



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BLVD.,
SACRAMENTO, CA 95811

ENVIRONMENTAL PLANNING
SERVICES

916-808-7931
FAX 916-808-1077

April 9, 2009

TO: Interested Persons

FROM: Tom Buford, Senior Planner

**SUBJECT: NOTICE OF AVAILABILITY - DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
NATOMAS CROSSING PROJECT**

PROJECT LOCATION: The project site is located between Interstate 5 and East Commerce Way, with 66.8 net acres north of Arena Boulevard (referred to as Quadrant B), and 83.6 net acres south of Arena Boulevard (referred to as Quadrant C (47.2 net acres) and Quadrant D (36.4 net acres)) for a total of 150.4 net acres in the North Natomas area of the City of Sacramento. The project is identified by Sacramento County Assessor's Parcel Numbers (APNs) 225-0070-113, 225-0070-115, 225-0140-065 & 067, 225-0150-043, 053 & 054, 225-0180-059, 225-0310-026.

COMMENT PERIOD: April 9, 2009 through May 26, 2009 (Comment Period Ends - 5:00 p.m. May 26, 2009)

The City of Sacramento, Development Services Department, Environmental Planning Services has completed the Draft Environmental Impact Report for the Natomas Crossing project. The document is now available for public review and comment. You may view a copy of the document at 300 Richards Blvd., Third Floor, Sacramento, California 95811 between 9:00 AM and 4:00 PM (except holidays). The document is also available at Sacramento Central and North Natomas Public Libraries.

The document is also available on the City's Environmental Review website at:

<http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>

PROJECT DESCRIPTION: The project site comprises the majority of the Natomas Crossing – Alleghany Area #3 PUD, which consists of Quadrants A-D. Quadrant A is already developed and is not a part of the project. The southern portion of Quadrant B will be rezoned from Employment Center and Commercial to Shopping Center to allow for the future development of retail space within the range of 309,276 to 463,914 s.f. The northern portion of Quadrant B would not require a rezone, as the proposed land uses are generally consistent with those planned for the site in previous approvals. Future development of the northern portion of Quadrant B is anticipated to include:

- 10 acres of Residential with approximate total of 180 units
- 5 acres of Hotel use consisting of approximately 130,000 s.f. or 300 rooms
- 14 acres of Office consisting of approximately 240,000 s.f.

Development of Quadrant B is not proposed at this time; residential, hotel, and office land uses were previously approved with the approval of the Natomas Crossing PUD for Area 3.

The 47.2 net acres in Quadrant C portion of the project are proposed for both retail and office development. Quadrant C includes 404,580 s.f. of regional retail uses and 200,000 s.f. of office uses. One large retail pad is proposed in the northern portion of Quadrant C, consisting of a 137,933-square-foot large format retail pad with an attached 31,179-square-foot garden center. Quadrant C would include a total of 20 retail pads and two office pads. Primary access to this portion of the project site would be provided via three entrances along East Commerce Way and a right-in only from Arena Boulevard.

Quadrant D includes the development of approximately 600,000 s.f. for a hospital, and an additional 600,000 s.f. for medical office uses. The northeastern portion of the hospital building (i.e., side closest to East Commerce Way) is anticipated to be a multi-story building, with a maximum of five stories. In addition, the project includes the construction of a 30,000 s.f. Central Utility Plant (CUP) that would house the heating and cooling equipment for the hospital's air and water systems, as well as a back-up generator system for power outages.

The DEIR found that the proposed project would result in potentially significant impacts to the following issue areas: Transportation and Circulation; Noise; Air Quality; and Hydrology, Water Quality, and Drainage. Mitigation is included in the DEIR to reduce all impacts to a less than significant level, except certain impacts identified in the Transportation and Circulation and Air Quality Chapters.

The Draft EIR is being circulated for a 45-day public review period from Thursday, April 9, 2009 through Tuesday, May 26, 2009. Written comments regarding the Draft EIR should be received by the Environmental Planning Services **NO LATER THAN 5:00 P.M., Tuesday, May 26, 2009**. Written comments should be submitted to:

Tom Buford, Senior Planner
City of Sacramento, Development Services Department
Environmental Planning Services
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
TBuford@cityofsacramento.org

If you have questions regarding the Draft EIR please contact Tom Buford. Phone (916) 808-7931; email: TBuford@cityofsacramento.org.