



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JOELLE INMAN
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: Generations Village - Carmichael Commons

CONTROL NUMBER: PLNP2019-00157

STATE CLEARINGHOUSE NUMBER: 2020100266

PROJECT LOCATION: The project site is located on the northwest corner of Winding Way and Hackberry Lane in the Carmichael Community.

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

DESCRIPTION OF PROJECT: 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 .

**NAME OF PUBLIC AGENCY APPROVING
PROJECT:**

SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET

Copy To:

County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814

State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Generations Construction LLC, Brian Holloway
8440 SE Sunnybrook Blvd. Suite 100 Clackamas, OR, 97015

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on March 24, 2021 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project has been found by DFG to have no effect on fish, wildlife & habitat and does not require payment of a CEQA Fee.**
 - b. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,480.25 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees**

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

[Original Signature on File]

Joelle Inman

Environmental Coordinator

Sacramento County, State of California

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State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814