

October 22, 2020

TO: Interested Persons

FROM: Scott Johnson, Senior Planner

SUBJECT: **NOTICE OF AVAILABILITY-DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE KLOTZ RANCH PROJECT (P19-070)**

**PROJECT LOCATION:** The project site is a 12.7-acre site that is generally located south of Pocket Road between Interstate 5 (I-5) and Freeport Boulevard adjacent to the Pocket Area in south Sacramento. Access to the project site is provided by Klotz Ranch Court, which intersects with Pocket Road approximately 400 feet to the north of the site. The project site is bounded by three commercial buildings adjacent to Pocket Road to the north, and vacant parcels to the east, south, and west. The commercial buildings include a gas station (Shell Oil), located to the west of Klotz Ranch Court, and a fast food restaurant (McDonalds) and a car wash (Kelly's Express Car Wash) located to the east of Klotz Ranch Court.

**COMMENT PERIOD: October 30, 2020 to December 14, 2020 (Comment period ends - 5:00 p.m. Monday, December 14, 2020).**

As Lead Agency, the City of Sacramento has completed the Draft Environmental Impact Report (EIR) for the Klotz Ranch Project (P19-070). The document is now 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>

The proposed project includes the construction of a 266-unit apartment complex consisting of six, four-story residential buildings and a two-story clubhouse and pool. Two multi-family residential buildings would each contain 49 units while the remaining four multi-family residential buildings would each contain 42 units. The clubhouse would provide 6,300 square feet (sf) of community space accessible to residents. The complex would include 128 one-bedroom units, 120 two-bedroom units, and 18 three-bedroom units and would have a density of approximately 21 units per acre. Each of the apartment buildings would be approximately 48 feet in height. The clubhouse/pool area would be located on the northwestern portion of the site. The clubhouse structure would be approximately 32 feet in height. Other amenities on the project site include a tot lot on the northeastern corner of the site and a dog run and sports court on the southwest corner of the site.

Parking for the project would be provided in covered carports, private garages, driveways, and surface lots adjacent to the apartment buildings. A total of 525 parking spaces would be provided. Bicycle racks and interior storage would be provided for each building. In addition, bicycle racks and a bicycle locker would be provided in front of the clubhouse.

The main vehicle access point would be from Klotz Ranch Drive, which provides access to I-5 via Pocket Road. An emergency vehicle access point from the parking lot of the car wash would also be provided in the northeastern corner of the project site.

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 Klotz Ranch Project. The Draft EIR (SCH# 2020039059) 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 project.

The issues discussed within the Draft EIR include: Land Use, Population, and Housing; Aesthetics; Air Quality; Cultural and Tribal Cultural Resources; Greenhouse Gas Emissions/Climate Change; Noise and Vibration; Transportation and Circulation; and Growth Inducement. Mitigation is included in the Draft EIR to reduce impacts to less-than-significant levels.

The Draft EIR is being circulated for a 45-day public review period from October 30, 2020 to December 14, 2020. Written comments regarding the Draft EIR should be received by the Environmental Planning Services **NO LATER THAN 5:00 pm, Monday, December 14, 2020.**

(NOTE: due to COVID 19, the Public Counter is CLOSED). All written comments should be submitted via email or mailed to:

Scott Johnson, Senior Planner  
City of Sacramento, Community Development Department  
Environmental Planning Services  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811  
[SRJohnson@cityofsacramento.org](mailto:SRJohnson@cityofsacramento.org)

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

Thank you.