



Notice of Intent To Adopt A Negative Declaration

Title: Generations Village - Carmichael Commons

Control Number: PLNP2019-00157

Location: The project site is located within the unincorporated community of Carmichael in Sacramento County

APN: 230-0120-010 & 230-0131-001

General Description: The proposal includes:

A Tentative Parcel Map to reconfigure the existing three parcels to accommodate the existing school, proposed senior living community, and proposed convalescent hospital (assisted living and memory care) on three separate parcels.

A Rezone from Residential 2 (RD-2) to Residential 25 (RD-25) on approximately 15.55 acres.

A General Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 15.55 acres.

A Use Permit to allow the following within the RD-25 zone:

A congregate care facility;

A convalescent hospital; and

Multi-family development exceeding 150 units

A Special Development Permit to allow the proposed project to deviate from the following development standards:

Trash Enclosure Setback (Section 5.4.3.F): Trash and recycling enclosures shall be located a minimum of 25 feet from any residentially zoned property line, and property used for residential purposes. The proposed project shows a 15 foot setback from the school property, which contains a residential zone.

Multi-family Use Fences (Section 5.2.5.C.2): Either a solid wood fence or masonry wall of at least six feet in height shall be provided along the interior property lines when located adjacent to residential zoning districts. The proposed project shows a six-foot tall black chain link fence.

Identification Signs (Section 5.10.1.M): Deviations from sign development standards are pending.

Multifamily Setback Requirements from Existing Single-family Residential: One-story multifamily residential development shall be setback a minimum of 25 feet from existing single-family residential development. The proposed project shows the fourplexes along the north property line less than 25 feet from the adjacent property line shared with the existing single-family residences.

A Design Review to comply with the Countywide Design Guidelines.

The entitlements outlined above would result in the development of a new Senior Housing Community and Performing Arts Center on 15.55 acres adjacent to Sacramento Adventist Academy in Carmichael California. The project is comprised of:

The demolition of a duplex of approximately 5,000 square feet prior to the start of project construction.

204 independent living apartments,

12 Villas (three separate 4-plexes),

8 standalone micro-home units,

93 Assisted Livings apartments with a 50-bed memory care wing,

A Performing Arts Center to be shared with the Adventist Academy with 470 seats,

A central common amenity building with multiple dining options, a wellness center, and activity areas,

342 off street parking spaces,

A semi-subterranean parking garage,

A detention basin to retain stormwater.

The gross residential density proposed is 23.60 dwelling units (DU)/acre. The building heights on this project would vary between one and four stories, with one 4-story wing built over a 1-story, semi-subterranean parking garage .

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Negative Declaration for the project described below.

Review:

The review period for the Negative Declaration begins on **10/13/20** and ends on **11/12/20** The Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

**Sacramento County
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141**

Comments regarding the Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.net or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.