

NOTICE OF PUBLIC HEARING

PLACER COUNTY PLANNING COMMISSION

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

WHEN: October 13, 2016 10:05 a.m.

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

Notice is hereby given that the Placer County Planning Commission will conduct a public hearing, on the date and time noted above, in order to consider a request from Dean Mattsson and Brad Frost, Ovation Senior Living, LLC., on behalf of Creekside Holdings, LLC, and make a recommendation to the Board of Supervisors for 1) Approval of a Rezone of Assessor's Parcel Number 466-030-050-000 from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining building site minimum of 40,000 square feet) to RA-B-40 (Residential Agriculture, combining building site minimum of 40,000 square feet); 2) Approval a Tentative Parcel Map to subdivide the ±6.9 acre property into a 4.5 acre parcel and 2.4 acre parcel; and 3) Approval of a Minor Use Permit to allow a ±108,000 square foot, two-story Senior Living residential care facility to be constructed and operated on the 4.5-acre western parcel of the project site. The subject property, Assessor's Parcel Number 466-030-050-000, comprises 6.9 acres, is currently zoned RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet) and is located on the east side of Sierra College Boulevard, 1000 feet south of the intersection of Old Auburn Road and Sierra College Boulevard, in the Granite Bay area. The Planning Commission will also consider a recommendation to the Board to adopt the Mitigated Negative Declaration prepared for this project. The Planning Services Division contact is George Rosasco, who can be reached at (530) 745-3065.

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

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

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

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

County of Placer
Community Development Resource Agency
Paul Thompson
Interim Agency Director

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Princeton Reach Homeowners Association
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Treelake Homeowners Association
Walden Woods Homeowners' Association
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COUNTY DEPARTMENTS:

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

