



Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

**NOTICE TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND HOLD A PUBLIC HEARING**

Notice is hereby given that the City of Vallejo Planning Commission proposes to adopt a **MITIGATED NEGATIVE DECLARATION** for the project described below and **hold a public hearing** on the project applications.

Hearing Date: Wednesday, January 23, 2019
 Time: 7:00 p.m.
 Location: City Council Chambers
 555 Santa Clara Street, Vallejo, CA 94590
 Project Type: Site Development Permit and Major Use Permit
 Hearing Body: Planning Commission

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Location: 2850 Redwood Parkway	Project Numbers: Site Development (SD) #18-0002 Use Permit (UP) #18-0004 Environmental Review (ED) #18-0001
Assessor's Parcel #: 0069-340-450,460	Project Applicant: Carlton Senior Living Eric Lakin 4005 Port Chicago Hwy. #120 Concord, CA 94520
Zoning District: Pedestrian Shopping and Service General Plan 2040: Business/Limited Residential	Property Owner: The Vallejo Elks Lodge #559 2850 Redwood Parkway Vallejo, Ca 94591

PROJECT DESCRIPTION

The proposal is to construct a three-story, 154,000 square foot assisted living facility that includes 120 assisted living units and 36 memory care units with a total of 179 beds, and up to 24,000 square feet of medical office or commercial retail space in a two-story building at the Elks Lodge property on Redwood Parkway. Phase I of the project is the assisted living facility which will operate on a 24-hour basis and provide support services such as administrative office, living, dining, kitchen, wellness and other activity areas with approximately 35 employees (part-time and full-time) working in three shifts. Phase II, which is the medical office or commercial use, will be developed in the future. The applicant proposes to demolish and remove the entire Elks Lodge facility including the buildings, recreational areas, parking lot and landscaped areas to accommodate the new development. The property is zoned Pedestrian Shopping and Service District (CP) which permits assisted living facilities subject to a Major Use Permit. A Site Development Permit is required for new construction, and an environmental assessment is needed due to the project size and location.

PROPOSED ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared for the project for public review and comment. It has been determined that with mitigations, the above project will not have a significant effect on the environment.

Initial Study Public Review Period: December 13, 2018 – January 4, 2019

Copies of the Initial Study/Mitigated Negative Declaration and supporting documentation can be reviewed in

the Planning Division Office, City Hall, Second Floor, 555 Santa Clara Street, Vallejo; Business Hours: 8:30 am - 4:30 pm, Monday through Thursday, and 8:30 am - 12:00 Noon on Friday. Documents can also be downloaded from the City website at www.cityofvallejo.net, City Hall, Planning Division, Document Library, Major Development & Specific Plan Documents, Carlton Project (<http://www.cityofvallejo.net/cms/One.aspx?pageld=27243&portalId=13506&objectId.2731=14631061&contextId.2731=27244&parentId.2731=29589>).

ADDITIONAL INFORMATION

An aerial photo of the location and proposed site plan for Phase I is provided on Page 3 of this notice. Neighboring property owners, residents, and/or tenants should contact City Staff by telephone or email, or come to City Hall to review the project plans and potential conditions to determine how the proposed project may affect them individually.

Decisions by the Planning Commission are final in 10 calendar days following the date of the hearing, unless an appeal to City Council is received in writing at the City of Vallejo Community and Economic Development Department, Planning Division, 555 Santa Clara Street, Vallejo, CA 94590 prior to the end of the appeal period, which is anticipated to be February 4, 2019. A written appeal must be accompanied by the required appeal filing fee which is currently \$1,198.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF.

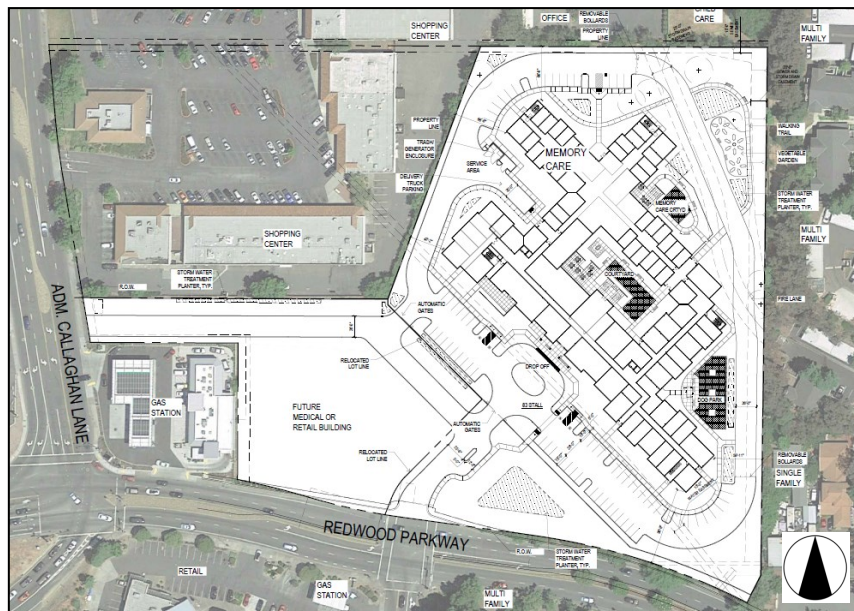
Planner: Michelle Hightower Telephone: (707) 648-4506 E-Mail: michelle.hightower@cityofvallejo.net

Date of Notice: December 10, 2018

Afshan Hamid, Planning Manager



LOCATION MAP (Boundary is Approximate)



PROPOSED SITE PLAN

**Use Permit (UP) #18-0004, Site Development (SD) #18-0002,
Environmental Review (ED) #18-0001
Carlton Senior Living - 2850 Redwood Parkway, Vallejo**