The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603

10:00 a.m.  
FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR: Planning Director E.J. Ivaldi provided an update on Board of Supervisor approvals, previously recommended for approval by the Planning Commission: The Placer County Government Center Master Plan was approved and continued for Final Action on April 23rd in Tahoe; and the contract for the Housing Strategy and Development Plan preparation of the EIR. The appointment of Cindy Gustafson was approved to represent District 5 earlier this morning; a District 5 Planning Commissioner appointment will occur in the upcoming weeks. The April 25th Planning Commission meeting will be cancelled; May 9th and 23rd meetings will be held in Auburn with a variety of projects including the Countywide Parks and Trail Master Plan and the Draft Environmental Impact Report for the Winery and Brewery Ordinance. A special meeting will be held in Tahoe on May 30th to consider the Squaw Valley – Alpine Sierra Base to Base Gondola FEIR / EIS project.

PUBLIC COMMENT: The opportunity to comment on matters not included on the current agenda was provided. There was no public comment.

CONSENT AGENDA: All items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by a single roll call vote.

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

**There was no public comment.**

1. **MOTION AS FOLLOWS:** Find the project Categorically Exempt from environmental review, pursuant to provisions of 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) subject to the conditions of approval and findings in the staff report.

   **Commissioner Nader moved; Commissioner Cannon second**

   **MOTION VOTE**
   
   **AYE:** Cannon, Johnson, Nader, Moss
   **NO:** None
   **ABSENT:** Herzog, Sevison
   **VACANT:** District 5 Seat

2. **MOTION AS FOLLOWS:** Approve the Subdivision Map Modification to allow for the removal of an Oak Preservation Easement located on the eastern property line of Lot 7 in the Seymour Ranch Subdivision, subject to the conditions of approval and findings in the staff report.

   **Commissioner Nader moved; Commissioner Cannon second**

   **MOTION VOTE**
   
   **AYE:** Cannon, Johnson, Nader, Moss
   **NO:** None
   **ABSENT:** Herzog, Sevison
   **VACANT:** District 5 Seat

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**2) 10:15 a.m.**

**PLACER RETIREMENT RESIDENCE**

**REZONE AND MINOR USE PERMIT (PLN16-00298)**

**FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2017102049)**

**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

Three members of the public provided comments.

1. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors certify the Placer Retirement Residence Final Environmental Impact Report (SCH# 201702049) prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring and Reporting Program supported by and incorporating by reference in its entirety, the Findings of Fact, the findings and attachments in the staff report and Errata.

   **Commissioner Nader moved; Commissioner Johnson second**

   **MOTION VOTE**
   - **AYE:** Cannon, Johnson, Nader, Moss
   - **NO:** None
   - **ABSENT:** Herzog, Sevison
   - **VACANT:** District 5 Seat

2. **MOTION AS FOLLOWS:** Recommend the Board of Supervisors adopt an ordinance to rezone the project site 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), supported by the findings and attachments in the staff report.

   **Commissioner Nader moved; Commissioner Johnson second**
MOTION VOTE
AYE: Cannon, Johnson, Nader, Moss
NO: None
ABSENT: Herzog, Sevison
VACANT: District 5 Seat

3. MOTION AS FOLLOWS: Recommend the Board of Supervisors approve the Minor Use Permit to allow for the construction and operation of a Residential Care Home with 7 or more clients in the RA zone district, supported by the findings and attachments in the staff report and Errata.

Commissioner Nader moved; Commissioner Johnson second

MOTION VOTE
AYE: Cannon, Johnson, Nader, Moss
NO: None
ABSENT: Herzog, Sevison
VACANT: District 5 Seat

10:54 – 11:10 a.m. BREAK

3) 10:45 a.m. 11:11 – 11:40 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
One member of the public provided comments.

1. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt a Resolution approving an Addendum to the certified Regional University Specific Plan Final Environmental Impact Report; and amendments to the Mitigation Monitoring and Reporting Program, supported by the findings contained within the staff report.

   Commissioner Nader moved; Commissioner Johnson second

   MOTION VOTE
   AYE: Cannon, Johnson, Nader, Moss
   NO: None
   ABSENT: Herzog, Sevison
   VACANT: District 5 Seat

2. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt a Resolution approving amendments to the Regional University Specific Plan, supported by the findings contained within the staff report.

   Commissioner Nader moved; Commissioner Johnson second

   MOTION VOTE
   AYE: Cannon, Johnson, Nader, Moss
   NO: None
   ABSENT: Herzog, Sevison
   VACANT: District 5 Seat

3. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt an Ordinance approving amendments to the Regional University Specific Plan Development Standards and Design Guidelines; supported by the findings contained within the staff report.

   Commissioner Nader moved; Commissioner Johnson second

   MOTION VOTE
   AYE: Cannon, Johnson, Nader, Moss
   NO: None
   ABSENT: Herzog, Sevison
   VACANT: District 5 Seat

4. MOTION AS FOLLOWS: Recommend the Board of Supervisors adopt an Ordinance approving the Amended and Restated Development Agreement By and Between the County of Placer and Placer University Community Property, LLC, and Placer University Project, LLC, Relative to the Regional University Specific Plan and supported by the findings contained within the staff report.

   Commissioner Nader moved; Commissioner Johnson second
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

1. MOTION AS FOLLOWS: Approve the items on the Consent Agenda.

Commissioner Cannon moved; Commissioner Nader second

MOTION VOTE
AYE: Cannon, Johnson, Nader, Moss
NO: None
ABSENT: Herzog, Sevison
VACANT: District 5 Seat

11:40 AM MEETING ADJOUNDED