Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION(S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 a.m. FLAG SALUTE

ROLL CALL: Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA: All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.
TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 a.m.  **CARDOZO – SEYMOUR RANCH SUBDIVISION (LOT 7)**  
**SUBDIVISION MAP MODIFICATION (PLN18-00492)**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 4 (UHLER)**  
Consider a request from Chris and Marissa Cardozo, for approval of a Subdivision Map Modification for Lot 7 in the Seymour Ranch Subdivision. The proposed modification would remove the eastern Oak Preservation Easement as mapped on Lot 7. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5(A)(1), Minor Alterations in Land Use Limitations).  
**Project Location:** Approximately .4 miles north of the Douglas Blvd. and Cavitt Stallman South Road intersection in the Granite Bay community  
**APN:** 460-250-007-000  
**Total Acreage:** .4 acres  
**Zoning:** RS-B-20 (Residential Single-family, combining minimum Building Site of 20,000 square feet)  
**Community Plan Area:** Granite Bay Community Plan  
**Applicant / Owner:** Chris and Marissa Cardozo  
**County Staff:** Planning Services – Delanie Farnham, Assistant Planner (530) 745-3187

2) 10:15 a.m.  **PLACER RETIREMENT RESIDENCE**  
**REZONE AND MINOR USE PERMIT (PLN16-00298)**  
**FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 201702049)**  
**SUPERVISORIAL DISTRICT 4 (UHLER)**  
Consider an application from Lenity Architecture and a recommendation to the Board of Supervisors on the following requests: 1) Rezone from RS-AG-B-100 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 100,000 square feet) to RA-B-100 (Residential Agriculture, combining Minimum Building Site of 100,000 square feet); and 2) Minor Use Permit to allow for the construction and operation of a Residential Care Home with 7 or more clients in the RA (Residential Agriculture) zone district. The project includes construction of a three-story residential care home for seniors with a building footprint of 51,000 square feet with 145 congregate living suites for up to 160 residents. The Planning Commission will also consider a recommendation to the Board of Supervisors on certification of the Placer Retirement Residence Final Environmental Impact Report (SCH# 201702049) which was prepared for the project pursuant to the California Environmental Quality Act.  
**Project Location:** 3905 Old Auburn Road, at the northwest corner of Old Auburn Road and Sierra College Boulevard in the Granite Bay area  
**APN:** 468-060-052-000  
**Total Acreage:** ±8.7 acres  
**Zoning:** RS-AG-B-100 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 100,000 square feet)  
**Community Plan Area:** Granite Bay Community Plan  
**Applicant:** Lenity Architecture  
**County Staff:** Planning Services – Kally Kedinger-Cecil, Associate Planner (530) 745-3034
3) 10:45 a.m.  

**REGIONAL UNIVERSITY SPECIFIC PLAN**
**AMENDMENTS TO SPECIFIC PLAN, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, AND AMENDED AND RESTATED DEVELOPMENT AGREEMENT (PLN14-00185)**

**ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH#2005032026); AND MITIGATION MONITORING AND REPORTING PROGRAM**

**SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Julie Hanson on behalf of Placer University Community Property, LLC, and Placer University Project, LLC to amend the 2008 approved Regional University Specific Plan (“RUSP”) Policy, Development Standards and Design Guidelines documents, and the Amended and Restated Development Agreement to reflect proposed revisions to certain residential and commercial land uses (with no increase in the previously approved 4,387 residential units) parks and recreational amenities, and roadway improvements. The Planning Commission will transmit its recommendations on the above to the Placer County Board of Supervisors. The Planning Commission will also consider and provide a recommendation to the Board of Supervisors on an Addendum to the previously-certified 2008 Regional University Specific Plan Final Environmental Impact Report pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, and modifications to the adopted Mitigation Monitoring and Reporting Program.

**Project Location:** In the southwest portion of Placer County, south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville

**APN:** 017-151-001-000, 017-101-045-000, 017-090-047-000, 017-090-048-000, 017-090-049-000, 017-090-050-000, 017-090-057-000, and 017-090-058-000

**Total Acreage:** 1,159 acres

**Zoning:** SPL-RUSP (Specific Plan, Regional University Specific Plan)

**Community Plan Area:** Placer County General Plan

**Applicant / Owner:** Placer University Community Property, LLC – Julie Hanson

**County Staff:**
Planning Services – Jennifer Byous, Supervising Planner (530) 745-3008

**CONSENT AGENDA:**

A) Approve Action Agenda of March 28, 2019 Planning Commission Meeting

B) **SIERRA SUN VILLAS**
**EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT (PSUB 20110063)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (VACANT)**

Consider on its consent agenda a request from Valen Brost for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for a 12-unit condominium development. The Tentative Subdivision Map and Conditional Use Permit were originally approved by the Board of Supervisors on February 28, 2012. An amendment to the Placer County General Plan and a Rezone was also approved by the Board in 2012 changing the land use designation of the project site from Agriculture/Timberland 80 acre minimum to Tourist Resort-Commercial and changing the zoning designation from RES (Resort) to RES-PD 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre). A Mitigated Negative Declaration (MND) was adopted for this project at the same time. The Planning Commission will
be asked to find that no changes have occurred in the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

**Project Location:** North side of Donner Pass Road, across from the Sugar Bowl Ski Resort parking garage and gondola facility in the Soda Springs area

**APN:** 069-080-003-000, 069-080-004-000 and 069-080-015-000

**Total Acreage:** 9.24 acres

**Zoning:** RES PD = 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre

**Community Plan Area:** Auburn / Bowman Community Plan

**Applicant:** Valen Brost

**County Staff:**
Planning Services – Janey Balvin, Associate Planner (530) 581-6283