

NOTICE OF PUBLIC HEARING

PLACER COUNTY BOARD OF SUPERVISORS

WHERE: Board of Supervisors' Chambers, 175 Fulweiler Avenue, Auburn, CA 95603.

WHEN: November 22, 2016; 10:30 a.m.

SUBJECT: OVATION SENIOR LIVING FACILITY, REZONE/TENTATIVE PARCEL MAP/
MINOR USE PERMIT (PLN15-00462), MITIGATED NEGATIVE DECLARATION,
SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Board of Supervisors will conduct a public hearing on the date and time noted above, in order to consider the Planning Commission's October 13, 2016 recommendation to approve a request from Dean Mattsson and Brad Frost, Ovation Senior Living, LLC., on behalf of Creekside Holdings, LLC, for 1) a Rezone of the west 4.5 acres of Assessor's Parcel Number 466-030-050-000 from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining building site minimum of 40,000 square feet) to RA-B-40 (Residential Agriculture, combining building site minimum of 40,000 square feet); 2) a Tentative Parcel Map to subdivide the ±6.9 acre property into a 4.5 acre parcel and 2.4 acre parcel; and 3) a Minor Use Permit to allow a ±108,000 square foot, two-story Senior Living residential care facility to be constructed and operated on the 4.5-acre western parcel of the project site. The subject property, Assessor's Parcel Number 466-030-050-000, comprises 6.9 acres, is currently zoned RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet) and is located on the east side of Sierra College Boulevard, 1000 feet south of the intersection of Old Auburn Road and Sierra College Boulevard, in the Granite Bay area. The Board of Supervisors will also consider the Planning Commission's recommendation to adopt the Mitigated Negative Declaration prepared for this project.

Administrative remedies must be exhausted prior to an action being initiated in a court of law. If the proposed action 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 Clerk of the Board, 175 Fulweiler Avenue, Room 101 Auburn, CA 95603, at least 24 hours or (1) business working day prior to the beginning of the meeting as noticed above.

Further information on the proposed project can be obtained by calling the Community Development/Resource Agency at (530) 745-3000 or 1-800-488-4308, ext. 3000 during normal business hours. Interested persons are invited to attend the hearing or submit written comments.

BOARD OF SUPERVISORS
Clerk of the Board, Megan Wood
Planning Staff, George Rosasco
By: Senior Board Clerk, Gina Fleming