



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

**HEARING DATE:** August 20, 2015  
**TIME:** 10:10 AM

**DATE:** August 13, 2015  
**TO:** Zoning Administrator  
**FROM:** Development Review Committee  
**SUBJECT:** PLN15-00021 CountryHouse Memory Care Facility  
**APPLICANT:** Jon Tattersall with Maverick Partners West  
**STAFF PLANNER:** Roy Schaefer, Associate Planner  
**ZONING:** OP-UP-DL0-Dc (Office and Professional, combining Use Permit, combining Density Limitation 0, and combining Design Scenic Corridor)  
**LOCATION:** 8485 & 8481 Barton Road, Granite Bay  
**APN'S:** 048-101-066-000 & 048-101-067-000

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**PROPOSAL:**

The applicant is requesting approval of a Minor Use Permit to allow a 32,400 square foot CountryHouse Memory Care Facility to be constructed and operated under the allowable land use category of "Medical Services – Hospitals and Extended Care" as listed in Section 17.32.010.B of the Zoning Ordinance. In addition, a Variance is requested for Parking Standards (Section 17.54.060.B.7) to allow 25 on-site parking spaces, where a total of 47 on-site parking spaces are typically required (one space per bed) and a Variance to the front setback requirement to allow a setback of 16.5 feet for Douglas Boulevard where 20 feet is typically required.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on July 28, 2015. The Mitigated Negative Declaration and Mitigation Monitoring Program are attached to this staff report.

**BACKGROUND:**

PROJECT DESCRIPTION:

The applicant is requesting approval of a Minor Use Permit to allow for the construction and operation of the CountryHouse Memory Care Facility which is an extended care medical facility for patients

suffering from Alzheimer's and Dementia. The two existing parcels would be merged into one parcel to accommodate the design of the building. A "Craftsman-style village" building design is proposed to be constructed with a first floor footprint of approximately 24,000 sq. ft. and a second floor of approximately 8,400 sq. ft., for a total of approximately 32,400 sq. ft. The building would provide 43 rooms (47 beds due to 4 rooms having two beds), a commercial kitchen and dining area, offices and stations for medical staff, and programming/activity rooms.

The facility would be staffed twenty-four hours a day, seven days per week, and the staff would include management, healthcare, dining, housekeeping, programming, and maintenance employees. The daytime shift would typically be the largest shift with ten employees. Healthcare staff would include certified nursing assistants and medical technicians operating under the oversight of a full-time on-site Director of Nursing.

A Variance to parking standards is requested to allow 25 parking spaces on-site, where 47 spaces are required (one space per bed) and also, a Variance to the front setback requirement (Section 17.32.010.D) to allow a setback of 16.5 feet for Douglas Boulevard, where 20 feet is typically required.

The driveway access on Barton Road will be relocated north from its existing location so that it is aligned with the Granite Lake Drive to improve traffic patterns. There would be a delivery van for kitchen and medical supplies of up to once a day. Trash pick-up is anticipated to occur once a week. A truck turnaround or "hammerhead" has been provided at the northeast corner of the site to provide maneuvering room for delivery vans and emergency vehicles.

As a result of the footprint of the proposed building, parking areas and the need to provide ADA access most of the site will be graded. However, approximately 12 existing oak trees will remain and the perimeter of the site will be landscaped and fenced. Connection to sewer and water are required and available for the site.

#### SITE CHARACTERISTICS:

The northern portion of the site is generally comprised of annual grassland and oak woodland habitat. The northwest corner of the site was recently used as a staging and storage area for a nearby construction project and contains mostly barren disturbed land. The southern portion of the site supports a paved driveway, parking area and a mix of ornamental and natural vegetation associated with an abandoned residence. The existing structure was constructed in the 1960's and has been recently utilized for dental and medical office land use. The topography of the site is characterized by a downslope toward Douglas Boulevard (north to south). The Arborist Report lists 35 trees on site, 25 of which are oak trees.

The project site is characterized as a "suburban infill", and is currently surrounded by existing development in the Douglas Corridor. The project site is zoned Office-Professional, combining Use Permit, combining Density Limitation 0, and combining Design Scenic Corridor and is designated Professional Office in the Granite Bay Community Plan. The project site is located at the northeast corner of the intersection of Barton Road and Douglas Boulevard. As noted above, the two parcels (APN's: 048-101-066 & 048-101-067) are proposed to be merged into one parcel to accommodate the development of the CountryHouse Memory Care Facility.

**EXISTING LAND USE AND ZONING:**

<b>Location</b>	<b>Zoning</b>	<b>Granite Bay Community Plan Designation</b>	<b>Existing Conditions and Improvements</b>
Site	Office - Professional, combining Use Permit, combining Density Limitation 0, and combining Design Scenic Corridor (OP-UP-DL0-Dc)	Professional Office	Abandoned Medical / Dental Building
North	Residential Single-Family, combining Agriculture, and combining Building Site minimum of 20,000 square feet (RS-AG-B-20)	Low Density Residential	Single-Family Residence and Residential Accessory Structures
South	Residential Agriculture, combining Building Site minimum of 100,000 square feet (RA-B-100)	Rural Residential	Granite Bay Community Park
East	Same as Project Site	Same as Project Site	Business Center
West	Same as Project Site	Same as Project Site	Barton Business Park

**DISCUSSION OF ISSUES:**

Land Use Compatibility

The applicant is requesting approval of a Minor Use Permit to allow a 32,400 square foot CountryHouse Memory Care Facility with 47 beds to be constructed and operated under the allowable land use category of “Medical Services – Hospitals and extended care” as listed in Section 17.32.010.B of the Zoning Ordinance. The project site is located along a stretch of Douglas Boulevard corridor that is currently developed with office and commercial uses (i.e. Barton Business Center, Quarry Ponds Town Center, Douglas Feed and Ranch Supply). The project site may be best suited for an extended care facility land use because of its location along the Douglas Boulevard corridor adjacent to office and commercial uses; however, the potential for land use incompatibility still exists due to single-family residences that are located directly to the north of the site.

The applicant has incorporated site design and architectural features consistent with the requirements set forth in the Granite Bay Community Plan. A Condition of Approval requires review of the project by the Design/Site Review Committee to assure consistency with the Design Elements and Landscape Goals for the Douglas Corridor (Appendix One of the Granite Bay Community Plan). The preliminary elevations for this project show consistency with the preferred design elements including “craftsman-style village” architecture, primarily single-story buildings, low-pitched rooflines, overhanging eaves, and a mix of natural materials throughout the structure.

Traffic and Circulation

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project will generate approximately 251 daily vehicle trips. Approximately 24 trips will be generated during the PM peak hours.

The proposed project’s traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Boulevard/Barton Road and Barton Road/Granite Lake Drive. The addition of project traffic will increase the length of delays occurring at intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. The existing plus project Level of Service standards are not exceeded; therefore, the project impacts are less than significant.

The cumulative traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. The Level of Service for turning movements at the Barton Road/Granite Lakes Drive intersection is forecast to be

LOS C with the project. LOS C is within the LOS E minimum established by the Granite Bay Community Plan. Therefore, the impact to this intersection is not significant.

The Douglas Boulevard/Barton Road intersection is forecast to drop to a LOS F both with and without the project. The LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 1.1 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, the project's impact to this intersection is less than significant.

The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the mitigation measures included in the recommended Conditions of Approval.

#### Variances to Parking Standards and Front Setback

A "Medical Services – Hospitals and extended care" land use requires a parking ratio of one parking space for every bed, a total of 47 parking spaces are required. A total of 25 on-site parking spaces are proposed for this extended care facility. Staff supports this Variance request because there are special circumstances relative to this type of proposed land use that is similar to a "residential care home"; wherein none of the residents would be driving vehicles and parking spaces would need to be provided exclusively for staff and visitors. The daytime shift is typically the largest shift with 10 employees which would allow for 15 spaces for daytime visitors. In addition, there would be no negative traffic impacts to Douglas Boulevard and/or Barton Road as a result of the reduced number of parking spaces (any/all parking delays would occur on-site).

Staff also, supports the proposed front setback of 16.5 feet from the edge of the right-of-way of Douglas Boulevard (70-foot from the centerline) because this setback would match and be consistent with the existing office buildings to the east and west.

#### Project Lighting

The site lighting plan demonstrates compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting proposed would minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures. Site lighting fixtures for the parking lot areas would utilize high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots would be a full cut-off design so that the light source is fully screened to minimize the impacts to adjacent uses. Building lighting would be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design would complement the building colors and materials and would be used to light entries, soffits, covered walkways and pedestrian areas. Lighting intensity would be of a level that only highlights the adjacent building area and ground area and would not impose glare on any pedestrian or vehicular traffic. In addition, landscape lighting may be used for the project to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces.

#### **RECOMMENDATION:**

Staff recommends **approval** of the Minor Use Permit and Variances to allow for the construction and operation of this extended care facility and recommends that the Zoning Administrator approve the items listed below, subject to the following findings and conditions of approval.

#### **FINDINGS:**

#### CEQA COMPLIANCE

A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on July 28, 2015. The

Mitigated Negative Declaration and Mitigation Monitoring Program are attached and must be found to be adequate by the Zoning Administrator to satisfy the requirements of CEQA.

1. ADOPT the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project based on the following findings;
  - A. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts. Mitigation measures included will address potential impacts related to biological resources, aesthetics, land use compatibility, and traffic.
  - B. There is no substantial evidence in the record as a whole that the project would have a significant effect on the environment.
  - C. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
  - D. The mitigation plan prepared for the project is approved and adopted.
  - E. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.
2. APPROVE a Minor Use Permit and Conditions of Approval to allow a ±32,44 square foot CountryHouse memory care facility with 47 beds to be constructed and operated on the project site;
  - A. The CountryHouse memory care facility would be consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.
  - B. The CountryHouse memory care facility would be consistent with applicable policies and requirements of the Placer County General Plan and the Granite Bay Community Plan.
  - C. The establishment, maintenance or operation of the CountryHouse memory care facility would not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County, in that the project has been designed to minimize impacts resulting from noise, traffic, and aesthetics.
  - D. The CountryHouse memory care facility would be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
  - E. The CountryHouse memory care facility will not generate a volume of traffic beyond the design capacity of all roads providing access to the project as the project has been designed in accordance with the Granite Bay Community Plan Circulation Element. A Traffic Impact Analysis for the CountryHouse memory care facility was conducted and prepared by KD Anderson & Associates, Inc. and is dated April 21, 2015.
3. APPROVE a Variance to allow 25 on-site parking spaces and a Variance to the front setback requirement to allow a setback of 16.5 feet for Douglas Boulevard based on the following findings:
  - A. Special circumstances applicable to the subject property include the fact that this type of proposed land use is similar to a “residential care home” (one parking space per each 2

persons cared for); wherein none of the residents would be driving vehicles and parking spaces would need to be provided exclusively for staff and visitors. The daytime shift is typically the largest shift with 10 employees which would allow for 15 spaces for daytime visitors. In addition, there would be no negative traffic impacts to Douglas Boulevard and/or Barton Road as a result of the reduced number of parking spaces (any/all parking delays would occur on-site). There are also special circumstances applicable to allowing a Variance for a front setback of 16.5 feet from the edge of the right-of-way of Douglas Boulevard because this setback would match and be consistent with the existing office buildings to the east and west and due to such circumstances the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

- B. The granting of these Variance requests will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
- C. This Variance request does not authorize a use that is not otherwise allowed in the Office and Professional Zone District.
- D. The granting of this Variance request does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
- E. This Variance request is consistent with the Granite Bay Community Plan.

## **ATTACHMENTS**

- Attachment A - Recommended Conditions of Approval
- Attachment B - Engineering and Surveying Division Memorandum
- Attachment C - Environmental Health Services Memorandum
- Attachment D - Mitigated Negative Declaration and Mitigation Monitoring Plan
- Attachment E - Site Plan
- Attachment F - Elevations
- Attachment G - Wood Rodgers letter dated July 27, 2015



**RECOMMENDED CONDITIONS OF APPROVAL – MINOR USE PERMIT & VARIANCES "COUNTRYHOUSE MEMORY CARE FACILITY" (PLN15- 00021)**

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***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 Minor Use Permit approval allows for the construction and operation of a 32,400 square foot, CountryHouse Memory Care Facility with a maximum of 47 patients in need of medical care as a result of Dementia and/or Alzheimer’s disease. Variances are approved to allow a front setback from Douglas Boulevard of 16.5 feet (edge of right-of-way) and to allow for 25 on-site parking spaces. In addition, the two parcels (APN: 048-101-066-000 & 048-101-067-000) shall be merged prior to Improvement Plan approval.
2. The applicant shall satisfy any conditions set forth by the South Placer Fire Protection District.
3. The applicant shall obtain a Building Permit for the 32,400 square foot memory care facility from the Placer County Building Department.
4. The applicant shall provide twenty five (25) paved parking stalls (including two ADA stalls) at the CountryHouse Memory Care Facility.
5. The project is subject to review and approval by the Development/Site Review Committee. 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, etc.
6. The CountryHouse Memory Care Facility is only for the care of Alzheimer’s or Dementia patients. If CountryHouse chooses to care for people who do not have Alzheimer’s or Dementia a modification to the Minor Use Permit (PLN15-00021) will be required prior to providing care.

**MITIGATION MEASURES**

7. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the DRC for review and approval, which will include the following:
  - A) The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design

will be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures;

B) Site lighting fixtures in parking lots will be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the Design/Site Agreement, mounted on poles not to exceed 14 feet in height. The metal pole color will be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots will be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting will not be used;

C) Building lighting will be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design will complement the building colors and materials and will be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting will not be used;

D) Lighting intensity will be of a level that only highlights the adjacent building area and ground area and will not impose glare on any pedestrian or vehicular traffic; and

E) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic.

8. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests will be conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures will be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1<sup>st</sup> and September 1<sup>st</sup>, no construction activity or tree removal will occur within 500 feet of an active nest. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey will be conducted 2 months following the initial survey, if the initial survey occurs between March 1<sup>st</sup> and July 1<sup>st</sup>. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein will be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1<sup>st</sup> and March 1<sup>st</sup> no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>. A note which includes the wording of this condition of approval will be placed on the Improvement Plans. Said plans will also show all protective fencing for those trees identified for protection within the raptor report.

9. Prior to any on-site construction a survey will be conducted by a qualified biologist to determine whether or not any special-status species occur on the site. Should any special status species occur the appropriate public agency will be notified and all requirements set forth by said agencies will be satisfied by the project proponent.

10. Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey will include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed will be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report will be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans.

11. The applicant will mitigate for the removal of and impacts to trees on-site by replacing trees on-site on an inch-for-inch basis. Prior to issuance of a building permit the applicant will submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). In lieu of replacement on-site the applicant may mitigate impacts to the trees with payment into the Tree Preservation fund at a rate of \$100.00 per inch removed.

## **EXERCISE OF PERMIT**

12. 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 attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PLN15-00021, Minor Use Permit for CountryHouse Memory Care Facility. 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.

13. The Minor Use Permit and Variances shall expire on August 31, 2017 unless exercised prior to this date.



**MEMORANDUM**

**TO: ROY SCHAEFER, PLANNING DIVISION      DATE: AUGUST 6, 2015**  
**JULIE LEIPSIC, PLANNING DIVISION**

**FROM: PHIL FRANTZ, ENGINEERING AND SURVEYING**

**SUBJECT: PLN15-00021: COUNTRY HOUSE MEMORY CARE; 8481 & 8485**  
**DOUGLAS BLVD., JON TATTERSALL, MAVERICK PARTNERS**  
**WEST; (APN: 048-101-066 & 067)**

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The Engineering & Surveying Department (ESD) **supports the Development Review Committee's recommendation** for the Minor Use Permit application subject to the following conditions:

**IMPROVEMENTS/IMPROVEMENT PLANS**

1. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (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 Department (ESD) for review and approval. The plans shall show all physical improvements as required by the 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. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1<sup>st</sup> Improvement Plan submittal, if applicable. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (MM VI.1) **(ESD)**

2. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, 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 Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (MM VI.2) **(ESD)**

3. Staging Areas: The Improvement Plan(s) 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)**
  
4. The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (MM IX.1) **(ESD)**
  
5. The Improvement Plan submittal and final 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 are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final 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)**

6. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), 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 Engineering and Surveying Department (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: Vegetated Swales (TC-30), Extended Detention Basin (TC-22), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. 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. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. 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. (MM VI.3 and MM IX.4) **(ESD)**

7. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. (MM VI.4) **(ESD)**

8. C This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management. (MM VI.5) **(ESD)**

9. The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. (MM IX.5) **(ESD)**

10. The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (MM IX.6) **(ESD)**

11. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection agency 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)**

12. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(ESD)**

13. The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval. **(ESD)**
14. 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)**

## **GRADING**

1. Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.

## **ROADS/TRAILS**

1. The Improvement Plans shall show the construction of one-half of a 54 foot road section plus concrete curb, gutter, and a 6' wide concrete sidewalk where the project fronts Barton Road as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). The intersection geometry shall result in a minimum pavement full width of 51 feet as shown on the approved site plan. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB), unless otherwise approved by DPW and ESD. **(ESD)**

2. The Improvement Plans shall show the construction of a 5' wide decomposed granite path along the Barton Road frontage behind and adjacent to the 6' wide sidewalk to the satisfaction of the Department of Facility Services and the ESD. **(ESD)**
3. The Improvement Plans shall show the construction of a commercial driveway onto Barton Road to a Plate R-13, Land Development Manual (LMD) standard. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The R-13 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)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**
4. The Improvement Plans shall show the reconstruction of the south side of the existing encroachment at the northwest corner of the site to a minimum of a 15 foot radius to the proposed right-of-way line as shown on the site plan to the satisfaction of the ESD.
5. The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement 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 inch Aggregate Concrete (AC) over 4 inch Class 2 Aggregate Base(AB) or the equivalent. **(ESD)**
6. The Improvement Plans shall show streetlight(s), designed in accordance with the Caltrans Traffic Manual and Standard Plans and installed to the satisfaction of the Department of Public Works and the electrical service provider at: the intersection of Douglas Blvd. and Barton Road.  
Streetlights shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting. Electrical service and ongoing maintenance and operation of the street lights shall be the responsibility of the homeowner's association, property owner's association, or other entity responsible for maintenance. The developer shall choose the appropriate rate schedule from the electrical service provider to fund service as well as ongoing maintenance costs. **(ESD)**
7. The Improvement Plans shall show the delineation of a Class II bikeway along the project's frontage on Barton Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. **(ESD)**

8. The Improvement Plans shall show that the first parking space adjacent to Barton Road shall be a minimum of forty (40) feet from the edge of travelled way. **(ESD)**

## **PUBLIC SERVICES**

1. Prior to Improvement Plan approval, provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:
  - A) PG&E
  - B) South Placer Municipal Utility District (SPMUD)
  - C) San Juan Water District
  - D) Refuse Collection Company

If such "will-serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) no additional verification shall be required. **(ESD)**

## **GENERAL DEDICATIONS/EASEMENTS**

1. On the Improvement Plans, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). **(ESD)**
  - A) Dedicate to Placer County a minimum of one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Douglas Blvd. including the off site frontage of the parcel resulting from the MBLA, 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. **(ESD)**
  - B) Dedicate to Placer County one-half of a 100'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Barton 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. **(ESD)**
  - C) Dedicate 12.5' multi-purpose easements adjacent to all highway easements, unless all the serving utilities provide written confirmation that other acceptable easements have been provided to their satisfaction. **(ESD)**
  - D) Public utility easements as required by the serving utilities, excluding Wetland Preservation Easements (WPE). **(ESD)**
  - E) Drainage easements as appropriate. **(ESD)**
2. Identify all existing easements on the Improvement Plans. **(ESD)**

## **FEES**

1. 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 \$1,950 per gross parcel acreage, payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (MM IX.2) **(ESD)**
  
2. 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 per gross parcel acreage. (MM IX.3) **(ESD)**
  
3. Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:
  - A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
  - B) South Placer Regional Transportation Authority (SPRTA)The current total combined estimated fee is \$29,447.21 (based on Nursing Home uses). 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 shall be those in effect at the time the payment occurs. (MM XVI.1) **(DPW)**

## **MISCELLANEOUS CONDITIONS**

1. The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any monument sign proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way or Multi-Purpose Easement (unless all the serving utilities provide written confirmation that the monument location has been provided to their satisfaction). **(ESD)**
  
2. The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

Memo to Kathi Heckert & Roy Schaefer

Re: PLN15-00021: Country House Memory Care ~ ESD conditions

August 6, 2015

Page 10 of 10

3. Prior to Improvement Plan approval, the applicant shall process and record a Voluntary Merger to eliminate the existing property line through the middle of the project site.

ref: pln15-00021 conditions country house memory care.doc



## Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.  
Department Director

Wesley G. Nicks, R.E.H.S.  
Environmental Health, Director

# MEMORANDUM

## DEPARTMENT OF HEALTH & HUMAN SERVICES ENVIRONMENTAL HEALTH SERVICES

**To:** Zoning Administrator

**From:** Laura Rath, REHS  
Land Use and Water Resources Section

**Date:** July 31, 2015

**Subject:** **PLN15-00021, Country House Memory Care, APN 048-101-066**

Environmental Health Services has reviewed the abovementioned minor use permit application and variance request has the following recommended conditions of approval:

- 1) Submit to Environmental Health Services a "will serve" letter from San Juan Water indicating that the district can and will provide water service to the project. The project shall connect to treated water.
- 2) Submit to Environmental Health Services a "will serve" letter from SPMUD indicating that the district can and will provide sewer service to the project. The project shall connect to public sewer.
- 3) The project shall obtain service from Recology, the solid waste franchise holder, for solid waste disposal.
- 4) Prior to Improvement Plan approval the existing septic tank shall be properly abandoned under permit with Environmental Health Services.

*Perspective, Hope, and Opportunity*



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: CountryHouse Memory Care Facility (PLN15-00021)

PROJECT DESCRIPTION: The project proposes a Minor Use Permit and a Variance to construct and operate a Memory Care Facility, for patients suffering from Alzheimer's and Dementia, on a 1.7-acre site, with 47 beds, a commercial kitchen and dining area, offices and stations for staff, and programming/activity rooms.

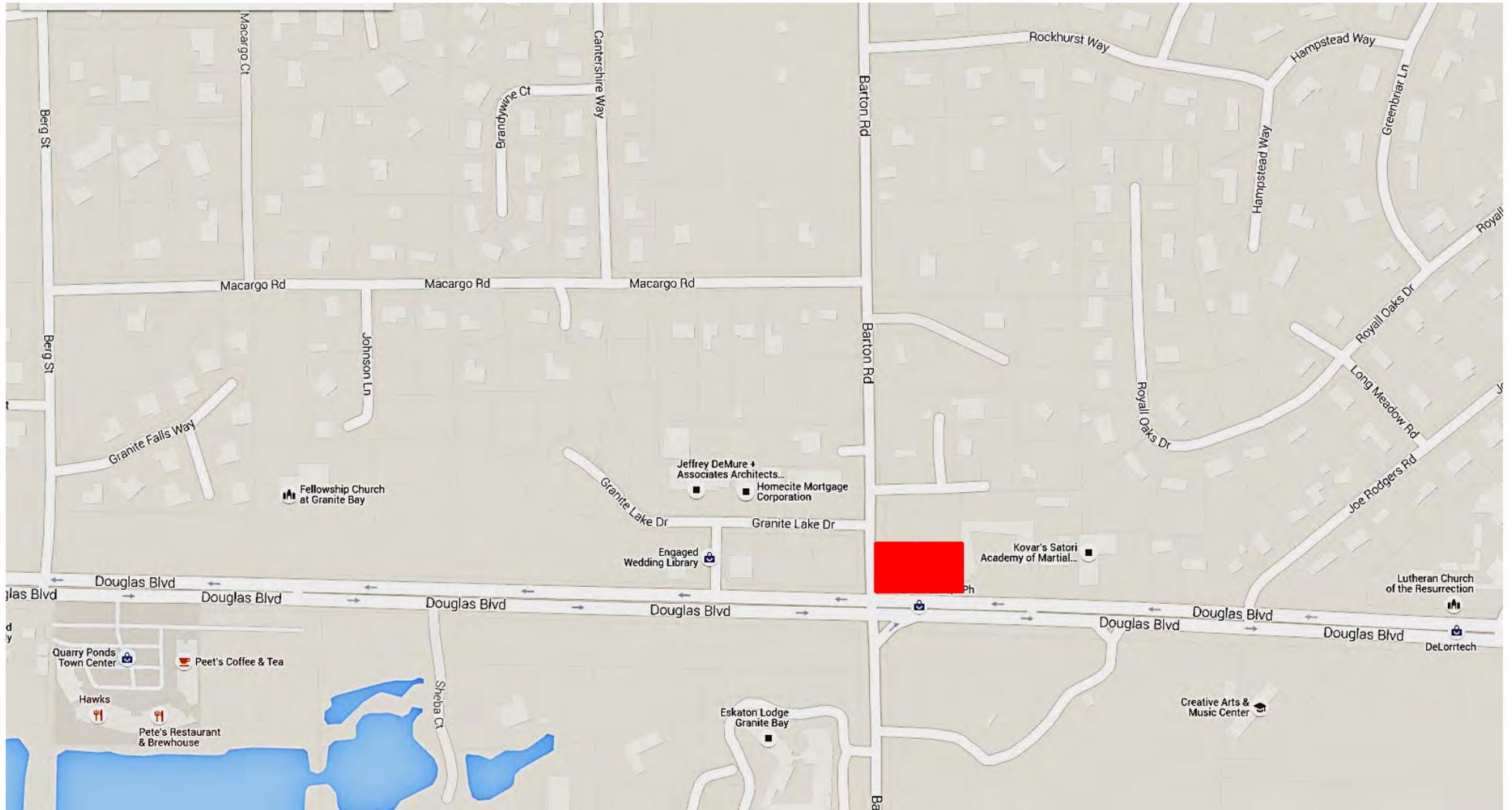
PROJECT LOCATION: 8485 Barton Road, Granite Bay, Placer County

APPLICANT: Agemark, 25 Avenida De Orinda, Orinda, CA 94563, 510-548-6600

The comment period for this document closes on **July 28, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd., in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Monday, June 29, 2015

Attachment D





**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

**MITIGATED NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

**PROJECT INFORMATION**

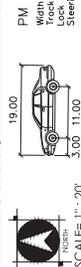
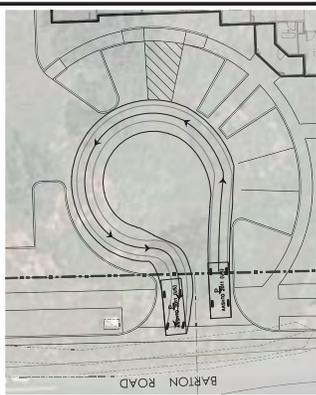
<b>Title: CountryHouse Memory Care Facility</b>	<b>Project #</b> PLN15-00021
<b>Description:</b> The project proposes a Minor Use Permit and Variance to construct and operate a Memory Care Facility, for patients suffering from Alzheimer's and Dementia, on a 1.7-acre site, with 47 beds, a commercial kitchen and dining area, offices and stations for staff, and programming/activity rooms.	
<b>Location:</b> 8485 Barton Road, Granite Bay, Placer County	
<b>Project Applicant:</b> Agemark, 25 Avenida De Orinda, Orinda, CA 94563, 510-548-6600	
<b>County Contact Person:</b> Roy Schaefer	530-745-3061

**PUBLIC NOTICE**

The comment period for this document closes on **July 28, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/Svc/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

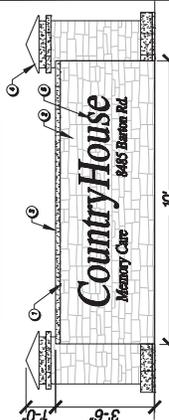
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

ENTRY TURNAROUND DETAIL



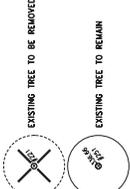
SCALE: 1" = 20'

MONUMENT SIGN DETAIL

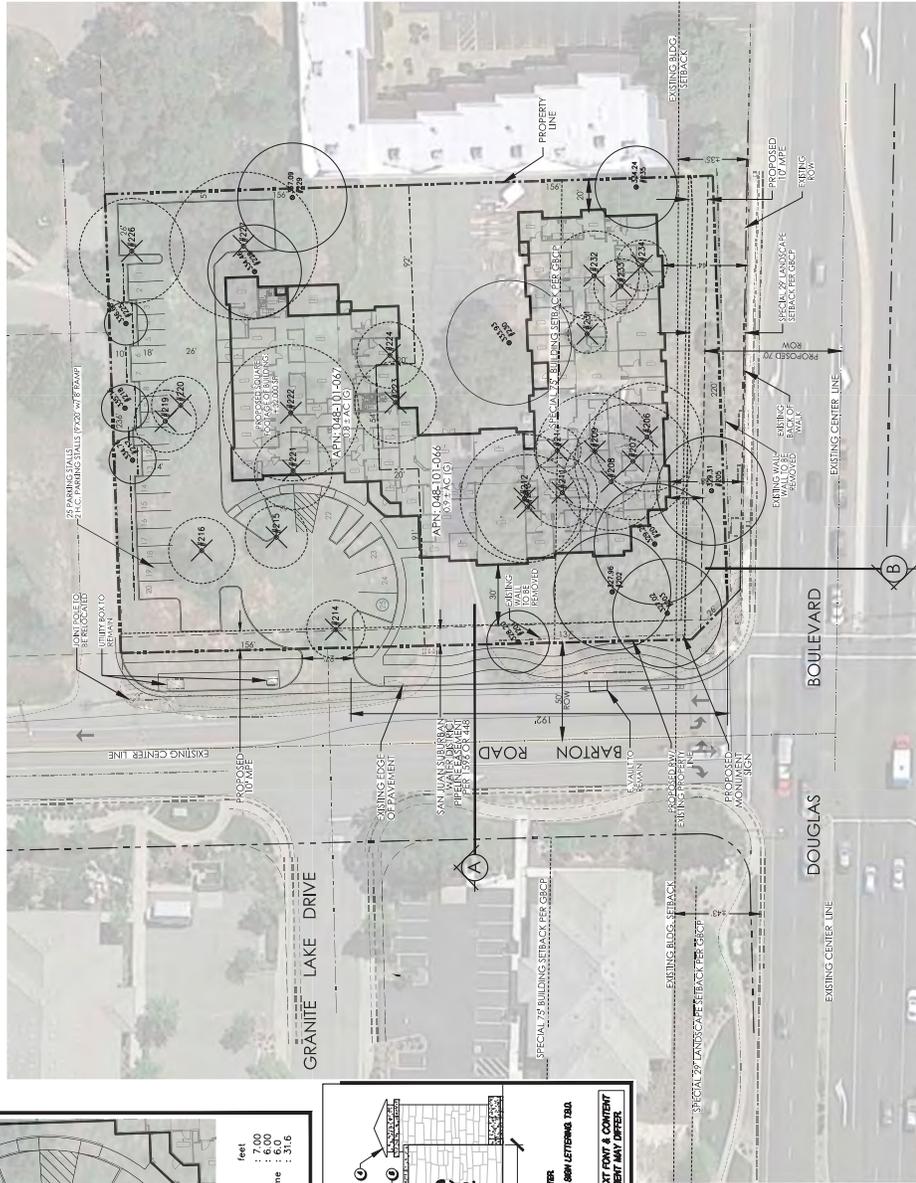


- KEY**
- 1. P.M. SHALL BE BLACK WALL WITH SMOOTH PAINT ON BOTH SIDES OF WALL.
  - 2. MATERIAL SPECIFICATIONS REFER TO THE CHAIRMAN STYLE AT ALL CORNERS.
  - 3. WALL CAP CHANGES EDGE WALL CAP APPROXIMATELY 2" TO BE SHOWN.
- EROSION**
- 4. SQUARE PLASTER
  - 5. FINISH METAL SIGN LETTERING TO MATCH CHAIRMAN STYLE
- NOTE: ACTUAL TEXT FONT & CONTENT ON MONUMENT MAY DIFFER**

TREE LEGEND



PRELIMINARY SITE PLAN  
**COUNTRYHOUSE MEMORY CARE**  
 COUNTY OF PLACER, CALIFORNIA  
 APRIL 30, 2015



PROJECT NOTES

- APP. CLIENT: ...  
 PROJECT: ...  
 DATE: ...  
 DRAWN BY: ...  
 CHECKED BY: ...  
 APPROVED BY: ...

TREE REMOVAL SUMMARY

Stem #	Species	DBH (Inches)	Height	Structure	Variable Comments
201	Live Oak	6	15	Good	Tree to remain
202	Live Oak	8	18	Good	Tree to remain
203	Live Oak	10	20	Good	Tree to remain
204	Live Oak	12	22	Good	Tree to remain
205	Live Oak	14	24	Good	Tree to remain
206	Live Oak	16	26	Good	Tree to remain
207	Live Oak	18	28	Good	Tree to remain
208	Live Oak	20	30	Good	Tree to remain
209	Live Oak	22	32	Good	Tree to remain
210	Live Oak	24	34	Good	Tree to remain
211	Live Oak	26	36	Good	Tree to remain
212	Live Oak	28	38	Good	Tree to remain
213	Live Oak	30	40	Good	Tree to remain
214	Live Oak	32	42	Good	Tree to remain
215	Live Oak	34	44	Good	Tree to remain
216	Live Oak	36	46	Good	Tree to remain
217	Live Oak	38	48	Good	Tree to remain
218	Live Oak	40	50	Good	Tree to remain
219	Live Oak	42	52	Good	Tree to remain
220	Live Oak	44	54	Good	Tree to remain
221	Live Oak	46	56	Good	Tree to remain
222	Live Oak	48	58	Good	Tree to remain
223	Live Oak	50	60	Good	Tree to remain
224	Live Oak	52	62	Good	Tree to remain
225	Live Oak	54	64	Good	Tree to remain
226	Live Oak	56	66	Good	Tree to remain
227	Live Oak	58	68	Good	Tree to remain
228	Live Oak	60	70	Good	Tree to remain
229	Live Oak	62	72	Good	Tree to remain
230	Live Oak	64	74	Good	Tree to remain
231	Live Oak	66	76	Good	Tree to remain
232	Live Oak	68	78	Good	Tree to remain
233	Live Oak	70	80	Good	Tree to remain
234	Live Oak	72	82	Good	Tree to remain
235	Live Oak	74	84	Good	Tree to remain
236	Live Oak	76	86	Good	Tree to remain
237	Live Oak	78	88	Good	Tree to remain
238	Live Oak	80	90	Good	Tree to remain
239	Live Oak	82	92	Good	Tree to remain
240	Live Oak	84	94	Good	Tree to remain
241	Live Oak	86	96	Good	Tree to remain
242	Live Oak	88	98	Good	Tree to remain
243	Live Oak	90	100	Good	Tree to remain
244	Live Oak	92	102	Good	Tree to remain
245	Live Oak	94	104	Good	Tree to remain
246	Live Oak	96	106	Good	Tree to remain
247	Live Oak	98	108	Good	Tree to remain
248	Live Oak	100	110	Good	Tree to remain
249	Live Oak	102	112	Good	Tree to remain
250	Live Oak	104	114	Good	Tree to remain
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252	Live Oak	108	118	Good	Tree to remain
253	Live Oak	110	120	Good	Tree to remain
254	Live Oak	112	122	Good	Tree to remain
255	Live Oak	114	124	Good	Tree to remain
256	Live Oak	116	126	Good	Tree to remain
257	Live Oak	118	128	Good	Tree to remain
258	Live Oak	120	130	Good	Tree to remain
259	Live Oak	122	132	Good	Tree to remain
260	Live Oak	124	134	Good	Tree to remain
261	Live Oak	126	136	Good	Tree to remain
262	Live Oak	128	138	Good	Tree to remain
263	Live Oak	130	140	Good	Tree to remain
264	Live Oak	132	142	Good	Tree to remain
265	Live Oak	134	144	Good	Tree to remain
266	Live Oak	136	146	Good	Tree to remain
267	Live Oak	138	148	Good	Tree to remain
268	Live Oak	140	150	Good	Tree to remain
269	Live Oak	142	152	Good	Tree to remain
270	Live Oak	144	154	Good	Tree to remain
271	Live Oak	146	156	Good	Tree to remain
272	Live Oak	148	158	Good	Tree to remain
273	Live Oak	150	160	Good	Tree to remain
274	Live Oak	152	162	Good	Tree to remain
275	Live Oak	154	164	Good	Tree to remain
276	Live Oak	156	166	Good	Tree to remain
277	Live Oak	158	168	Good	Tree to remain
278	Live Oak	160	170	Good	Tree to remain
279	Live Oak	162	172	Good	Tree to remain
280	Live Oak	164	174	Good	Tree to remain
281	Live Oak	166	176	Good	Tree to remain
282	Live Oak	168	178	Good	Tree to remain
283	Live Oak	170	180	Good	Tree to remain
284	Live Oak	172	182	Good	Tree to remain
285	Live Oak	174	184	Good	Tree to remain
286	Live Oak	176	186	Good	Tree to remain
287	Live Oak	178	188	Good	Tree to remain
288	Live Oak	180	190	Good	Tree to remain
289	Live Oak	182	192	Good	Tree to remain
290	Live Oak	184	194	Good	Tree to remain
291	Live Oak	186	196	Good	Tree to remain
292	Live Oak	188	198	Good	Tree to remain
293	Live Oak	190	200	Good	Tree to remain
294	Live Oak	192	202	Good	Tree to remain
295	Live Oak	194	204	Good	Tree to remain
296	Live Oak	196	206	Good	Tree to remain
297	Live Oak	198	208	Good	Tree to remain
298	Live Oak	200	210	Good	Tree to remain
299	Live Oak	202	212	Good	Tree to remain
300	Live Oak	204	214	Good	Tree to remain
301	Live Oak	206	216	Good	Tree to remain
302	Live Oak	208	218	Good	Tree to remain
303	Live Oak	210	220	Good	Tree to remain
304	Live Oak	212	222	Good	Tree to remain
305	Live Oak	214	224	Good	Tree to remain
306	Live Oak	216	226	Good	Tree to remain
307	Live Oak	218	228	Good	Tree to remain
308	Live Oak	220	230	Good	Tree to remain
309	Live Oak	222	232	Good	Tree to remain
310	Live Oak	224	234	Good	Tree to remain
311	Live Oak	226	236	Good	Tree to remain
312	Live Oak	228	238	Good	Tree to remain
313	Live Oak	230	240	Good	Tree to remain
314	Live Oak	232	242	Good	Tree to remain
315	Live Oak	234	244	Good	Tree to remain
316	Live Oak	236	246	Good	Tree to remain
317	Live Oak	238	248	Good	Tree to remain
318	Live Oak	240	250	Good	Tree to remain
319	Live Oak	242	252	Good	Tree to remain
320	Live Oak	244	254	Good	Tree to remain
321	Live Oak	246	256	Good	Tree to remain
322	Live Oak	248	258	Good	Tree to remain
323	Live Oak	250	260	Good	Tree to remain
324	Live Oak	252	262	Good	Tree to remain
325	Live Oak	254	264	Good	Tree to remain
326	Live Oak	256	266	Good	Tree to remain
327	Live Oak	258	268	Good	Tree to remain
328	Live Oak	260	270	Good	Tree to remain
329	Live Oak	262	272	Good	Tree to remain
330	Live Oak	264	274	Good	Tree to remain
331	Live Oak	266	276	Good	Tree to remain
332	Live Oak	268	278	Good	Tree to remain
333	Live Oak	270	280	Good	Tree to remain
334	Live Oak	272	282	Good	Tree to remain
335	Live Oak	274	284	Good	Tree to remain
336	Live Oak	276	286	Good	Tree to remain
337	Live Oak	278	288	Good	Tree to remain
338	Live Oak	280	290	Good	Tree to remain
339	Live Oak	282	292	Good	Tree to remain
340	Live Oak	284	294	Good	Tree to remain
341	Live Oak	286	296	Good	Tree to remain
342	Live Oak	288	298	Good	Tree to remain
343	Live Oak	290	300	Good	Tree to remain
344	Live Oak	292	302	Good	Tree to remain
345	Live Oak	294	304	Good	Tree to remain
346	Live Oak	296	306	Good	Tree to remain
347	Live Oak	298	308	Good	Tree to remain
348	Live Oak	300	310	Good	Tree to remain
349	Live Oak	302	312	Good	Tree to remain
350	Live Oak	304	314	Good	Tree to remain
351	Live Oak	306	316	Good	Tree to remain
352	Live Oak	308	318	Good	Tree to remain
353	Live Oak	310	320	Good	Tree to remain
354	Live Oak	312	322	Good	Tree to remain
355	Live Oak	314	324	Good	Tree to remain
356	Live Oak	316	326	Good	Tree to remain
357	Live Oak	318	328	Good	Tree to remain
358	Live Oak	320	330	Good	Tree to remain
359	Live Oak	322	332	Good	Tree to remain
360	Live Oak	324	334	Good	Tree to remain
361	Live Oak	326	336	Good	Tree to remain
362	Live Oak	328	338	Good	Tree to remain
363	Live Oak	330	340	Good	Tree to remain
364	Live Oak	332	342	Good	Tree to remain
365	Live Oak	334	344	Good	Tree to remain
366	Live Oak	336	346	Good	Tree to remain
367	Live Oak	338	348	Good	Tree to remain
368	Live Oak	340	350	Good	Tree to remain
369	Live Oak	342	352	Good	Tree to remain
370	Live Oak	344	354	Good	Tree to remain
371	Live Oak	346	356	Good	Tree to remain
372	Live Oak	348	358	Good	Tree to remain
373	Live Oak	350	360	Good	Tree to remain
374	Live Oak	352	362	Good	Tree to remain
375	Live Oak	354	364	Good	Tree to remain
376	Live Oak	356	366	Good	Tree to remain
377	Live Oak	358	368	Good	Tree to remain
378	Live Oak	360	370	Good	Tree to remain
379	Live Oak	362	372	Good	Tree to remain
380	Live Oak	364	374	Good	Tree to remain
381	Live Oak	366	376	Good	Tree to remain
382	Live Oak	368	378	Good	Tree to remain
383	Live Oak	370	380	Good	Tree to remain
384	Live Oak	372	382	Good	Tree to remain
385	Live Oak	374	384	Good	Tree to remain
386	Live Oak	376	386	Good	Tree to remain
387	Live Oak	378	388	Good	Tree to remain
388	Live Oak	380	390	Good	Tree to remain
389	Live Oak	382	392	Good	Tree to remain
390	Live Oak	384	394	Good	Tree to remain
391	Live Oak	386	396	Good	Tree to remain
392	Live Oak	388	398	Good	Tree to remain
393	Live Oak	390	400	Good	Tree to remain
394	Live Oak	392	402	Good	Tree to remain
395	Live Oak	394	404	Good	Tree to remain
396	Live Oak	396	406	Good	Tree to remain
397	Live Oak	398	408	Good	Tree to remain
398	Live Oak	400	410	Good	Tree to remain
399	Live Oak	402	412	Good	Tree to remain
400	Live Oak	404	414	Good	Tree to remain
401	Live Oak	406	416	Good	Tree to remain
402	Live Oak	408	418	Good	Tree to remain
403	Live Oak	410	420	Good	Tree to remain
404	Live Oak	412	422	Good	Tree to remain
405	Live Oak	414	424	Good	Tree to remain
406	Live Oak	416	426	Good	Tree to remain
407	Live Oak	418	428	Good	Tree to remain
408	Live Oak	420	430	Good	Tree to remain
409	Live Oak	422	432	Good	Tree to remain
410	Live Oak	424	434	Good	Tree to remain
411	Live Oak	426	436	Good	Tree to remain
412	Live Oak	428	438	Good	Tree to remain
413	Live Oak	430	440	Good	Tree to remain
414	Live Oak	432	442	Good	Tree to remain
415	Live Oak	434	444	Good	Tree to remain
416	Live Oak	436	446	Good	Tree to remain
417	Live Oak	438	448	Good	Tree to remain
418	Live Oak	440	450	Good	Tree to remain
419	Live Oak	442	452	Good	Tree to remain
420	Live Oak	444	454	Good	Tree to remain
421	Live Oak	446	456	Good	Tree to remain
422	Live Oak	448	458	Good	Tree to remain
423	Live Oak	450	460	Good	Tree to remain
424	Live Oak	452	462	Good	Tree to remain
425	Live Oak	454	464	Good	Tree to remain
426	Live Oak	456	466	Good	Tree to remain
427	Live Oak	458	468	Good	