



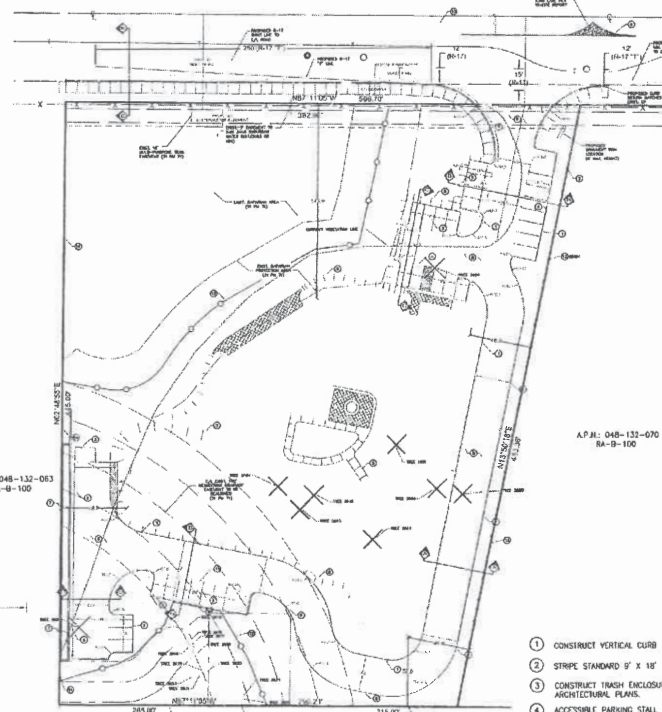
0 40 80 120
SCALE OF FEET 1" = 40'

PRELIMINARY SITE PLAN GRANITE BAY MEMORY CARE CITY OF GRANITE BAY, CA. APRIL 30, 2015

A.P.N.: 048-130-052
RS-AG-B-20

DOUGLAS BLVD

| TREE # | COMMON NAME | DBH | CANOPY RADII |
|-----------|-------------------|------------------------|--------------|
| TREE 3564 | VALLEY OAK | 18" | 25' |
| TREE 3565 | VALLEY OAK | 18" @ 3' | 27' |
| TREE 3566 | VALLEY OAK | 20" | 27' |
| TREE 3567 | VALLEY OAK | 20" | 23' |
| TREE 3569 | INTERIOR LIVE OAK | 4, 4, 2, 2, 2, 2 | 14' |
| TREE 3600 | INTERIOR LIVE OAK | 1, 4, 1, 2, 3, 2, 2, 3 | 12' |
| TREE 3601 | VALLEY OAK | 6" | 10' |
| TREE 3604 | VALLEY OAK | 5, 5, 4 | 14' |
| TREE 3615 | VALLEY OAK | 9" | 14' |
| TREE 3616 | VALLEY OAK | 8" @ 2' | 7' |
| TREE 3617 | VALLEY OAK | 7" | 6' |
| TREE 3618 | VALLEY OAK | 8" | 7' |
| TREE 3619 | VALLEY OAK | 8" | 11' |
| TREE 3620 | VALLEY OAK | 13" @ 2' | 14' |
| TREE 3621 | VALLEY OAK | 10" | 15' |
| TREE 3622 | VALLEY OAK | 6, 5 | 12' |
| TREE 3623 | VALLEY OAK | 6, 4 | 18' |
| TREE 3624 | INTERIOR LIVE OAK | 6" | 14' |
| TREE 3625 | VALLEY OAK | 7" | 13' |
| TREE 3626 | INTERIOR LIVE OAK | 60, 60, 70 | 19' |

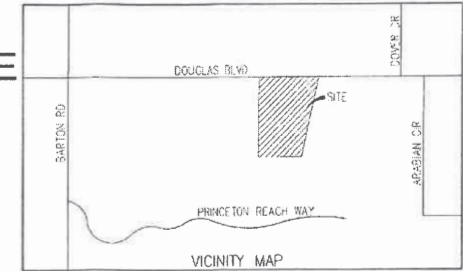


A.P.N.: 048-132-070
RA-B-100

A.P.N.: 048-132-063
RA-B-100

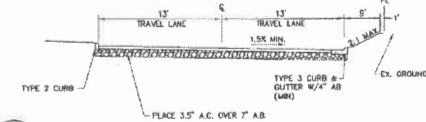
A.P.N.: 048-570-006
RA-B-X

A.P.N.: 048-570-005
RA-B-X

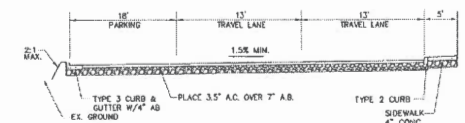


OWNER/DEVELOPER
FCM CAPITAL INVESTMENTS
2480 PRINCETON RD., SUITE 250
ROSELAND, CA 95061
APPLICANT: BOB KEA
PHONE: 916.521.8856

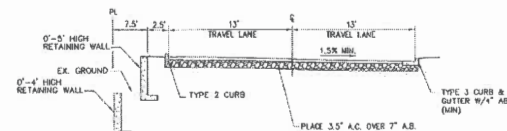
PROJECT INFORMATION
ACREAGE: 3.47
PROPOSED BUILDING SF: 34,000 SF
APH: 048-132-068-000



SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.

1. CONSTRUCT VERTICAL CURB
2. STRIPE STANDARD 6" X 18"
3. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
4. ACCESSIBLE PARKING STALL
5. CONSTRUCT SIDEWALK
6. PLACE STREET LIGHT
7. PROPOSED GRAVITY ROCK RETAINING WALL
8. PLACE 3.5" AC ON 7' AB
9. MEDIAN MODIFICATION FOR LEFT TURN LANE
10. LEFT TURN STRIPING
11. PERVIOUS CONCRETE
12. 4' HIGH ORANGE SYNTHETIC WEB BARRIER FENCING
13. 6' HIGH WROUGHT IRON FENCING W/ DECORATIVE COLUMNS @ 16' O.C.
14. NO FENCING
15. EXISTING WROUGHT IRON FENCING

LAND AVAILABLE
6400 Douglas Boulevard
Granite Bay, California

OVERVIEW



6400 Douglas Blvd. is a ± 3.47 Acre land parcel located on the south side of the most heavily travelled arterial through exclusive Granite Bay, CA. This land opportunity was recently entitled for a 60 bed, 32,373 Square Foot Memory Care facility. While these entitlements have expired, according to the Placer County Planning Department, it would be a simple process to reprise the Minor Use Permit required to build the facility.

Current Zoning for the property is RA-100-B, or Residential Agriculture. Permitted and conditional uses per Placer County Planning include; Education and Public Assembly Uses including houses of worship, community centers, schools, museums. Residential Uses including cluster lot development, and residential care homes. Service Uses including child and adult day care, animal boarding, medical clinics, and veterinary clinics and services. Please confirm with Placer County Planning for details.

- Granite Bay has some of the regions finest and most exclusive homes with the highest household income of any submarket in the greater Sacramento area.
- Traffic counts are in excess of 37,000 cars per day.
- Strong daytime business population of over 96,081 employees within a 5-mile radius.
- Average HH Income in a three-mile radius is \$172,505.
- 2023 Population in a three-mile radius is 26,063.

AMENITIES



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