

From: [Shannon Debra Smith](#)
To: [Clerk of the Board Public Email](#)
Subject: Agenda Item 4, Carmichael Commons
Date: Monday, May 18, 2020 7:45:09 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Planning Committee,

I received a letter in the mail today and wondering am I the only one that had noticed that the rich are making an aggressive move while we are in government mandated shelter-in-place and unable to defend our community from greedy investors? The letter states that we can submit our questions via email, which seems a bit outlandish as I am a child of parents in their 70's and 80's. My parents believe email and the internet is playing solitaire on-line and surfing Facebook and this is the forum of choice for a community demographic made mostly of seniors and retirees? I think we can do better.

I have three main questions:

1. Since the land is for lease for 100 years to a church (nontaxable affiliate due to constitution, taxes-liability=LOSS), what benefit does this provide to the community by increasing the RD designation, other than traffic?
2. Directly across the street from the current proposed project there is a small housing community being built. They were required to build a block wall and BUS STOP, what makes the current proposal special to not follow the current requirements of our building codes. The church organization is requesting to supersede the regulations of the county to save money and build a chain link fence that we, as regular citizens do not have the means to argue because we are mandated to follow the regulation of our county which we have all been following as required?
3. Not following the current guidelines that is required by current regulations, they are requesting to build a 5 story facility in the middle of a suburban area. I am newish (4 yrs) to Carmichael but in all my travels of Carmichael I have not seen a 5 story building within our area. This project was not scheduled for another 4 years and now that we as a community can not "show up" to represent our community because the open discussion has now been deemed "closed to the public", these foreign- out- of -town investors are taking advantage of the shelter in place rules to get their agenda passed, while our local city government bypasses the voice of the common citizens by agreeing to hold discussions without full transparency. With the meeting proceeding in the fashion as described in the mail flyer, the decision for this closed meeting carries with it a perception of impropriety and lack of regard to the residents of Carmichael Estates as our voices have now been silenced. How does a "closed to the public meeting" engage the community and allow us to voice our concerns, especially for those of us directly impacted by this over-zealous attempt to create an oversized development within such a small close knit community?

We request these discussions be postponed until the stay-at-home orders have been lifted, then resume open and transparent discussions.

I appreciate a response from the meeting from our response,

Shannon and Debra Smith
Hackberry Estates

Sent from [Mail](#) for Windows 10

From: [Therese Stiffler](#)
To: [Gutierrez, Kimber](#); [Clerk of the Board Public Email](#)
Subject: Carmichael Commons - Generations LLC
Date: Tuesday, May 19, 2020 9:38:57 PM
Attachments: [Community Planning Advisory Meeting May 20, 2020.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Control : PLNP2019-00157

APN: 230-0120-010, 230-0131-001, and 230-0120-011

To: Kimber Gutierrez and Sacramento County Clerk,

Please see my attached memo regarding my concerns and objections to the large senior housing complex proposed by Generations LLC.

Thank you,
Derek and Therese Stiffler
5727 Cartier Lance
Carmichael, CA 95608

Dear Kimber Gutierrez and Sacramento County Clerk,

I am a home owner in the Carmichael Estates gated community directly across from the proposed project on Winding Way and Hackberry Lane and I thank you for the opportunity to enter my objections to the proposed project by Generations Construction LLC. This project is to build a very large senior apartment complex with assisted living and memory care units.

This project is much too large for this small community of Carmichael located within the boundary of Winding Way, Hackberry Lane, Garfield Avenue, and the homes near Kiva Drive.

- **Height of project** - Generations is proposing multiple four-story buildings with underground parking. My biggest objection is to the height of this proposal, and the overall large scope of it. I cannot think of any other building or business in all of Carmichael that is over two stories in height in the middle of a residential neighborhood. Such a project this large is out of place. I would have no objections to two-story buildings, but strongly believe that three or four stories would detract from the quiet residential neighborhood feel our community has nurtured over the last 50 years. How does one expect a senior-living facility to be a partner within the community if it does not adopt that community's values?
- **Traffic** - I am objecting to the ingress and egress driveway proposal to be located on Hackberry Lane. Winding Way and Garfield Avenue are main thoroughfares more suitable to handle additional traffic. An additional ingress and egress should be connected directly off Garfield Avenue and the entry on Hackberry Lane dropped. The traffic and noise such a large compacted community is expected to bring would be very disruptive to a small quiet residential area.
- **Community/Amenities** - Though it is a nice concession to offer up certain amenities to the community such as the indoor pool, such a pool would only draw even more crowds to the residential area. How would you determine who can use the facilities?
- **Performing Arts Building** - to seat 400 people. This proposal is another example of a proposal that is far too large for the community, and homes surrounding this neighborhood. A four-story senior living facility, A public pool, 400 seat performing arts center, enough parking for 342 cars, it is far too large.
- **Water** - has your team met with representatives with the county about the logics of the water needs for such a project? Generations states there is enough based on initial research and will have to conduct a detailed engineering analysis to confirm the adequacy of the water system when they draw up the engineering plans. Has this been

done yet? I can tell you from our experience that the water pressure can be very low in this area, particularly in the summer months. Adding 224 of Independent Living 55+ apartments, 20 Independent Living Villas, seven Independent Living Micro-Homes, 93 Assisted living apartments, and 50 Memory Care Beds, I expect there to be water pressure issues, and just not enough in the days of drought to support such a large project.

- **Fencing** - At the minimum fencing should be six to eight feet of solid masonry along impacted residential streets like Hackberry Lane, not chain-link fencing.
- **Alternative Location Proposal** - Has your team considered the area at the corner of Manzanita and Winding way, where the old Crestview Lanes once stood? Such a location should be able to accommodate the needs of your proposal and be in an area with more mixed zoning. I would imagine far fewer strong objections to your proposal if the project were relocated there.

In closing, I am totally against this proposal and the request to rezone from Residential 2 (RD-2) to Residential 25 (RD-25). This project should not be approved or at the minimum scaled down to no more than two stories to better fit into the neighborhood community.

This proposal would have a direct negative impact on the value of nearby homes, increase traffic, noise pollution, and would detract from the quiet neighborhood our community has built.

I understand and agree with the need to live stream the meeting scheduled for May 20, but strongly disagree that it is closed to the public. How do you expect to foster understanding and good relations if you shut out the people directly affected by your project? We should, at minimum, be allowed to listen in on the meeting.

I hope the board will listen to my concerns and objections.

Thank you,
Derek and Therese Stiffler

From: [David Holmes](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Carmichael Commons Building Project
Date: Monday, May 18, 2020 12:13:00 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

To whom it may concern;

My wife and I are residents of 5560 Kiva Drive, Carmichael, Ca. 95608. We are writing (and have written before) about the proposed CARMICHAEL COMMONS building project. There are many reasons why this project would cause both an environmentally negative issue and traffic danger to residents of this community. These have all been outlined by both the Cameron Ranch- Oak Creek Home owners association and individual residents of our home owners association. Disruption of a beautiful green belt area in our Carmichael backyard seems almost criminal and both Linda and I ask, with due respect, that you consider our request to not allow this project to go forward.

Sincerely, Dave and Linda Holmes
5560 Kiva Drive, Carmichael, Ca. 95608

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Sincerely, Dave and Linda Holmes
5560 Kiva Drive, Carmichael, Ca. 95608

From: [Benji Ferguson](#)
To: [Clerk of the Board Public Email](#)
Subject: Carmichael Commons.
Date: Wednesday, May 13, 2020 11:48:46 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I would like to comment on agenda item - 4, Carmichael Commons. I am in favor of this development in our community. I live a few blocks away on Zoram Court, my wife teachers at Sacramento Adventist academy and I am a chaplain on the campus as well. So we are both neighbors and employees.

I see this as a great win for our community. We are all aging and this facility will be something that will provide a positive living space for seniors. Also i'm looking forward to the jobs and land improvement that it will provide.

Please count me in favor of this project!

Benji Ferguson

From: [darrell smith](#)
To: [CPAC-Carmichael-OFF](#)
Cc: [Holsworth, Meredith](#); [Mejia, Manuel](#); [Gutierrez, Kimber](#)
Subject: Carmichael Commons
Date: Wednesday, May 20, 2020 6:51:59 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

As a resident of Oak Creek Estates I am opposed to the Carmichael Commons project at the corner of Winding Way and Hackberry.

I live in a quiet community that could turn into a nightmare due to increased traffic, noise and the amount of residents allowed in this project.

This project is a **24 hour operation**. It does not go to sleep at night. There will be ambulances, garbage trucks, supply vehicles, staff, and residents moving all day and night. Please keep in mind that there are several retired residents and new families with children that live here. Plus we had a traffic accident that resulted in a death at Kiva and Garfield.

If you do allow this project I have several requests:

- Reduce the allowed number of residents.
- Don't allow the chain link fence, it won't block noise and just looks ugly.
- Restrict access to the project on Hackberry near Kiva Drive.
- Help us deal with the rise of rodents and pests that will inundate the residents.
- Limit what happens during the night. People like to open their windows.

Finally, I have yet to meet anyone living in the area that is for the project. In fact most have said if they where to build homes then that would be okay. It is just to big for our community.

Sincerely,
Darrell Smith
5600 Kiva Drive
Carmichael, Ca

From: [Mike Wilcox](#)
To: [Clerk of the Board Public Email](#)
Subject: CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL
Date: Monday, May 18, 2020 8:16:06 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Regarding the May 20, 2020 meeting.

I would like to address the agenda item 4, PLNP2019-00157 – CARMICHAEL COMMONS

After revisions to the project by the applicant, this project still does not fit the property nor the surrounding neighborhood. The main entrance of the project on Hackberry will bring over 1,000 additional car trips to Hackberry per the County estimate. This traffic load is not compatible with the residential neighborhood.

The most recent site plan on the County web site is dated 4/13 and shows Building B at 4 stories. The Applicant released an updated site plan dated 4/25 at an event at the school. Since it has not been submitted to the County, does this mean the reduction in height of Building B is not part of the plan?

The county's direction/recommendation to move the parking from along Hackberry Lane to the rear of the project would necessitate moving the buildings closer to the street. This would mean that instead of the multi-story buildings set back 50-60 feet from the road, they will now tower above the adjoining houses across the street.

I understand the property owner's need to monetize their property. Forcing this huge project into an incompatible space is not the way to do it.

Mike Wilcox

From: [Keri Miner](#)
To: [Clerk of the Board Public Email](#)
Subject: Control Number PLNP2019-00157, Carmichael Commons
Date: Wednesday, May 20, 2020 4:53:16 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am a 20 year resident of the neighborhood in which these facilities are proposed. My concerns are as follows.

There are numerous mature oaks on this property, which has been left in a natural state for a number of years. How many of these oaks will be preserved under the proposed plans? What mitigation will occur to attempt to make up for the loss of these iconic and irreplaceable trees? This location has also served as a de facto habitat for wild turkeys and other animals, which will now be displaced into the surrounding community.

Additionally, The stretch of Hackberry Lane which fronts this property is already extremely narrow for the existing traffic flow. Neither the street nor the neighborhood are designed to accommodate the increase in traffic that will occur as a result of this proposed development.

This development will irreparably alter the character of my neighborhood, which still bears a fruit stand on one corner.

I strongly urge you to oppose the rezoning request.

Sincerely,

Keri Miner

Sent from my iPhone

From: [c.j](#)
To: [CPAC-Carmichael-OFF](#)
Subject: CPAC Meeting Information for May 20, 2020 6:30 pm
Date: Sunday, May 17, 2020 8:39:33 PM
Attachments: [Generations Letter May 2020.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Please see attached letter.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

Supervisory District(s): Peters

Attn: CPAC Members

Greetings and thank you for serving our wonderful community.

My husband and I live at 5636 Kiva Drive, on the corner of Hackberry. Our backyard overlooks the green space that would be used for the proposed development project. When we purchased our home last March the beautiful field and trees were one of the things we loved about the house and it's location. One week after we moved in we found out about this project. We are firmly opposed to having the land taken over by development that could easily be located in an area already open to this type of commercialization.

I attended one of the initial meetings with the developers last spring during which time they wanted to hear our concerns. It looks to me like this current proposal has completely disregarded our community input by requesting a larger compound and minimal separation with a chain link fence when at the time they talked about a green area along our backyard wall to minimize noise and buildings that would not be so tall as to disrupt the look of our community. We were concerned about the extra traffic and yet there is no mention of a Winding Way entrance to protect Hackberry. The residents expressed concern about water runoff from the acres of new cement when we already have issues with our creek, however the developers haven't addressed those valid questions. They were asked about the intrusiveness of the parking lot lights and they assured us that the buildings would be far enough away from our yards that it wouldn't be an issue. The developers came to the meeting ostensibly to ask for our concerns and then not only did they completely ignore our input, they went over the top with this latest proposal. I have no faith in the developers' reassurances that this project would be minimally invasive to our quiet, one story home community.

Generations Construction is forcing a development that would be much better suited to a commercial area, not a quiet neighborhood of single family homes. We don't want the huge increase in traffic and noise with staff coming and going, along with 911 sirens for vehicles coming to a senior living community. We're opposed to water run off flooding our creek and nighttime lights invading our backyards.

Thank you for hearing us and considering our concerns.

Sincerely,
Chris and Donna Langston
Kiva Drive, 530-524-6278, cdlangston@gmail.com

ITEM 4 CPAC 011

From: [CAROLYN BAHL](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: CPAP Development Proposal re: PLNP2019-00157, Carmichael Commons
Date: Wednesday, May 20, 2020 12:52:31 PM
Attachments: [CPAC letter May 2020.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To whom it may concern,

Please see my attached letter regarding the development proposal for PLNP2019-00157, Carmichael Commons.

Sincerely,

Carolyn Bahl

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am very concerned about this development project, and do not support it as currently proposed, as it will have a detrimental impact on our community.

I often walk along Hackberry and enjoy seeing the natural area currently on this property. It is a home to wildlife, including many species of birds, which then grace our entire area. The trees help to buffer the noise from Winding Way. This was an asset when choosing to move here 15 years ago.

We have a quiet community of single family homes, mostly one story. A multi-story development with higher density will certainly not fit in, and will change the character of our neighborhood. I am concerned about traffic, parking, lights, and noise, especially from ambulances at any time of day or night, as well as flooding of the nearby creek. There will be an increase in outside traffic which has a correlation with increased theft. This will certainly have a negative impact on property values.

If the following four areas could be addressed, I could reconsider my position:

Reduce the size of the project and the number of units, and restrict the height of the complex to two-stories. This would help to mitigate the noise and traffic issue and reduce the impact on the character of our community.

Move the entrance to Winding Way. This is essential! The increased traffic on Hackberry and Kiva would immediately change our neighborhood and impact the safety of our residents. Many people walk in our neighborhood and children play in front of their houses, and can do so safely. Many walk along Hackberry specifically, going to the Farmer's Wife produce stand and children going to school. This needs to remain a quiet residential street. Winding Way is a better option, as it has 2 lanes each direction and signal lights. This will also keep parking off residential streets nearby, and reduce the noise from ambulances going by residences.

Flood Control. The nearby creek already floods and comes close but does not actually flood homes to my knowledge. However, with the loss of the open land absorption of rain water, there is a risk that homes near the creek will actually flood, which is a safety and property value concern.

Fencing: Rather than an open fence, solid wood would be preferable for privacy of the neighbors. There should remain access for wildlife.

Sincerely,
Carolyn Bahl, 5512 Gina Court, c.bahl@sbcglobal.net

From: [Jackie Robinson](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: FPLNP2019-00157. Carmichael Commons.
Date: Tuesday, May 19, 2020 9:29:01 AM
Attachments: [CPAC letter May 2020.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good Morning,

I am writing in response to oppose the development project **PLNP2019-00157**

This development does not fit into our predominantly residential single-family homes neighborhood. Homeowners would like to keep our neighborhood and community this way. I do not believe this development conforms to other properties in our neighborhood. It is too large. This will negatively affect residents up and down Hackberry Lane, Kiva Drive, Nichora Way and the whole neighborhood.

I think it is important for officials to put current residents, community wellbeing and the character of our neighborhoods ahead of outside, corporate interests.

Thank you,

Thomas and Jackie Robinson

Nichora Way, 916-385-6566, jackie_robinson82@yahoo.com

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community is a quiet, one-story, single family neighborhood, families have enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,

Thomas and Jackie Robinson

Nichora Way, 916-385-6566, Jackie_robinson82@yahoo.com

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Cc: [Mejia, Manuel](#)
Subject: FW: Assisted Living Community Generations APN below
Date: Tuesday, May 19, 2020 11:36:05 AM
Attachments: [image001.png](#)

FYI

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Janet Kelly <irishkelly2@gmail.com>
Sent: Tuesday, May 19, 2020 11:09 AM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Assisted Living Community Generations APN below

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

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Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,
Janet Kelly/Resident Cameron Ranch Neighborhood
Adelaide Way, 916-308-5544

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side towards the middle of the word.

SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Assisted Living Community Generations APN below
Date: Wednesday, May 20, 2020 2:06:32 PM
Attachments: [image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Assisted Living Community Generations APN below

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Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,
Janet Kelly/Resident Cameron Ranch Neighborhood
Adelaide Way, 916-308-5544

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side towards the middle of the word.

SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Carmichael Commons Building Project
Date: Monday, May 18, 2020 12:29:48 PM

FYI

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529

The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

-----Original Message-----

From: David Holmes <dclgholmes@earthlink.net>
Sent: Monday, May 18, 2020 12:19 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Carmichael Commons Building Project

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Gimber Guierrez, Associate Planner;

My wife and I are residents of 5560 Kiva Drive, Carmichael, Ca. 95608. We are writing (and have written before) about the proposed CARMICHAEL COMMONS building project. There are many reasons why this project would cause both an environmentally negative issue and traffic danger to residents of this community. These have all been outlined by both the Cameron Ranch- Oak Creek Home owners association and individual residents of our home owners association. Disruption of a beautiful green belt area in our Carmichael backyard seems almost criminal and both Linda and I ask, with due respect, that you consider our request to not allow this project to go forward.

Sincerely, Dave and Linda Holmes
5560 Kiva Drive, Carmichael, Ca. 95608

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Carmichael Commons Building Project
Date: Wednesday, May 20, 2020 2:05:44 PM

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529

The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

-----Original Message-----

From: David Holmes <dclgholmes@earthlink.net>
Sent: Monday, May 18, 2020 12:19 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Carmichael Commons Building Project

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Gimber Guierrez, Associate Planner;

My wife and I are residents of 5560 Kiva Drive, Carmichael, Ca. 95608. We are writing (and have written before) about the proposed CARMICHAEL COMMONS building project. There are many reasons why this project would cause both an environmentally negative issue and traffic danger to residents of this community. These have all been outlined by both the Cameron Ranch- Oak Creek Home owners association and individual residents of our home owners association. Disruption of a beautiful green belt area in our Carmichael backyard seems almost criminal and both Linda and I ask, with due respect, that you consider our request to not allow this project to go forward.

Sincerely, Dave and Linda Holmes
5560 Kiva Drive, Carmichael, Ca. 95608

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: CPAC May 2020 - Saenz/ Scuderi
Date: Tuesday, May 19, 2020 9:26:32 AM
Attachments: [Outlook-Of13pg0d.png](#)
[CPAC letter May 2020.docx](#)
[image001.png](#)

FYI

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529

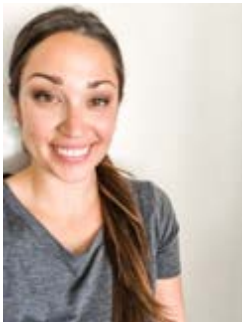


The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Karlie N/A <karlie@saenzsold.net>
Sent: Tuesday, May 19, 2020 9:24 AM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: CPAC May 2020 - Saenz/ Scuderi

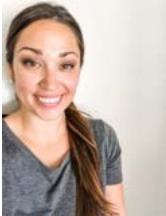
EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please confirm receipt of our above letter.



Karlie Saenz-Scuderi

Transaction Coordinator
M: (916) 717-5887
E: Karlie@SaenzSold.net



Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@sacounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,

Karlie and Anthony Scuderi

Cameron Ranch Drive, 916-717-5887

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side towards the middle of the word.

SACRAMENTO
COUNTY

ITEM 4 CPAC 018

From: [Mejia, Manuel](#)
To: [Gutierrez, Kimber](#); [Townsend, Stephanie](#)
Subject: FW: CPAC Meeting Information for May 20, 2020 6:30 PM
Date: Monday, May 18, 2020 8:05:55 AM
Attachments: [Generations Letter SPMay 2020.docx](#)

From: c l <cdlangston@gmail.com>
Sent: Sunday, May 17, 2020 8:50 PM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: CPAC Meeting Information for May 20, 2020 6:30 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.
Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Please see attached letter.

Thank you,
Donna and Chris Langston

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

Supervisory District(s): Peters

Attn: Sacramento County PER Staff Representative for Carmichael/Old Foothill Farms CPAC:
Manel Mejia, Senior Planner

Greetings and thank you for serving our wonderful community.

My husband and I live at 5636 Kiva Drive, on the corner of Hackberry. Our backyard overlooks the green space that would be used for the proposed development project. When we purchased our home last March the beautiful field and trees were one of the things we loved about the house and it's location. One week after we moved in we found out about this project. We are firmly opposed to having the land taken over by development that could easily be located in an area already open to this type of commercialization.

I attended one of the initial meetings with the developers last spring during which time they wanted to hear our concerns. It looks to me like this current proposal has completely disregarded our community input by requesting a larger compound and minimal separation with a chain link fence when at the time they talked about a green area along our backyard wall to minimize noise and buildings that would not be so tall as to disrupt the look of our community. We were concerned about the extra traffic and yet there is no mention of a Winding Way entrance to protect Hackberry. The residents expressed concern about water runoff from the acres of new cement when we already have issues with our creek, however the developers haven't addressed those valid questions. They were asked about the intrusiveness of the parking lot lights and they assured us that the buildings would be far enough away from our yards that it wouldn't be an issue. The developers came to the meeting ostensibly to ask for our concerns and then not only did they completely ignore our input, they went over the top with this latest proposal. I have no faith in the developers' reassurances that this project would be minimally invasive to our quiet, one story home community.

Generations Construction is forcing a development that would be much better suited to a commercial area, not a quiet neighborhood of single family homes. We don't want the huge increase in traffic and noise with staff coming and going, along with 911 sirens for vehicles coming to a senior living community. We're opposed to water run off flooding our creek and nighttime lights invading our backyards.

Thank you for hearing us and considering our concerns.

Sincerely,
Chris and Donna Langston
Kiva Drive, 530-524-6278, cdlangston@gmail.com

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: CPAC Meeting Information for May 20, 2020 6:30 PM
Date: Wednesday, May 20, 2020 2:05:18 PM
Attachments: [Generations Letter LPMay 2020.docx](#)
[image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: c l <cdlangston@gmail.com>
Sent: Sunday, May 17, 2020 8:56 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: CPAC Meeting Information for May 20, 2020 6:30 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

PLNP2019-00157. Carmichael Commons.
A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.
Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Please see attached letter.

Thank you,
Donna and Chris Langston

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

Supervisory District(s): Peters

Attn: Sacramento County PER Staff Representative for Carmichael/Old Foothill Farms CPAC:
Kimber Gutierrez, Lead Planner

Greetings and thank you for serving our wonderful community.

My husband and I live at 5636 Kiva Drive, on the corner of Hackberry. Our backyard overlooks the green space that would be used for the proposed development project. When we purchased our home last March the beautiful field and trees were one of the things we loved about the house and it's location. One week after we moved in we found out about this project. We are firmly opposed to having the land taken over by development that could easily be located in an area already open to this type of commercialization.

I attended one of the initial meetings with the developers last spring during which time they wanted to hear our concerns. It looks to me like this current proposal has completely disregarded our community input by requesting a larger compound and minimal separation with a chain link fence when at the time they talked about a green area along our backyard wall to minimize noise and buildings that would not be so tall as to disrupt the look of our community. We were concerned about the extra traffic and yet there is no mention of a Winding Way entrance to protect Hackberry. The residents expressed concern about water runoff from the acres of new cement when we already have issues with our creek, however the developers haven't addressed those valid questions. They were asked about the intrusiveness of the parking lot lights and they assured us that the buildings would be far enough away from our yards that it wouldn't be an issue. The developers came to the meeting ostensibly to ask for our concerns and then not only did they completely ignore our input, they went over the top with this latest proposal. I have no faith in the developers' reassurances that this project would be minimally invasive to our quiet, one story home community.

Generations Construction is forcing a development that would be much better suited to a commercial area, not a quiet neighborhood of single family homes. We don't want the huge increase in traffic and noise with staff coming and going, along with 911 sirens for vehicles coming to a senior living community. We're opposed to water run off flooding our creek and nighttime lights invading our backyards.

Thank you for hearing us and considering our concerns.

Sincerely,
Chris and Donna Langston
Kiva Drive, 530-524-6278, cdlangston@gmail.com

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side towards the middle of the word.

SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Opposing current form of PLNP2019-00157 Carmichael Commons
Date: Wednesday, May 20, 2020 2:07:17 PM
Attachments: [Carmichael Commons Sr Living.doc](#)
[image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: Beverly Lorens <bevlorens1@gmail.com>
Sent: Wednesday, May 20, 2020 11:36 AM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Opposing current form of PLNP2019-00157 Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Associate Planner Gutierrez,
Please find an attachment at the bottom and the copy-paste of that / my letter here. Thankyou.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters
Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning

records:

I previously attended a planning meeting about this project.

I do not support the current scope of the project.

My concerns:

Removal of a effective water sink for times of extreme rain. My property flooded in 1986 and 1995 (4837 Alexon Way, Carmichael). A flood wall has since been built but based on environmental indications at that time.

Traffic, Pre-Covid 19, is horrendous along Winding Way at commute times, and school start and end times. I feel I cannot safely use my Cameron Ranch Drive exit to turn right onto Winding Way during these times. I go around and use the Cameron Ranch Drive-Garfield exit for a somewhat safer exit. It would be helpful to mitigate the additional traffic burden and by no way shift it onto the residential road of Hackberry Lane and that neighborhood (Oak Creek Estates).

Be a good neighbor to the existing neighborhood single family residences by erecting a solid sound barrier wall AND not having two, three and four story buildings adjacent to single story residential neighborhood. Greater than two story buildings seem suitable only along the Winding Way Corridor, and adjacent to the school.

Thank you for reading my concerns.

Bev Lorens
4837 Alexon Way
Carmichael, CA 95608
916-283-6773
bevlorens1@gmail.com

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I previously attended a planning meeting about this project.

I do not support the current scope of the project.

My concerns:

Removal of a effective water sink for times of extreme rain. My property flooded in 1986 and 1995 (4837 Alexon Way, Carmichael). A flood wall has since been built but based on environmental indications at that time.

Traffic, Pre-Covid 19, is horrendous along Winding Way at commute times, and school start and end times. I feel I cannot safely use my Cameron Ranch Drive exit to turn right onto Winding Way during these times. I go around and use the Cameron Ranch Drive-Garfield exit for a somewhat safer exit. It would be helpful to mitigate the additional traffic burden and by no way shift it onto the residential road of Hackberry Lane and that neighborhood (Oak Creek Estates).

Be a good neighbor to the existing neighborhood single family residences by erecting a solid sound barrier wall AND not having two, three and four story buildings adjacent to single story residential neighborhood. Greater than two story buildings seem suitable only along the Winding Way Corridor, and adjacent to the school.

Thank you for reading my concerns.

Bev Lorens
4837 Alexon Way
Carmichael, CA 95608
916-283-6773
bevlorens1@gmail.com

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SACRAMENTO
COUNTY

From: [Mejia, Manuel](#)
To: [Clerk of the Board Public Email](#)
Cc: [Gutierrez, Kimber](#)
Subject: FW: Opposing current plan of PLNP2019-00157 Carmichael Commons
Date: Wednesday, May 20, 2020 12:16:01 PM
Attachments: [Carmichael Commons Sr Living.doc](#)

From: Beverly Lorens <bevlorens1@gmail.com>
Sent: Wednesday, May 20, 2020 11:24 AM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: Opposing current plan of PLNP2019-00157 Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Mr. Mejia,

Please find my attachment letter at the bottom and the copy/paste of that letter here:

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I previously attended a planning meeting about this project.

I do not support the current scope of the project.

My concerns:

Removal of a effective water sink for times of extreme rain. My property flooded in 1986 and 1995 (4837 Alexon Way, Carmichael). A flood wall has since been built but based on environmental indications at that time.

Traffic, Pre-Covid 19, is horrendous along Winding Way at commute times, and school start and end times. I feel I cannot safely use my Cameron Ranch Drive exit to turn right onto Winding Way during these times. I go around and use the Cameron Ranch Drive-Garfield exit for a somewhat safer exit. It would be helpful to mitigate the additional traffic burden and by no way shift it onto the residential road of Hackberry

Lane and that neighborhood (Oak Creek Estates).

Be a good neighbor to the existing neighborhood single family residences by erecting a solid sound barrier wall AND not having two, three and four story buildings adjacent to single story residential neighborhood. Greater than two story buildings seem suitable only along the Winding Way Corridor, and adjacent to the school.

Thank you for reading my concerns.

Bev Lorens
4837 Alexon Way
Carmichael, CA 95608
916-283-6773
bevlorens1@gmail.com

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I previously attended a planning meeting about this project.

I do not support the current scope of the project.

My concerns:

Removal of a effective water sink for times of extreme rain. My property flooded in 1986 and 1995 (4837 Alexon Way, Carmichael). A flood wall has since been built but based on environmental indications at that time.

Traffic, Pre-Covid 19, is horrendous along Winding Way at commute times, and school start and end times. I feel I cannot safely use my Cameron Ranch Drive exit to turn right onto Winding Way during these times. I go around and use the Cameron Ranch Drive-Garfield exit for a somewhat safer exit. It would be helpful to mitigate the additional traffic burden and by no way shift it onto the residential road of Hackberry Lane and that neighborhood (Oak Creek Estates).

Be a good neighbor to the existing neighborhood single family residences by erecting a solid sound barrier wall AND not having two, three and four story buildings adjacent to single story residential neighborhood. Greater than two story buildings seem suitable only along the Winding Way Corridor, and adjacent to the school.

Thank you for reading my concerns.

Bev Lorens
4837 Alexon Way
Carmichael, CA 95608
916-283-6773
bevlorens1@gmail.com

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Planned development for Hackberry and Winding Way
Date: Wednesday, May 20, 2020 2:06:13 PM
Attachments: [image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: Peter Rodgers <peterrodg@gmail.com>
Sent: Monday, May 18, 2020 10:18 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Planned development for Hackberry and Winding Way

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Peter Rodgers <peterrodg@gmail.com>

10:14 PM (0 minutes ago)

[Redacted signature area]

To Whom it may concern, I am writing as a resident of Kiva Dr. to oppose the development proposed for the large plot belonging to the Advent-Christian school. It is environmentally non-tenable, would disrupt the character of the the community, and negatively impact the residents with increased traffic and service vehicles. Please do not build this proposed project on this spot.

Peter Rodgers, 5554 Kiva Dr. Carmichael, CA, 95608
916 973 9885



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP 2019-00157, Carmichael Commons
Date: Wednesday, May 20, 2020 12:18:13 PM
Attachments: [image001.png](#)

For the record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: Randall Cheek <rcheek1947@att.net>
Sent: Tuesday, May 19, 2020 3:00 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLNP 2019-00157, Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Ms. Gutierrez,

I am voicing my opposition to the change in use permit to allow a change in zoning for the property located at 5601 Winding Way, on the corner of Winding Way and Hackberry Lane in the Carmichael Community. This is being proposed by Generations Construction. This change during a time of crisis in our country seems to me to be a way of getting an unwanted project by the community in the area to get passed while attention is being focused on sheltering in and staying safe. A large complex like this for seniors does not coincide with our neighborhood of single dwelling family homes. In addition the danger it could bring to our families as we all know that the Covid 19 virus first spread and continues to spread in senior centers. I believe this plan should be rejected.

Sincerely,

Randall F. Cheek
5201 Adelaide Way
Carmichael, CA. 95608



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP 2019-00157, Carmichael Commons
Date: Wednesday, May 20, 2020 2:06:55 PM
Attachments: [image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Randall Cheek <rcheek1947@att.net>
Sent: Tuesday, May 19, 2020 3:00 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLNP 2019-00157, Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Ms. Gutierrez,

I am voicing my opposition to the change in use permit to allow a change in zoning for the property located at 5601 Winding Way, on the corner of Winding Way and Hackberry Lane in the Carmichael Community. This is being proposed by Generations Construction. This change during a time of crisis in our country seems to me to be a way of getting an unwanted project by the community in the area to get passed while attention is being focused on sheltering in and staying safe. A large complex like this for seniors does not coincide with our neighborhood of single dwelling family homes. In addition the danger it could bring to our families as we all know that the Covid 19 virus first spread and continues to spread in senior centers. I believe this plan should be rejected.

Sincerely,

Randall F. Cheek
5201 Adelaide Way
Carmichael, CA. 95608



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP 2019-00157. Carmichael Commons
Date: Monday, May 18, 2020 3:33:06 PM
Attachments: [image001.png](#)

FYI

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: Samira Al-Qazzaz <peace7777@comcast.net>
Sent: Monday, May 18, 2020 3:30 PM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLNP 2019-00157. Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Gimber Guierrez, Associate Planner

Meredith Holsworth, Associate Planner

Manel Mejia, Senior Planner

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am, just like all my neighbors on Hackberry Lane, Kiva, Marietta and Lola, opposed to this development project at its currently proposed size.

This project, as proposed, will have a negative impact on our well established community; a quiet, one-story, single family neighborhood since the sixties. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. Residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

In order to reduce the impact of such project on the neighborhood, we, the neighbors have looked into some suggestions:

- **Reducing the height of the complex to two-stories.** This would be better fitting for the community and resolves privacy issues especially for homes on Kiva.
- **Move the access to the complex to Winding Way.** This will keep our residential street, Hackberry Lane, safer for the many school children and their parents walking them to neighborhood schools. It is more logical to make Winding way the main entrance for this gigantic complex. Winding Way can accommodate increased traffic and already has signal lights. This will also keep noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer and keeping it quieter.
- **Flood Control.** The nearby Verde Cruze Creek already floods in heavy rain and impacts many residents whose backyard extend to the creek. Presently the nature area where the complex will be built absorbs rainwater. There will be more runoff flooding if permeable materials are not used in the development's parking lots and other areas.
- **Congestion:** Changing the zoning from RD2 to RD25 is a bold step that should not be approved. The Planned 375 plus units in a single family neighborhood is simply not in the interest of this established neighborhood.

Sincerely,
Samira Al-Qazzaz
Nichora Way
916-483-0365, peace7777@comcast.net



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00157 Carmichael Commons
Date: Tuesday, May 19, 2020 8:00:02 AM
Attachments: [image001.png](#)

FYI

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: tappdancer7@comcast.net <tappdancer7@comcast.net>
Sent: Monday, May 18, 2020 5:55 PM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>
Cc: Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLNP2019-00157 Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello,

I am local resident in this area for 30+ years and have enjoyed the neighborhood and tranquility of this area. It has come to my attention about the 373 Unit Senior Living Community intended to be build on 5601 Winding Way in

Carmichael. I have the following objections which are

1. The density of the project
2. The removal of nature including 100 year oak trees
3. Noise from the number of occupants and cars including ambulances and fire engines

4. The height of the project – too high for this area
5. Potential flooding in the area of Arcade Creek and Verde Cruz Creek (which has happened in the past)

I appreciate your consideration of these issues.

Lydia & Al Simonette
5508 Oak River Court
Carmichael, Ca 95608

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side towards the center.

SACRAMENTO
COUNTY

From: [Schmidt, Howard](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00157
Date: Wednesday, May 20, 2020 10:42:41 AM
Attachments: [CarmichaelCommons comments for meeting May 29th.docx](#)

Please include as part of the public record for the Carmichael CPAC

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Lowell Lester <llowell30@yahoo.com>
Sent: Tuesday, May 19, 2020 2:21 PM
To: Susan Peters <SusanPeters@saccounty.net>
Subject: PLNP2019-00157

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please refer to the attached letter regarding our comments/objections about the above proposed Amendment and Rezone. We object to the whole proposal but are resigned to the fact that something will be done to this property. Please consider our and our neighbors comments/concerns.

Thank you.

David and Pat Link

Meeting date: May 20, 2020

Project No.: PLNP2019-00157 – Carmichael Commons

Please note that the control number has been changed. On a Courtesy Meeting Notice dated 3/27/2019 the control number was PLNP2019-00085. It was termed “early CPAC Workshop” at that time.

At the meeting in March of 2019 we discussed the project of a Senior Housing Community and Performing Arts Center proposal. Now they request a new change permit that allows a “congregate care facility, a convalescent hospital and multi-family development exceeding 150 units within the RD-25 zone”.

This proposal rezone of the 15.5 acres into three separate new parcels is just a ploy so that they can get approval to make the changes they want for their “big ideas plan” to build a monstrous facility within a current residential area zoned RD-2. The early proposal was for 342 units and now they want 373 units. Also, we were led to believe that it was to be a “senior center for assisted living (93 units) and a memory care unit (50 beds) along with independent living apartments. That has now changed to multi-family development exceeding 150 units with the RD-25 rezone they are requesting.

We adamantly oppose the entrance being on Hackberry Lane. At this time, we have a view out our front entry door of a beautiful wooded area with a giant heritage oak tree. If they are allowed the entrances they want on Hackberry Lane we will then have a view of a road/driveway into the proposed facility. Both Winding Way and Garfield Avenue are used as suburban corridor expressways. Let’s not forget the recent fatalities at the corner of Kiva Drive and Garfield Avenue. Hackberry Lane and Kiva Drive are residential streets and should be kept as such. The traffic for this development can be kept to a minimum if the entrances are on the Winding Way side.

Hackberry Lane is a “narrow lane”. The west side of Hackberry Lane is the Eastern border of the school/church property that has never been improved, widened or paved to code. On the school/church side there are no underground utilities, sidewalks, or gutters. The school has made many extensions, but apparently, they don’t want to pay for these updates. I refer you to the county control No: 97-0686 Type: UPP-VAZ Master Plan Use Permit and Variance. The required landscape planter along Garfield Avenue and their track has never been installed. It exceeds the 4 foot drop off so a retaining wall is required per code. Four residential homes that were proposed with this application were never built.

We are opposed to this being more than 2 stories high. If allowed to be build any higher it will completely change the neighborhood of single-family homes.

We are not affected by the fence proposal change but we are a firm believer in sound walls around commercial property. The neighbors who are affected by it should be entitled to a sound wall type fence on the property line.

In the backyard of a residence address of 5630 Kiva Drive is a 400-year-old Heritage Oak tree that is on the historical registered list. It has a root system that has grown out beyond its drip line which extends approximately 200 feet beyond its trunk. Any construction in the north east corner would undermine the entire underground root system. The eastern portion of this school/church property is made up of the remaining stand of Heritage and Valley Oak trees that weren’t removed during prior project proposals, but will probably be taken out to make room for building. This is the site of the proposed senior apartments. This area is where native animals and wildlife such as turkeys, raptors, possums, hawks and snakes have made their home.

A 1997 proposal was the works when we moved here. It seems to us that the school/church is wasting everyone’s time, money, and patience by constantly requesting different uses for this property. The owner is Northern California Conference Association of Seventh Day Adventist, 401 Taylor Blvd., Pleasant Hill, Ca 94523. How many bites of the apple do they get?

David and Patricia Link

From: [Gutierrez, Kimber](#)
To: [Townsend, Stephanie](#); [Mejia, Manuel](#); [Pahule, Chris](#)
Subject: FW: PLNP2019-00157
Date: Monday, May 18, 2020 10:00:37 AM
Attachments: [image001.png](#)

Another one.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: sylvia rios <sly_vida@hotmail.com>
Sent: Monday, May 18, 2020 9:58 AM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Cc: David Abbott <dja_pau@hotmail.com>
Subject: PLNP2019-00157

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope. Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years.

This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it. Please address the mitigation for noise and air pollution and traffic increase.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbor. Additionally funding should be provided to address the noise pollution which Cameron Ranch Tract suffers as the result of increased in-fill project. We need a solution.

Sincerely, Sylvia and David Abbott at 4715 Hixon Circle, Carmichael, CA



SACRAMENTO
COUNTY

From: [Mejia, Manuel](#)
To: [Townsend, Stephanie](#); [Gutierrez, Kimber](#)
Subject: FW: PLNP2019-00157. Carmichael Commons
Date: Sunday, May 17, 2020 6:01:35 PM
Attachments: [CPAC letter May 2020.pdf](#)

FYI on Carmichael Commons

From: Marjorie Lehr <mlehr@sbcglobal.net>
Sent: Sunday, May 17, 2020 1:00 PM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: PLNP2019-00157. Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,

Marjorie and Lester Lehr

Adelaide Way, 916-973-1717, mlehr@sbcglobal.net

PDF of this letter attached

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,
Marjorie and Lester Lehr
Adelaide Way, 916-973-1717, mlehr@sbcglobal.net

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00157. Carmichael Commons.
Date: Monday, May 18, 2020 3:20:18 PM
Attachments: [image001.png](#)

FYI

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: Amy Myrdal Miller, MS, RDN, FAND <amy.myrdal@comcast.net>
Sent: Monday, May 18, 2020 1:03 PM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; Gutierrez, Kimber <GutierrezK@saccounty.net>
Cc: 'Scott Miller' <scott.s.miller@me.com>
Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons

Public Comments for Meeting Date: Wednesday, May 20, 2020 at 6:30 pm

Project Title: A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Dear Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council:

My husband and I are vehemently opposed to this development project at its currently proposed size and scope.

We have enjoyed living in the Cameron Ranch development the past five years. Our quiet neighborhood will be forever disrupted and destroyed by the proposed multi-story, medium density development. We are concerned about potential impact on property values as well as quality of life for residents. We will see increases in traffic, parking, noise, and lights as well as privacy issues.

We may be willing to support this project if the following four changes are made:

1. HEIGHT: Reduce complex height to two stories
2. ENTRANCE: Move the entrance to Winding Way
3. FLOOD CONTROL: Ensure flood control through of permeable materials in parking lots and other affected areas
4. SOUND WALL: Ensure fencing is not open but rather a beautiful masonry sound wall

Sincerely,

Amy Myrdal & Scott Miller
Cameron Ranch Drive
(916) 564-8086
Amy.Myrdal@comcast.net
Scott.S.Miller@me.com

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side towards the middle of the word.

SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00157. Carmichael Commons.
Date: Wednesday, May 20, 2020 2:05:27 PM
Attachments: [Development Proposal.docx](#)
[image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: DORIS BOLLER <lynch47@comcast.net>
Sent: Monday, May 18, 2020 9:19 AM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I would like to formally submit my opposition to the above proposed development. I have lived in this neighborhood for over 40 years and have observed much increased traffic, flooding, and crime during this time.

Please see my attached letter that I would like to have formally introduced as my opposition.

Thank you,

Doris Boller

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project.

I would like councils to note that there are currently six (6) senior residential facilities within two (2) miles of the proposed development. Also, there is a current property for sale which already has the needed zoning for this type of project on the corner of Winding Way and Manzanita Avenue, a .25 mile distance from this proposed project.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this parcel as a nature area for over 40 years. This proposed commercial multi-story, medium density development does not fit, and will change the character of this neighborhood forever and will reduce property values.

Any development of this area should be limited to single-family homes as in keeping with the well-established neighborhood.

If the proposed development is approved, the residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

Flood Control:

The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding, not to mention the heat generated by more pavement and buildings.

Thank you for your time and consideration.

Sincerely,

Doris Boller

Lola Way, 916-487-5413, lynch47@comcast.net

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side of the word and curving under the "C" of "COUNTY".

SACRAMENTO
COUNTY

From: [Mejia, Manuel](#)
To: [Townsend, Stephanie](#); [Gutierrez, Kimber](#)
Subject: FW: PLNP2019-00157. Carmichael Commons.
Date: Monday, May 18, 2020 9:23:18 AM
Attachments: [Development Proposal.docx](#)

From: DORIS BOLLER <lynch47@comcast.net>
Sent: Monday, May 18, 2020 9:17 AM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I would like to formally submit my opposition to the above proposed development. I have lived in this neighborhood for over 40 years and have observed much increased traffic, flooding, and crime during this time.

Please see my attached letter that I would like to have formally introduced as my opposition.

Thank you,

Doris Boller

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

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Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

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I would like councils to note that there are currently six (6) senior residential facilities within two (2) miles of the proposed development. Also, there is a current property for sale which already has the needed zoning for this type of project on the corner of Winding Way and Manzanita Avenue, a .25 mile distance from this proposed project.

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Any development of this area should be limited to single-family homes as in keeping with the well-established neighborhood.

If the proposed development is approved, the residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

Flood Control:

The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding, not to mention the heat generated by more pavement and buildings.

Thank you for your time and consideration.

Sincerely,

Doris Boller

Lola Way, 916-487-5413, lynch47@comcast.net

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00157. Carmichael Commons.
Date: Wednesday, May 20, 2020 2:05:56 PM
Attachments: [image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Liz Figeroid <lizfigeroid@gmail.com>
Sent: Monday, May 18, 2020 1:11 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

My husband and I reside at 5612 Kiva Drive. I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, and the nature area was a large part of why we purchased our home. [We're sad to see it go, and we understand that it's the school's property to utilize, however, this proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever,](#)

reducing property values. We particularly dread the noise, light, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings. We need reasonable privacy in our backyard, and while we are trying to do what we can to create privacy screens with plants, I would like assurance that the buildings won't have a direct view into our backyard and home.

Move the entrance to Winding Way. Our neighborhood is a walking one. Our families and pets enjoy walking in our lovely and peaceful neighborhood and it needs to be kept safe for them to do so. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors. By removing so many trees to develop the land we anticipate a large increase in noise from the traffic on Winding Way. We ask that the oak trees near the fence be saved/maintained for protection from the noise and for additional privacy.

Thank you,

Liz

--

Liz Kapor

(916) 698-1565

lizfigeroid@gmail.com



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00157. Carmichael Commons
Date: Wednesday, May 20, 2020 2:05:07 PM
Attachments: [CPAC letter May 2020.pdf](#)
[image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Marjorie Lehr <mlehr@sbcglobal.net>
Sent: Sunday, May 17, 2020 1:03 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLNP2019-00157. Carmichael Commons

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,
Marjorie and Lester Lehr
Adelaide Way, 916-973-1717, mlehr@sbcglobal.net
PDF of this letter attached

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,
Marjorie and Lester Lehr
Adelaide Way, 916-973-1717, mlehr@sbcglobal.net



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00157
Date: Wednesday, May 20, 2020 2:05:36 PM
Attachments: [image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: sylvia rios <sly_vida@hotmail.com>
Sent: Monday, May 18, 2020 9:58 AM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Cc: David Abbott <dja_pau@hotmail.com>
Subject: PLNP2019-00157

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope. Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years.

This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it. Please address the mitigation for noise and air pollution and traffic increase.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbor. Additionally funding should be provided to address the noise pollution which Cameron Ranch Tract suffers as the result of increased in-fill project. We need a solution.

Sincerely, Sylvia and David Abbott at 4715 Hixon Circle, Carmichael, CA



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Public Comment for Meeting on 5-20-20
Date: Tuesday, May 19, 2020 9:43:04 AM
Attachments: [image001.png](#)

FYI

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Jill Sando <jillsando@gmail.com>
Sent: Tuesday, May 19, 2020 9:41 AM
To: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Public Comment for Meeting on 5-20-20

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-

7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size.

Our community has enjoyed this area as a nature area for over 30 years. The proposed multi-story development does not fit, and will change the character of this neighborhood forever, reducing property values.

I might possibly be able to support this project with the following three considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,

Jill Sando

Cameron Ranch Drive

jillsando@gmail.com



SACRAMENTO
COUNTY

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Subject: PLNP2019-00157. Carmichael Commons.
Date: Wednesday, May 20, 2020 12:18:27 PM
Attachments: [image001.png](#)

For the record

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Craig Whitten <rcwhitten@yahoo.com>
Sent: Tuesday, May 19, 2020 2:07 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.
A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.
Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.
Supervisory District(s): Peters
Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net
Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development as currently proposed.

Our community is a quiet residential neighborhood made up of single family homes. The proposed multi-story development will permanently change the character of the neighborhood and result in reduced property values. The residents along Hackberry Ln will experience traffic parking noise and lights that would come with it.

I might possibly be able to support this project with the following three considerations:

Restrict the height of the complex to two-stories. This would be a better fit for the community and would mitigate some of the issues discussed above.

Move the entrance to Winding Way. Leave Hackberry Ln, as is, a quiet residential street, and move the entrance to Winding Way, a double divided street with signal lights, that can accommodate the increased traffic that would result. This would also reduce the impact of parking on our streets and keep them safe for children walking to school.

Fencing. Enclose the development with a masonry sound wall rather than a chain link fence. This would increase our privacy and better protect the residents from the noise and lights that would result.

Robert "Craig" Whitten PE (C43167)
4730 Hackberry Ln
Carmichael, CA 95608



SACRAMENTO
COUNTY

From: [Mejia, Manuel](#)
To: [Clerk of the Board Public Email](#)
Cc: [Gutierrez, Kimber](#)
Subject: FW: Subject: PLNP2019-00157. Carmichael Commons.
Date: Tuesday, May 19, 2020 3:15:04 PM

From: Craig Whitten <rcwhitten@yahoo.com>
Sent: Tuesday, May 19, 2020 2:06 PM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.
A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.
Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.
Supervisory District(s): Peters
Contact: Kimber Gutierrez, Associate Planner, 874-7529, kgutierrez@saccounty.net
Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:
.

I am firmly opposed to this development as currently proposed.

Our community is a quiet residential neighborhood made up of single family homes. The proposed multi-story development will permanently change the character of the neighborhood and result in reduced property values. The residents along Hackberry Ln will experience traffic parking noise and lights that would come with it.

I might possibly be able to support this project with the following three considerations:

Restrict the height of the complex to two-stories. This would be a better fit for the community and would mitigate some of the issues discussed above.

Move the entrance to Winding Way. Leave Hackberry Ln, as is, a quiet residential street, and move the entrance to Winding Way, a double divided street with signal lights, that can accommodate the increased traffic that would result. This would also reduce the impact of parking on our streets and keep them safe for children walking to school.

Fencing. Enclose the development with a masonry sound wall rather than a chain link fence. This would increase our privacy and better protect the residents from the noise and lights that would result.

Robert "Craig" Whitten PE (C43167)
4730 Hackberry Ln
Carmichael, CA 95608

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Subject: PLNP2019-00157. Carmichael Commons.
Date: Wednesday, May 20, 2020 2:06:45 PM
Attachments: [image001.png](#)

For the public record.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: Craig Whitten <rcwhitten@yahoo.com>
Sent: Tuesday, May 19, 2020 2:07 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.
A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.
Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.
Supervisory District(s): Peters
Contact: Kimber Gutierrez, Associate Planner, 874-7529, gu_errezk@saccounty.net
Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:
.

I am firmly opposed to this development as currently proposed.

Our community is a quiet residential neighborhood made up of single family homes. The proposed multi-story development will permanently change the character of the neighborhood and result in reduced property values. The residents along Hackberry Ln will experience traffic parking noise and lights that would come with it.

I might possibly be able to support this project with the following three considerations:

Restrict the height of the complex to two-stories. This would be a better fit for the community and would mitigate some of the issues discussed above.

Move the entrance to Winding Way. Leave Hackberry Ln, as is, a quiet residential street, and move the entrance to Winding Way, a double divided street with signal lights, that can accommodate the increased traffic that would result. This would also reduce the impact of parking on our streets and keep them safe for children walking to school.

Fencing. Enclose the development with a masonry sound wall rather than a chain link fence. This would increase our privacy and better protect the residents from the noise and lights that would result.

Robert "Craig" Whitten PE (C43167)
4730 Hackberry Ln
Carmichael, CA 95608

The logo for Sacramento County features the word "SACRAMENTO" in a large, black, serif font. Below it, the word "COUNTY" is written in a smaller, blue, sans-serif font. A stylized blue wave graphic is positioned under the "SACRAMENTO" text, extending from the left side towards the middle of the word.

SACRAMENTO
COUNTY

From: [Peter Rodgers](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Planned Development on Windinw Way, Hackberry
Date: Monday, May 18, 2020 10:14:20 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To Whom it may concern, I am writing as a resident of Kiva Dr. to oppose the development proposed for the large plot belonging to the Advent-Christian school. It is environmentally non-tenable, would disrupt the character of the the community, and negatively impact the residents with increased traffic and service vehicles. Please do not build this proposed project on this spot.

Peter Rodgers, 5554 Kiva Dr. Carmichael, CA, 95608
916 973 9885

From: [Samira Al-Qazzaz](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: PLNP 2019-00157. Carmichael Commons
Date: Monday, May 18, 2020 3:30:18 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Gimber Guierrez, Associate Planner

Meredith Holsworh, Associate Planner

Manel Mejia, Senior Planner

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am, just like all my neighbors on Hackberry Lane, Kiva, Marietta and Lola, opposed to this development project at its currently proposed size.

This project, as proposed, will have a negative impact on our well established community; a quiet, one-story, single family neighborhood since the sixties. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. Residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

In order to reduce the impact of such project on the neighborhood, we, the neighbors have looked into some suggestions:

- **Reducing the height of the complex to two-stories.** This would be better fitting for the community and resolves privacy issues especially for homes on Kiva.
- **Move the access to the complex to Winding Way.** This will keep our residential street, Hackberry Lane, safer for the many school children and their parents walking them to neighborhood schools. It is more logical to make Winding way the main entrance for this gigantic complex. Winding Way can accommodate increased traffic and already has signal lights. This will also keep noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer and keeping it quieter.

- **Flood Control.** The nearby Verde Cruze Creek already floods in heavy rain and impacts many residents whose backyard extend to the creek. Presently the nature area where the complex will be built absorbs rainwater. There will be more runoff flooding if permeable materials are not used in the development's parking lots and other areas.
- **Congestion:** Changing the zoning from RD2 to RD25 is a bold step that should not be approved. The Planned 375 plus units in a single family neighborhood is simply not in the interest of this established neighborhood.

Sincerely,

Samira Al-Qazzaz

Nichora Way

916-483-0365, peace7777@comcast.net

From: [Liz Figeroid](#)
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00157 – CARMICHAEL COMMONS (5/20/2020 meeting questions)
Date: Tuesday, May 19, 2020 3:37:32 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Location: Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Hello I have questions for the Generations development team that I would like addressed during the meeting on 5/20/2020,

My name is Liz Kapor and my husband Josh and I live on Kiva Drive. Like all of our neighbors I don't currently support the proposed plans, but feel I could if there are sufficient solutions to the main concerns for my family.

1. Privacy - You sent the distances that certain buildings would be from residences, but I want to know if any of the buildings will have a view into our yards or homes. We can only build fences so high, and while my family is trying to afford the expense of planting privacy screen plants, they wouldn't be sufficient to screen our home from the top stories of a 4 story building just 250 feet away. I happily invite any of the developers over to my home so they can take measurements from our house or observe our concerns. I've offered before and the offer stands.

I also asked that oak trees #1977 and #1984 be kept as they provide privacy between us and the lot. Please confirm if these trees will remain per the plan. We were told that in the event the trees have to be removed to accommodate grading or other construction activities that Generations would work with us on developing a landscape privacy screen that would provide a similar benefit. If the trees have been removed from the plan, we'd like to know when we'll be contacted to discuss this.

2. Traffic - We are starting a family and having an increase of cars down our street to the entrances on Hackberry will definitely cause the traffic to increase on Kiva posing a threat to our kids and the families that frequently walk in the neighborhood. The entrance to the property should be located on Winding to minimize as much as possible the increase in traffic that will inevitably come from the development.

3. Allergies - I am severely allergic to mosquito bites, how do you plan to prevent an increase in mosquitoes in the open water detention area that is very close to our property?

Among our other concerns are impacts to wild life and air quality, noise increases and light pollution - please address these if they have not been asked about in other questions.

Thank you,
Liz

--

Liz Kapor
(916) 698-1565
lizfigeroid@gmail.com

From: tappdancer7@comcast.net
To: [CPAC-Carmichael-OFF](#)
Cc: [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: PLNP2019-00157 Carmichael Commons
Date: Monday, May 18, 2020 5:55:29 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello,

I am local resident in this area for 30+ years and have enjoyed the neighborhood and tranquility of this area. It has come to my attention about the 373 Unit Senior Living Community intended to be build on 5601 Winding Way in

Carmichael. I have the following objections which are

1. The density of the project
2. The removal of nature including 100 year oak trees
3. Noise from the number of occupants and cars including ambulances and fire engines
4. The height of the project – too high for this area
5. Potential flooding in the area of Arcade Creek and Verde Cruz Creek (which has happened in the past)

I appreciate your consideration of these issues.

Lydia & Al Simonette
5508 Oak River Court
Carmichael, Ca 95608

From: [CHERYL BERG](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: PLNP2019-00157 Carmichael Commons
Date: Wednesday, May 20, 2020 1:03:58 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373 Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records.

This is to notify you that, as a senior homeowner resident in the Kiva/Hackberry neighborhood for nearly 20 years, I am unequivocally opposed to this project in all of its parameters.

Our quiet neighborhood of single family homes consists primarily of homes built some 60 years ago among old growth oak trees with a scattering of redwoods and pines. The area includes a creek, which periodically floods and closes off streets, and scattered green spaces. Due to the green spaces and the creek we enjoy (and deal with) wildlife including wild turkeys, squirrels, skunks, opossums, and tree rats. Our wild turkeys roost in the large oak in the northwest corner of the SDA property and move throughout the neighborhood during the day. Unfortunately, in recent years various local infill home construction projects have increased local density so we have already seen an adverse increase in traffic, traffic speed, noise, and property crime. The continues to raise concerns regarding the Hackberry Lane corridor which is actively used by parents and children walking/biking to the either the elementary school on the other side of Winding Way or to the SDA Academy as well as the fatal traffic effects on the local pets and wildlife. We also experienced a fatal car crash on the corner of Kiva Drive and Garfield a couple of years ago. The speed of traffic on both Winding Way and especially Garfield continue to be a problem for the neighborhood.

Also, one should note that we already have a plethora of assisted living, memory care, senior living, and disabled living facilities in our immediate area.

Ladies and gentleman of the CPAC, this project is just **way too large for this location!** It will completely overwhelm our neighborhood and adversely impact hundreds of residents within the immediate area. 373 units and four stories! I've seen the site plan, it's horrendous! Shoehorning that many people and employees in that space isn't going to be good for anybody but the contractor. Never mind the adverse affect on the SDA Academy students.

Emphatically,
Cheryl Berg
Kiva Drive homeowner
cmberg@comcast.net

From: [Megan Giglini](#)
To: [Clerk of the Board Public Email](#); [Gutierrez, Kimber](#); [Megan Giglini](#)
Subject: PLNP2019-00157 Public Comment
Date: Wednesday, May 20, 2020 12:47:17 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello Ms. Gutierrez and the Community Planning Advisory Council,

I would like to lodge my reasons for protesting the proposed Carmichael Commons project, which would be located at APN 230-0120-010, 230-0131-001, and 230-0120-011.

My home is located at 5540 Kiva Drive, Carmichael. My backyard faces the proposed site. Currently, views from my backyard include mature trees and an open space view.

Construction of this project as proposed would completely obliterate those views, remove the beautiful mature trees, and open space views, and instead replace them with at a minimum a view of a 1-story home located adjacent to my fence (a mere 10-feet? away), and a hideous black chain link fence. It is more likely that I would also have views of the enormously tall hospital buildings that are also being proposed. These changes would dramatically reduce my property value and that of other homes in the area.

This project appears to be designed with absolutely no concern for the existing homeowners on Kiva or on Hackberry.

My preferred course of action would be that no development occurs on the proposed site.

However, if that option is not feasible, then I strongly ask the County to consider requiring the redesign of this project in consideration of these issues:

1) Recommend not placing single-story homes behind the existing Kiva Drive homeowners, or at a minimum, maintaining the existing landscape/trees so that there is more of a visual buffer between the existing homeowners and the proposed project. A 6-foot black chain link fence is completely unacceptable. A 10-foot distance between my fence and a proposed new home is also ridiculous given this area, where our properties all have expansive yards and greater distances between homes.

2) Both construction-related and operation-related traffic is a real concern. Two neighbors were already killed at the intersection of Garfield and Kiva Drive. It is probable that workers for the project would travel on Kiva. Implementing temporary and permanent safety measures on these streets is critical, and deterring non-residential traffic from using Kiva Drive. There are too many proposed workers and residents located at the proposed property. The proposed multipurpose theater/auditorium is likely to generate increases in traffic as well.

Altering worker shifts would help minimize traffic impacts but would not completely mitigate the effects of this project.

3) The project is too large as proposed. Homes in the area are only up to 2-stories. The 3- to 4-stories proposed as part of this project does not fit with the neighborhood. Recommend reducing all proposed buildings to a maximum height of 2 stories.

4) Noise mitigation. Curious what the applicant is proposing to reduce the noise effects of construction activities on the local, existing residents. In addition, very concerned about the noise from the use of the proposed multipurpose auditorium/theater.

5) What are the vehicle miles traveled associated with the project? What are the anticipated trips for workers, residents, and vendor trips?

6) Nighttime lighting. Currently residents can see the stars at night. Development of this project could affect those views if not properly designed to minimize lighting on and off the project site.

7) Pests/Wildlife. What is the plan to remove pests/wildlife as the project is developed? Many of us already experience snakes, turkeys, lizards, and other wildlife in our yards who currently have a home on the school property. An influx of these animals to our yards as they flee construction activities is not desired.

8) Oak Trees. Will the mature oak trees on the property be protected? Other existing trees also provide a great buffer between the existing homes and the school site.

9) Will the proposed fence be adjacent to my existing fence? If there is a buffer between, who would maintain the gap to reduce weeds, etc.?

Thank you for considering these requests. I hope you strongly consider denying the project, or at a minimum reducing the size and accommodating the visual buffers/maintaining the existing mature trees between the existing homes and proposed developments.

M. Giglini

From: [Lowell Lester](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: PLNP2019-00157, Meeting 4/20/20, Agenda Item #4
Date: Tuesday, May 19, 2020 2:09:01 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Meeting date: May 20, 2020

Project No.: PLNP2019-00157 – Carmichael Commons

Please note that the control number has been changed. On a Courtesy Meeting Notice dated 3/27/2019 the control number was PLNP2019-00085. It was termed “early CPAC Workshop” at that time.

At the meeting in March of 2019 we discussed the project of a Senior Housing Community and Performing Arts Center proposal. Now they request a new change permit that allows a “congregate care facility, a convalescent hospital and multi-family development exceeding 150 units within the RD-25 zone”.

This proposal rezone of the 15.5 acres into three separate new parcels is just a ploy so that they can get approval to make the changes they want for their “big ideas plan” to build a monstrous facility within a current residential area zoned RD-2. The early proposal was for 342 units and now they want 373 units. Also, we were led to believe that it was to be a “senior center for assisted living (93 units) and a memory care unit (50 beds) along with independent living apartments. That has now changed to multi-family development exceeding 150 units with the RD-25 rezone they are requesting.

We adamantly oppose the entrance being on Hackberry Lane. At this time, we have a view out our front entry door of a beautiful wooded area with a giant heritage oak tree. If they are allowed the entrances they want on Hackberry Lane we will then have a view of a road/driveway into the proposed facility. Both Winding Way and Garfield Avenue are used as suburban corridor expressways. Let’s not forget the recent fatalities at the corner of Kiva Drive and Garfield Avenue. Hackberry Lane and Kiva Drive are residential streets and should be kept as such. The traffic for this development can be kept to a minimum if the entrances are on the Winding Way side.

Hackberry Lane is a “narrow lane”. The west side of Hackberry Lane is the Eastern border of the school/church property that has never been improved, widened or paved to code. On the school/church side there are no underground utilities, sidewalks, or gutters. The school has made many extensions, but apparently, they don’t want to pay for these updates. I refer you to the county control No: 97-0686 Type: UPP-VAZ Master Plan Use Permit and Variance. The required landscape planter along Garfield Avenue and their track has never been installed. It exceeds the 4 foot drop off so a retaining wall is required per code. Four residential homes that were proposed with this application were never built.

We are opposed to this being more than 2 stories high. If allowed to be build any higher it will completely change the neighborhood of single-family homes.

We are not affected by the fence proposal change but we are a firm believer in sound walls around commercial property. The neighbors who are affected by it should be entitled to a sound wall type fence on the property line.

In the backyard of a residence address of 5630 Kiva Drive is a 400-year-old Heritage Oak tree that is on the historical registered list. It has a root system that has grown out beyond its drip line which extends approximately 200 feet beyond its trunk. Any construction in the north east corner would undermine the entire underground root system. The eastern portion of this school/church property is made up of the remaining stand of Heritage and Valley Oak trees that weren’t removed during prior project proposals, but will probably be taken out to make room for building. This is the site of the proposed senior apartments. This area is where native animals and wildlife such as turkeys, raptors, possums, hawks and snakes have made their home.

A 1997 proposal was the works when we moved here. It seems to us that the school/church is wasting everyone's time, money, and patience by constantly requesting different uses for this property. The owner is Northern California Conference Association of Seventh Day Adventist, 401 Taylor Blvd., Pleasant Hill, Ca 94523. How many bites of the apple do they get?

David and Patricia Link

From: [TERRY G LEE](#)
To: [Mejia. Manuel](#); [CPAC-Carmichael-OFF](#); [Holsworth. Meredith](#); [Gutierrez. Kimber](#)
Subject: PLNP2019-00157. Carmichael Commons
Date: Wednesday, May 20, 2020 1:48:19 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

A use permit, rezone, community plan amendment, general plan amendment, tentative parcel map, special development permit, and design review request to allow A 373-unit senior living community on a property located at 5601 Winding Way, on the northeast corner of Winding Way and Hackberry Lane in the Carmichael community. Applicant: Generations Construction LLC, APN:230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(S): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public comment for the May 20, 2020 CPAC meeting and for county planning records:

I might be able to support this project with the following considerations:

The TOP priority should be to keep the residential streets “residential”. Access and exiting should be only on commercial streets, i.e. Winding Way, and not Hackberry Lane or Kiva Drive. This would literally ruin our safe and quiet neighborhood! This would include, no emergency vehicles! Foot traffic access to this compound should also not be made available from Hackberry Lane and Kiva Dr. as cars would be parked on those streets all the time.

Another concern is the noise level that will be generated from activities in this project. That would destroy the quiet neighborhood environment that we now enjoy and deserve. That's a big reason why we moved to this neighborhood years ago!

Sincerely,
Terry and Karen Lee
buxlake@sbcglobal.net

From: [Marianna Lilley](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: PLNP2019-00157. Carmichael Commons
Date: Tuesday, May 19, 2020 5:10:15 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

Garfield has become a horrible street to live next to. It has become a major thoroughfare with traffic noise that now even the big-rigs use. This was not how this street was intended and the property owners feel betrayed by the city. The fencing along Garfield is not up to par with the noise pollution that is happening. This neighborhood has to be protected. Block walls up and down Garfield is the only way. The 'new development' should absolutely have block walls for the protection of the neighborhood as well as the traffic and noise pollution that the proposed development will bring.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to

protect neighbors. All the neighbors!

Thank you,

Marianna Lilley

From: [Mary Schleeter](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: PLNP2019-00157. Carmichael Commons
Date: Tuesday, May 19, 2020 4:41:49 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear CPAC Members,

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

We strongly oppose this development project at its currently proposed size and scope.

Our family resides on Kiva Drive which is adjacent to the proposed development. This is a quiet, lovely residential community tucked away behind the nature area and Sacramento Adventist Academy. The senior community proposed contains buildings up to four stories high with housing supporting over 300 residents, plus staff. This type of development simply does not fit into our neighborhood landscape. If the proposed development is approved our neighborhood will never be the same quiet residential setting. A multi-story building with high density does not belong in our neighborhood. Not only will it change our landscape, it will increase noise and traffic on our streets, and worse, it will lower our property values. The residents of our neighborhood are displeased about this proposed development.

If the following suggestions are incorporated into the project plan, we may reconsider supporting this project:

- 1) **Restrict the height of the complex to two-stories.** This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.
- 2) **Move the entrance to Winding Way.** Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

3) **Flood Control.** The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

4) **Fencing:** Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors and be more aesthetic.

Best Regards,

Mary and Scott Schleeter
5637 Kiva Drive, Carmichael
(916) 804-3476

maryschleeter@gmail.com

From: [Scott Stiewig](#)
To: [Susan Peters](#); [CPAC-Carmichael-OFF](#); [Mejia. Manuel](#); [Holsworth. Meredith](#); [Gutierrez. Kimber](#)
Cc: [Marjorie Lehr](#); rwrwr@aol.com
Subject: PLNP2019-00157. Carmichael Commons
Date: Tuesday, May 19, 2020 2:01:23 AM
Attachments: [Letter to Carmichael CPAC \(2020-05-19\).pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To Whom it may concern:

Attached please find a letter from K. Scott and Melissa Stiewig, in opposition to the above-referenced project. We ask that it be entered into the record, read by all concerned, and used to weigh the decisions you will be making about this project and its affect on our area.

Thank you for your consideration,

Sincerely,

K. Scott and Melissa Stiewig

K. SCOTT & MELISSA STIEWIG
5601 KIVA DRIVE – CARMICHAEL, CA 95608
(916) 486-1017 – SCOTT.STIEWIG@GMAIL.COM

To: Susan Peters, Supervisor – District 3
Members of the Carmichael/Old Foothill Farms CPAC
Sacramento County PER Staff Representatives
Manel Mejia, Senior Planner
Meredith Holsworth, Associate Planner
Kimber Gutierrez, Lead Planner

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

May 19, 2020

Dear Sirs and Madams:

We are writing to you regarding the above-referenced project to voice our extreme disagreement with the developers' plan to destroy our neighborhood. We are outraged that we received notice of this hearing only on Saturday, May 16, leaving us with virtually no time to respond. Nevertheless, here it is...

There are many reasons to oppose this project as presented, and darn very few reasons to support it. Let us start with the developer. Generations Construction LLC is an out-of-state developer that has made no attempt to familiarize themselves with this small Carmichael community they wish to forever change. They boasted about how they like to step in to help their struggling SDA schools by developing "excess, unused land" that brings sustainable income to the school. Although it was pointed out that there are plenty of available, more suitable properties in the area (the property just south of Carmichael Village and the large, unimproved property on the SE corner of Manzanita and Winding Way were named in the discussion), the developer insisted that they weren't interested in the suitability of these other properties for their purpose – they were all about helping the schools to maximize their income. Apparently, they also aren't interested in the long-term impact to the neighborhood, either.

At a prior hearing they listened as resident after resident voiced their opposition to the project as it was proposed. The school representatives admitted that they had been poor neighbors, not communicating with the local residents and not caring how they impacted us. They listened to us as we complained that a 3-story building would forever alter the area and not fit with the surrounding neighborhood, and they said the 3-story building wouldn't even be noticed because it would be nestled into the low areas of the property and



only feel like a 2-story building. That was a lie to begin with, but now we see they have come back with plans for two 4-story buildings and a 3-story building! We can only guess they figure that if they ask for more than what we complained about the first time we'll count ourselves lucky if we only suffer with the 3-story buildings they initially requested. What a shady, disgusting, underhanded tactic this is.

Regarding the proposed development itself, among other things it requests a General Plan Amendment from LDR to MDR, and a Community Plan Amendment and Rezone from RD-2 to RD-25. This is **five times** the density of the surrounding neighborhoods, and is wildly inconsistent with the comprehensive plan for the area. There is no change in the way this property was originally zoned, there is plenty of land closer to the amenities needed by a development such as is proposed. Just because the developer wants to develop this piece of land over more suitable property doesn't warrant rezoning the neighborhood. Nowhere else in this area are buildings more than two stories high, let alone three- or four-stories. This property should retain its RD-2 zoning as depicted in the general plan. At most it should be considered to be rezoned at RD-4 or RD-5 to match the surrounding neighborhoods. To rezone any higher would have a significant negative impact on the quality of life of the neighbors, as well as cause an economic injustice through the lowering of property values.

I doubt that a project like this is even necessary at this time and in this area. There are already many, many such buildings already built and under construction, all of which are convenient to grocery stores and public transportation, and none of which are at or near capacity. Melissa has worked in senior living housing for over fourteen years, and can attest to how communities such as this are never at or near capacity. It is a struggle to keep them at 75-80 percent, yet they continue to build them.

The developer continues to show its lack of regard for the neighborhood by proposing to build 373 units on what is currently zoned to be no more than 31 dwellings. Even at RD-5 this property should have no more than 77 units. And, because they know that the traffic generated by this many units – with all the related employees, deliveries, medical services, visitors, etc. – would far exceed what could be handled even by the four-lane Winding Way, they propose to widen the sleepy lane that leads to our neighborhood, creating a major thoroughfare that will send waves of traffic through our neighborhood. What a nightmare this will be! The entrance to this project should be off of Winding Way. If anyone should be inconvenienced by the entry it should be the school that will benefit from the revenue their land would now produce, not the neighbors who already have to put up with the other issues emanating from this project. Besides, the 24-hour comings and goings will hardly be noticed by the school in the evenings and overnight, on the weekends, during summers, and during all the other times the school is not open. Other than the morning drop-off and afternoon pickup there is relatively little traffic through that area of Winding Way, and it should easily be able to handle the additional traffic a project like this will create.

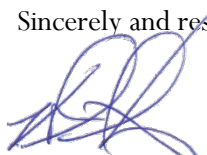
The developer also requests that it be excused from building even the most modest of fences, asking that it be allowed to install a chain-link fence instead. If they want to cut corners and costs so badly on a simple fence, can you imagine the shoddy materials and construction that will be used to actually construct the buildings and grounds? They should not only have to at a minimum install the standard fencing, because of the monstrous eyesore, additional traffic and noise, and the invasive towers they should be required to install attractive sound walls covered with vegetation, plus to plant mature trees that protect the privacy of those neighbors close to the project.

The proposed development will destroy the habitat of many of the creatures that live there, ranging from skunks to opossums, turkeys and hawks, and myriad smaller bird species. The area is a cool spot in the neighborhood, often 8-10° cooler than the surrounding asphalt neighborhoods.


At the prior meeting it was disclosed that when the gated community known as Hackberry Estates was built in the late 1990's there was a significant increase in the runoff to Verde Cruz Creek. Although this is a short creek that drains into Linda Creek, the increased runoff resulting from that project has significantly affected the erosion of the banks along Verde Cruz Creek, causing damage to the properties adjacent to it and increased maintenance and protection costs to those homeowners. The proposed project is approximately 30% larger in size, and the runoff will likely overwhelm an already strained drainage system. At a minimum, measures must be taken to capture the water that will now flow freely from the property that otherwise would have been absorbed.

We could go on, but a reasoned group such as yourself should have no question about the unsuitability of this property for the proposed project, especially given the surrounding neighborhoods and the availability of more suitable property not that far away. We urge you to reject this proposal out of hand, allowing no more density and height than exists in the surrounding neighborhoods.

Sincerely and respectfully,



K. Scott Stiewig



Melissa Stiewig

From: [Liz Figeroid](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00157. Carmichael Commons
Date: Monday, May 18, 2020 1:09:33 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

My husband and I reside at 5612 Kiva Drive. I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, and the nature area was a large part of why we purchased our home. [We're sad to see it go, and we understand that it's the school's property to utilize, however, this proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. We particularly dread the noise, light, and privacy issues that come with it.](#)

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings. [We need reasonable privacy in our backyard, and while we are trying to do what we can to create privacy screens with plants, I would like assurance that the buildings won't have a direct view into our backyard and home.](#)

Move the entrance to Winding Way. [Our neighborhood is a walking one. Our families and pets enjoy walking in our lovely and peaceful neighborhood and it needs to be kept safe for them to do so.](#) Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors. [By removing so many trees to develop the land we anticipate a large](#)

increase in noise from the traffic on Winding Way. We ask that the oak trees near the fence be saved/maintained for protection from the noise and for additional privacy.

Thank you,

Liz

--

Liz Kapor

(916) 698-1565

lizfigeroid@gmail.com

From: [Marjorie Lehr](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00157. Carmichael Commons.
Date: Sunday, May 17, 2020 12:58:18 PM
Attachments: [CPAC letter May 2020.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

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Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,

Marjorie and Lester Lehr
Adelaide Way, 916-973-1717, mlehr@sbcglobal.net
PDF of this letter attached

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this as a nature area for over 30 years. This proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. The residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Move the entrance to Winding Way. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes, making it safer for the many school children and their parents walking them to school on Hackberry Lane.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,
Marjorie and Lester Lehr
Adelaide Way, 916-973-1717, mlehr@sbcglobal.net

From: [Amy Myrdal Miller, MS, RDN, FAND](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Cc: ["Scott Miller"](#)
Subject: PLNP2019-00157. Carmichael Commons.
Date: Monday, May 18, 2020 1:02:41 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons

Public Comments for Meeting Date: Wednesday, May 20, 2020 at 6:30 pm

Project Title: A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Dear Members of the Carmichael-Old Foothill Farms Community Planning Advisory Council:

My husband and I are vehemently opposed to this development project at its currently proposed size and scope.

We have enjoyed living in the Cameron Ranch development the past five years. Our quiet neighborhood will be forever disrupted and destroyed by the proposed multi-story, medium density development. We are concerned about potential impact on property values as well as quality of life for residents. We will see increases in traffic, parking, noise, and lights as well as privacy issues.

We may be willing to support this project if the following four changes are made:

1. HEIGHT: Reduce complex height to two stories
2. ENTRANCE: Move the entrance to Winding Way
3. FLOOD CONTROL: Ensure flood control through of permeable materials in parking lots and other affected areas
4. SOUND WALL: Ensure fencing is not open but rather a beautiful masonry sound wall

Sincerely,

Amy Myrdal & Scott Miller

Cameron Ranch Drive
(916) 564-8086
Amy.Myrdal@comcast.net
Scott.S.Miller@me.com

From: [DORIS BOLLER](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00157. Carmichael Commons.
Date: Monday, May 18, 2020 9:15:55 AM
Attachments: [Development Proposal.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Oops, here's the attachment.

I would like to formally submit my opposition to the above proposed development. I have lived in this neighborhood for over 40 years and have observed much increased traffic, flooding, and crime during this time.

Please see my attached letter that I would like to have formally introduced as my opposition.

Thank you,
Doris Boller

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project.

I would like councils to note that there are currently six (6) senior residential facilities within two (2) miles of the proposed development. Also, there is a current property for sale which already has the needed zoning for this type of project on the corner of Winding Way and Manzanita Avenue, a .25 mile distance from this proposed project.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this parcel as a nature area for over 40 years. This proposed commercial multi-story, medium density development does not fit, and will change the character of this neighborhood forever and will reduce property values.

Any development of this area should be limited to single-family homes as in keeping with the well-established neighborhood.

If the proposed development is approved, the residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

Flood Control:

The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding, not to mention the heat generated by more pavement and buildings.

Thank you for your time and consideration.

Sincerely,

Doris Boller

Lola Way, 916-487-5413, lynch47@comcast.net

From: [DORIS BOLLER](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00157. Carmichael Commons.
Date: Monday, May 18, 2020 4:40:26 PM
Attachments: [Development Proposal.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I would like to formally submit my opposition to the above proposed development. I have lived in this neighborhood for over 40 years and have observed much increased traffic, flooding, and crime during this time.

Please see my attached letter that I would like to have formally introduced as my opposition.

Thank you,
Doris Boller

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project.

I would like councils to note that there are currently six (6) senior residential facilities within two (2) miles of the proposed development. Two of these facilities also provide memory care and convalescent services. There is a third facility approximately three (3) miles from the proposed site that also provides memory and convalescent services. Also, there is a current property for sale which already has the needed zoning for this type of project on the corner of Winding Way and Manzanita Avenue, a .25 mile distance from this proposed project.

Our community, a quiet, one-story, single family neighborhood, has enjoyed this parcel as a nature area for over 40 years. This proposed commercial multi-story, medium density development does not fit, and will change the character of this neighborhood forever and will reduce property values.

Any development of this area should be limited to single-family homes as in keeping with the well-established neighborhood.

If the proposed development is approved, the residents on its north side will experience all the traffic, parking, noise, lights, and privacy issues that come with it.

Flood Control:

The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding, not to mention the heat generated by more pavement and buildings.

Thank you for your time and consideration.

Sincerely,

Doris Boller

Lola Way, 916-487-5413, lynch47@comcast.net

From: [Beverly Lorens](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00157. Carmichael Commons
Date: Wednesday, May 20, 2020 11:20:24 AM
Attachments: [Carmichael Commons Sr Living.doc](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please see attached letter of concern re: **PLNP2019-00157. Carmichael Commons**

A copy paste is here supplied: **Subject: PLNP2019-00157. Carmichael Commons.**

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I previously attended a planning meeting about this project.

I do not support the current scope of the project.

My concerns:

Removal of a effective water sink for times of extreme rain. My property flooded in 1986 and 1995 (4837 Alexon Way, Carmichael). A flood wall has since been built but based on environmental indications at that time.

Traffic, Pre-Covid 19, is horrendous along Winding Way at commute times, and school start and end times. I feel I cannot safely use my Cameron Ranch Drive exit to turn right onto Winding Way during these times. I go around and use the Cameron Ranch Drive-Garfield exit for a somewhat safer exit. It would be helpful to mitigate the additional traffic burden and by no way shift it onto the residential road of Hackberry Lane and that neighborhood (Oak Creek Estates).

Be a good neighbor to the existing neighborhood single family residences by erecting a solid sound barrier wall AND not having two, three and four story buildings adjacent to single story residential neighborhood. Greater than two story buildings seem suitable only along the Winding Way Corridor, and adjacent to the school.

Thank you for reading my concerns.

Bev Lorens

4837 Alexon Way

Carmichael, CA 95608

916-283-6773

bevlorens1@gmail.com

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I previously attended a planning meeting about this project.

I do not support the current scope of the project.

My concerns:

Removal of a effective water sink for times of extreme rain. My property flooded in 1986 and 1995 (4837 Alexon Way, Carmichael). A flood wall has since been built but based on environmental indications at that time.

Traffic, Pre-Covid 19, is horrendous along Winding Way at commute times, and school start and end times. I feel I cannot safely use my Cameron Ranch Drive exit to turn right onto Winding Way during these times. I go around and use the Cameron Ranch Drive-Garfield exit for a somewhat safer exit. It would be helpful to mitigate the additional traffic burden and by no way shift it onto the residential road of Hackberry Lane and that neighborhood (Oak Creek Estates).

Be a good neighbor to the existing neighborhood single family residences by erecting a solid sound barrier wall AND not having two, three and four story buildings adjacent to single story residential neighborhood. Greater than two story buildings seem suitable only along the Winding Way Corridor, and adjacent to the school.

Thank you for reading my concerns.

Bev Lorens
4837 Alexon Way
Carmichael, CA 95608
916-283-6773
bevlorens1@gmail.com

From: [Russ Hess](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00157
Date: Tuesday, May 19, 2020 8:20:44 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear CPAC members,

While supportive of facilities for aging seniors (I am one!) I concur with the concerns written to you by Marjorie and Lester Lehr for the below project.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

I especially support the request that this project be held to 2 stories so that it is a better visual fit in our community.

Thank you,

Russ Hess
Resident of Cameron Ranch Neighborhood
4832 Andrew Circle
Carmichael, Ca 95608

From: [Jill Sande](#)
To: [CPAC-Carmichael-OFF](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Gutierrez, Kimber](#)
Subject: Public Comment for Meeting on 5-20-20
Date: Tuesday, May 19, 2020 9:41:46 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisory District(s): Peters

Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development project at its currently proposed size.

Our community has enjoyed this area as a nature area for over 30 years. The proposed multi-story development does not fit, and will change the character of this neighborhood forever, reducing property values.

I might possibly be able to support this project with the following three considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors.

Sincerely,

Jill Sando
Cameron Ranch Drive
jillsando@gmail.com

From: [Mejia, Manuel](#)
To: [Liz Figeroid](#)
Cc: [Clerk of the Board Public Email](#); [Gutierrez, Kimber](#)
Subject: RE: Subject: PLNP2019-00157. Carmichael Commons.
Date: Monday, May 18, 2020 1:28:18 PM

Thanks Liz, I will forward this on the Clerk of the Board and to the Project manager. It will be distributed to the CPAC.

Regards,

Manuel Mejia, Senior Planner
Planning and Environmental Review
827 7th Street, Room 230, Sacramento, CA 95814 | (916) 874-7934 (direct)
mejiam@saccounty.net

The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Liz Figeroid <lizfigeroid@gmail.com>
Sent: Monday, May 18, 2020 1:10 PM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: Subject: PLNP2019-00157. Carmichael Commons.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community. Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters
Contact: Kimber Gutierrez, Associate Planner, 874-7529, gutierrezk@saccounty.net

Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

My husband and I reside at 5612 Kiva Drive. I am firmly opposed to this development project at its currently proposed size and scope.

Our community, a quiet, one-story, single family neighborhood, and the nature area was a large part of why we purchased our home. We're sad to see it go, and we understand that it's the school's property to utilize, however, this proposed multi-story, medium density development does not fit, and will change the character of this neighborhood forever, reducing property values. We particularly dread the noise, light, and privacy issues that come with it.

I might possibly be able to support this project with the following four considerations:

Restrict the height of the complex to two-stories. This is a better fit for the community and resolves privacy and traffic issues which would occur with multiple-story buildings. We need reasonable privacy in our backyard, and while we are trying to do what we can to create privacy screens with plants, I would like assurance that the buildings won't have a direct view into our backyard and home.

Move the entrance to Winding Way. Our neighborhood is a walking one. Our families and pets enjoy walking in our lovely and peaceful neighborhood and it needs to be kept safe for them to do so. Leave our little residential street, Hackberry Lane, as is and keep any traffic on wide, double-divided Winding Way which can accommodate increased traffic and already has signal lights. This will also keep parking off residential streets on the north side, and noisy 24-hour business traffic for this facility on Winding Way, away from homes.

Flood Control. The nearby creek already floods and impacts many residents who live near the creek. Building on top of this nature area, an area that currently absorbs rainwater, will create more runoff flooding if permeable materials are not used in the development's parking lots and other areas.

Fencing: Rather than an open fence, this barrier should be a masonry sound wall to protect neighbors. By removing so many trees to develop the land we anticipate a large increase in noise from the traffic on Winding Way. We ask that the oak trees near the fence be saved/maintained for protection from the noise and for additional privacy.

Thank you,

Liz

--

Liz Kapor
(916) 698-1565
lizfigeroid@gmail.com

From: [Craig Whitten](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Subject: PLNP2019-00157. Carmichael Commons.
Date: Tuesday, May 19, 2020 2:05:07 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Subject: PLNP2019-00157. Carmichael Commons.

A Use Permit, Rezone, Community Plan Amendment, General Plan Amendment, Tentative Parcel Map, Special Development Permit, And Design Review Request To Allow A 373-Unit Senior Living Community On A Property Located At 5601 Winding Way, On The Northwest Corner Of Winding Way And Hackberry Lane In The Carmichael Community.

Applicant: Generations Construction LLC. APN: 230-0120-010, 230-0131-001, and 230-0120-011.

Supervisorial District(s): Peters

Contact: Kimber Gu errez, Associate Planner, 874-7529, gu errezk@saccounty.net
Public Comment for the May 20, 2020 CPAC Meeting and for county planning records:

I am firmly opposed to this development as currently proposed.

Our community is a quiet residential neighborhood made up of single family homes. The proposed multi-story development will permanently change the character of the neighborhood and result in reduced property values. The residents along Hackberry Ln will experience traffic parking noise and lights that would come with it.

I might possibly be able to support this project with the following three considerations:

Restrict the height of the complex to two-stories. This would be a better fit for the community and would mitigate some of the issues discussed above.

Move the entrance to Winding Way. Leave Hackberry Ln, as is, a quiet residential street, and move the entrance to Winding Way, a double divided street with signal lights, that can accommodate the increased traffic that would result. This would also reduce the impact of parking on our streets and keep them safe for children walking to school.

Fencing. Enclose the development with a masonry sound wall rather than a chain link fence. This would increase our privacy and better protect the residents from the noise and lights that would result.

Robert "Craig" Whitten PE (C43167)
4730 Hackberry Ln
Carmichael, CA 95608