

January 13, 2014

TO: Interested Persons

FROM: Scott Johnson, Associate Planner

SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT – MITIGATED NEGATIVE DECLARATION FOR THE CREAMERY DEVELOPMENT PROJECT (P13-043)**

As Lead Agency, the City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Initial Study/Proposed Mitigated Negative Declaration for The Creamery project. Mitigation measures have been identified for air quality, biological resources, cultural resources, hazards, noise, and transportation and circulation. It should be noted that 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. The Comment Period is from **Tuesday, January 14, 2014 to Monday, February 3, 2014**. 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 project site is located north of E Street between 10th and 11th streets; North of D Street between Television Circle and 10th Street, consisting of 1014 C / 1013 D streets within the Alkali Flat neighborhood of the City of Sacramento in Sacramento County. The project would be constructed on 7.5 acres of an 8.3-acre property located at 1013 D Street, in Sacramento, California. The project site is designated Employment Center Low Rise and Urban Neighborhood Low Density in the City's General Plan and zoned as General Commercial (C-2) and Multi-Unit Dwelling (R-3A).

The proposed project would consist of construction of 98 single-family cluster style homes. The two-story homes would range in size from 1,617 square feet (sf) to 2,001 sf and the three-story homes would range in size from 1,500 to 2,400 sf. Both the two and three-story options would be a maximum of 35 feet tall at the highest point. Front porches and architectural elements would be designed to complement the area's existing neighborhood features. Each home would include rear garages accessed by way of internal private lanes and courts which would connect to existing public roadways. The project includes 204 dedicated onsite parking spaces. In addition, there are 108 on-street public parking spaces adjacent to the site. The project would also include a 1.15- to 2-acre landscaped mini pocket park and community gathering area. As part of the project, the existing onsite warehouse building would be demolished and debris removed prior to construction of the development. A portion of the existing water and combined sanitary sewer line would be abandoned and new onsite and offsite underground utilities would be constructed to serve the project. The proposed project will be developed in two phases.

Written comments regarding the proposed mitigated negative declaration should be received by the Environmental Planning Services **NO LATER THAN 5:00 pm, February 3, 2014**. 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 questions concerning The Creamery project entitlements, please contact Evan Compton at (916) 808-5260. If you have any questions concerning the environmental review process, please call Scott Johnson (916) 808-5842. Thank you.