

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2019-00157

SCH # _____

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

Project Title: _____

Lead Agency: Sacramento County

Mailing Address: 827 7th Street, Rm 225

City: Sacramento Zip: 95814

Contact Person: Kurtis Steinert

Phone: (916) 874-6929

County: Sacramento

Project Location

County: Sacramento City/Nearest Community: Carmichale

Cross Streets: Winding Way/Hackberry Lane Zip Code: 95608

Lat. / Long.: 38° 38' 53.8" N/ 121° 19' 57.1" W

Total Acres: 15.55

Assessor's Parcel No.: 230-0120-010 & 230-0131-001 Section: _____ Twp: _____ Range: _____ Base: _____

Within 2 Miles: State Highway # I-80 Waterways: Arcade Creek

Airports: _____ Railways: _____ Schools: Sacramento Adventist Academy

Document Type

CEQA: NOP Draft EIR
 Early Cons Supplement/Subsequent EIR
 Neg Dec (Prior SCH No.) _____
 Mit Neg Dec Other: _____

NEPA: NOI Joint Document
 EA Final Document
 Draft EIS Other: _____
 FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (subdivision, etc.) Other: _____

Development Type

Residential: Units 367 Acres 15.55 Water Facilities: Type: _____ MGD: _____
 Office: Sq. Ft. _____ Acres _____ Employees _____ Transportation: Type: _____
 Commercial: Sq. Ft. _____ Acres _____ Employees _____ Mining: Mineral: _____
 Industrial: Sq. Ft. _____ Acres _____ Employees _____ Power: Type: _____ MW: _____
 Education: _____ Waste Treatment: Type: _____ MGD: _____
 Recreational: _____ Hazardous Waste: Type: _____
 Other: _____

Project Issues Discussed in Document

Aesthetic/Visual Floodplain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other: _____

Present Land Use/Zoning/General Plan Use

RD-2/RD-2/Low Density Residential

Project 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

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document) please fill it in.

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 (Table 5.8): 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 (Plate IS-5). 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 .

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- California Waste Management Board
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # _____
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5S (Central Valley)
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower L.A. Rivers and Mtns Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources
- Other _____
- Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/9/20 Ending Date 11/9/20

Lead Agency (Complete if applicable)

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: (____) _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: (____) _____

Signature of Lead Agency Representative: *Julie Newton* Date: 10/8/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.