



6360 Fountain Square Drive, Citrus Heights, CA 95621

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## NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING

TO: Interested Parties

FROM: Citrus Heights Planning Division

DATE: September 30, 2019

SUBJECT: **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING TO TAKE ACTION ON THE PROPOSED SENIOR AFFORDABLE APARTMENTS AT 12057 FAIR OAKS BOULEVARD**

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**Lead Department:** Casey Kempenaar, Planning Manager  
City of Citrus Heights  
6360 Fountain Square Drive  
Citrus Heights, CA 95621  
(916) 727-4740

**Description of Project:** The project proposes to construct a 110-unit affordable senior apartment on three parcels containing an existing single family home and orchard. The project includes a Rezone to change the zoning from RD10 to RD20. The project also requires a Design Review Permit for the apartment development as well as concessions and a density bonus and affordable housing agreement related to the affordable housing. The project includes a Tree Permit for the removal of several protected trees.

**Project Location:** 12057 Fair Oaks Boulevard, Citrus Heights CA, 95621 – APNs #:233-0430-041, -043, -007

**Environmental Determination:** The city has prepared an Initial Study to determine the proposed project's potential impact on the environment. The city has determined that the project may have a significant effect on the environment, but by implementing the identified mitigation measures, the project's impacts will be reduced to less than significant levels. Accordingly, the city intends to adopt a Mitigated Negative Declaration (MND). For more information on the project and to view the site plan or architectural elevations, please visit the city's website, [www.citrusheights.net](http://www.citrusheights.net) (go to the Planning Division page and look under "Current Projects"). You may also view the project plans at City Hall, 6360 Fountain Square Drive, during normal business hours

**Comments on the Mitigated Negative Declaration:** The city requests your written comments on the Mitigated Negative Declaration during a **20-day review period** which begins **Wednesday October 2, 2019** and ends **Wednesday October 23, 2019**. All comments must be received no later than 5:00 pm on the last day of the comment period. Please direct your comments to Casey Kempenaar, Planning Manager, Planning Division, 6360 Fountain Square Drive, Citrus Heights, California, 95621.

**Public Hearing:** A public hearing will be held to consider the project on **Wednesday October 23, 2019 before the Planning Commission**. This meeting will be held at 7:00 pm at the City Council Chambers located at City Hall at 6360 Fountain Square Drive, Citrus Heights, California 95621.

The city does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the city prior to the public hearing.

**Availability of Documents:** The Mitigated Negative Declaration, Environmental Checklist/Initial Study, and supporting documentation are now available for public review at the Planning Division, 6360 Fountain Square Drive, Citrus Heights, California, 95621.