



DATE: November 9, 2023

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

PROJECT: Sacramento Mixed Use Apartments Project (P21-020)

COMMENT

PERIOD: November 16, 2023, to December 18, 2023

LOCATION: The project site is located at 3201 to 3231 Marysville Boulevard and 3206 and 3212 Ermina Drive and is approximately 1.50 acres in size and is comprised of seven parcels.(APNs 251-0325-004, -005, -006, -008, 009, 010 and -011). The Project Site is within the North Sacramento Community Plan Area and is bound by Arcade Boulevard to the south, Marysville Boulevard to the east, and Ermina Drive to the west and north. The Project Site is approximately 215 feet south of Arcade Creek and 350 feet south of Hagginwood Park.

The City of Sacramento, Community Development Department has completed preparation of an Initial Study/Draft Mitigated Negative Declaration (IS/MND) for the Sacramento Mixed Use Apartments Project (P21-020) 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 November 16, 2023, to December 18, 2023.

The IS/MND is available online at:

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

PROJECT DESCRIPTION: The proposed project consists of a request to demolish existing buildings and construct a five-story approximately 122,000 square-foot mixed use building with 108 dwelling units above ground level retail space and construct a new 2,948 square foot mechanics shop, all within the C-2 zone. This request requires a Planning and Design Commission Conditional Use Permit for an auto-service and repair use and Site Plan and Design Review of the new development.

Written comments regarding the Draft Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 5:00 p.m. on December 18, 2023**. All comments should be submitted via email or mailed to:

Ron Bess, Associate Planner  
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If you have questions about the environmental review process, please call Ron Bess at (916) 808-8272. If you have questions about the project, please contact Sierra Peterson, Project Planner at (916) 808-7181 or [SPeterson@cityofsacramento.org](mailto:SPeterson@cityofsacramento.org).