

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

Michael J. Johnson, AICP  
Agency Director

**Planning Services  
Division**

Paul Thompson  
Deputy Director of Planning

**HEARING DATE:** March 28, 2013  
**ITEM NO.:** 5  
**TIME:** 11:00 am

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**DATE:** March 19, 2013  
**SUBJECT: APPEAL OF A ZONING ADMINISTRATOR DECISION  
MINOR USE PERMIT (PMPB2012 0347)  
ELIM GLEN RESIDENTIAL CARE HOME  
CATEGORICAL EXEMPTION**

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**COMMUNITY PLAN AREA:** Granite Bay Community Plan

**COMMUNITY PLAN DESIGNATION:** Rural Residential

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

**ASSESSOR'S PARCEL NUMBER:** 048-290-022

**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:** John Higgins on behalf of Elim Glen, Inc.

**APPELLANT:** Sandra Harris, Granite Bay Community Association

**PROPOSAL:** The appellant, Sandra Harris, is appealing the Zoning Administrator's approval of a Minor Use Permit (MUP) to allow a 3,800 square foot addition to an existing 2,800 square foot residential care home and to increase the resident patient population from 6 to 20.

**CEQA COMPLIANCE:**

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.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were 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 the Granite Bay Municipal Advisory Council (GBMAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report. Correspondence (email) was received from several neighbors in Granite Bay.

**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	General Plan/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 with 6 patients
North	Same as project site	Same as project site	Residential Land Use
South	Same as project site	Same as project site	Residential Land Use
East	Same as project site	Same as project site	Residential Land Use
West	Same as project site	Same as project site	Residential Land Use

**BACKGROUND / PROJECT DESCRIPTION:**

On November 29, 2012, John Higgins submitted a Minor Use Permit application to allow for a 3,800 square foot addition to an existing 2,800 square foot single-story residential care home and to increase the resident patient population from 6 to 20.

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Elim Glen is currently 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.

### Zoning Administrator Decision

The Zoning Administrator considered the Minor Use Permit request on January 17, 2013. At that meeting, the Zoning Administrator listened to staff reports from the Development Review Committee and received oral testimony from the care home owner, Ms. Lee and from Granite Bay neighbors and the appellant, Sandra Harris. Email correspondence opposing the MUP request was received from neighbors and was also read into the record.

During the public hearing, the appellant raised a number of concerns regarding this MUP request. Most of the discussion was regarding the incompatibility of the proposed expansion and alleged negative impacts (traffic impacts, new entry driveway, and visual impacts as a result of the 3,800 square foot expansion of the care home and addition of a 14 space parking lot) this proposed expansion would have on the immediate residential area and Granite Bay community in general.

The Zoning Administrator considered the testimony and took action to approve the MUP request based on all of the facts presented before and during the meeting. The Zoning Administrator also approved the findings and added three new conditions of approval at the hearing to the recommended conditions previously submitted by the Development Review Committee. The three new conditions of approval included the following language: (1) Elim Glen Care Home is only for the care of Alzheimer's or Dementia patients. If Elim Glen Care Home chooses to care for people who do not have Alzheimer's or Dementia, a modification to the Minor Use Permit PMPB 20120347 will be required prior to providing care; (2) The Elim Glen Care Home shall be allowed to have one Hospice Care waiver for the entire care home. If a patient is undergoing Hospice Care, Elim Glen Care Home must make a written request to extend visiting hours. Visiting hours may be extended at the discretion of the Planning Services Division; and (3) Elim Glen Care Home shall not accept patients who are on Hospice Care.

### **DISCUSSION OF ISSUES:**

#### Letter of Appeal

On January 23, 2013, a third-party Appeal of the Zoning Administrator's approval of the Minor Use Permit was submitted by Sandra Harris of the Granite Bay Community Association. A copy of the Appeal letter is attached. As set forth in the submitted letter, the basis for the Appeal is as follows:

1. The Zoning Administrator did not provide reasons why enlarging the facility is compatible with the immediate neighborhood and is a benefit to the Granite Bay community;
2. Adding 3,800 square feet to the existing residence, widening the frontage along Eureka Road, adding staff, installing sewer, and providing 14 paved parking spaces are major

changes to a low density, developed rural neighborhood. The proposal is not consistent with the character of the immediate neighborhood or the Granite Bay Community Plan;

3. There was inadequate noticing for the Zoning Administrator Public Hearing meeting and the verbal and written concerns were ignored;
4. The Granite Bay Community Association feels that the County needs to step back and develop some criteria on where and how many Residential Care Homes should be allowed rather than approving them on a piecemeal basis with little public input.

### Response to Appeal Letter

To ensure that assertions in the Appeal letter are responded to, Staff has prepared a specific response for issues raised in the Appeal letter:

#### Issue 1 – The Zoning Administrator did not provide reasons why enlarging the facility is compatible with the immediate neighborhood and is a benefit to the Granite Bay community.

Testimony provided by the applicant at the Zoning Administrator meeting indicated that there is an increasing nationwide need for community based residential care for individuals afflicted with Alzheimer's disease and related dementia. A residential care facility is an allowable land use in the RA (Residential Agriculture) zone district with the approval of a Minor Use Permit.

The Zoning Administrator considered the testimony, the staff report, and as such approved the MUP based on the Findings and final Conditions of Approval. One of the Findings states that "The proposed project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development". The subject property complies with all the development standards in the RA zone district. The proposed project does not exceed the 35% maximum site coverage (the total site coverage with expansion is 9.2%). The project also complies with the required setback and height limits. The project does not generate excess noise (only a small outdoor patio area is proposed at the rear of the care home), and would have only a minimal impact on traffic (patients do not have vehicles, there would be a small increase in staffing, and patient visitations) in the immediate area.

#### Issue 2 – Adding 3,800 square feet to the existing residence, widening the frontage along Eureka Road, adding staff, installing sewer, and providing 14 paved parking spaces are major changes to a low density, developed rural neighborhood. The proposal is not consistent with the character of the immediate neighborhood or the Granite Bay Community Plan.

There are a wide range of sizes for single-family residences and a variety of architectural designs for homes in the Granite Bay Community Plan area. Some of the larger homes are two-story structures with over 10,000 square feet of area and some parcels have a primary residence with residential accessory structures and a secondary dwelling as well. The maximum site coverage for this zone district is 35 percent for single-story structures.

The proposed project is consistent with all applicable goals and policies of the Granite Bay Community Plan and the Placer County General Plan in that the care home structure is one-story, has a relatively low profile and is designed (the addition would match the existing residence constructed in 1974) to represent the appearance of a single-story residence. The proposed expansion would be situated approximately 65 feet from the front property line (minimum 50 foot setback required in the RA zone district) and extensive landscaping would

be installed adjacent to the north and east property boundaries. As such, the residential care home would have a low visibility from Eureka Road and from Wagon Way. The proposed parking area behind the residence would also be buffered by the new landscaping. The Zoning Ordinance in Section 17.54.060.B.5 requires residential care homes to have one parking space for each two persons cared for by the facility which equates to 10 spaces for this facility. The applicant has proposed 14 parking spaces.

The intensity of the land use for this parcel is consistent with the Community Plan because health and safety considerations are met with the requirement to add sewer, a fire hydrant, and a new, safe entry road that complies with County standards. This project is designed to blend with the rural atmosphere of Granite Bay and neighboring developments and shall not adversely impact neighboring parcels.

Issue 3 - There was inadequate noticing for the Zoning Administrator's January 17, 2013, public hearing meeting and the verbal and written concerns were ignored.

The noticing for this request was consistent with discretionary applications (Use Permits & Variance etc.) received and noticed in Placer County and complied with Section 17.60.140 Public Hearings in the Zoning Ordinance. The notice was mailed ten days before the hearing with the required content to the project applicant and property owner, the Granite Bay Municipal Advisory Council, Granite Bay Community Association, Granite Bay Subdivisions, to any person who filed a written request for notice, to local agencies expected to provide water, sewage, streets, roads etc., and to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the property that is the subject of the hearing.

Written concerns and testimony at the public hearing were not ignored. The Zoning Administrator added three new Conditions of Approval at the meeting as a direct result of his consideration of written concerns, public testimony, staff presentations, and the applicant's presentation at the Zoning Administrator meeting.

Issue 4 - The Granite Bay Community Association feels that the County needs to step back and develop some criteria on where and how many Residential Care Homes should be allowed rather than approving them on a piecemeal basis with little public input.

There is existing criteria in the Zoning Ordinance that requires Minor Use Permit approval to allow any residential care home in the County to have more than six patients. A residential care home is defined in the Zoning Ordinance to mean any family home, group care facility, or similar facility as determined by the Director, providing twenty-four hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

This is only the second request (Care Meridian and Elim Glen) in the last ten years for an expansion of an existing residential care facility in Granite Bay. The demand for expansion beyond a residential care home with a maximum of six patients is limited and as such, these requests can be reviewed on a case-by-case basis.

## **RECOMMENDATION:**

Staff recommends that the Planning Commission deny the Appeal and uphold the Zoning Administrator's decision to approve the Minor Use Permit request to allow a 3,800 square foot addition to the existing Elim Glen Residential Care Home and to allow for up to 20 patients, subject to the following findings and recommended Conditions of Approval.

## **FINDINGS:**

### **CEQA FINDINGS**

1. 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.

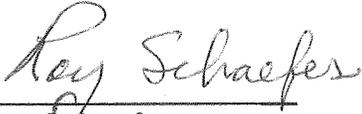
### **MINOR USE PERMIT FINDINGS**

1. The proposed project is consistent with all applicable provisions of Placer County Zoning Ordinance. A residential care facility is an allowable land use in the RA (Residential Agriculture) zone district with the approval of a Minor Use Permit.
2. The proposed project is consistent with all applicable goals and policies of the Granite Bay Community Plan and the Placer County General Plan in that the care home structure is one-story, has a relatively low profile and is designed (the addition would match the existing residence constructed in 1974) to represent the appearance of a single-story residence. The proposed expansion would be situated approximately 65 feet from the front property line (minimum 50 foot setback required in the RA zone district) and extensive landscaping would be installed adjacent to the north and east property boundaries. The intensity of the land use for this parcel is consistent with the Community Plan because health and safety considerations are met with the requirement to add sewer, a fire hydrant, and a new, safe entry road that complies with County standards. This project is designed to blend with the rural atmosphere of Granite Bay and neighboring developments and shall not adversely impact neighboring parcels.
3. The establishment, maintenance or operation of the proposed use will 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. A new safe entry road with the appropriate plate would be constructed; a new fire hydrant would be installed to provide for fire protection; and connection to the sewer system is required as Conditions of Approval for the expansion of the Elim Glen residential care home.
4. The proposed project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development. The character of this parcel would have the appearance of a single-family residence. The proposed 3,800 square foot addition to the existing 2,800 square foot, single-story care home would match the architectural design and colors utilized by the existing structure. The allowable site coverage (percentage of total site area covered by buildings or structures) in the RA (Residential Agriculture) zone district is 35 percent maximum. This proposed expansion is for site

coverage of 9.2 percent (7,200 square foot). In addition, a landscape buffer would be planted along the north and east property boundaries to provide screening for the care home and for the parking area located behind the home.

5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project. This project is subject to frontage improvements along the north side of Eureka Road and is subject to Traffic Impact fees.

Respectfully submitted,



Roy Schaefer  
Associate Planner

**ATTACHMENTS:**

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan
- Attachment D – Appeal from Granite Bay Community Association
- Attachment E - Elim Glen, Inc. response to Appeal Letter
- Attachment F – Zoning Administrator Staff Report
- Attachment G - Correspondence

cc: Appellant – Sandra Harris, Granite Bay Community Association  
Applicant – John Higgins on behalf of Elim Glen, Inc.  
Sharon Boswell - Engineering and Surveying Division  
Paul Holloway - Environmental Health Services  
Karin Schwab - County Counsel's Office  
Michael Johnson - CDRA Director  
Paul Thompson – Deputy Director of Planning  
Subject/chrono files



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

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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 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)
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, 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

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 are 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:

- 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)

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## **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**

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 know 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

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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 is only for the care of Alzheimer's or Dementia patients. If Elim Glen Care Home chooses to care for people who do not have Alzheimer's or Dementia a modification to the Minor Use Permit PMPB 20120347 will be required prior to providing care.

29. The Elim Glen Care Home shall be allowed to have one Hospice Care waiver for the entire care home. If a patient is undergoing Hospice Care, Elim Glen Care Home must make a written request to extend visiting hours. Visiting hours may be extended at the discretion of the Planning Services Division.

30. Elim Glen Care Home shall not accept patients who are on Hospice Care.

31. 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)

33. 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**

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

35. 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)

36. The applicant shall provide fourteen (14) paved parking stalls (including one ADA stall) at the Elim Glen residential care home facility. (PLN)

37. Visiting hours shall be from 9:00 am to 6:00 pm. See exception in condition 29. (PLN)  
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**EXERCISE OF PERMIT**

38. This Minor Use Permit shall expire on April 8, 2014 unless exercised prior to this date.  
(PLN)

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PLACER COUNTY, CALIFORNIA

APN	048-290-022-000
Address	6257 EUREKA RD, GRANITE BAY
Approx. Acres	1.78014751
Zoning	RA-B-100
Community Plan Area	Granite Bay Community Plan
Supervisor District	BOARD OF SUPERVISORS DIST 4
Fire District	SOUTH PLACER FIRE
School District	EUREKA SCHOOL DISTRICT
MAC Area	GRANITE BAY MAC



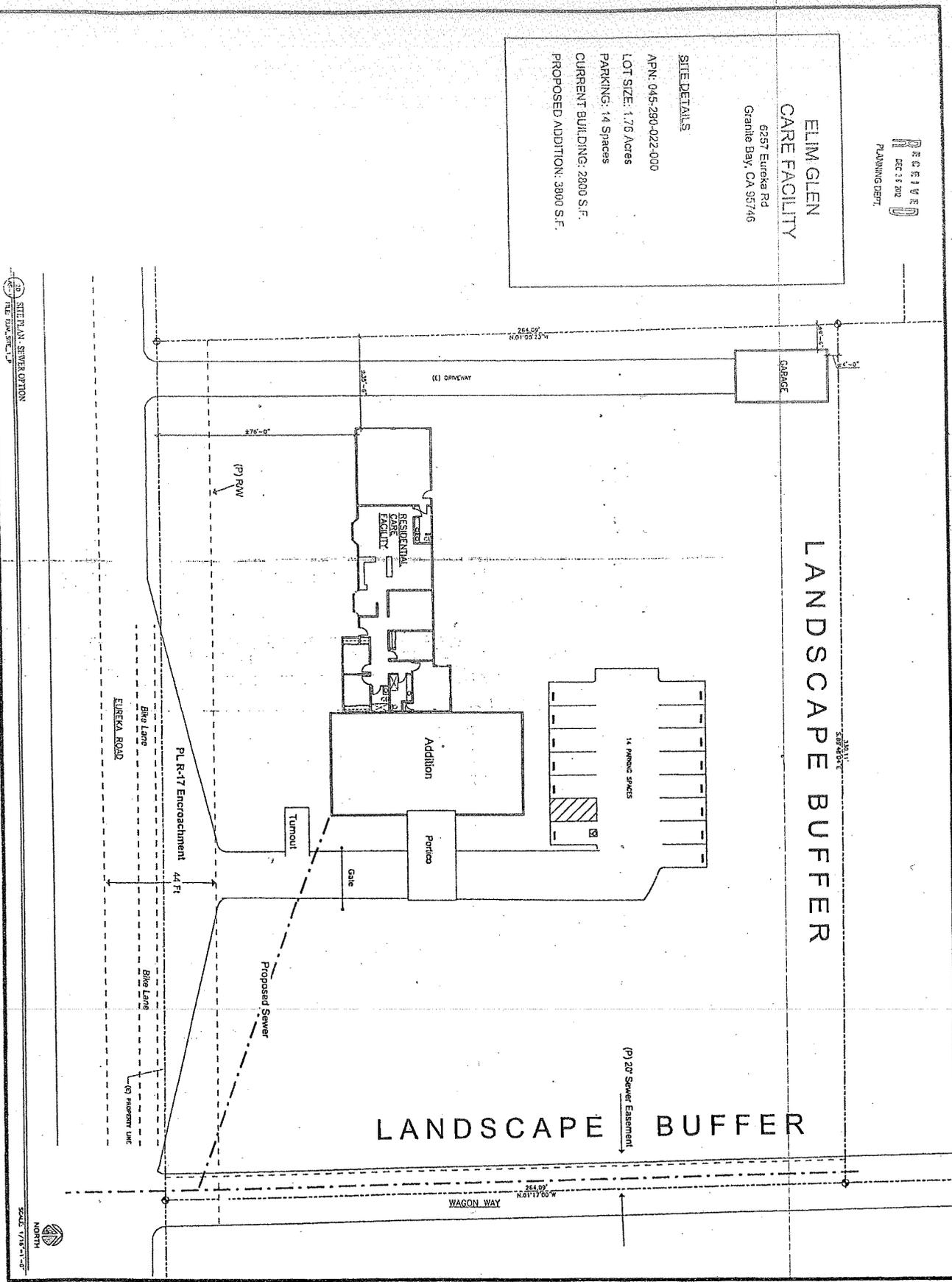


ELIM GLEN CARE FACILITY

6257 Eureka Rd  
Granite Bay, CA 95746

SITE DETAILS

APN: 045-290-022-000  
LOT SIZE: 1.76 Acres  
PARKING: 14 Spaces  
CURRENT BUILDING: 2800 S.F.  
PROPOSED ADDITION: 3800 S.F.



STEPHAN SEWER OPTION  
THE D.M. INC.



17



PLACER COUNTY PLANNING DEPARTMENT

AUBURN OFFICE
3091 County Center Dr
Auburn, CA 95603
530-886-3000/FAX 530-886-3080
Web page: www.placer.ca.gov/planning

TAHOE OFFICE
565 W. Lake Blvd./P. O. Box 1909
Tahoe City CA 96145
530-581-6280/FAX 530-581-6282
E-Mail : planning@placer.ca.gov

Reserved for Date Stamp

RECEIVED

JAN 23 2012

CDRA

PLANNING APPEALS

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

OFFICE USE ONLY

Last Day to Appeal 1/28/13 (5 pm)
Letter
Oral Testimony
Zoning RA-B-100
Maps: 7-full size and 1 reduced for Planning Commission items
Appeal Fee \$ 529
Date Appeal Filed 1/23/13
Receipt # 13-0086846
Received by EDB
Geographic Area SOUTH

TO BE COMPLETED BY THE APPLICANT

- 1. Project name Clin Residential Care Home
2. Appellant(s) Granite Bay Community Association
Address P.O. Box 2704 Granite Bay Ca 95746
3. Assessor's Parcel Number(s): 048-290-022-000
916-791-7427
4. Application being appealed (check all those that apply):
Administrative Approval (AA- )
Use Permit (CUP/MUP- PMPB-20120347
Parcel Map (P- )
General Plan Amendment (GPA- )
Specific Plan (SPA- )
Planning Director Interpretation (date)
Minor Boundary Line Adj. (MBR- )
Tentative Map (SUB- )
Variance (VAA- )
Design Review (DSA- )
Rezoning (REA- )
Rafting Permit (RPA- )
Env. Review (EIAQ- )
Other:
5. Whose decision is being appealed: Approval of MUP by zoning Admin
6. Appeal to be heard by: Planning Commission
7. Reason for appeal (attach additional sheet if necessary and be specific):
See Attached

(If you are appealing a project condition only, please state the condition number)

Note: Applicants may be required to submit additional project plans/maps.

Signature of Appellant(s) Sandra Harris Secretary
GBCA

Appeal to MUP Elim Glen Residential Care Home – PMPBT20120347 – Zoning  
Administrator hearing January 17, 2013

The Zoning Administrator failed to give reasons why enlarging this project is compatible with the existing neighborhood and what the benefits are to the community. There are already between 25 or 30 of this type of facility in the area – most of them on a smaller scale.

The current facility in an existing residence serves 6 patients and has little impact on the neighborhood. However, adding 3,800 sq. ft., widening Eureka Road, adding additional staff, installing sewer, providing hard surface for 14 parking spaces, etc. are major changes to a low density, developed rural neighborhood. The proposal is not consistent with the character of the immediate developed neighborhood or the Granite Bay Community Plan.

The purpose of an MUP is to allow the public an opportunity to review the proposed project and express their concerns at a public hearing. However, noticing residents within 300 feet in a low density residential area of 2+ acres is not adequate notice. Despite the inadequate notice to the residents in the area and the shortness of time (10 days) to alert others, a number of the residents managed to attend the hearing, but their verbal and written concerns seemed to be ignored.

Just recently another existing residence serving a small number of patients was given approval to add considerable square footage and the number of patients allowed in a very rural neighborhood. The cost of purchasing residential properties with large lots is less expensive than other properties. Considering that this is a lucrative commercial venture, and the large number of low density parcels in Granite Bay with zoning that could allow this business with a MUP, the Granite Bay Community Association feels that the County needs to step back and develop some criteria on where and how many should be allowed rather than approving them on a piecemeal basis with little public input.

Dear Mr. Schaefer,

This letter is written to respond to the appeal filed in regards to the Elim Glen Zoning Hearing approval on January 17, 2013. In short, we do not feel that the appeal has any ground to stand based on the reasons given by the Granite Bay Community Association.

The Elim Glen expansion will be beneficial to the greater Granite Bay community. Elim Glen has been licensed by the State of California, Department of Social Services since 1997, and has serviced the Granite Bay community by specializing in the care of those patients and families faced with dementia and Alzheimer's disease. Throughout the years Elim Glen has compassionately served individuals who have been outstanding members of our community, and those in need of the specialized care provided by the Elim Glen staff, throughout their final years of life. Unlike most of the care facilities in the area, Elim Glen is specifically licensed for dementia care, and will continue to do so as addressed by the zoning administrator in the issuance of the use permit that is conditioned as such. The expansion will allow us to serve an ever-growing population of those suffering from dementia. Elim Glen offers care that results in the highest possible quality of life in an extremely well maintained residential facility.

The proposed expansion will be consistent with residential homes in the immediate area as the total square footage will be no larger than many existing homes that are nearby. In addition, the expansion also calls for substantial landscaping improvements in order to beautify the 1.8-acre parcel, and to buffer any visual impacts of parking requirements. The street improvements to Eureka Road are designed with safety as the driving force, which allows for a ramp up driveway for safe ingress/egress. Traffic impact should be minimal due to the fact that there will only be a small increase in staffing requirements, and family/professional services visits are limited. Additional conditions were also placed on the use permit for visiting hours by the zoning administrator, by reducing the visitation hours allowed on the site, in order to address the concerns of potential traffic increases. Moreover, no resident owns or operates a motor vehicle. Lastly, the installation of a new sewer line for the project - in addition to the extension of a sewer hook-up for neighbors - will allow for the abandonment of the existing septic system, and will allow for a more environmentally safe waste scenario for our neighborhood. All improvements will be consistent with the maintenance and improvement of safety, character and quality of life for the neighborhood and residents of our Granite Bay community.

Notice for the Zoning Hearing on January 17 to discuss any concerns, was properly adhered to by County Staff, and all laws and regulations were followed in a timely and appropriate manner. While the Granite Bay Community Association suggests verbal and written concerns were ignored, the Zoning Administrator addressed each and every concern that was raised in the public forum, asked probing questions and requesting Elim Glen to make concessions based on those concerns. In each instance, Elim Glen was amenable and agreeable to all concerns and concessions.

Granite Bay offers a beautiful and peaceful environment that lends itself to a quality of life for all members of our community, young and old. Elim Glen has worked to provide a quality of life for our elderly dementia residents through the careful and thoughtful design of care plans and expert service. It is our goal to be given the opportunity to blend our excellent service with a beautiful, country-residential setting, in order that our residents and their families can have the comfort and peace of mind to share life in our rural community.

Sincerely,

Jennifer Lee  
Owner/Operator – Elim Glen



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

Michael J. Johnson, Agency Director

**PLANNING  
SERVICES DIVISION**

Paul Thompson  
Deputy Planning Director

**HEARING DATE:** January 17, 2013  
**TIME:** 9:30 A.M.

**DATE:** January 10, 2013

**TO:** Zoning Administrator

**FROM:** Planning Services Division

**SUBJECT:** Minor Use Permit to allow the Elim Glen Residential Care Home to increase the resident population from six to twenty and to allow a 3,800 square foot addition to the 2,800 square foot residence -PMPBT20120347

**APPLICANT:** John Higgins on behalf of Elim Glen

**STAFF PLANNER:** Roy Schaefer, Associate Planner

**ZONING:** RA-B-100 (Residential Agricultural District with a minimum Building Site of 2.3 acres)

**LOCATION:** 6257 Eureka Road in Granite Bay

**APN:** 048-290-022

**PROPOSAL:**

The applicant is requesting approval of a Minor Use Permit (MUP) to allow a 3,800 square foot addition to an existing 2,800 square foot residential care home and a request to increase the resident patient population from 6 to 20.

**CEQA COMPLIANCE:**

The project is categorically exempt from environmental review pursuant to provisions of 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).

**BACKGROUND/ANALYSIS:**

Staff conducted a field review of the project site on December 7, 2012. The site consists of a 1.8-acre parcel located at 6257 Eureka Road in Granite Bay. The subject property is zoned RA-B-100

(Residential Agricultural District with a minimum Building Site of 2.3 acres) and is designated Rural Residential (2.3 to 4.6 acres) in the Granite Bay Community Plan.

Elim Glen is currently 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.

#### Elim Glen Residential Care Home Expansion

The applicant is requesting a Minor Use Permit to allow for the construction of a 3,800 square foot addition to the existing 2,800 square foot residence and to allow for an increase in the resident patient population from six to twenty. The proposed addition would add new single and double occupancy rooms, bathrooms and common area rooms. The residential addition would be designed to match the existing structure and landscaping is proposed adjacent to Wagon Way road and along the northern property boundary. The expanded residential care home would be connected to the sewer system. A new entry driveway, fourteen parking spaces and landscaping adjacent to the east and north property boundaries is proposed and shown on the Site Plan.

According to the applicant, the need for quality care is increasing and the proposed expansion and improvements to Elim Glen would allow this residential care home facility to better accommodate future demands from the Granite Bay community and beyond.

The expanded operation would include three, 8 hour shifts to provide care and supervision seven days a week and twenty four hours a day. The existing facility is staffed with two staff members during the day and with one staff member during the night. During the day there is also an administrator and assistant administrator. Food service, housekeeping, and daily living activities are provided by on-site staff. Facility and landscape maintenance etc. is contracted to outside service vendors. Supplies are delivered approximately twice per week.

Visiting hours are from 9:00 A.M. to 9:00 P.M.; however, visitors typically come in on the weekends from 9:00 A.M. to noon and sporadically during the week. There are no physician visits, although there are some visits by nurses during the weekdays.

Section 17.54.060.B.5 of the Planning and Zoning Ordinance requires one parking stall for every 2 patients cared for in the facility. There would be adequate on-site parking with the proposed increase in patients to twenty because there are fourteen new parking stalls and a new driveway entry included with the MUP request and shown on the Site Plan submitted on December 26, 2012.

The surrounding land uses are predominantly single-family residential and residential accessory uses. With the proposed new access off of Eureka Road this expanded facility would have only a minimal impact to any of the neighboring properties in Granite Bay.

#### **RECOMMENDATION:**

Staff recommends **approval** of the Minor Use Permit to allow a 3,800 square foot addition to the existing Elim Glen residential care home and to allow a maximum of 20 patients, subject to the following findings and conditions.

## FINDINGS:

### CEQA:

The project is categorically exempt from environmental review pursuant to provisions of 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).

### MINOR USE PERMIT:

1. The proposed project is consistent with all applicable provisions of Placer County Zoning Ordinance.
2. The proposed project is consistent with all applicable goals and policies of the Granite Bay Community Plan and the Placer County General Plan.
3. The establishment, maintenance or operation of the proposed use will 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.
4. The proposed project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.

### CONDITIONS OF APPROVAL:

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.
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 3,800 square foot addition to the existing residential care home from the Placer County Building Department.
4. 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 know 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.

5. The applicant shall provide fourteen (14) paved parking stalls (including one ADA stall) at the Elim Glen residential care home facility.
6. 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, etc.
7. This Minor Use Permit shall expire on January 28, 2014 unless exercised prior to this date.

**ATTACHMENTS:**

Memo from Engineering & Surveying Division  
Memo from Department of Environmental Health Services  
Site Plan

cc: Engineering & Surveying Division  
Environmental Health Division  
Building Department  
Applicant



MEMORANDUM

TO: ROY SCHAEFER, PLANNING SERVICES DIV      DATE: DECEMBER 21, 2012  
NICOLE HAGMAIER, PLANNING SERVICES DIV

FROM: SHARON BOSWELL, ESD

SUBJECT: PMPB/PVAA 20120347: ELIM GLEN RESIDENTIAL CARE HOME & VAA TO REAR  
& SIDE S/B's; EUREKA RD, GRANITE BAY; LEE; (APN: 048-290-022)

This project proposes to convert an existing 6-patient residential care home to accommodate 20 patients with an approximately 3000 square foot expansion. Additional improvements related to the project expansion include (but are not limited to) a public sewer extension, a 14-space parking area, a new road connection onto Eureka Road, and water quality BMP's. The application includes a request for variance to rear setback of 4 feet and side setback of 9.5' to an existing detached garage. The Engineering and Surveying Division (ESD) supports the Development Review Committee's recommendation for the Minor Use Permit and Variance application subject to the following recommended conditions of approval:

1. 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)
2. 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)
3. 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)
34. 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)
45. 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)

56. 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)
67. 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 are 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)
78. 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)

89. The westerly private entrance driveway connecting to the county maintained highway (Eureka Road) shall be constructed to a residential Plate R-18, LDM standard.  
(separate into two conditions)

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910. 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.
911. 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)
4012. 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.
4413. 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.
4214. 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.~~
4315. 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)

4416. 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.
4517. 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)
4618. 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)
4719. 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.
4820. 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)
4921. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)
2022. Parking spaces, ramps, and access ways shall meet CBC accessibility standards. (ESD)
2123. Prior to Improvement Plan approval, provide to the Development Review Committee (DRC) "will-serve" letters from the following public service providers, as required:
- 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)
- NOTE: Any off-site work required by the service providers shall also be shown on the Improvement Plans. (ESD)



**Placer County  
Health and Human Services Department**

Richard J. Burton, M.D., M.P.H.  
Health Officer and Department Director

Ken Stuart, M.S.E.H., R.E.H.S.  
Environmental Health, Interim Division Director

**MEMORANDUM**

**DEPARTMENT OF HEALTH & HUMAN SERVICES  
ENVIRONMENTAL HEALTH SERVICES**

**To:** Roy Schaefer, Associate Planner  
**From:** Laura Rath, REHS  
Land Use and Water Resources Section  
**Date:** December 13, 2012  
**Subject:** PMPB20120347, Lee/ Elim Glen, APN 048-290-022

Environmental Health Services has completed our review of the above-mentioned minor use permit and has the following recommended conditions for approval:

1. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.
2. Submit to Environmental Health Services a "will serve" letter from Placer County Facility Services indicating that the district can and will provided sewerage service to the project. The project shall connect the project to this public sewer.
3. 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.
4. Connection to public sewer for the existing residence is required prior to building permit approval of the addition.
5. The project shall remain connected to San Juan Water for treated domestic water service.

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

Michael J. Johnson, AICP  
Agency Director

**BUILDING**

Tim Wegner  
Chief Building Official

December 24, 2012

PLACER COUNTY PLANNING DEPT.  
3091 COUNTY CENTER DR, STE 140  
AUBURN, CA. 95603  
PLANNER: Roy Schaefer

**REFERENCE:**

**APPLICANT:**

John Higgins  
5670 Oak Creek Pl Granite Bay, CA. 95746  
916-257-4871 / [johnhiggins@surewest.net](mailto:johnhiggins@surewest.net)

**DESIGN/SITE REVIEW:**

PMPB 20120347

**PARCEL #:**

048-290-022-000

**LOCATION:**

6257 Eureka Rd Granite Bay, CA.

**PROJECT DESCRIPTION:**

3000 SqFt Addition to an existing R-3 (Single Family Dwelling), remodel of the existing SFD, addition of an entry Portico and conversion from a permitted R-3 occupancy to a Residential Care Facility for the Elderly; Occupancy TBD.

PROJECT COMMENTS

- 1. A building permit will be required for the proposed SFD remodel, additions and change of occupancy.** While the existing permitted single family dwelling is licensed with the State as an R-3.1 Non-Am Residential Care Facility, no permit appears to have been obtained from the County for the change of use and no business license is on record for the facility. A review for a change of use by the Building Department for the existing structure will assume the structure to be an existing R-3 Single Family Dwelling. The proposed Occupancy (TBD) will determine whether any alterations to the existing permitted occupancy will be required, such as installation of an automatic sprinkler system, fire alarm system or alteration of the existing unrated construction to 1-hour construction. Review and inspections of alarm and/or sprinkler systems will be conducted by South Placer Fire.
- 2. All proposed work shall comply with the current 2010 California State adopted codes and amendments, as well as Placer County ordinances.** Minimum design roof live load at this site is 20#/FT<sup>2</sup>, which is reducible for pitch and area. The minimum design wind load is 85 MPH/3-sec Gust w/ exposure to be determined by Design Professional.
- 3. If the proposed occupancy is either an R-2.1 or I-2, the site and structure shall be accessible per CBC 11A & CBC 11B.** A site Civil plan shall be submitted with the building plans that clearly indicates site development and grading, designed to provide access to the proposed structure, to the normal paths of travel and where necessary shall incorporate pedestrian ramps, curb ramps, etc. Access shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks. When more than one building or facility is located on a site, accessible routes of travel complying with Section 1114B.1.2 shall be provided between buildings and accessible site facilities, accessible elements, and accessible spaces that are on the same site. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities and the accessible entrance to the site. (CBC §1127B.1)

If you have any questions regarding these requirements, please contact me. If I am not available, leave a message and I will get back to you as soon as possible.

Sincerely,

*Jack Venable*

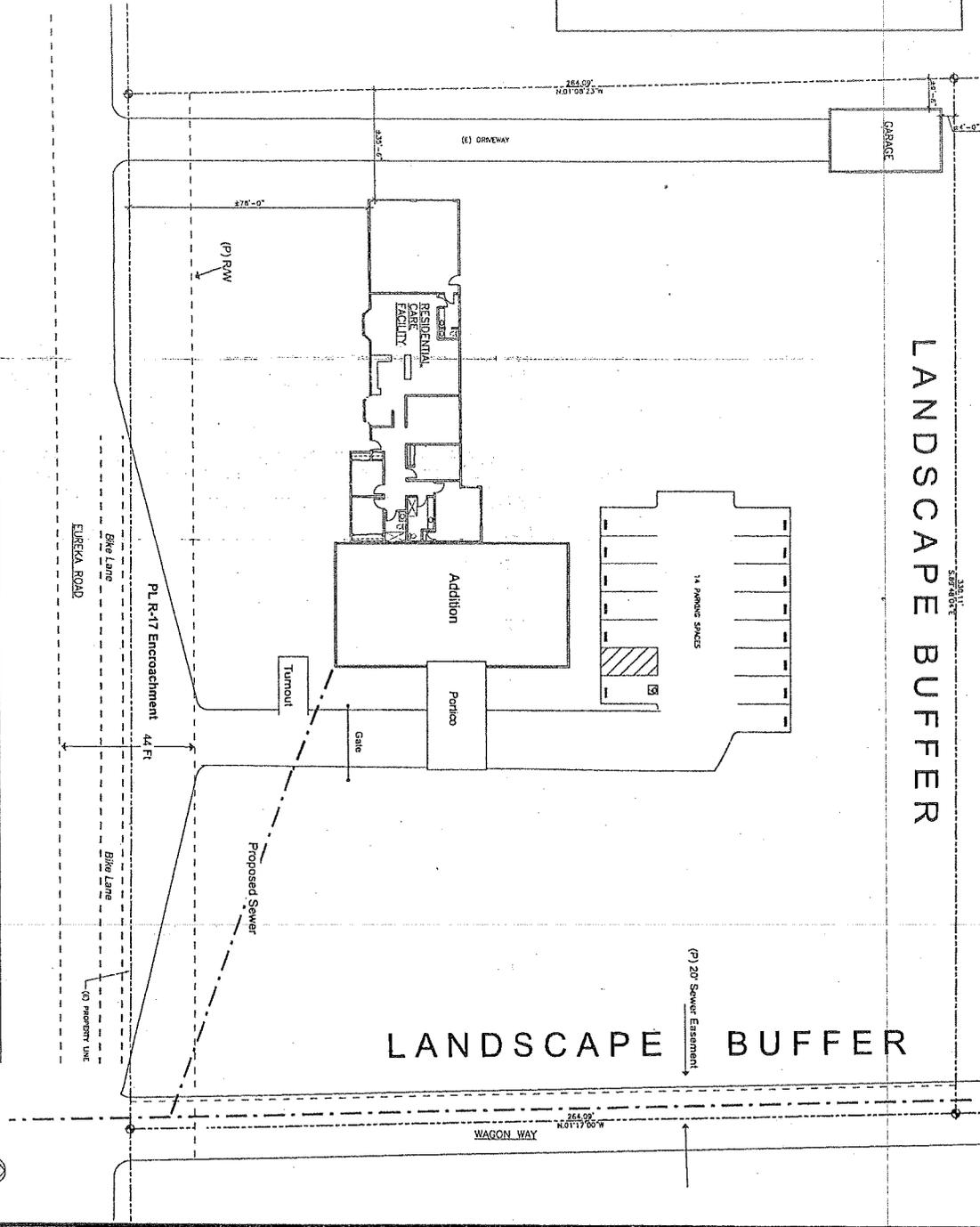
Placer County Building Department  
(530) 745-3047  
[jvenable@placer.ca.gov](mailto:jvenable@placer.ca.gov)

ELIM GLEN  
CARE FACILITY

6257 Eureka Rd  
Granite Bay, CA 95746

SITE DETAILS  
APN: 045-290-022-000  
LOT SIZE: 1.76 Acres  
PARKING: 14 Spaces  
CURRENT BUILDING: 2800 S.F.  
PROPOSED ADDITION: 3000 S.F.

LANDSCAPE BUFFER



20 SITE PLAN - SEWER OPTION  
DATE: 01/17/02

SCALE: 1/8" = 1'-0"  
NORTH

33

**Nicole Hagmaier**

---

**From:** Shane [showen@surewest.net]  
**Sent:** Wednesday, January 16, 2013 10:06 AM  
**To:** Nicole Hagmaier  
**Cc:** Placer County Planning  
**Subject:** Objection To Lee Use Permit

I will be unable to attend the MUP hearing on January 17th at 9:30 AM concerning the Lee Use Permit PMPBT20120347.

Please let it be known that I strongly object to the approval of this proposal.

I live in the home directly behind the proposed project. The prospect of looking out over a large care facility and a 14 space paved parking lot is problematic. Increased traffic, frequent emergency vehicles and probable signage does not lend itself to the rustic neighborhood. A commercial project of this type would certainly lower the value of homes in the area.

My family, and many others, moved to this community because of its rural lifestyle and country atmosphere. This project, if approved, would certainly have an impact on that image. Please, let's not make this a urban residential/commercial neighborhood.

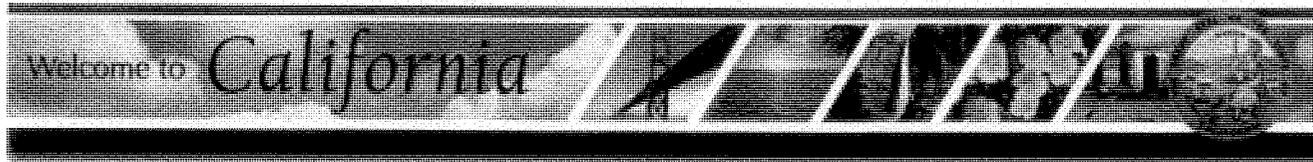
The existing care home is a single family dwelling that was never issued a permit from Placer County for the change of use and no business license is on record for the facility.

Thank You,

Shane Owen  
8940 Wagon Way  
Granite Bay  
(916) 797-9035  
[showen@surewest.net](mailto:showen@surewest.net)

California Home

Wednesday, January 16, 2013

[CCLD Home](#)[Facility Types](#)[Feedback](#)**Search for a Licensed Facility**

search

CGLD Facility Search Form

Your search:

Facility Type: Residential Care for the Elderly

Zip Code: 95746

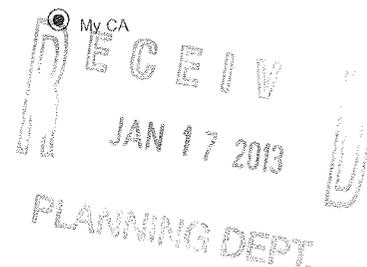
There are **16** facilities in your search results.

Clicking on the facility street address will display a map to the facility.

This information is updated weekly.

Listed facilities are not necessarily open for business. Call the District Office (D.O.)

phone number given for each facility if you have any questions about a particular facility.



Facility No: 315002334 Capacity: 0006

License Status: Licensed

**ASTER VILLA CARE HOME BY RNS**9890 VILLAGE CENTER DR.

GRANITE BAY, CA 95746

(916) 413-1378

Contact: RON ORDANARN/ALBERT WILSON

DO: NO. CAL CR/RES. (23)

DO Phone: (916) 263-4700

Facility No: 317001256 Capacity: 0006

License Status: Licensed

**CANA PLACE**6965 BOARDWALK DRIVE

GRANITE BAY, CA 95746

(916) 797-6093

Contact: SAMUEL LEE

DO: NO. CAL CR/RES. (23)

DO Phone: (916) 263-4700

Facility No: 317001541 Capacity: 0006

License Status: Licensed

**CANA PLACE 2**6845 PARK PLACE

GRANITE BAY, CA 95746

(916) 797-0714

Contact: SAMUEL LEE

DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 317000716 Capacity: 0006  
License Status: Licensed  
**ELIM GLEN**  
6257 EUREKA ROAD  
GRANITE BAY, CA 95746  
(916) 791-9451  
Contact: LEE, EDWARD INCHUL  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315002065 Capacity: 0006  
License Status: Licensed  
**EMINENT COMFORT LIVING**  
6905 POCA MONTOYA DRIVE  
GRANITE BAY, CA 95746  
(916) 517-6995  
Contact: SAV, MIRELA ANTONETA  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315001421 Capacity: 0110  
License Status: Licensed  
**ESKATON LODGE GRANITE BAY**  
8550 BARTON ROAD  
GRANITE BAY, CA 95746  
(916) 789-0326  
Contact: VICKY CROSS  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 317001500 Capacity: 0006  
License Status: Licensed  
**GOLD HOME III**  
6882 BRANDY CIRCLE  
GRANITE BAY, CA 95746  
(916) 591-7368  
Contact: GINA/PETER MARIUT  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315002108 Capacity: 0006  
License Status: Licensed  
**GRANITE BAY ESTATES**

6031 OAK VIEW DRIVE  
GRANITE BAY, CA 95746  
(916) 416-1378  
Contact: WILSON, ALBERT  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315001854 Capacity: 0006  
License Status: Licensed  
**GRANITE BAY VILLA**  
8352 JOE RODGERS ROAD  
GRANITE BAY, CA 95746  
(916) 275-2626  
Contact: HOUGHTBY, HEATHER  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315002317 Capacity: 0006  
License Status: Licensed  
**GRANITE BAY VILLA II**  
8342 JOE RODGERS ROAD  
GRANITE BAY, CA 95746  
(916) 275-2626  
Contact: HOUGHTBY, HEATHER  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

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Facility No: 315001444 Capacity: 0006  
License Status: Licensed  
**HIDDEN LAKE CARE HOME**  
8405 ACORN DRIVE  
GRANITE BAY, CA 95746  
(916) 791-2596  
Contact: COPACIU, LYDIA  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315002312 Capacity: 0006  
License Status: Licensed  
**OLIVE RANCH GARDENS**  
5322 OLIVE RANCH ROAD  
GRANITE BAY, CA 95746  
(916) 288-5856  
Contact: PHAN, KEVIN  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315001736 Capacity: 0006  
License Status: Licensed  
**PARADISE LIVING**  
8655 MOONEY RD.  
GRANITE BAY, CA 95746  
(916) 797-2953  
Contact: JUDITH GONI  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 317001835 Capacity: 0004  
License Status: Licensed  
**RANCH RESORT**  
4415 OLIVE RANCH ROAD  
GRANITE BAY, CA 95746  
(916) 797-1995  
Contact: AURELIA MERCA  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315002064 Capacity: 0006  
License Status: Licensed  
**SENIOR CARE OF GRANITE BAY**  
9500 EDWARD COURT  
GRANITE BAY, CA 95746  
(916) 768-4447  
Contact: COSTEA, DANIEL  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

---

Facility No: 315001893 Capacity: 0006  
License Status: Licensed  
**SWANLAKE VILLA**  
9702 SWAN LAKE DRIVE  
GRANITE BAY, CA 95746  
(916) 797-8521  
Contact: AWUY, IVONNE  
DO: NO. CAL CR/RES. (23)  
DO Phone: (916) 263-4700

[Back to Top of Page](#)

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## Nicole Hagmaier

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**From:** Zig Pladars [zipla@surewest.net]  
**Sent:** Tuesday, January 15, 2013 9:55 PM  
**To:** Nicole Hagmaier  
**Subject:** Miinor Use Permit (PMPB 20120347) Lee

At the present, I plan to attend the scheduled subject hearing on January 17, 2013, 0930A.M.

My intention is to oppose the submitted proposal.

I have resided at my present location directly adjacent east of the proposed care facility for some 37 years and plan to remain here for the rest of my life. I chose this location in Granite Bay because of the country setting and appeal to nature. The traffic at the time was fairly light and bound to remain that way for some time. There were attempts to widen Eureka Road, but thankfully they were defeated. Eventually, due to construction at the Folsom dam, traffic on Eureka increased. Traffic still preferred Eureka instead of Douglas Road. Thus this quiet country road turned into a raceway. Can anyone blame us locals trying to keep the traffic at the minimum? It gets especially bad during school traffic and rush hour. The residential care facility would just add to the traffic.

The residential care facility would, also, spoil the country setting. I would hate to come out of my front door and be greeted by an asphalt parking lot full of 14 cars. The building would, also, be an elephant compared to the surrounding neighbourhood. I am also not too sure about the „landscape buffer „ on the facility plan. During the previous years of existence I have not noticed any landscape improvements or trash pickup.

I just don't see that this type of commercial facility is necessary in our neighborhood which is zoned residential for a reason. It would also lead to lowering of real estate values in this area.

P.S. Notification was a bit short and did not cover sufficient area.

Respectfully,

Zig Pladars  
8981 Wagon Way  
Granite Bay CA 95746  
(916) 791-7139

## Nicole Hagmaier

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**From:** J. Gallardo [jgallardo@surewest.net]  
**Sent:** Wednesday, January 16, 2013 11:53 AM  
**To:** Roy Schaefer  
**Cc:** Nicole Hagmaier  
**Subject:** minor use permit (pmpb 20120347)lee

I'm Joe Gallardo at 6237 Eureka Rd. the property nextdoor to the west of the care home facility. I did not know we had a care facility next door until we saw some of the occupants walking around. We have not had any problems living next door to the house though we are thankful that there has been any accidents, that we know about, with people driving in and backing out of the driveway onto Eureka Road also the support rescue and firetruck to the ambulance blocking the roadway and the people driving around them on this narrow road.

I am opposed to expanding this facility from 6 to 20 occupants. This is a residential/agricultural zoned area and is not zoned for commercial use.

I believe peace and tranquility of the neighborhood and should not be altered.

Sincerely,  
Joe and Sandy Gallardo

RECEIVED  
JAN 16 2013  
PLANNING DEPT.

Nicholas R. Koshell  
Jane R. Koshell  
9020 Saddlepur Way  
Granite Bay, CA 95746  
nickkoshell@yahoo.com  
916-791-1074 Home

January 15, 2013

Placer County  
Community Development Resource Agency  
3091 County Center Drive, Suite 280  
Auburn, CA 95603

Planning Commission Hearing Room  
3091 County Center Drive, Auburn CA 95603

Minor Use Permit (PMPB 20120347)  
Lee  
Categorical Exemption  
Supervisory District 4 (UHLER)

We live directly across the street from the existing facility. We have lived in our home for over 20 years. We strongly object to the expansion of Elim Glen Residential Care Home, to allow for up to 20 residence. A 20 Residential Care Home would constitute a Commercial Development. This is a Residential Neighborhood where the expansion would interfere with our right to a quiet and peaceful neighborhood. Please do not allow this expansion.

Sincerely,

  
Nicholas R. Koshell

  
Jane R. Koshell

Jan 17, 2013

Placer County Zoning Administrator,

a 20 resident care home  
would be a negative impact for our  
area.

We live across the street &  
1 house over from the home. We feel  
the noise from people in & out everyday  
& night, emergency vehicles, delivery  
trucks, care workers & personal friends &  
relatives would greatly impact traffic  
& noise. Eureka Rd is a narrow  
2 lane Rd. This home's driveway is at the  
top of a hill which would be dangerous  
for all the traffic this facility would  
bring.

We purchased our home nearly  
20 yrs ago for its 2 1/2 <sup>acre</sup> min. quiet  
community.

Carl Frost  
Carol Frost



Carl & Carol Frost  
9050 Saddlepur Way  
Granite Bay CA 95746

March 15, 2013

Roy Schafer  
Placer County Planning Department  
3091 County Center Drive  
Auburn, CA 95603



PLANNING DEPT.

Dear Mr. Schafer:

I am writing on behalf of the staff here at Elim Glen. I am the Activities Director for Elim Glen. Being a 20-year resident of Granite Bay and having been employed with Jennifer Lee for over 2 years, I am very excited that there are plans to expand the facility here at Elim Glen and to see growth in this industry, within Granite Bay, where there is an ever-growing need for "compassionate care" within a loving, well-maintained, exceptionally run facility.

Having been in this business and having been exposed to other care facilities in and around the Roseville and Granite Bay community, I cannot tell you how proud I am to be associated with Elim Glen. Ed and Jennifer Lee are wonderful employers. They are trustworthy individuals with the highest upmost integrity imaginable. I am probably one of the newest members of their staff, meaning that there are employees that have worked with Jennifer from day one (16-17 years ago), many have been working for 7+ years and more. Jennifer cares not only for her residents, but takes pride in training the staff to uphold the highest level of care possible. When a facility does not have a high employee turnover rate that means that the employer cares and that kind of care just trickles down to the residents and to the facility.

Each resident at Elim Glen is an individual and is cared for based on each of their individual needs. We pride ourselves in personalized care--meaning we go to great lengths to do special things for each of our residents: (i.e. bringing in Arnold Palmers for Joyce, or purchasing the right type of slippers for Bob, or buying sugar free candies for Marion (who is diabetic), or bringing in a basketball hoop for Al (who loves the game), or picking up a 49er football for Don (who cannot wait for the 2013 Super bowl). Elim Glen is a very unique residential care facility and it is because Jennifer cares about every aspect of her business. We need more facilities like this—there just isn't enough of this type of care facility around.

Being part of the management team working under Ms. Lee, it gives me pride to tell you that she cares deeply about this project and all her residents (past, present and future ones) and I have not doubt that she will develop a facility that continues to bring in loving families--ones that care for their loved ones--ones that want a loving, warm, rural, safe, clean and attractive "home away from home" for their family member.

I can guarantee you that if you were to call any past families (many of whom are Granite Bay residents) that have placed their loved ones at Elim Glen, you will get the same sentiment that I have just voiced. Jennifer Lee puts her all into everything that she does and does it better than anyone else.

I understand that the GB Community Association have concerns about this type of expansion, but knowing Jennifer and how she cares deeply for the community, any problems and concerns that others will have, will be addressed. I have no doubt that she will address any issues-- immediately and properly. I have witnessed this in my position with the company. Any problems with the facility, any upgrades that I requested, any improvements that I wanted---she immediately either agreed to it or we solve the problem as a team and address the issue right away. I would imagine that she would do the same with this new expansion that she is looking at developing.

I would hope that you would give her opportunity to not only provide a 20-bed facility, but to provide for the ever-growing need for those suffering from dementia and Alzheimer in the greater Granite Bay community.

Kindest regards,

Rita Shiiba  
Activities Director/Elim Glen

Placer County Planning Department  
3091 County Center Drive  
Auburn, CA 95603

March 19, 2013

Dear Mr. Thompson,

We wanted to share with you a letter that we sent out to our friends and neighbors in support of the Lee's. We have lived in Granite Bay since 1995 and most of the people we sent the request for support have also lived in our community for many years. After sending this request, we received an over-whelming response and received 100+ signed petitions.

Dear Friends and Neighbors,

Our dear friends Ed and Jennifer Lee provide care for adults affected by Dementia and Alzheimer's here in Granite Bay. They have one residential home in Granite Bay. You would never know that it exists unless you had a need to inquire for your own family member. Jim and I have been blessed by the Lee's not once, but twice. My grandmother and Jim's mother have been or are being cared for with the greatest love and compassion by the Lee's. The Lee's care facility served my grandmother for almost five years. Jim's mother has been cared for by the Lee's the past three years at their care home on Eureka Road. Ed and Jennifer also reside in Granite Bay and have the utmost care and concern for our community.

Unfortunately, a home such as this, are a growing need in our community. As we all love our community and want to remain here we would also appreciate our family members staying close to us so that we, along with the Lee's, can spend the time loving and caring for them with dignity and compassion. Current data shows a growing need for non-medical, compassionate care homes as more and more people are affected by Alzheimer's, Dementia, etc.

The Lees are planning some improvements to their care home where Jim's mother resides. The improvements include bringing city sewage lines to the property that currently operates on a septic system, which will benefit neighboring homes. They are also planning on expanding the home to accommodate more residents. The Lee's are currently forced to turn away parents and family members of those in our local community. After expanding the square footage this home will be no larger than many existing homes in the area and includes substantial landscaping improvements to enhance the 1.8 acre parcel to minimize any visual impact. This home is located on Eureka Road between Auburn-Folsom Road and Barton Road. Ed and Jennifer have chosen a local builder so the project brings new work to local subcontractors.

The Lees recently appeared before the Placer County Planning Department and their expansion was **approved**. Shortly after this approval, the Granite Bay Community Association <http://www.granitebay.com/index.html> filed an appeal. Their stated concerns were that there are an adequate number of care homes in Granite Bay today, any improvements would negatively impact the community, and that patients would be better served with more access to retail, restaurants, etc. The reality is there are not enough quality facilities in or around Granite Bay today, and with Alzheimer's and Dementia expected to affect 1 in 10 over the next few years, we are woefully short on quality care facilities. Besides the fact that, the majority of their residents, are unable to leave the home to shop or eat out.

We would ask you to help by signing a petition in support of their efforts to serve our community. .

We appreciate your consideration and support!

Jim and Kelley  
7053 Cedar Oaks Drive  
Granite Bay, CA 95746  
916-532-1193



R E C E I V E D  
MAR 19 2013

PLANNING DEPT.

February 11, 2013

To Whom It May Concern:

I am writing this letter in complete support of Jennifer Lee (Elim Care) and her proposal for expansion of the Elim Glen home.

I am an 18 year resident of Granite Bay and had a grandmother that was under Jennifer's care for a number of years. I am very familiar with Jennifer's homes, her goals as a caregiver as well as her history as an active and concerned community resident. Anything that Jennifer proposes I have no doubt will be executed with the best interest of the community as well as her residents at the forefront. Her proposal will only enhance the existing home, making it more visually appealing to the neighborhood as well as enhancing the sewage system through installation of a new sewer line to the property that her neighbors will also be able to access.

Our community is blessed to have Jennifer providing such an incredibly valuable resource to our aging members suffering from Alzheimer's. It brought great comfort to our family to have such compassionate care for my grandmother. I believe strongly that we should do whatever we can to facilitate Jennifer's passion for giving care to the elderly. If you know Jennifer, you know that she will never compromise on her commitment to our community as well as our aging populations.

Thank you and please feel free to call on me anytime for additional input.

  
Steven Schorer, M.D.  
(916) 791-4723  
9215 Stollwood Court  
Granite Bay, CA 95746

RECEIVED  
MAR 19 2013  
PLANNING DEPT.

March 18, 2013

Placer County Planning Department  
3091 County Center Drive  
Auburn, CA 95603

Dear Mr. Thompson,

We understand there is an appeal hearing scheduled next week for evaluating the expansion of the Elim Care facility on Eureka Road in Granite Bay. We would very much like to be present at this appeal to speak in favor of the facility, but unfortunately we will be out of town. We know that often at these hearings, you only get to hear from the few people that are strongly enough opposed to an issue to take the time to show up. The many people who quietly support a project rarely take the time to personally appear at a hearing. So please know we would be there if we could, because the Lees have definitely earned the quiet public support of this project.

Very sadly, dementia and Alzheimer's disease is effecting our elderly at staggering rates. Both of us have parents currently suffering from some form of dementia. At this time, they are still able to be cared for in the privacy of their own homes, but we fear that soon that may not be the case. There is a severe lack of **quality** care for our elderly community members affected, or soon to be affected, by dementia or Alzheimer's. Elim Care is one of the finest in the area and it unfortunately turns away so many people in need of the care it can provide.

When we learned that Jennifer Lee was willing to expand her facility we were ecstatic. We know she would do so with much consideration for the community and her surrounding neighbors. To hear that the Granite Bay Community Association filed an appeal was incredibly frustrating. They can't personally know of the wonderful care she provides or of the community need for this type of facility.

Her location on Eureka Road is perfect for this type of expansion. The overall size of the building will fit in nicely with the area while still keeping her facility small and personal. Since her patients don't have the luxury of leaving on their own, and unfortunately, receive very few visitors, the traffic impact is minimal at best. The fact that they are bringing in a sewer line is an obvious plus as well as the other landscaping improvements.

Please recognize the need for our local community members to have an expanded quality care facility like Elim Care in the area and know how fortunate we all are to have the high standards of Jennifer Lee in place to guide this expansion. There is a lot of support for this project, unfortunately people don't often take the time to you let you hear that.

Thank you very much for your time and consideration of this project. Granite Bay will be a better community once it is complete.

Sincerely,



Russ and Kim Nash  
concerned Granite Bay community members

RECEIVED  
MAR 19 2013

PLANNING DEPT.

47

HAND DELIVERED BY CHRIS COULTER  
(258) SIGNED PETITIONS (THE MAJORITY  
WITH GRANITE BAY ADDRESSES) IN  
FAVOR OF MINOR USE PERMIT FOR ELIM  
GLEN EXPNATION (PMPB 20120347)

One petition is attached and the  
remainder are located in the project file  
and are available upon request.

---

**PETITION IN FAVOR OF USE PERMIT FOR ELIM GLEN EXPANSION**

**MUP Zoning Administrator Hearing, January 17, 2013 - PMPBT20120347**

**I, the undersigned resident of Granite Bay, hereby wish to indicate my vote of approval with my signature attached hereto, in favor of the expansion of the residential care facility known as Elim Glen, located at 6257 Eureka Road, Granite Bay, CA 95746, from it's current capacity of six (6) beds to (20) beds, for use as a facility designated for resident's with dementia and Alzheimer's disease.**

**It is understood that the expansion will be residential in character, and will abide by the conditions as stipulated by the zoning administrator hearing on January 17, 2013.**

**SIGNED:** John C. Calton

**PRINT NAME:** John C Calton

**ADDRESS:** 5723 Oak Creek Pl  
Granite Bay, CA 95746

**DATED:** 3/13/13