

June 1, 2015

TO: Interested Persons  
FROM: Scott Johnson, Associate Planner  
SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT - MITIGATED NEGATIVE  
DECLARATION FOR PACIFICA SENIOR ARTS COMMUNITY PROJECT (P14-024)**

REVIEW PERIOD: **June 4, 2015 through June 24, 2015**

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the preparation of a draft Mitigated Negative Declaration for the Pacifica Senior Arts Community Project (P14-024) project. Mitigation measures have been identified for: aesthetics, light, and glare; air quality; biological resources; cultural resources; hazards; and noise. 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 **Thursday, June 4, 2015 through Wednesday, June 24, 2015**. 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 (Project) is located at 700 16<sup>th</sup> Street, Sacramento, California (APN 002-0172-024-0000), which is north of H Street and between 15<sup>th</sup> and 16<sup>th</sup> Streets. The Project consists of (1) the demolition of the existing Clarion Hotel, and (2) the construction of a new mixed-use age restricted art-centered apartment community and ground-level commercial and retail spaces. Components of the Proposed Project are described below. The demolition of the Clarion Hotel and construction of the proposed Senior Arts Community is anticipated to take approximately 15 months.

As part of the Project development, all of the above ground structures of the existing Clarion Hotel would be demolished. The existing basement would remain intact and would be expanded by approximately 3,978 square feet to a total size of 20,554 square feet. The Project development includes a four-story plus basement building with a gross footprint of 167,788 square feet, which will include 100 Independent Living units and associated facilities, 41 Assisted Living units and associated facilities, a 1,843-square foot Community Arts Center, and approximately 12,361 square feet of ground-level commercial space. Both the Independent Living and Assisted Living units would include a total of approximately 162 beds. Amenities for the residents would include dedicated activity spaces, two outdoor courtyards, kitchen and dining areas, library, computer lab, a fitness center, beauty salon, spa, and other associated service and storage areas. The Community Arts Center would be primarily used by the residents of the Proposed Project and would be available to lease by Sacramento community members.

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 5:00 p.m., Wednesday, June 24, 2015**. Written comments should be submitted to:

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(916) 808-5842  
[srjohnson@cityofsacramento.org](mailto:srjohnson@cityofsacramento.org)

If you have questions regarding the project, please contact Evan Compton, Senior Planner at (916) 808-5260; Email: [ecompton@cityofsacramento.org](mailto:ecompton@cityofsacramento.org).