COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

E.J. Ivaldi, Deputy Director

HEARING DATE: June 11, 2015
ITEM NO.:
TIME: CONSENT ITEM

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: June 4, 2015

SUBJECT: ELIM GLEN RESIDENTIAL CARE HOME
EXTENSION OF TIME – MINOR USE PERMIT (PMPB 20120347)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)

COMMUNITY PLAN: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Residential (2.3 – 4.6 Ac. Min.)

ZONING: RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet)

APN: 048-290-022-000

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The project is located immediately west of Wagon Way on the north side of Eureka Road (6257 Eureka Road) in the Granite Bay area.

APPLICANT: James & Susan Lee

PROPOSAL: The applicant requests, approval of a two year Extension of Time vest a Minor Use Permit that would allow for a 3,800 square foot addition to an existing 2,800 square foot residential care home and approved an increase in the resident patient population from 6 to 20.

CEQA COMPLIANCE: The Planning Commission originally approved the proposed project on April 11, 2013. As part of that action the Planning Commission determined that the project is categorically exempt from environmental review pursuant to Section 15301 and 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance Class 1 E. 2. - Existing facilities and Class 3 - New construction or conversion of small structures. No changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Planning Commission must make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
A 15-day notice of requested extension (Section 17.58.160.C.2) was mailed to property owners of record within 300 feet of the project site. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District and Granite Bay Municipal Advisory Council (MAC) were transmitted copies of the Extension of Time application for review and comment. No comments were received.

BACKGROUND:
Elim Glen is a six (6) bed residential care facility that has been in business since 1997 and is licensed by the State of California, Department of Social Services. Elim Glen is a non-medical residential care facility approved for six non-ambulatory residents. The facility is operated by Elim Care, Inc., a company specializing in the residential care and supervision of individuals afflicted with Alzheimer's disease and related dementia.

On November 29, 2012, a MUP application was submitted by Elim Care, Incorporated, to expand their care homes current foot print from 2,800 square feet to 6,600 square feet (expansion of 3,800 feet). Additionally, they requested an increase in the resident patient population from 6 to 20. The Zoning Administrator approved this MUP request on January 17, 2013.

On January 23, 2013, a third-party Appeal of the Zoning Administrator's approval of the MUP was submitted by Sandra Harris of the Granite Bay Community Association.

On April 11, 2013, the Planning Commission denied the Appeal and upheld the Zoning Administrator's decision and approved the requested MUP.

PROJECT DESCRIPTION:
The applicant requests, approval of a two year Extension of Time vest a Minor Use Permit that would allow for a 3,800 square foot addition to an existing 2,800 square foot residential care home and approved an increase in the resident patient population from 6 to 20. This is the project's first request for an extension of time and would allow the Minor Use Permit to remain valid through April 22, 2017.

SITE CHARACTERISTICS:
The 1.8-acre parcel is located at 6257 Eureka Road in Granite Bay. This rectangular shaped parcel is currently accessed with a driveway off of the north side of Eureka Road. There is an existing 2,800 square foot, single-family residence that was constructed in the 1960s. There is also a 600 square foot detached garage (northwest corner of the site) at the end of the driveway that is currently utilized for storage. The eastern portion of the parcel is undeveloped and is covered with grass. The surrounding parcels are developed with single family residences and residential accessory structures.

EXISTING LAND USE AND ZONING:

Location	Zoning	Granite Bay Community Plan	Existing Conditions and Improvements
Site	Residential Agriculture, combining minimum Building Site of 2.3 acres (RA-B-100)	Rural Residential (2.3 to 4.6 acre minimum)	Elim Glen Residential Care Home - 6 patients
North	Same as project site	Same as project site	Single-Family Residence & Residential Accessory

2

			Structures
South	Same as project site	Same as project site	Single-Family Residence & Residential Accessory Structures
East	Same as project site	Same as project site	Single-Family Residence & Residential Accessory Structures
West	Same as project site	Same as project site	Single-Family Residence & Residential Accessory Structures

DISCUSSION OF ISSUES:
Elim Care Incorporated is requesting a two year Extension of Time for the approved Elim Care Residential Care Home MUP, due to a death in the family and a re-financing issue that delayed efforts to initiate the project. Staff supports this request because the applicant has been diligent in pursuing the financing for the project and gaining approval of the project Improvement Plans which are in the County's final checking process. This demonstrates that the applicant is working diligently to complete it's project. Additionally, no changes have occurred to the project or to existing circumstances that would warrant new conditions or additional environmental analysis for the extension of the MUP.

RECOMMENDATION:
The Development Review Committee recommends that the Planning Commission approve the two-year Extension of Time request and modify the Conditions of Approval as recommended by staff to extend the Minor Use Permit expiration date to April 22, 2017.

FINDINGS (Extension of Time):
CEQA
The project is Categorically Exempt from CEQA pursuant to Section 15301 and 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance Class 1 E. 2. - Existing facilities and Class 3 - New construction or conversion of small structures. No changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

Extension of Time
1. No change of conditions or circumstances has occurred with the Elim Glen Residential Care Home that would have been grounds for denying the original application.

2. The applicant has been working diligently to complete their improvement plans for the project and has been in the process of obtaining financing. This constitutes diligence in pursuit of the project.

3. There have been no significant changes to Elim Glen Residential Care Home MUP since the Planning Commission approval on April 13, 2011. Modified conditions have been prepared which reflect the projects new expiration date of April 22, 2017.

Respectfully submitted,

Roy Schaefer

Roy Schaefer
Associate Planner

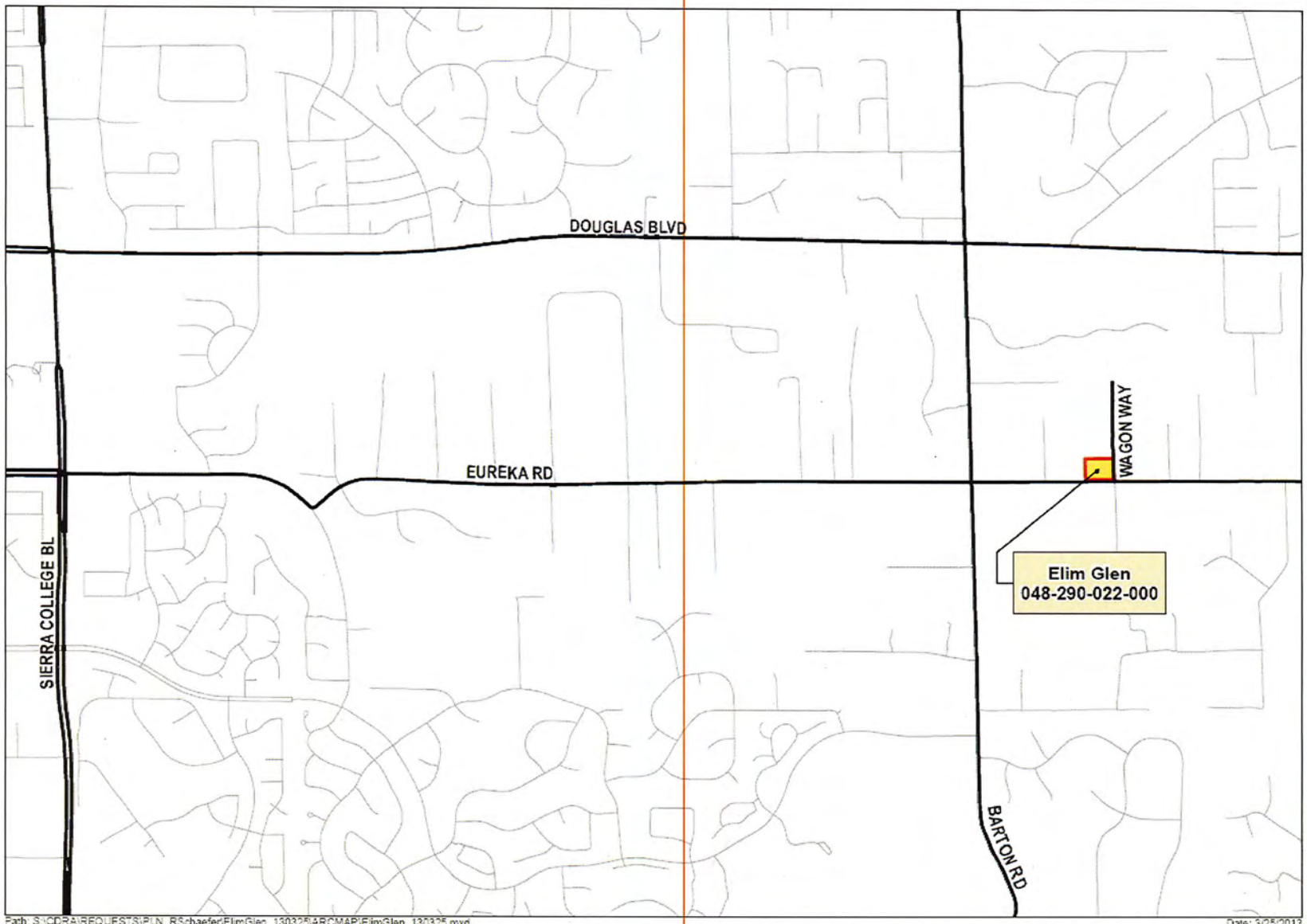
ATTACHMENTS:

Attachment A - Vicinity Map
Attachment B - Reduced Copy of Site Plan
Attachment C - Recommended Modifications to Conditions of Approval

cc: Applicant – James & Susan Lee
Phil Frantz – Engineering and Surveying Division
Environmental Health Services
Lisa Carnahan - Air Pollution / Planning
Andy Fisher - Parks Department
Karen Schwab – County Counsel
Michael Johnson - Planning Director
EJ Ivaldi – Deputy Director Planning
George Rosasco – Supervising Planner
Holly Heinzen – CEO Office

ATTACHMENT A

Vicinity Map



ATTACHMENT B

PROPOSED SEWER ACCESS EASEMENT DETAIL

OWEN
APN 048-290-023

EXIST. GARAGE

NEW BUILDING

EX. HOUSE

EX. RAMP

LANDSCAPE

PROPOSED 17.5' DRAINAGE ESMT. PER DOC#

PROPOSED SEWER ACCESS ESMT PER DOC#

EX. 25' ROAD AND UTILITY ESMT. PER BK 1457 O.R.P.C. PG 220

CLICK TO OPEN GATE

PROPOSED FENCE SEE LANDSCAPE PLANS

EX. 25' ROAD AND P.U.E PER BK 1318 O.R.P.C. PG 23

PROPOSED 25.0' M.P.E. PER DOC#

EX. 25.0' P.G.&E. ESMT. PER BK 1543 PG 498

EX. 10.0' WATER ESMT. TO SAN JUAN WATER DISTRICT PER BK 1574 PG 75

REPLACE DETAIL 21 ACROSS SEWER PAVEMENT CUT LINE

WAGON WAY

GRAPHIC SCALE: 1"=20'

SCALE 1"=20'

EUREKA ROAD

GALLARDO
APN 048-290-019

PLADARS
APN 048-290-036

EDGE OF PAVEMENT

STA.6+25.0 MATCH EXISTING STRIPING (DETAIL 22 & 27B)

PLACE DETAIL 27B

EX. DETAIL 27B

EX. DETAIL 21

PLACE DETAIL 21

PROPOSED 44.0' HIGHWAY ESMT. LINE PER DOC#

DRIVEWAY TAPER

STA.8+75.0 MATCH EXISTING STRIPING (DETAIL 22 & 27B)

EX. EDGE OF TRAVELED WAY AT 10' FROM CROWN

OTOW
APN 050-140-005

KOSHELL
APN 050-140-022

MYERS
APN 050-140-018

RECORD DRAWINGS

DATE KENT H. BAKER RCE#26487

SITE & STRIPING PLAN
ELIM GLEN RESIDENTIAL CARE HOME
(6257 EUREKA ROAD)
PLACER COUNTY CALIFORNIA

SHEET 15 of 20
SHEETS
13-05-029
JOB NUMBER

DESCRIPTION

(SEE SHEET NO. 1)

KENT H. BAKER RCE#26487

SCALE: horiz. 1"=20' vert. N/A

08/2013 date

drafted by: STAFF designed by: K.H.B. checked by: K.H.B.

418 field book

ENGINEERING SURVEYING PLANNING
SMITH-WELLING ENGINEERING GROUP
823 Sutter St., Suite 1
Crockett, California 94525 (510) 787-2474

PLOT DATE: 02-09-13 01-13-14 02-28-14 04-29-14 05-19-14

13-05-029-SITE-PLAN

RECOMMENDED CONDITIONS OF APPROVAL – MINOR USE PERMIT "ELIM GLEN RESIDENTIAL CARE HOME" (PMPB20120347)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This approval allows for the construction of a 3,800 square foot addition to the existing 2,800 square foot, Elim Glen residential care home and to allow a maximum of 20 patients. (PLN)

On June 11, 2015, the Planning Commission took action to approve the two-year Extension of Time. (Conditions 1 & 35 were modified.)

2. The project is subject to review and approval by the Development Review Committee (DRC). Such a review shall be conducted prior to the approval of the Improvement Plans for the project and shall include, but not be limited to: compatibility of architectural design and exterior colors to existing residential care home and proposed addition to building, parking lot (surfacing & layout) and vehicular circulation; exterior lighting; landscaping (with particular attention to landscape screening on the north, east and west side of the property), etc. (PLN)

IMPROVEMENTS/IMPROVEMENT PLANS

3. Prior to building permit issuance, the applicant shall prepare and submit Improvement Plans (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals, including obtaining an encroachment permit from the Department of Public Works (DPW) for any work within the public right-of-way. Record drawings shall be prepared and signed by the applicant and shall be submitted to, and approved by the ESD prior to acceptance by the County of the site improvements. (ESD)

4. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. (ESD)

5. The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (ESD)

6. Prior to Improvement Plan approval, provide the ESD with a letter from the appropriate fire protection district (s) describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. (ESD)

7. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be ~~in a format approved by the County and shall be consistent with the guidelines of GASB 34.~~ (ESD)

8. Prepare and submit with the project Improvement Plans, a limited drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: Culvert sizing calculations for the culvert crossing the driveway access, a written text addressing existing and proposed conditions, the downstream effects of the proposed improvements, and a Best Management Practices (BMP) Plan to provide temporary and permanent water quality protection. (ESD)

9. The Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that is in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant

installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the property owner shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

10. Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the ESD).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Stabilized Construction Entrance (LDM Plate C-4), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: a stormwater treatment system and permanent revegetation. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)

ROADS/TRAILS

11. The westerly private entrance driveway connecting to the county maintained highway (Eureka Road) shall be reconstructed to a residential Plate R-18, LDM standard. (ESD)

12. The primary access driveway connecting to Eureka Road shall be constructed to a Plate R-17 (Major), LDM standard. The design speed of the roadway is 50 mph or as otherwise specified by the DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 8.0, but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and/or DPW. An Encroachment Permit shall be obtained from DPW and the work shall be completed prior to final occupancy of any building permit. (ESD)

13. Construct one-half of a 40-foot road section where the project fronts Eureka Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Division (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8.0, but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. (ESD)

14. Prior to building permit issuance, construct a turnaround (per Standard Plate R-2, unless otherwise approved by the serving fire agency) between the proposed gate and the public right-of-way (no closer than 40 feet from edge of ROW) that enables the maneuvering of vehicles on the site so that they may leave the building site to enter the public road in a forward direction. ~~Minimum recommended surfacing is 6" aggregate base on 90% compacted soil. (ESD)~~

15. All on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement concrete surface capable of supporting anticipated vehicle loadings.

It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inches Aggregate Concrete (AC) over 4 inches Class 2 Aggregate Base (AB), or the equivalent. (ESD)

16. Prior to Improvement Plan approval, an Encroachment Permit shall be obtained from the Department of Public Works for any landscaping within public road rights-of-way. (ESD)

17. Parking spaces, ramps, and access ways shall meet CBC accessibility standards. (ESD)

PUBLIC SERVICES

18. Prior to Improvement Plan approval, provide to the Development Review Committee (DRC) "will-serve" letters from the following public service providers, as required:

APRIL 2013 PC
JUNE 2015 PC

A) P.G. & E.
B) San Juan Water District for domestic water service
C) Placer County Facility Services - Sewer Maintenance District 2. (Requirements for Sewer Service Letter dated 12/21/12)
D) The franchised refuse collector for weekly or more frequent refuse collection service

NOTE: Any off-site work required by the service providers shall also be shown on the Improvement Plans. (ESD/EH)

GENERAL DEDICATIONS/EASEMENTS

19. The following easements/dedications shall be shown on the Improvement Plans and provided to the satisfaction of the Engineering and Surveying Division (ESD):

A) Dedicate to Placer County half of an 88 - foot wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Eureka Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works.

~~B) Drainage easements as appropriate, if applicable. (ESD)~~

C) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, post-construction water quality enhancement facilities/Best Management Practices (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

D) Dedicate to Placer County a minimum 20-wide public sewer easement where the sewer is not within an applicable public road or public utility easement. Public sewer easements shall be kept free of trees and landscaping except for minor ground cover, shrubs, etc.

FEES

20. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is

$ 1950 per acre, payable to the Engineering and Surveying Division prior to Building Permit issuance. (ESD)

21. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is $252/acre.

22. This project will be subject to the payment of traffic impact fees that are in effect for the Granite Bay Fee District, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to Building Permit issuance:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B) South Placer Regional Transportation Authority (SPRTA)
C) "Bizz Johnson" Highway Interchange Joint Powers Authority
D) Placer County / City of Roseville JPA (PC/CR)

The current estimated fee is $6,696.34 for the additional 14 proposed care units. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (ESD)

ENVIRONMENTAL HEALTH

23. The project shall connect the project to public sewer. (EH)

24. The existing septic tank shall be properly abandoned per the requirements of the Placer County Building Department since the proposed residential addition will be over the existing septic tank. (EH)

25. Connection to public sewer for the existing residence is required prior to building permit approval of the addition. (EH)

26. The project shall remain connected to San Juan Water for treated domestic water service. (EH)

MISCELLANEOUS CONDITIONS

APRIL 2013 PC
JUNE 2015 PC

27. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PMPB 20120347, Minor Use Permit for Elim Glen care home expansion. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the county relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (PLN)

28. Elim Glen Care Home shall only accept patients as permitted by their State License.

29. The face of the proposed gate and/or keypad shall be a minimum of 40' from the edge of pavement of the street and shall open to allow a vehicle to stop without obstructing traffic. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving the gate. (ESD)

30. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Division, and shall not be located within the right-of-way. (ESD)

DEVELOPMENT STANDARDS

31. The applicant shall satisfy any conditions set forth by the South Placer Fire Protection District. (PLN)

32. The applicant shall obtain a Building Permit for the 3,800 square foot addition to the existing residential care home from the Placer County Building Department. (PLN)

33. The applicant shall provide ten (10) paved parking stalls (including one ADA stall) at the Elim Glen residential care home facility. (PLN)

34. Visiting hours shall be from 9:00 am to 6:00 pm. See exception in condition 29. (PLN)

EXERCISE OF PERMIT

35. This Minor Use Permit shall expire on April 22, 2015 unless exercised prior to this date. (PLN)

This Minor Use Permit extension shall remain effective for 24 months from the expiration date and shall expire on April 22, 2017 , unless exercised before that date. **(PD)**

APRIL 2013 PC
JUNE 2015 PC