

October 20, 2016

TO: Interested Persons  
FROM: Scott Johnson, Associate Planner  
SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT - MITIGATED NEGATIVE  
DECLARATION FOR OAKMONT OF EAST SACRAMENTO PROJECT (P16-040)**

REVIEW PERIOD: **October 26, 2016 through November 15, 2016**

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the preparation of a draft Mitigated Negative Declaration for the Oakmont of East Sacramento (P16-040) (Project). Mitigation measures have been identified for: biological resources; cultural resources; hazards; and transportation and circulation. The project site is not listed on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

The document is now available for a 20-day public review and comment period. The comment period is from **Wednesday, October 26, 2016 through Tuesday, November 15, 2016**. You may review a copy or obtain a CD copy of the document at the 300 Richards Boulevard, 3<sup>rd</sup> Floor, Sacramento, CA 95811 between the hours of 9:00 AM and 4:00 PM, Monday through Friday. The draft Mitigated Negative Declaration is also available at: <http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

The proposed project site is located at 5301 F Street in East Sacramento in the City of Sacramento (City); the parcel is identified as Assessor's Parcel Number (APN): 004-0010-023. The project site is currently developed within a primarily single-family residential area of the East Sacramento neighborhood. The project site is bound by F Street to the south; single-family residential units to the east; and planned single-family residential development (future Sutter Park Neighborhood) to the west and north. The surrounding single-family residential units are primarily single-story homes built in the mid-20<sup>th</sup> century.

The proposed project includes the demolition of the vacant medical office building and redevelopment of the project site with a 135-unit senior living facility. The proposed senior living development would feature single-story, two-story, and three-story structures totaling approximately 138,000 square feet of useable space. The facility would consist of 50 studios, 14 companion suites, 59 one bedroom and 12 two bedroom units. Additional amenities include a common lobby, lounge and reading room, central dining areas with central kitchen, private dining rooms, café, activity rooms, beauty salon, fitness center, massage room, media room, sidewalks and walkways, fencing, lighting, outdoor use areas, landscaping, and trash/recycling enclosures.

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 5:00 p.m., Tuesday, November 15, 2016** (please note, the public counter hours are 9 am – 4 pm). Written comments should be submitted to:

Scott Johnson, Associate Planner  
City of Sacramento, Community Development Department  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
(916) 808-5842  
[SRJohnson@cityofsacramento.org](mailto:SRJohnson@cityofsacramento.org)

If you have questions regarding the project, please contact Ethan Meltzer, Project Manager at (916) 808-5879; Email: [EMeltzer@cityofsacramento.org](mailto:EMeltzer@cityofsacramento.org).