



DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

300 Richards Blvd., 3<sup>rd</sup> Floor  
SACRAMENTO, CA 95811

**DATE:** August 11, 2008  
**TO:** Interested Persons and Agencies  
**FROM:** Mellanie Marshall, Associate Planner  
**SUBJECT:** **NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE McKinley Village PROJECT (P08-086)**

**PUBLIC COMMENT PERIOD: August 11, 2008 through September 11, 2008**

**Introduction**

The City of Sacramento, Development Services Department, will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the McKinley Village Project (P08-086), the "Proposed Project." The California Environmental Quality Act (CEQA), Section 15082, provides that once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible agencies of that decision.

The purpose of the NOP is to provide responsible agencies and interested persons with sufficient information describing the Proposed Project and its potential environmental effects to enable them to make a meaningful response as to the scope and content of the information to be included in the EIR. The responses to this NOP will help the City of Sacramento determine the scope of the EIR and ensure an appropriate level of environmental review.

The EIR will evaluate the potential environmental impacts of the Proposed Project and recommend mitigation measures, as required. The EIR will provide a project-specific evaluation of the environmental effects of the Proposed Project, pursuant to Section 15161 of the State CEQA Guidelines.

**Project Location**

The Proposed Project is located on a ±49.5-acre site, east of Alhambra Boulevard, north of the Union Pacific Railroad line, west of Lanatt Street and south of Business 80 in the City of Sacramento, Sacramento County (see Figure 1). The General Plan designations for the project site are High Density Residential (HDR), Parks-Recreation-Open Space (PROS), Water (W), Regional Commercial and Offices (RC&O), and Community, Neighborhood Commercial & Office. The site is zoned M-2 (Heavy Industrial).

Currently the project site is vacant and undeveloped with freeway transportation land uses to the north and west and residential, light industrial, and office uses to the south, east, and west. The American River is approximately 0.5 miles north of the project site.

**Project Description**

The Proposed Project includes the development of up to 405 residential units with the following associated features: intimate urban parks and common greens; a village green with a community clubhouse, pool and formal gardens; and a mixed use residential and commercial building. Also, plans for a church and a community hall fronting the westerly neighborhood park will be considered in the EIR; however, development of the church and community hall will proceed under separate application to the City.

As currently proposed, the residential component consists of approximately 369 single-family detached homes and approximately 28 live/work residential units located above ground-floor commercial space. The number of units may be increased by up to 8 units for a total of 405. Offsite utility improvements may be required to serve the proposed

development. These improvements may include, but are not limited to, the construction of transportation improvements, upgrades to water distribution and storage facilities, upgrades to wastewater collection facilities, and the extension of electrical and telecommunication lines to the project site. The project site currently has access via a two-lane overpass across Business 80 from the west that connects to the downtown grid system at 28th and A Streets. Additional access is also planned from the east at Lanatt Way by connecting to Elvas Avenue and C Street through the future construction of a railroad undercrossing.

### **Permits and Approvals**

Permits and approvals for the Proposed Project may include, but are not limited to, the following:

- General Plan Amendment;
- Rezone;
- Development Agreement;
- Tentative Map(s) Approval;
- Large Lot Map(s) Approval;
- Planned Unit Development (PUD) for mixed use parcel;
- Parcel Map;
- Subdivision Modification; and
- Special Permit for Alternative Housing (House Plans).

### **Environmental Effects**

The technical sections of the Draft EIR will describe the existing conditions in the Proposed Project area and surrounding properties. Relevant federal, State, and local laws and regulations, including City of Sacramento General Plan policies, will be summarized. The methods and standards of significance used for impacts of the project will be described in each of the technical sections of the EIR, including any assumptions that are important to understand the conclusions of the analysis. The standards for determining impact significance will be based on the thresholds utilized by the City in environmental documents, existing State and federal rules, regulations and laws, and City ordinances and policies where appropriate. The standards will be used both to determine whether an impact is significant and the effectiveness of recommended mitigation. Any feasible mitigation measures will be identified for each significant impact. The description of each mitigation measure will identify the specific actions to be taken, the timing of the action, and the parties responsible for implementation of the measure.

At this time, it is anticipated that the following issue areas will be addressed in the EIR:

- Land Use and Planning;
- Aesthetics/Urban Design;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Noise/Vibration;
- Public Services and Recreation;
- Public Utilities; and,
- Transportation/Circulation.

The project would also include the preparation of studies for noise, air, and traffic impacts.

During the scoping process, it may be determined that the Proposed Project would have a less-than-significant impact in one or more of the technical issue areas. Those technical discussions will be included in an Initial Study, which will be attached as an appendix to the Draft EIR. At this time, it is anticipated that the following issue areas will be addressed in the Initial Study:

- Agricultural Resources; and
- Mineral Resources.

## **Alternatives**

Pursuant to the requirements of CEQA, the EIR will examine a range of feasible alternatives to the Proposed Project.

## **Scoping Meeting**

A scoping meeting will be held for the purpose of receiving comments regarding the issues that should be considered in the EIR, and the scope of the discussion of such issues. The scoping meeting will be held on the following date, at the location identified below, to obtain further comments on the scope of the Draft EIR.

**Wednesday, August 20, 2008  
6:00 p.m.**

**City of Sacramento  
Old City Hall  
915 I Street, Planning Commission Hearing Room  
Sacramento, CA 95814**

## **Submitting Comments**

To ensure that the full range of project issues of interest to responsible government agencies and the public are addressed, comments and suggestions are invited from all interested parties. Written comments or questions concerning the scope of the EIR for the Proposed Project should be directed to the following address by **5:00 PM on September 11, 2008**:

City of Sacramento, Development Services Department  
Attn: Mellanie Marshall, Associate Planner  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
(916) 808-8015  
(916) 808-1077 (fax)  
MMarshall@cityofsacramento.org

All written comments must include full name and address in order for staff to respond appropriately.



SOURCE: Google Aerial Photograph, 2008; AES, 2008

McKinley Village - NOP / 208513 ■

**Figure 1**  
Project Location Map