project Location:** New gondola located at Homewood Mountain Ski Resort in Homewood, CA  
**Staff:** Monica Grammenos

- ii. **Project Title:** Bickford Ranch Phase 1A LDR-05A Park & Paseo Improvement Plans (ESD25-00330)

**Project Location:** The approximately ½ acre local park and 7,000 square foot paseo project is located within LDR-05A Lot PR-7 and PR-8 of Phase 1C of the Bickford Ranch Specific Plan. 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.

**Staff:** Nicholas Capuchino

5. **INFORMATION ITEM(S)**

A. **Next Meeting:** February 18, 2026

6. **Adjournment**

## Development Review Committee Wednesday, January 21, 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, Jeff Krumdieck (*on behalf of William Alexander*) Absent: 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 January 7, 2026.**

B. **Improvement Plan(s) for Review and Approval**

i. **Project Title:** Ophir Road Storage Rough Grading Improvement Plans (ESD24-00173)

**Project Location:** The approximately 15 acre grading project is located at 10391 Ophir Road and directly across Ophir Road within the Newcastle/Ophir Community Plan.

**Staff:** Nicholas Capuchino

ii. **Project Title:** Ophir Road Storage Improvement Plans (ESD24-00219)

**Project Location:** The approximately 15 acre commercial project is located at 10391 Ophir Road and directly across Ophir Road within the Newcastle/Ophir Community Plan.

**Staff:** Nicholas Capuchino

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



# MINUTES

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5. **INFORMATION ITEM**

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

6. **Adjournment**

A. The meeting was adjourned at 10:01 AM.