

October 8, 2013

TO: Interested Persons

FROM: Scott Johnson, Associate Planner

**SUBJECT: NOTICE OF AVAILABILITY-DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SUTTER PARK NEIGHBORHOOD PROJECT (P12-031) (SCH#: 2012112036)**

**PROJECT LOCATION:** The project site is at 5151 F Street, the property on which Sutter Memorial Hospital and its associated offices and related-care facilities are located. The subject site is in the area generally bounded by D, 51<sup>st</sup> and C streets to the north, single family homes to the west, F Street to the south, and single-family homes and a professional and medical offices complex to the east. The project site is composed of Assessor's Parcel Numbers (APN) 004-0010-006 and 024 and is within City Council District 3 in the City of Sacramento, Sacramento County.

**COMMENT PERIOD: October 11, 2013 to November 25, 2013 (Comment period ends - 5:00 p.m. Monday, November 25, 2013)**

As Lead Agency, the City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Draft Environmental Impact Report for the Sutter Park Neighborhood project. The document is now available for public review and comment. You may obtain a 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 on the City's web site at:

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

The Sutter Park Neighborhood Project (proposed project) would establish a Planned Unit Development (PUD) on the property on which Sutter Memorial Hospital and its associated offices and related-care facilities are located. The area is comprised of approximately 19 acres located in the Coloma Terrace neighborhood of East Sacramento in the City of Sacramento. The proposed project site is bordered by 51st Street to the north, single-family homes on E Street and Coloma Way to the west, F Street to the south, and single-family homes and a professional and medical offices complex to the east. The project proposes to demolish the existing hospital and related structures and to establish mixed-residential uses. The proposed PUD would provide for construction of up to a total of 125 residential units within a mixed-residential community. The project would also provide for construction of up to 5,000 square feet of commercial retail on a residential mixed use parcel that would allow for limited neighborhood commercial uses.

The issues discussed within the EIR are those that have been identified as having potentially significant impacts including: Aesthetics, Air Quality, Biological Resources, Climate Change, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation and Traffic, Public Services and Recreation, and Utilities and Service Systems. 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 October 11, 2013 to November 25, 2013. Written comments regarding the Draft EIR should be received by the Environmental Planning Services NO LATER THAN 5:00 pm, November 25, 2013.

Written comments should be submitted to:

Scott Johnson, Associate Planner  
City of Sacramento, Community Development Department  
Environmental Planning Services  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811  
[srjohnson@cityofsacramento.org](mailto:srjohnson@cityofsacramento.org)

The Draft EIR has been forwarded to the City Central Library. If you have any questions concerning the environmental review process, please call Scott Johnson (916) 808-5842. Thank you.