



DATE: January 18, 2017  
TO: Interested Persons  
FROM: Dana Mahaffey, Associate Planner  
SUBJECT: **NOTICE OF AVAILABILITY - REVISED DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MCKINLEY VILLAGE PROJECT (P08-086)**

**The Revised Draft EIR for McKinley Village (P08-086) is being made available on January 18, 2017 for a public review period of 45 days. Written comments regarding the Revised Draft EIR must be received by the City of Sacramento, Community Development Department, Environmental Planning Services, NO LATER THAN 4:00 P.M., on March 3, 2017. Written comments should be submitted to:**

**Dana Mahaffey, Associate Planner  
City of Sacramento, Community Development Department  
Environmental Planning Services  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811  
dmahaffey@cityofsacramento.org**

The City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Revised Draft Environmental Impact Report for the McKinley Village project. The document is now available for a 45 day public review and comment.

**PROJECT HISTORY:** The environmental impact report (EIR) for the McKinley Village project (Project) was certified by the City of Sacramento City Council in April, 2014. The EIR determined that, with the Project, traffic impacts at one intersection on 29th Street changed from level of service (LOS) C to LOS E. Under Cumulative plus Project conditions, several intersections on 28th, 29th, and 30th Streets would operate at LOS E and LOS F. Each of these study intersections is located within the “Core Area” of the City, which the 2030 General Plan defines as the area bounded by C Street, the Sacramento River, 30th Street and X Street. The EIR found the Project-specific and cumulative impacts at intersections on 28th, 29th and 30th Streets to be less than significant based on the City’s General Plan policy M 1.2.2, which states that LOS E and F conditions are acceptable during peak hours in the Core Area.

In *East Sacramento Partnership for a Livable City v. City of Sacramento*, the Court of Appeal, Third Appellate District, upheld the McKinley Village EIR with one narrow exception -- the Court held the traffic analysis in the EIR failed to explain or provide substantial evidence to support the conclusion that the Project would not result in significant traffic impacts to specific intersections on 28th, 29th and 30th Streets. Specifically, the Court determined the EIR failed to explain why traffic levels of service E and F are not considered significant environmental impacts under the City’s General Plan LOS Policy that allows LOS E and F in the Core Area. Pursuant to the Court’s decision, “the City need only correct [this] deficiency in the EIR...before considering recertification of the EIR.” The Revised Draft EIR and Appendix A to the Revised Draft EIR have been prepared pursuant to the Court’s directive in order to better explain the City’s determination that LOS E and F are acceptable in the Core Area.

**PROJECT LOCATION:** The project site is located northeast of downtown Sacramento. The project site is situated along the south side of Interstate 80/State Route 51 (Capital City Freeway) north of the Union Pacific Railroad (UPRR) lines, largely east of Alhambra Boulevard, and largely west of Lanatt Street. The American River is located approximately 0.25 mile north and east of the project site. Existing access to the site is from McKinley Village Way



(aka the extension of 40th Street), as well as an unimproved roadway and an existing overpass that spans the Capital City Freeway (see Figure 1, Project Location).

**PROJECT DESCRIPTION:** The McKinley Village Project (proposed project) consists of the construction and operation of a 336-unit residential development, a neighborhood recreation center with incidental retail uses, parks, and associated infrastructure on an approximately 48.75-acre site (see Figure 2, Site Plan).

**REQUIRED DISCRETIONARY ACTIONS: Certification of the Revised Draft EIR.**

**COMMENT PERIOD:** The Revised Draft EIR is being circulated for a 45 day public review period from January 18, 2017, through March 3, 2017. Because the Court of Appeal expressly limited the scope of the cure required to remedy the EIR's deficiency, the City is recirculating only the Revised Draft EIR and Appendix A to the Revised Draft EIR for review and comment. In the event any members of the public or decision-makers would like a redlined version of the transportation chapter of the EIR to see the revisions in context of the larger transportation chapter, the City will provide such document upon request.

You may review a hard copy or obtain a CD copy of the Revised Draft EIR, Appendix A to the Revised Draft EIR, and/or the redlined version of the transportation chapter at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00 AM and 4:00 PM (except holidays). The hard copy documents are also available at the Central Library at 828 I Street. The document is also available on the City's Web site at:

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

Pursuant to the procedures set forth in CEQA Guidelines section 15088.5, reviewers are requested to limit their comments to the materials contained in the Revised Draft EIR and Appendix A. The City will not provide responses to any comments submitted on material not contained in the Revised Draft EIR/Appendix A.

If you have any questions concerning the environmental review process, please call Dana Mahaffey at (916) 808-2762.

**Figure 1 – Project Location**



**Figure 2 – Site Plan**

