
Development Review Committee
Wednesday, February 18, 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 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

5. INFORMATION ITEM(S)

A. Next Meeting: March 4, 2026

6. Adjournment

Development Review Committee Wednesday, February 4, 2026

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**

A. The meeting was called to order at 10:01 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 January 21, 2026.**

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

i. **Project Title:** PLN25-00418 Mentesh – 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

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

5. **INFORMATION ITEM**

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

6. **Adjournment**

- A. The meeting was adjourned at 10:03 AM.