



DATE: May 17, 2022

SUBJECT: **NOTICE OF AVAILABILITY / NOTICE OF INTENT TO ADOPT THE MITIGATED NEGATIVE DECLARATION**

PROJECT: 920 San Juan Residential Development (P21-008)

COMMENT

PERIOD: May 20, 2022 to June 20, 2022

LOCATION: The project site is located at 920 San Juan Road in the South Natomas portion of the City of Sacramento, California. The roughly triangular, approximately 9.17-acre site identified by APNs 250-0010-085 (7.79 acres) and 250-0010-083 (0.55 acres) is bounded by San Juan to the south, an existing canal to the west, and the Natomas Point Apartments to the northeast. A concrete-lined drainage ditch and SMUD high voltage power line easement border the site on the west. San Juan Road borders the project site on the south edge of the site.

The City of Sacramento, Community Development Department has completed preparation of an Initial Study/Draft Mitigated Negative Declaration (IS/MND) for the 920 San Juan Residential Development (P21-008) and intends to present the document along with a mitigation monitoring program (MMP) for adoption as part of project review. The IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA).

The document is now available for a 30-day public review and comment period. The comment period is from **May 20, 2022 through June 20, 2022**.

The IS/MND is available online at:

<https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

PROJECT DESCRIPTION: The project would develop a residential community of 79 homes, private streets and alleys, open space, tot lot, and drainage basins, with associated landscaping and infrastructure. Overall, the proposed project would have a development density of 8.6 dwelling units per acre and would include 195 parking spaces. Parking spaces would include 158 spaces in garages, and 37 uncovered spaces. Proposed dwelling units would range in size from 1,200 to 1,500 square feet. The proposed project would include: a General Plan Amendment from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD); a Rezone from Agriculture (A) to Multi-Unit Dwelling (R-2B); a tentative map that would subdivide the property into 79 single family residential lots, Site Plan and Design Review to construct 79 dwelling units; and a conditional use permit (CUP) for a gated community. Each lot would be developed with a single detached dwelling.

Written comments regarding the Draft Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 5:00 p.m. on Monday, June 20, 2022**. All comments should be submitted via email or mailed to:

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If you have questions about the environmental review process, please call Scott Johnson at (916) 808-5842. If you have questions about the project, please contact Daniel Abbes, Project Planner at (916) 808-5873.