



COMMUNITY DEVELOPMENT  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

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PLANNING DIVISION

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August 16, 2012

TO: Interested Persons  
FROM: Dana Allen, Associate Planner

SUBJECT: NOTICE OF AVAILABILITY-DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ASPEN 1 – NEW BRIGHTON PROJECT

**PROJECT LOCATION:** The proposed project site is located at the southwest corner of Jackson Highway and South Watt Avenue in the City of Sacramento, with a small portion outside the city limits in the eastern portion of the project site. The project site encompasses approximately 232 acres and is identified by the following Sacramento County Assessor's Parcel Numbers (APNs): 078-0202-007, -010, and -013; 063-0014-002 and -006; 063-0053-001; 061-0150-003, -004, -015, -016, -027, and -028; and 061-0180-003, -017, and -025.

**COMMENT PERIOD:** July 18, 2012 to August 31, 2012, **EXTENDED TO SEPTEMBER 14, 2012** (Comment period ends - 5:00 p.m. FRIDAY, **SEPTEMBER 14, 2012** )

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the Draft Environmental Impact Report for the Aspen 1 project. The document is now available for public review and comment. You may obtain a copy of the document at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00am and 4:00pm (except holidays). The document is also available on the City's web site at <http://www.cityofsacramento.org/dsd>

The proposed project site encompasses approximately 232 acres and is located at the southwest corner of Jackson Highway and South Watt Avenue in the City of Sacramento. A small portion of the project site is located outside the city limits, within unincorporated Sacramento County. The proposed project site is part of what is commonly referred to as "Aspen 1," which is owned and operated by Teichert Land Co. The site is a former aggregate mining site that provided alluvial sand and gravel in the 1960s to the Teichert Perkins Plant. Mining on the project site was completed in the late 1960s and since that time the property has been utilized primarily for wash ponds, drying beds, a conveyor belt system that transports raw aggregate reserves to the Teichert Perkins Plant, and an electrical transmission line that transects the site in a northwesterly direction. The site is not included on any of the lists of sites enumerated under Section 65962.5 of the Government Code.

Uses surrounding the project site include the Teichert Perkins Plant to the north (an active sand and gravel processing and sales facility), the Teichert Aspen 2 property to the east (a former mine site similar to the project site), the L&D Landfill to the south (a Class III facility limited to commercial waste and recycling) as well as Fruitridge Road, and the former Florin Perkins Landfill and Zanker Material Recovery Facility to the west as well as Florin Perkins Road.

Components of the proposed project include the proposed land use areas, infrastructure, required entitlements, Sacramento Local Agency Formation Commission (LAFCo) reorganization, and Inclusionary Housing Plan. Project components are further discussed below.

A Tentative Map with requested subdivision modifications for the project includes establishment of parcels for residential, commercial, school, park, and urban farm uses. The project would include 59.1 acres of land designated Single-Family Residential, 15.1 acres of land designated Multi-Family Residential, and the following additional uses: 13.5 acres of land designated Residential Mixed-Use; 10.8 acres of land designated Shopping Center; 23.8 acres of

land designated Open Space/Park; 8.8 acres to facilitate the development of an elementary school with an underlying designation of Single-Family Residential; and 32.3 acres of land designated Urban Farm. A Large Lot Tentative Map is proposed in order to subdivide the approximately 232-acre site into 24 master parcels for commercial and residential development consistent with the Planned Unit Development (PUD).

A General Plan Amendment is required to redesignate approximately 29.5 acres in the eastern portion of the site from Special Study Area to Traditional Neighborhood Medium (8-21 du/ac) and Suburban Center (15-36 du/ac with a FAR of 0.25-2.0). The remaining approximately 202.8 acres of the site would retain the designations of Traditional Neighborhood Medium (8-21 du/ac) and Suburban Center (15-36 du/ac with a FAR of 0.25-2.0). In addition, a General Plan Amendment is essential for the adjustment of policy language in the *Sacramento 2030 General Plan* in order to allow for the project's proposed Urban Farm use. A rezone is also required to redesignate the site from Heavy Industrial (M-2S and M-2S-R) to Single Family Residential (R-1A-SPD-PUD), Residential Mixed-Use (RMX-SPD-PUD), Shopping Center (SC-SPD-PUD), Parks/Open Space (A-OS-SPD-PUD), and Urban Farm (A SPD PUD). The prezone of the site of approximately 29.5 acres to SPD – PUD is required in order to establish City zoning in the event that the project site annexation is approved by LAFCo.

The project would include the Aspen 1 Planned Unit Development (PUD) with Schematic Plan and Design Guidelines, which is subject to approval by the City Council. Approval of a PUD requires a Special Permit for development of the non-residential portions of the proposed project. In addition, the Aspen 1 Special Planning District (SPD) would be established, including allowed uses and development standards. The SPD establishes procedures to implement the policies, development standards, and design guidelines of the project and is the primary policy and regulatory document used to guide development of properties within the project site. . A Development Agreement is also proposed as part of the project.

The applicant's request for an amendment to the City of Sacramento Sphere of Influence (SOI) for approximately 34 gross acres of land to be included within the SOI was approved by LAFCo on April 1, 2009. As a responsible agency, approval from LAFCo of reorganization of the project site would be required. Reorganization would consist of detachment of the site from the Sacramento Metro Fire Department, and the Cordova Recreation and Park District, as well as annexation of 34 acres of the project site to the City of Sacramento. The affected territory will also be removed from the franchise service area of the California American Water Company, through the auspice of the California Public Utilities Commission (PUC.) Water service to be provided by the City.

In order to comply with the City's affordable housing ordinance, an Inclusionary Housing Plan is required for the project. The Inclusionary Housing Plan will be submitted by the project applicant after the completion of the Draft EIR.

An amendment to the 2010 City/County Bikeway Master Plan is required in order to include the Aspen 1 Trails Plan in the Master Plan document and maps.

The issues discussed within the EIR are those that have been identified within the Initial Study as having potentially significant impacts including: Air Quality and Climate Change; Biological Resources; Cultural Resources; Geology, Soils and Mineral Resources; Hazards and Hazards Materials; Hydrology, Water Quality, and Drainage; Noise and Vibration; Public Services; Transportation and Circulation; Utilities, Service Systems, and Energy; Parks and Recreation: Mitigation is included in the EIR to reduce most impacts to less-than-significant levels.

The Draft EIR is being circulated for a 45 day public review period from July 18, 2012 to **SEPTEMBER 14, 2012** . Written comments regarding the Draft EIR should be received by the Environmental Planning Services NO LATER THAN 5:00 pm **SEPTEMBER 14, 2012**

Written comments should be submitted to:

Dana Allen, Associate Planner  
City of Sacramento, Community Development Department  
Environmental Planning Services  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811

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The Draft EIR has been forwarded to the City Central Library. If you have any questions concerning the environmental review process, please call Dana Allen (916) 808-2762. Thank you.