



**NOTICE OF PREPARATION  
AN ENVIRONMENTAL IMPACT REPORT (EIR)  
FOR THE ASPEN 1-NEW BRIGHTON PROJECT  
NOTICE OF SCOPING MEETING**

**Public Review Period:** July 28, 2010 to August 26, 2010

**Public Scoping Meeting:** George Sim Community Center  
6207 Logan Street  
Sacramento, CA  
Thursday, August 12, 2010 from 6:00 p.m. to 8:00 p.m.

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 Aspen 1-New Brighton 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.

A public scoping meeting will be held from 6:00 to 8:00 PM on Thursday, August 12, 2010 at the George Sim Community Center. Responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR. All interested parties are welcome to attend the scoping meeting.

The Proposed Project



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. The project site is a former aggregate mine site that provided alluvial sand and gravel in the 1960s to the Teichert Perkins Plant. 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), and the L&D Landfill to the south (a Class III facility limited to commercial waste and recycling).

The proposed project includes a Tentative Map that would establish parcels for residential, commercial, school, park, and urban farm uses. The project would include 59.1 acres of land designated Single-Family Residential located in three separate areas of the project site (northwest, center, and southeast portions) and 15.1 acres of land designated Multi-Family Residential located in two separate areas of the project site (northeast and southeast portions). The project would include the following additional uses: 13.5 acres of land designated Residential Mixed-Use located in the central portion of the project site; 10.8 acres of land designated Shopping Center located in the northeast portion of the site; 34.4 acres of

land designated Open Space/Park in five separate areas throughout the project site; 8.8 acres to facilitate the development of an elementary school with an underlying designation of Single-Family Residential; and 23.8 acres of land designated Urban Farm in the southwest portion of the project site. The project would include a total of 1,365 dwelling units. Primary access routes into the project site would be from Jackson Highway on the north and South Watt Avenue on the east. It should be noted that the northwest portion of the project site would be designed to connect to 14<sup>th</sup> Avenue, which is planned (as part of the City's General Plan Update) for realignment and extension from Florin Perkins Road to Jackson Highway.

The project would include the construction of off-site infrastructure including water, sewer, and drainage improvements. The project would include the construction of water infrastructure to connect to existing water mains that are adjacent to project site via one of the following options: 1) A proposed 12-inch water main within South Watt Avenue, which would connect to a proposed 24-inch water main that would extend south to connect to an existing 12-inch water main within South Watt Avenue and north to connect to an existing 24-inch water main within Manlove Road, as well as an additional 24-inch water main within Folsom Boulevard that would connect to existing 24-inch water mains; 2) A proposed 12-inch water main within South Watt Avenue, which would connect to a proposed 24-inch water main that would extend north to Kiefer Boulevard, then run west along Kiefer Boulevard to connect to an existing 24-inch water main within Folsom Boulevard; or 3) A proposed 12-inch water main within South Watt Avenue that would connect to a proposed 24-inch water main within Jackson Highway and then extend west to connect to an existing 36-inch water main within Folsom Boulevard. Sewer infrastructure, within South Watt Avenue, would include a 15-inch sewer main that would connect to a new Sacramento Area Sewer District (SASD) sewer lift station and a 10-inch force main that would run from the proposed lift station to the existing central interceptor within Fruitridge Road. Sewer service would also be provided by the existing 72-inch force main within South Watt Avenue. Drainage infrastructure would include a trunk drainage line that would flow to a retention basin located south of Jackson Highway and east of Mayhew Road. The retention basin would be designed to accommodate approximately 300 acre-feet of water.

Project development would include demolition and removal of all trees and one approximately 20-year-old structure. The site is not known to contain other unique resources. The proposed project would include the stockpiling of up to 500,000 cubic yards of soil over the next 5 to 10 years. This soil will be used to raise the existing ground surface to improve the geotechnical stability of the site. Additional stability would be achieved to create an engineered soil base for the project improvements.

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:

- General Plan Amendment 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 203 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]);
- Rezone to redesignate the site from Heavy Industrial (M-2S and M-2S-R) to Single Family Residential (SFR-SPD-PUD), Multi-Family Residential (MFR-SPD-PUD), Residential Mixed-Use (RMU-SPD-PUD), Shopping Center (SC-SPD-PUD), Parks/Open Space (OSR-SPD-PUD), and Urban Farm (UF SPD PUD);
- Large Lot Tentative Subdivision Map;
- Tentative Subdivision Map and associated Subdivision Modifications (as detailed on the Tentative Map);
- PUD Establishment;
- Inclusionary Housing Plan;
- Prezone certain real property to Single Family Residential (SFR-SPD-PUD), Multi-Family Residential (MFR-SPD-PUD), Shopping Center (SC-SPD-PUD), Parks/Open Space (OSR-SPD-PUD);
- Reorganization/Annexation to City of Sacramento and Detachment from Sacramento Metropolitan Fire Department, Cal American Water Company, and Cordova Recreation and Park District); and
- Tax exchange agreement between the City and the County.

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: Urban Design and Visual Resources; Air Quality (including climate change and greenhouse gas emissions); Biological Resources; Cultural Resources; Geology, Soils and Mineral Resources; Hazards and Hazardous Materials; Noise; Parks and Recreation; Public Services; Transportation and Circulation; and Utilities and Service Systems. In addition, the EIR will address impacts related to Reorganization (Annexation and Related Detachments) consistent with Sacramento LAFCo Policy, Standards and Procedures Manual for annexation.

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/](http://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 August 26, 2010**.

Dana Allen, Associate Planner  
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