

September 19, 2017

TO: Interested Persons

FROM: Scott Johnson, Associate Planner

SUBJECT: **NOTICE OF AVAILABILITY-DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE DOWNTOWN SPECIFIC PLAN**

PROJECT LOCATION: The project site, referred to as the Downtown Specific Plan area (DSP area) is located in Sacramento, California, approximately 80 miles east of San Francisco and 85 miles west of Lake Tahoe. The DSP area is located within the City of Sacramento's Central City community. The DSP area is bounded by the American River, the River District Specific Plan Area, and Railyards Specific Plan Area to the north; the Sacramento River to the west; the southern portions of parcels fronting the south side of Broadway to the south; and Business 80 to the east.

COMMENT PERIOD: September 22, 2017 to November 8, 2017 (Comment period ends - 5:00 p.m. Wednesday, November 8, 2017).

As Lead Agency, the City of Sacramento has completed the Draft Environmental Impact Report (EIR) for the Downtown Specific Plan (DSP). The document is now available for public review and comment at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00am and 4:00pm (except weekends and holidays). An electronic copy of the document is available for review at the downtown Central Library. The document is 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>

It is anticipated that the amount of development that would occur over the next 20 years would be generally consistent with what has been assumed to occur over that timeframe under the Sacramento 2035 General Plan. It is anticipated up to 13,401 new housing units, approximately 3.8 million square feet (sf) of new non-residential uses, and 750 hotel rooms would be built in the DSP area. There would also be an additional 3.3 million sf of backfill non-residential development, which includes new uses that would occur within existing buildings and, in turn, allow for a total development potential of 7.1 million sf of non-residential uses when combined with the new growth. It is assumed that most of the new housing units projected in the DSP area would be multifamily units.

This Draft EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970 to disclose the potential environmental consequences of implementing the proposed DSP. The Draft EIR (SCH# 2017022048) has been prepared in conformance with CEQA (Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations (CCR), Title 14, Chapter 3, Section 15000, et seq.) to disclose the environmental impacts associated with the proposed plan.

The issues discussed within the Draft EIR include: Land Use, Population, and Housing; Aesthetics, Light and Glare; Air Quality; Biological Resources; Cultural Resources; Energy Demand; Geology, Seismicity, and Soils; Climate Change; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise and Vibration; Public Services; Transportation and Circulation; Utilities; and Growth Inducement and Urban Decay. Mitigation is included in the Draft EIR to reduce impacts to less-than-significant levels; however,

significant and unavoidable impacts have been identified for the following areas: Air Quality; Cultural Resources; Noise and Vibration; and Utilities.

The Draft EIR is being circulated for a 45-day public review period from September 22, 2017 to November 8, 2017. Written comments regarding the Draft EIR should be received by the Environmental Planning Services **NO LATER THAN 5:00 pm, Wednesday, November 8, 2017** (note: public counter hours are 9:00am and 4:00pm (except weekends and holidays)).

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.