



COUNTY OF PLACER
Community Development Resource Agency

Planning Services Division

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi, Deputy Director

NOTICE OF PUBLIC HEARING

PLACER COUNTY ZONING ADMINISTRATOR

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CALIFORNIA 95603

WHEN: SEPTEMBER 17, 2015, 9:10 A.M.

SUBJECT: MINOR USE PERMIT (PLN15-00051)
GRANITE BAY MEMORY CARE
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Robert Keil with FCM Capital Partners, Inc. on behalf of the property owner Granite Bay Memory Care, LLC for the approval of a Minor User Permit to allow for the construction of a one-story, 34,000 square foot memory care facility on a 3.5 acre undeveloped parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss. Site development also includes an access road off of Douglas Boulevard, 33 parking spaces, and landscaping adjacent to the building. The subject property, Assessor's Parcel Number 048-132-069-000 comprises approximately 3.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum) and is located on the south side of Douglas Boulevard between Barton Road and Auburn Folsom Road in the Granite Bay area. The Zoning Administrator will also consider the adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA). The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.

Staff reports will be posted on the Planning Services Division web site referenced below by 5:00 PM, the Thursday prior to the scheduled hearing date.

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/Hearings.aspx>

Administrative remedies must be exhausted prior to an action being initiated in a court of law. If the proposed project is challenged in court, one may be limited to those issues raised at the public hearing described in this notice or in written correspondence delivered prior to the public hearing.

All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Planning Services Division, 3091 County Center Drive, Auburn, CA 95603, at least 24 hours or (1) business day prior to the beginning of the meeting as noticed above.

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DISTRIBUTION:

Carolinda Homeowners' Association
City of Roseville
Eureka School District
Folsom Lake Estates Homeowners Association
Granite Bay Community Association
Granite Bay MAC
Loomis Basin Horsemen's Association
Hidden Valley Community Association
Horseshoe Bar MAC
Princeton Reach Homeowners Association
Roseville Joint Union High School District
San Juan Suburban Water
Sierra Oaks Homeowners Association
South Placer Fire District
Law Offices of Glen Shea
CAL FIRE
U.S. Post Office
Resource Conservation District
Placer Group Sierra Club
PG&E
Caltrans

COUNTY DEPARTMENTS:

District 4 Supervisor Uhler
Environmental Health Services
Engineering and Surveying Division
Department of Public Works
Facility Services
Air Pollution Control District
Parks Department
Office of Education
Sheriff's Department
Assessor
Ag Commission

Applicant
Property Owner