

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE
PANHANDLE ANNEXATION AND PLANNED UNIT DEVELOPMENT**

COMMENT PERIOD

April 27, 2016 to May 27, 2016

INTRODUCTION

The City of Sacramento ("City") is the Lead Agency for preparation of an Environmental Impact Report (EIR) for the proposed reorganization (annexation and related detachments) of the Panhandle project area and establishment of a Planned Unit Development (PUD) for a portion of the project area (proposed project). Written comments regarding the issues that should be covered in the EIR, including potential alternatives to the proposed project and the scope of the analysis are invited. The EIR for the proposed project is being prepared in compliance with the California Environmental Quality Act (CEQA).

Under CEQA, upon deciding to prepare an EIR, the City of Sacramento as Lead Agency must issue a Notice of Preparation (NOP) to inform trustee and responsible agencies, as well as the public, of its decision to prepare an EIR. The purpose of the NOP is to provide information describing the project and its potential environmental effects to those who may wish to comment regarding the scope and content of information to be included in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the proposed project.

The project description, location, and environmental issues that may be affected by development of the project are set forth below. The EIR will evaluate the project-specific and cumulative impacts, identify mitigation measures that may be feasible to lessen or avoid such impacts, and identify alternatives to the proposed project.

SUBMITTING COMMENTS

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to the environmental project manager at the following address by 5:00 p.m. on May 27, 2016. Please include the contact person's full name and address in order for staff to respond appropriately:

Dana Mahaffey
City of Sacramento Community Development Department
Environmental Planning Services
300 Richards Blvd., Third Floor
Sacramento, CA 95811
Telephone: (916) 808-2762
E-mail: dmahaffey@cityofsacramento.org

SCOPING MEETING

A public scoping meeting will be held May 9, 2016 from 6:00 p.m. to 8:00 p.m. at the following location:

Sacramento City Hall
915 I Street
Sacramento, CA 95814
Room CH 1217, 1st Floor

Responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR. The scoping meeting will be conducted in an open house format, so participants can attend at any point during this two-hour window. Written comments regarding relevant issues may be submitted at the meeting.

PROJECT LOCATION/SETTING

The project area comprises 589.3 acres in unincorporated Sacramento County between West Elkhorn Boulevard on the north, a segment of E. Levee Road that adjoins the Natomas East Main Drainage Canal and Sorrento Road on the east, Interstate 80 (I-80) to the south, and residential development on the west (Figure 1). The project area is within the City of Sacramento's Sphere of Influence (SOI) in the North Natomas Community Plan (NNCP) planning area. The Northern Portion is primarily vacant grassland with the exception of the East Natomas Education Complex currently under construction. The area to the south of Del Paso Road, between Del Paso and I-80, Northgate Boulevard and Gateway Park Boulevard, comprising approximately 835 acres, will also be considered for annexation. However, this area is nearly built out with light industrial, warehousing, office and commercial uses and the project does not propose any development in this area.

PROJECT DESCRIPTION

The Northern Portion of the proposed annexation area would consist of a PUD for a planned community consisting of residential, commercial, elementary school, and park uses on approximately 367 acres north of Del Paso Road. The remaining approximately 168 acres between the proposed PUD project area and extending north to West Elkhorn Boulevard ("Panhandle North") would remain designated as Planned Development (PD) to accommodate residential uses and the East Natomas Education Complex. The proposed land use map is shown in Figure 2. The table in Figure 2 provides a summary of the proposed land uses in the Northern Portion. The land use plan includes the potential for approximately 2,270 residential units in the entire Northern Portion; however, the EIR will consider the potential for those units plus an additional 10 percent to provide flexibility in the future and account for changes in market conditions that could occur over buildout of the project. No land use changes are proposed for the Southern Portion.

REQUESTED ENTITLEMENTS

The proposed project includes an amendment to the City of Sacramento 2035 General Plan; Pre-zoning to reflect the specific land use designations in the Northern Portion: Tentative Master Parcel Map; establishment of the Panhandle Planned Unit Development (PUD) Guidelines and Schematic Plan for the Northern Portion; Bikeway Master Plan Amendment; Development Agreement.

Review of the proposed project by the Planning and Design Commission would be conducted as part of the EIR review and entitlements process. The project entitlements would ultimately require approval by the City Council.

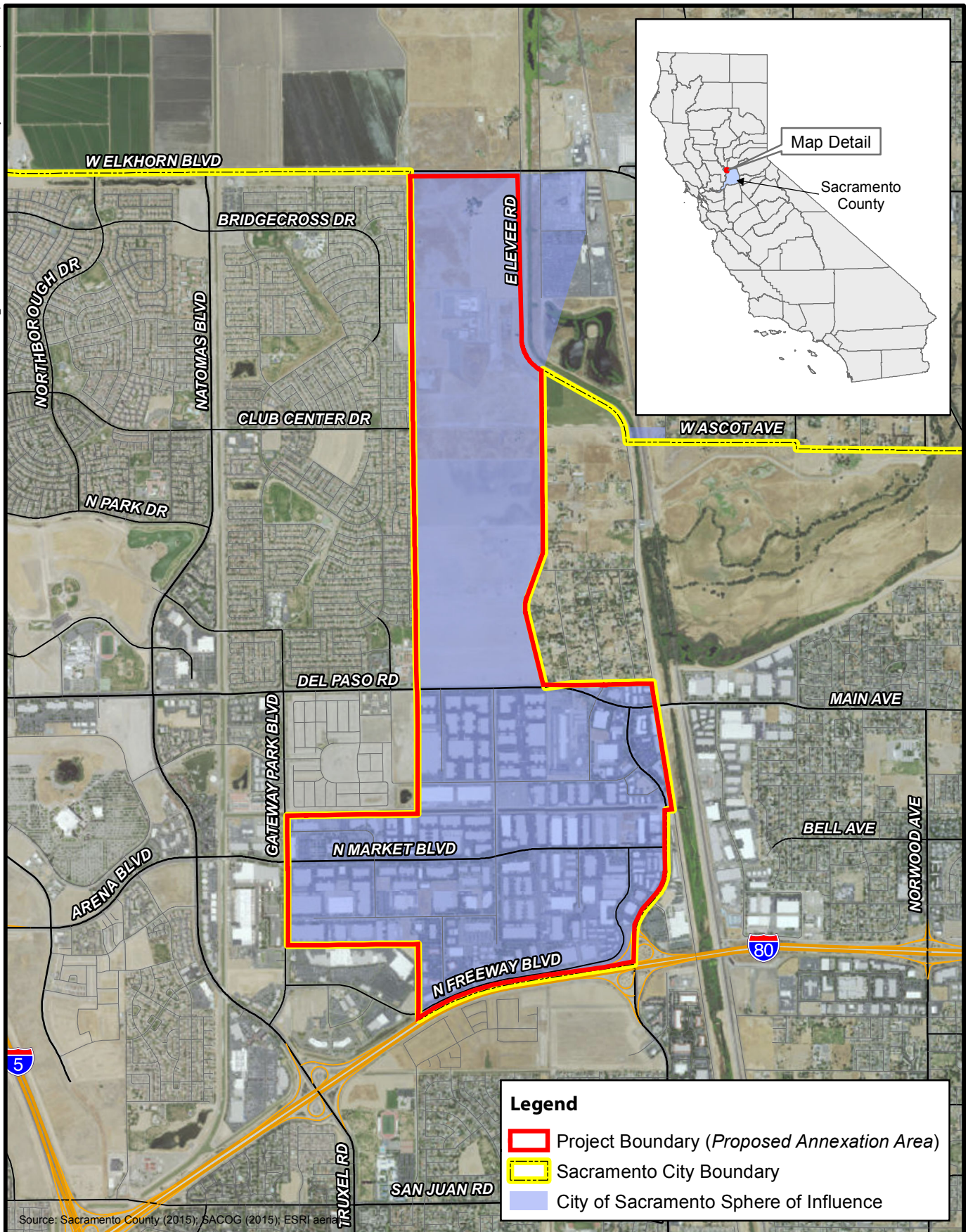
The proposed project would require annexation of the sphere of influence in project area from Sacramento County into the City of Sacramento. Approval by the Sacramento Local Agency Formation Commission (LAFCo), a responsible agency under CEQA, would be required for the proposed reorganization, (annexation and related detachments) Property Tax Exchange agreement between the City and County.

Additional information and materials relating to the proposed project are available on the City's website <http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

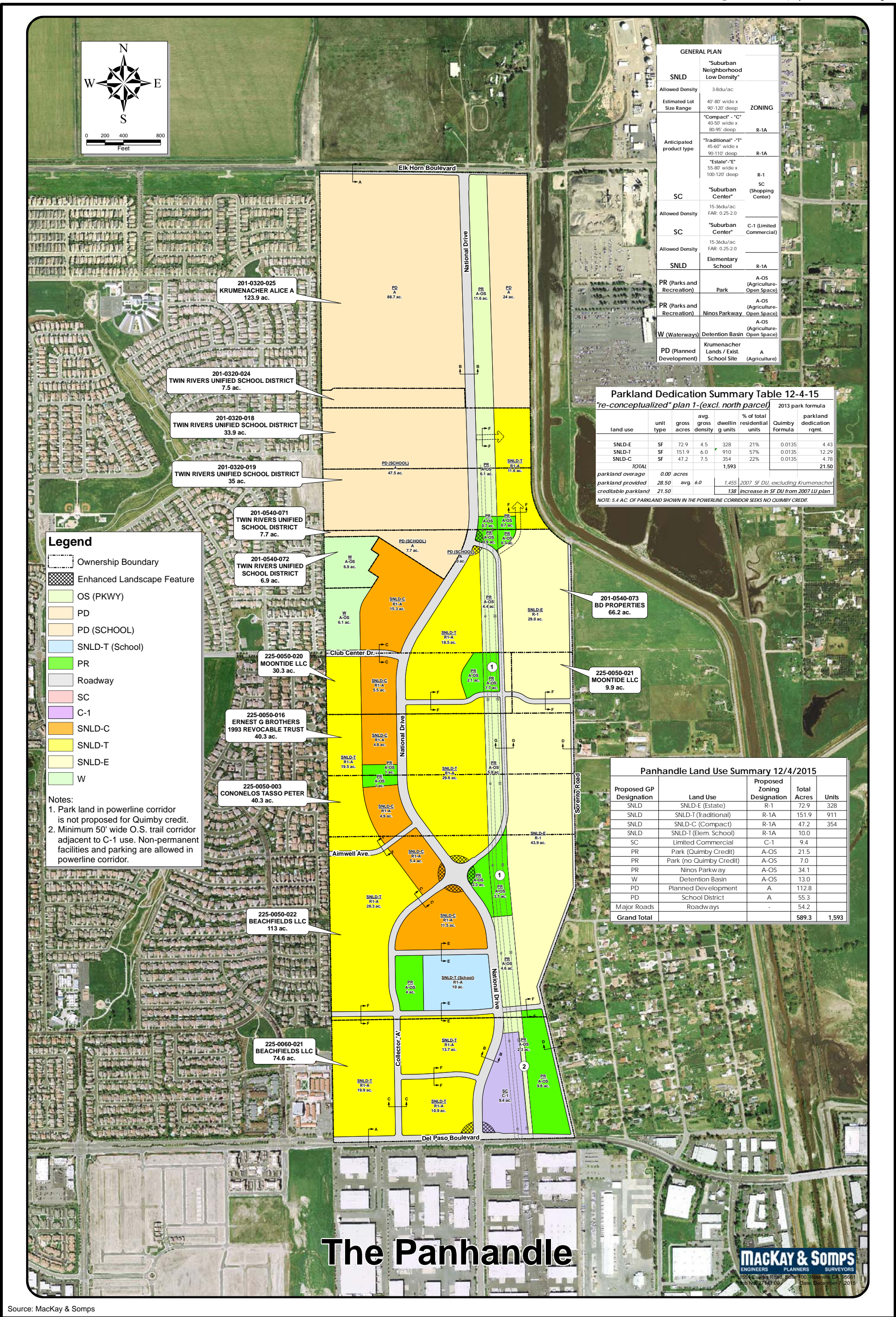
The EIR will analyze potentially significant impacts that could result from construction and operation of the proposed project. Pursuant to Section 15063(a) of the CEQA Guidelines, an Initial Study has not been prepared for the proposed project. The EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines. The environmental factors that the City has determined could potentially be affected by the proposed project include:

- Agricultural Resources
- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Noise
- Public Services and Utilities
- Traffic/Transportation



0 0.25 0.5
MILES

FIGURE 1
Project Location



Source: MacKay & Somp

FIGURE 2
Proposed Land Uses in Northern Portion