

August 1, 2016

TO: Interested Persons
FROM: Dana Mahaffey, Associate Planner

NOTICE OF AVAILABILITY-DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LAND PARK COMMERCIAL CENTER PROJECT

PROJECT LOCATION: The proposed project consists of six new buildings that would be constructed in the Land Park Community Plan Area, at the intersection of Wentworth Avenue and Freeport Boulevard which includes the former Capital Nursery site. The project site includes the following Assessor Parcel numbers (APNs) 017-0121-001, -006, -007, -008, -009, and -010, which includes 4700 Freeport Boulevard, 2009 Wentworth Avenue, 1929 Wentworth Avenue, 1927 Wentworth Avenue, 1919 Wentworth Avenue, and 1913 Wentworth Avenue.

COMMENT PERIOD: August 1, 2016 through September 15, 2016

PUBLIC HEARING TO TAKE COMMENTS ON THE DRAFT EIR:

As Lead Agency, the City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Draft Environmental Impact Report for the Land Park Commercial project. The document is now available for public review and comment. You may obtain a CD copy of the document at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00am and 4:00pm (except holidays). The document is also available for review at the downtown Central Library. Additionally, as required by Public Resources Code section 21168.6.6, this NOA, the Draft EIR, and all other documents submitted to or relied upon for the preparation of the DEIR and all public comments received will be available at the City's Community Development Department, environmental documents webpage at the following link:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

PROJECT DESCRIPTION: The proposed project includes development of a mix of retail uses on an approximately 10-acre site in the Land Park neighborhood. The project includes a 55,000-square-foot (sf) full service Raley's grocery store (including a pharmacy) to be occupied by the existing Raley's grocery store currently located just south of the project site at 4850 Freeport Boulevard. The new Raley's store would be approximately 5,000 sf smaller than the existing store and would be designed as a "flagship" store that showcases the best of everything Raley's has to offer. It would include décor and merchandise that is state-of-the-art with the most modern and innovative displays and equipment of any store in the chain. The exterior would include high-quality building materials unique to this location. In addition to a Raley's grocery store the project proposes to construct an additional six buildings to include 53,165 sf of retail space for a total of 108,165 sf.

The issues discussed within the EIR are those that have been identified as potentially significant impacts including: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology, Drainage and Water Quality, Noise, Public Services and Utilities, Transportation and Traffic. Mitigation is included in the EIR to reduce most impacts to less-than-significant levels.

The Draft EIR is being circulated for a 45-day public review period from August 1 to September 15. Written comments regarding the Draft EIR should be received by the Environmental Planning Services NO LATER THAN 4:00 p.m. on September 15, 2016.

Written comments should be submitted to:

Dana Mahaffey, Associate Planner
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Environmental Planning Services
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
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If you have any questions concerning the environmental review process, please call Dana Mahaffey (916) 808-2762.

Thank you.