



DATE: November 12, 2013

TO: Interested Persons

FROM: Dana Allen, Associate Planner

SUBJECT: **NOTICE OF AVAILABILITY (CORRECTED) - DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MCKINLEY VILLAGE PROJECT (P08-086)**

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the Draft Environmental Impact Report for the McKinley Village project. The document is now available for a 45 day public review and comment. Technical edits have been made to the original Notice of Availability that was mailed out, which are noted with ~~strikethrough~~ and underline text.

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 an unimproved roadway and an existing overpass that spans the Capital City Freeway. The Assessor's Parcel Number (APN) for the project site is 001-0170-028. Other properties that would be used for ingress and egress include the following APNs: extension of 40th Street 001-0170-025, 001-0170-009, 004-0010-031, 004-0010-002; A Street east of freeway 001-0170-013, 003-0061-011; Alhambra undercrossing 003-0010-003; and A Street west of freeway 003-0050-016, 003-0050-014, and 003-0050-012. (see Figure 1, Project Location)

PROJECT DESCRIPTION: The McKinley Village Project (proposed project) consists of the construction and operation of a 328-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). The overall density of the proposed project is approximately ~~41.3~~ 10.9 residential units per acre. The project is anticipated to generate a total population of approximately 656 new residents at buildout. The project is proposing a 30-foot wide landscape/sound buffer/easement adjacent to the northern boundary of the site, adjacent to the freeway, with a sound barrier of approximately 13 to 18.5 feet tall above the proposed building pads, consisting of a soil berm topped with a solid sound barrier (or wall). The sound barrier would be set back approximately 15 feet from the freeway right-of-way (ROW) with landscaping provided on both sides of the barrier. In addition, an 8-foot-wide landscape buffer/easement is proposed along the southern portion of the site adjacent to the UPRR ROW. The distance ~~of the private yards~~ of the residences to the nearest railroad track would range from 90 feet on the west side up to 161 feet on the eastern side of the project site.

The project is proposing a modified grid roadway layout with streets connecting throughout the site, similar to the existing neighborhoods to the south and west. Access to the project site would be provided from A Street and 28th Street to the west and the extension of 40th Street to the east. The Alhambra pedestrian and bike underpass, if approved by UPRR, would be constructed under the existing UPRR raised embankment at the northerly end of Alhambra Boulevard. The underpass would provide pedestrian and bicycle access between Alhambra Boulevard and the project site.

The proposed project includes three parks that total approximately 2.4 acres, and an approximately 1-acre neighborhood recreation center and outdoor pool facilities in the center of the project site. The project's proposed landscaping plan includes over 2,000 trees throughout the site, including street trees along all project roadways consistent with City requirements and adjacent residential neighborhoods.

Two groundwater monitoring wells and six soil gas probes located along the northern portion of the project site used for post-closure monitoring of the 28th Street Landfill would be relocated as part of the project within the western and northern perimeter of the project site. The proposed project includes energy conservation features including homes that

are energy efficient with a goal to exceed the state's Title 24 requirements, by meeting current Tier 2 Energy Efficiency standards. The City would provide water to serve the project. The proposed project would tie into the existing City water line connections at Alhambra Boulevard and at C Street to create a "looped" system. The proposed project is located in an area served by the City of Sacramento's combined sewer system (CSS). The project would be constructed in three phases starting with the easternmost portion of the site and continuing to the west, with the phasing plan subject to modification due to market conditions and finalization of construction plans.

Implementation of the proposed project, prior to mitigation, would result in significant impacts to the environment and would result in less than significant impacts after mitigation. As lead agency, the City determined that this Draft EIR will address the following technical issue areas: Air Quality and Climate Change; Biological Resources; Cultural Resources; Hazards and Public Safety; Hydrology, Water Quality, and Drainage; Noise and Vibration; Public Services and Recreation; Public Utilities; Transportation and Circulation; and, Urban Design and Visual Resources.

REQUIRED DISCRETIONARY ACTIONS: **Certification of the EIR and adoption of the Mitigation Monitoring Plan;** **Rezone** -the project would require a rezone from Heavy Industrial (M-2) to Single-Family Alternative Planned Unit Development (R-1A PUD) zone and Residential Mixed Use (RMX) zone; **General Plan Amendment** - the project requires redesignating the site from Planned Development to Traditional Neighborhood Medium Density (8–21 dwelling units per acre (du/ac)); **Tentative Subdivision Map** - the applicant is seeking approval of a tentative subdivision map for the entire project; **Large Lot Tentative Subdivision Map** - the applicant is seeking approval of a large lot subdivision map to subdivide the 48.75-acre site; **Subdivision Modification** -a subdivision modification is required to allow nonstandard street sections and alleys that are approved through the PUD process; and, **PUD Guidelines and Schematic Plan.**

COMMENT PERIOD: The Draft EIR is being circulated for a 45 day public review period from **Tuesday, November 12, 2013**, through **Friday, December 27, 2013**. You may review a hard copy or obtain a CD copy of the document at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00 AM and 4:00 PM (except holidays). The document is also available on the City's Web site at:

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

The hard copy document is also available at the Central Library at 828 I Street.

Written comments regarding the Draft EIR must be received by the Environmental Planning Services **NO LATER THAN 4:00 P.M.**, Friday, December 27, 2013. Written comments should be submitted to:

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Environmental Planning Services
300 Richards Boulevard, Third Floor
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If you have any questions concerning the environmental review process, please call Dana Allen at (916) 808-2762.

City of
SACRAMENTO
Community Development

