

August 1, 2025

TO: Interested Persons

FROM: Charles Tschudin, Senior Planner

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

PROJECT: **CREEKSIDE AT WOODLAKE PROJECT (Z24-066)**

COMMENT PERIOD: **August 6, 2025, to September 5, 2025**

LOCATION: The project site consists of one parcel totaling approximately 7 acres in the City of Sacramento, California identified as (Assessor's Parcel Number [APN: 275-0240-077-0000).

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the preparation of a Draft Mitigated Negative Declaration for the Truxel Del Paso Mixed Use Project [P24-008] 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 **August 6 2025, to September 5, 2025**. You may review a copy or obtain the document at the City's website located at:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

The proposed project consists of a request for a Tentative Subdivision Map to subdivide a 7-acre lot into 29 residential lots and 4 additional lots for private roads, water quality basins, private open space and landscaping and Site Plan and Design Review Rezone for the construction of 31 residential units (27 single-unit dwellings and 4 duplex units [2 duplex buildings]) in the Single-Unit Dwelling (R-1) zone. The existing on-site drainage creek will remain.

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 4:00 p.m., September 5, 2025**. All comments should be submitted via email or mailed to:

Charles Tschudin, Senior Planner
City of Sacramento, Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
(916) 808-8145
Email: CTschudin@cityofsacramento.org

If you have questions about the environmental review process, please call Charles Tschudin. If you have questions about the project, please contact Jose Quintanilla Associate Planner at (916) 808-5879 or by email at JQuintanilla@cityofsacramento.org.