



COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

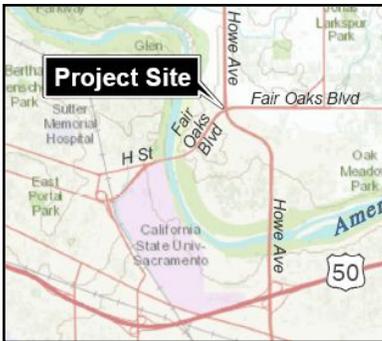
ENVIRONMENTAL PLANNING
SERVICES

**NOTICE OF PREPARATION
FOR AN ENVIRONMENTAL IMPACT REPORT (EIR)
FOR THE CVS/PHARMACY DEVELOPMENT PROJECT**

Public Review Period: February 5, 2013 to March 8, 2013

The City of Sacramento, Community Development Department (Environmental Planning Services) will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the CVS/pharmacy Development project (proposed project). The California Environmental Quality Act (CEQA), Section 15082, states 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 the project's 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. An Initial Study for this project can be found at: <http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>.

The Proposed Project



The proposed CVS/pharmacy development (proposed project) would be located at the northwest corner of Fair Oaks Boulevard and Howe Avenue (1 Cadillac Drive, Assessor Parcel Number [APN] 295-0020-004) in the City of Sacramento. The project site is approximately 6.47 acres. The site was formerly occupied by Hubacher Cadillac Dealership. Existing structures on the site total approximately 43,000 square feet and include a vehicle dealership showroom, offices, a covered service arrival area, maintenance shop, body shop, used car sales office, and paved parking. The site is currently vacant. The project site is designated as Employment Center Mid Rise in the Sacramento 2030 General Plan and is zoned as C-2-R-PUD (General Commercial, Review, Planned Unit Development). The site is surrounded by general commercial and retail uses, office uses, multi-family uses, a senior care facility (the Campus Commons Senior Center), and a hotel.

The project site would be divided into two separate parcels to accommodate the proposed project development. The proposed project involves the construction and operation of buildings that will house a retail pharmacy and other commercial uses on the project site. More specifically, CVS/pharmacy is proposing to close its existing store at 400 Howe Avenue located across the street from the project site and relocate the CVS/pharmacy to the project site. The existing CVS/pharmacy space at 400 Howe Avenue is 5,706 square feet. The proposed project includes construction and operation of a 16,500-square-foot CVS/pharmacy retail store on the project site. The relocated store to the project site would allow CVS/pharmacy to upgrade their facilities, provide additional retail area, and add a drive-through facility.

In addition to the new CVS/pharmacy, the proposed project would also include construction and operation of an approximately 50,880-square-foot commercial use, likely a grocer tenant, in a separate building that would be adjacent to the proposed CVS/pharmacy retail store on the same site. The future user of the commercial building has not been determined at this time.

The proposed project would shift the two existing north-south Cadillac Drive driveways southward for better site circulation. The northernmost driveway would be gated at the sidewalk and would provide site access only for delivery trucks. No through access would be permitted at that driveway. The southernmost driveway on north-south Cadillac Drive would permit public access to the site. The east-west Cadillac Drive driveway would be maintained in its current location, but would be reconstructed to remove the existing island.

In addition, to provide access to the site from the south, the proposed project would add a 2-lane, right-in/right-out ingress/egress access from Fair Oaks Boulevard, 234 feet west of the Fair Oaks Boulevard/Howe Avenue intersection. This new access point would cross

the 1.03-acre City-owned triangle-shaped parcel (APN 295-0010-001) located between the project site and the Howe Avenue/Fair Oaks Boulevard intersection. This parcel would be used to provide vehicular and pedestrian access to the project site via an easement or fee title conveyance.

The proposed project includes onsite parking, bike racks and lockers, and pedestrian connections directly to the site. Onsite security lighting would be provided in the parking lot and on the exterior of buildings. Onsite landscaping would consist of turf areas along the street frontages and planter boxes with trees and shrubs consistent with requirements in the City's zoning ordinance.

Initially, the CVS/pharmacy would operate approximately from the hours of 7 a.m. to 10 p.m., seven days week. However, after the CVS/pharmacy store is open, if the demand of the neighborhood warrants 24-hour operations, CVS/pharmacy would then expand operations to remain open 24 hours.

Construction of the CVS/pharmacy building, second commercial building and site improvements is expected to occur in four phases, with Phases 1-3 consisting of demolition, grading, and construction of the CVS/pharmacy building, parking lot, and site access. The total construction duration of Phases 1-3 is expected to be 28 weeks. Construction of the second commercial building is anticipated to occur at a time after completion of construction Phases 1-3. Since full site improvements and the building pad for the second commercial building would be completed during Phase 3, Phase 4 would only involve construction of the second commercial building. Phase 4 is expected to last 32 weeks.

The City of Sacramento has discretionary authority and is the lead agency for the proposed project. The proposed project requires approval of the following entitlements by the City of Sacramento:

- Approve a Special Permit to allow the operation of a drive-through with the General Commercial (C-2) zone;
- Amend the Campus Commons PUD Guidelines to allow a driveway on Fair Oaks Boulevard and to modify the signage allowances under the PUD Guidelines;
- Approve a variance to allow for decreased drive-through stacking, a reduction from the required 180 feet to the proposed 160 feet;
- Approve a tentative map; and
- Approve an access easement across APN 295-0010-001 or approve a fee-title conveyance for APN 295-0010-001.

These actions are discretionary and require environmental review pursuant to the California Environmental Quality Act (CEQA). Prior to taking action, the City would be required to approve the environmental document prepared for the project.

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 CEQA Guidelines.

The City anticipates that the following technical areas will be addressed in the EIR to determine whether the project would result in any additional significant environmental effects: Greenhouse Gas Emissions and Transportation and Circulation.

The EIR will include an analysis of project alternatives. The City has determined that the project was an anticipated future project in the Master EIR for the 2030 General Plan, and that the analysis of cumulative effects, growth-inducing effects and irreversible effects set forth in the Master EIR is adequate for the project. The 2030 General Plan is available at www.sacgp.org/. The Master EIR may be viewed at: <http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>.

Comments on the Notice of Preparation

To ensure that the full range of issues related to this proposed project is addressed and that all significant issues are identified, written comments and suggestions concerning the scope of the proposed EIR are invited from all interested parties. Written comments must be received at the following address no later than **5:00 p.m. on March 8, 2013**.

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