

March 4, 2015

TO: Interested Persons

FROM: Scott Johnson, Associate Planner

NOTICE OF AVAILABILITY- DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SACRAMENTO COMMONS PROJECT (P14-012) (SCH#: 2014042032)

PROJECT LOCATION: The project site is located in Sacramento's Central Business District, with a mix of multi-story residential and office complexes located in the immediate vicinity. The project site is generally bounded by 5th, 7th, N, and P Streets and consists of Assessor's Parcel Numbers (APNs): 006-0300-002, 006-0300-003, and 006-0300-004. See Figure 1, below.

COMMENT PERIOD: March 9, 2015 to April 24, 2015

As Lead Agency, the City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Draft Environmental Impact Report for the Sacramento Commons project. The document and materials referenced therein are 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 Monday through Friday (except holidays). The document is also available for review at the downtown Central Library. The Draft EIR and all public comments received will be available at the City's Community Development Department, environmental documents webpage at the following link:

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

The project proposes high-rise and mid-rise apartments and condominiums, with opportunities for live-work and neighborhood-serving retail and support services including parking for community residents and guests. Modern community amenities, pedestrian promenades, rooftop open space areas, and a potential hotel (described below) are other planned features of the community.

The project site currently includes 409 dwelling units including 203 dwelling units in the Capitol Towers high-rise and 206 units in two- and three- story garden apartments. Upon completion of the proposed project, the project site would include approximately 1,400-1,500 dwelling units. This total includes the existing 203 unit Capitol Towers high-rise, which is proposed to be retained and potentially renovated. The 206 garden apartment units are proposed to be removed. In total, upon completion of all phases of the proposed project, the project would result in a net increase of approximately 1,000-1,100 dwelling units on the project site. The proposed project would also remove the existing surface parking lots and parking structure on the project site and include new parking structures, providing approximately 1,600-1,700 parking spaces to serve uses on-site, up to approximately 70,000 square feet of neighborhood-serving retail and/or support uses, and 44,000 square feet of live-work space.

Two potential development options are proposed for the project parcel near the corner of N and 7th streets. Option 1 is planned as a 22-story mixed-use high-rise hotel and residential condominium development that would include a lobby area, restaurant, hotel meeting spaces, and retail and other supporting uses on floors 1 and 2; hotel rooms on floors 3 through 11; and condominium units on floors 12-22. Option 2 proposes an all-condominium scenario, with ground floor retail and support uses.

Development of the proposed project is anticipated to begin in late 2015 and occur in phases to enable the project to respond to market demand. The sequence of phasing will vary for the project depending on market conditions, but it is anticipated that all phases would be commenced within five years of the first phase breaking ground. Construction of off-site and on-site infrastructure such as water, sewer, and storm drainage facilities would be necessary in the early phases of development.

The issues discussed within the EIR are those that have been identified as potentially significant impacts including: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils, Greenhouse Gas Emissions and Energy; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise and Vibration; Public Services and Recreation; Transportation/Traffic; and Utilities and Service Systems. Mitigation is included in the EIR to reduce impacts to less-than-significant levels to the extent feasible; however, a significant and unavoidable impact has been identified for historic resources.

The Draft EIR is being circulated for a 45-day public review period from **March 9, 2015 to April 24, 2015**. Written comments regarding the Draft EIR should be received by the Environmental Planning Services NO LATER THAN 5:00 p.m. on April 24, 2015 [Note: Public Counter hours are from 9am -4pm, Monday through Friday (except holidays)]. Future public meetings/hearings regarding the project at the Preservation Commission, Planning and Design Commission, and City Council will be noticed as required at the time they are scheduled.

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

If you have any questions concerning the environmental review process, please call Scott Johnson (916) 808-5842.

Thank you.

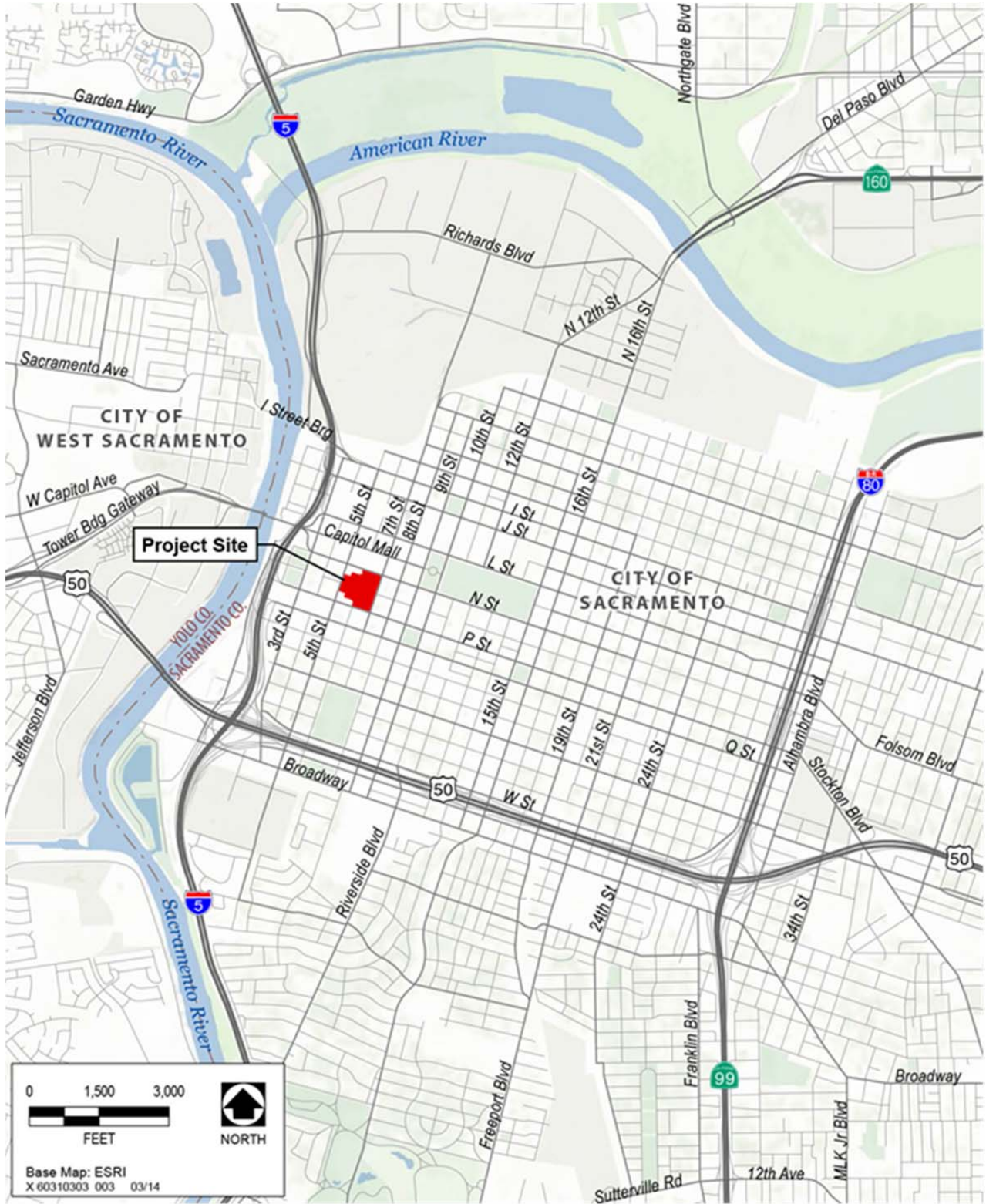


FIGURE 1

SACRAMENTO COMMONS (P14-012) (SCH No. 2014042032)

PROJECT LOCATION