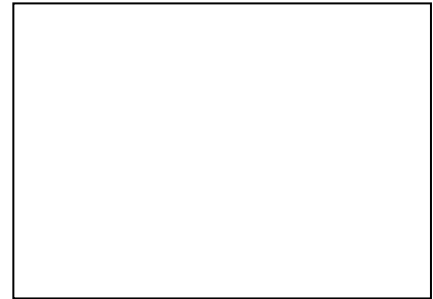


County of Sacramento
 Community Planning and Development Department
 Planning Division
 827 7th Street, Room 230
 Sacramento, CA 95814
 (916) 874-6141



Planning Application Form

This application form is required as part of any planning development request. Other required items are indicated on the accompanying instructions and checklists. It is the applicant's responsibility to ensure that application packages are complete and accurate.

PLEASE CALL (916) 874-6141 TO SCHEDULE AN APPOINTMENT TO FILE.

Application Requests (check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Affordable Housing Plan |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Review of Parking | <input type="checkbox"/> Special Development Permit |
| <input type="checkbox"/> Exception | <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Development Plan Review |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Other | |

☐ This request is part of a pending or approved application Control #

☐ I request a Community Council Early Review (Note: Early Review mandatory in some communities)

Site address: 4717 Engle Road	Assessor's Parcel Number(s) 256-0040-031 & 032	
Project Name: Oakmont of Carmichael		
Gross Acres: 2.78 +/- acres		

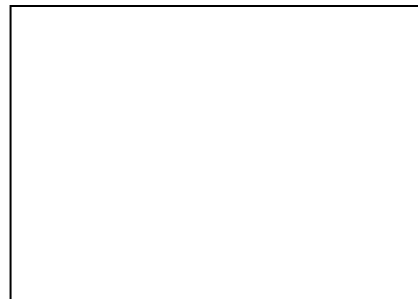
Contact Information

Applicant	Name: Oakmont Senior Living LLC		Contact: Steve McCullagh
	Address: 220 Concourse Blvd.		City: Santa Rosa
	State/Zip: CA 95403	Email: steve.mccullagh@oakmontsl.com	Phone: 707-535-3209
Property Owner	Name: Baygell Properties LP		Contact: Noah Baygell
	Address: 4441 Auburn Blvd.		City: Sacramento
	State/Zip: CA 95841	Email: nbaygell@sbcglobal.net	Phone: 916-489-7724
Other	Name:		Contact:
	Address:		City:
	State/Zip:	Email:	Phone:

☒ Applicant ☐ Engineer ☐ Architect ☐ Developer ☐ Property Owner

Billing Party	Name: Oakmont Senior Living LLC		Contact: Steve McCullagh
	Address: 220 Concourse Blvd.		City: Santa Rosa
	State/Zip: CA 95403	Email: steve.mccullagh@oakmontsl.com	Phone: 707-535-3209

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Legal Authority and Consent to File Application

Hyperlink to direction: [instructions.doc](#)

The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. **I understand that the initial deposit for the Planning Division is a deposit to be applied against actual costs based on set hourly rates and actual time and materials used. I understand that additional fees may be required if actual costs exceed the amount of the deposit. I also understand that a cost estimate will be prepared at the time of initial review and if actual time and material costs reach 80% of the initial deposit, and if the Planning Division determines that the final actual cost will exceed the initial deposit, an additional deposit will be required in order for work on the project to continue. I understand that additional fees for the preparation of required environmental documentation pursuant to the California Environmental Quality Act may be required based on set hourly rates and actual time and materials used. I also understand that once this application is deemed complete, I will receive a separate letter from the Division of Environmental Review and Assessment, if necessary, requiring a deposit of 100% of the estimated costs of environmental document preparation in order to continue with my application process.**

I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

Applicant shall defend, indemnify and hold harmless Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750

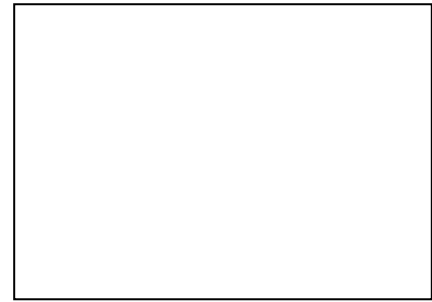
☐ Yes ☒ No www.envirostor.dtsc.ca.gov/public/

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)

☐ Property Ownership ☐ Contract to Purchase* ☒ Letter of Authorization* ☐ Power of Attorney*
*Must Attach Evidence

Property Owners/Agents* Name: Steve McCullagh of Oakmont Senior Living	
Signature: <i>Steve McCullagh</i>	Date: 9/21/12
Property Owners Name:	
Signature:	Date:
Property Owners Name:	
Signature:	Date:

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827 7th Street, Room 230
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Statement of Applicant Responsibility

Hyperlink to direction: [instructions.doc](#)

Please read the following statement outlining your responsibilities in the application hearing process.

An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County of Sacramento and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body.

The law requires Sacramento County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to you specifically stating the information needed. The staff will not certify the applications completed until all the requested items have been submitted to the County the required fees have been paid.

PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

Your application will be heard in a public hearing, and it is important that a reasonable effort be made to advise your neighbors or adjoining property owners (those within 500 feet of your property) of the time and date that your application will be heard. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body. The County is required by law to notify all those property owners within 500 feet that are shown on the latest assessment roll. It is the responsibility of the applicant to contact the Assessor's Office and list the names and addresses on a form that is attached to the application. Following is a statement for the applicant to read and sign.

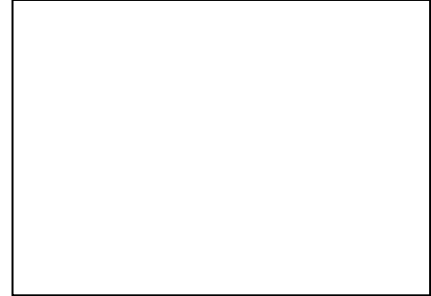
I understand that it is my responsibility to pay the initial deposit at time of submittal.
Also, the application is not considered complete until the total Planning Division initial deposit has been collected.

I understand that it is my responsibility to prepare a 500-foot radius map as described on the "Instructions to Applicant" sheet, to list all the parcel numbers within the 500-foot radius, and to record the name and address (including zip codes) of the property owners of all parcels. I certify that a) the property owner's list is complete and accurate as shown on the latest assessment roll in the County Assessor's Office, and b) I have read and understand the above information regarding application processing.

My mailing list includes a total of _____ pages and _____ property owners. (on file per Planner Carol Gregory)

Signed *Steve McCullagh* Date 9-21-12

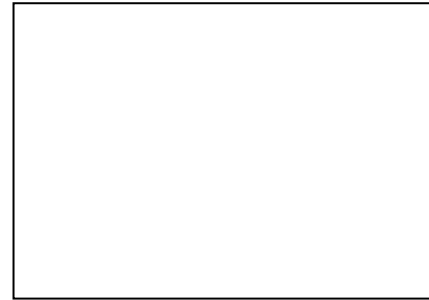
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Additional Requirements

- X** I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish and Game that the project will have no effect on fish and wildlife. The fees are collected by the Sacramento County Division of Environmental Review and Assessment for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project. To avoid this fee I understand I must complete a NO Effect Determination Form with the California State Department of Fish and Game. ***Contact DERA for more information. Already paid by current owner per Planner Carol Gregory.***
- X** I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood outreach plan in my Justification Statement. Contact the Sacramento County Division of Neighborhood Services for more information at 10425 Norden Ave Sacramento, CA 95655 Phone: (916) 231-0038 www.dns.saccounty.net

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Justification Statement and Neighborhood Outreach Plan

The Justification Statement is a comprehensive explanation of the applicant's project/request. It should include background information, reasoning and the goal(s) of the project/request. The Neighborhood Outreach Plan describes how the applicant plans to inform the neighbors (owners within the 500 foot radius map) about the project and address community concerns. Please see direction for more information.

Justification Statement

There is no more compelling need in the community than to plan for the future of our senior citizens. Our research of the demographics of the surrounding community shows a continued increase of the senior population for the foreseeable future and that comparable senior care facilities within a five mile radius have occupancy levels at 95-100% with waiting lists.

The proposed Oakmont Senior Living project, to be known as Oakmont of Carmichael, is a 70 unit residential care facility for the elderly, more commonly known as assisted living. This facility will be licensed and monitored by the California Department of Social Services for non-ambulatory residents (RCFE – Title 22, Division 6, Chapter 8). Care involves assisting the residents with the activities of daily life such as dressing, bathing and medication reminders. Three meals are provided daily. Various activities and outings are organized for the residents. A town car and/or small limo-bus will be provided to meet the residents' transportation needs. This two-story structure of approximately 72,119 square feet is designed architecturally from the ground up with many features throughout the project that meet the special needs of the frail elderly. These residentially designed facilities are known nationally for innovative features, outstanding care, unparalleled service and superior management.

The facility will consist of 49 studios, 13 one bedroom units and 8 two bedroom shared units. The facility will include common lobby, lounge, reading room, central dining areas with central kitchen, private dining rooms, café, activity rooms, beauty salon, fitness center, massage room, media room, laundries and offices for the staff.

Twenty one (21) of the units are dedicated to our specialized dementia care program. This programming will include a section of the building designed for residents with Alzheimer's, dementia or other forms of memory impairment. This special needs area is a secure area with 24-hour staffing, dining and activities designed for residents with memory impairments.

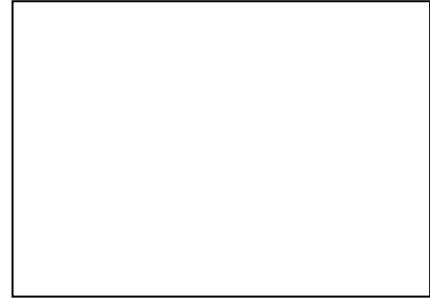
Oakmont Senior Living maintains 24-hour staffing, three shifts of care managers, licensed nurses and professional department managers. A detailed communication system will be in place for shift change issues, emergency response and daily monitoring of our residents. Oakmont staffing ratios are based upon time of day, shift and acuity levels of our residents. Staff are trained in CPR, First Aid, and resident care issues. Oakmont also maintains a detailed training program for all staff including training on residents' communication, wellness, health, dementia care and medication management. There are no potential environmental concerns.

Neighborhood Outreach Plan

On August 21, 2012 we presented our proposed rendering and colored landscaped site plan to the Mission Oaks North Neighborhood Association. 65 neighbors were in attendance. All seemed to be very pleased with our proposed development. Please refer to attached email dated August 27, 2012 and letter dated August 31, 2012 from Cathy Spencer, President of Mission Oaks North Neighborhood Association.

Once the application is submitted, we plan to meet with the Carmichael CPAC and, if necessary, the Arden-Arcade CPAC.

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Rezone Application

General Plan Amendments		Entire parcel(s) to be rezoned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Existing General Plan Designation)	(Existing General Plan Designation)	Gross Acres being	
rezoned	± acres		
(Proposed General Plan Designation)	(Proposed General Plan Designation)		
Community Plan Amendments and Rezones			
(Existing Zone)	Density	(Proposed Zone)	Density
(Proposed Zone)	Density	(Proposed Zone)	Density

Description of existing zoning and any proposed zoning changes and of existing and proposed uses of the property;

BP (Business Professional)

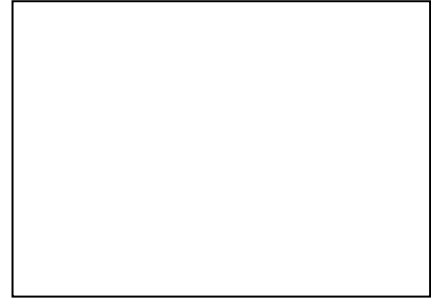
Existing Use: Vacant Land

Proposed Use: Residential Care Facility for the Elderly

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Design Review Narrative

Hyperlink to direction: [instructions.doc](#)



The Design Review Narrative is an explanation of how the proposed project meets the Community's Design Guidelines.

Design Review Narrative

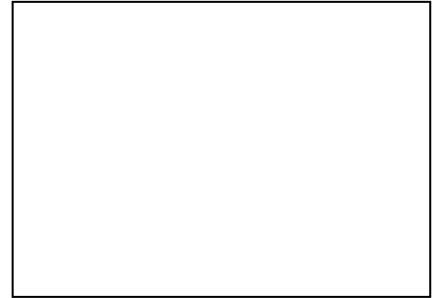
The design of this building was driven by two concerns: 1) to take advantage of the unique characteristics of the project location including the site features, the local climate and the surrounding Carmichael community and 2) to provide a safe, varied and comfortable living space for its elderly residents. The building sits on the site providing residents with a variety of spaces to occupy, from an enclosed garden courtyard in the middle of the building to an open orchard at the northwest corner of the site. There are areas for sunshine and trellises and trees for shade within the courtyard and on the west side. There is a dining terrace at the public front of the building, while more contemplative activities can occur in the private gardens within the courtyard and at the west side of the building. The site will be fully landscaped with pedestrian paths that encircle the building.

In the front of the building, there are a series of outdoor spaces that begin at the sidewalk and culminate in a porte cochere with a pedestrian archway leading to the building entry. From the street, this will be the project's front door. The tower element will provide a welcoming landmark in the community. The building itself will have articulated facades on all four sides to present a residential feel to the building. Wood trellises, wrought iron balcony elements, and shutters will provide visual interest and be placed to balance the elevations.

In an effort to fit into the neighborhood and to create a sense of permanence, the building will be stucco with a clay tile roof. Windows will be accented with stone and stucco elements. Trellises will be built with large timber members. Stone pavers and colored concrete will accentuate building entries and common outdoor areas. Quality materials will be used to create a sense of place in areas where residents and guests relax.

Our intent is to build a project that welcomes people in and provides a thriving active environment for those that live there.

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Variance
Supplemental Application Form
Hyperlink to direction: [instructions.doc](#)

In order for a Variance to be granted, mandatory findings must be made. To assist in understanding why a Variance is necessary for your project, please describe below how your project qualifies under the following findings.

Variances shall not be granted for authorized uses or activities which are not otherwise expressly authorized by the Zoning regulation governing the parcel.

Finding 110-20 (a): Because of special circumstances peculiar to the subject property, including size, shape, topography, location or surroundings; or because of the location of Heritage or Land Mark Trees as defined and regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

DESCRIBE WHAT SPECIAL CIRCUMSTANCES ARE APPLICABLE TO THE PROPERTY THAT PREVENT CONFORMANCE TO PERTINENT ZONING REGULATIONS:

Finding 110-20 (b): The grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. (Special circumstances particular to subject property are leading the property owner to be deprived of privileges).

DESCRIBE WHY GRANTING A VARIANCE WOULD NOT BE A SPECIAL PRIVILEGE: