

NOTICE OF PREPARATION OF A FOCUSED ENVIRONMENTAL IMPACT REPORT FOR THE AZORES SUBDIVISION PROJECT (P14-030)

COMMENT PERIOD: October 21, 2015, to November 20, 2015

The City of Sacramento (City) is the lead agency for preparation of a Focused Environmental Impact Report (EIR) for the proposed Azores Subdivision Project (proposed project). The EIR will evaluate potential significant environmental effects associated with implementation of the proposed project. The EIR is being prepared in compliance with the California Environmental Quality Act (CEQA). The purpose of this NOP is to provide information describing the proposed project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be considered in the EIR.

Potentially significant impacts to sensitive archeological resources could result from implementation of the project. Therefore, the EIR will analyze potential cultural resource impacts and, if necessary, provide potential mitigation measures to reduce impacts.

The City has prepared an Initial Study to (1) review the discussions of cumulative impacts, growth-inducing impacts, and irreversible significant effects in the 2035 General Plan Master EIR to determine their adequacy for the project (see CEQA Guidelines Section 15178(b),(c)); and (2) identify any potential new or additional project-specific significant environmental effects that were not analyzed in the Master EIR and any mitigation measures or alternatives that may avoid or mitigate the identified effects, if any, to a level of insignificance. Based on the findings of the Initial Study, the following issues have been determined to be less than significant and will not be studied in the EIR: agricultural resources; air quality; biological resources; geology and soils; hazards; hydrology and water quality; visual resources; noise; population and housing; mineral resources; public services and utilities; recreation; and transportation. The initial study is available at the Community Development Department's EIR webpage at:

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

PROJECT DESCRIPTION / LOCATION

The project site is located at 7446 Pocket Road in an area of Sacramento referred to as the "Pocket." The site is on the west side of Pocket Road across from Nasca Way and immediately east of the Sacramento River and an associated levee. North of the project site is a single-family residential neighborhood situated on a cul-de-sac similar to that proposed for the project. South of the site is a private elementary school facility. Additional single-family residences fronting Pocket Road are located east of the site.

The ±3.46-acre project site is undeveloped and composed of relatively flat terrain situated at an elevation of approximately 15 feet above mean sea level and sloping gently from the adjacent Sacramento River levee eastward. The site is vegetated with grasses and scattered trees. There is an existing concrete block wall along the site's southern boundary developed as part of the adjacent school facility.

The project proposes a Rezone to change the zoning of the project site from its current designation of A (Agriculture Zone) to R-1 (Standard Single-Family Zone). The proposed Tentative Subdivision Map

would divide the site into seven single-family residential lots for future development and a 0.44-acre open space parcel. The project site is designated Suburban Neighborhood Low Density in the 2035 General Plan. The proposed project is consistent with and will not change the General Plan designation.

The project site would be accessed from Pocket Road, which is a four-lane divided roadway in the vicinity of the project site. A 50-foot left turn pocket would be created on northbound Pocket Road to provide access to the site. The project would connect to existing water, sewer, and drainage infrastructure located within Pocket Road.

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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:
Scott Johnson, Associate Planner, City of Sacramento, Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811; or by e-mail to SRJohnson@cityofsacramento.org.

