

DATE: March 19, 2020

TO: Interested Persons

FROM: Scott Johnson, Senior Planner  
Community Development Department

RE: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
FOR THE KLOTZ RANCH APARTMENTS PROJECT (P19-070)**

**COMMENT PERIOD**

March 20, 2019 – April 20, 2019

**INTRODUCTION**

The City of Sacramento (City) is the Lead Agency for preparation of an Environmental Impact Report (EIR) for the proposed Klotz Ranch Apartments project. The EIR will evaluate potential significant environmental effects of the proposed Klotz Ranch Apartments project and other actions and transactions associated with the proposed project. Written comments regarding the issues that should be covered in the EIR, including potential alternatives to the proposed Klotz Ranch Apartments project and the scope of the analysis, are invited.

The EIR is being prepared in compliance with the California Environmental Quality Act (CEQA). Under CEQA, upon deciding to prepare an EIR, the City as lead agency must issue a Notice of Preparation (NOP) to inform trustee agencies, responsible agencies, and the public of that decision. 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 the information to be included in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The EIR will provide an evaluation of potential environmental impacts associated with development of the proposed project. The proposed project description, location, and environmental issue areas that may be affected by development of the proposed project are described below. The EIR will evaluate the potentially significant environmental impacts of the proposed project, on both a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid such impacts, and identify alternatives to the proposed project.

## **PROJECT LOCATION/SETTING**

The project site is a 12.7-acre site that is generally located south of Pocket Road between Interstate 5 (I-5) and Freeport Boulevard adjacent to the Pocket Area in south Sacramento. Access to the project site is provide by Klotz Ranch Court, which intersects with Pocket Road approximately 400 to the north of the site. The project site is bounded by three commercial buildings adjacent to Pocket Road to the north, and vacant parcels to the east, south, and west. The commercial buildings include a gas station (Shell Oil), located to the west of Klotz Ranch Court, and a fast food restaurant (McDonalds) and a car wash (Kelly's Express Car Wash) located to the east of Klotz Ranch Court. The project site was previously graded and is currently vacant; a telecommunications facility (cell phone tower) is located in the southeastern corner of the site.

## **PROJECT DESCRIPTION**

The proposed project includes the construction of a 266-unit apartment complex consisting of six, four-story residential buildings and a two-story clubhouse. Two multi-family residential buildings would each contain 49 units while the remaining four multi-family residential buildings would each contain 42 units. The clubhouse would provide 6,300 square feet (sf) of community space accessible to residents.

The complex would include 128 one-bedroom units, 120 two-bedroom units, and 18 three-bedroom units and would have a density of approximately 21 units per acre. The one-bedroom units would range in size from 506 to 676 sf, the two-bedroom units would range in size from 746 to 971 sf, and the three-bedroom units would be 1,251 sf in size. Each of the apartment buildings would be approximately 48 feet in height.

The clubhouse/pool area would be located on the northwestern portion of the site. The clubhouse would include a leasing office, a fitness and yoga studio, a great room with kitchen and sitting area, mail package room, game room, cyber/conference center, and an outdoor amenity deck; the structure would be approximately 32 feet in height. The entry to the pool area would be from the clubhouse area. Amenities within the pool area would include a pool, spa, outdoor kitchen, television and fire place lounges, hammock area, yoga lawn, two bocce ball courts, and a passive recreation lawn lounge area. Other amenities on the project site include a tot lot on the northeastern corner of the site and a dog run and sports court on the southwest corner of the site.

Parking for the project would be provided in covered carports, private garages, driveways, and surface lots adjacent to the apartment buildings. A total of 525 parking spaces would be provided, including 353 parking spaces for residents and 172 parking spaces for visitors. A total of 165 bicycle parking spaces would also be provided consisting of 28 exterior spaces and 137 interior spaces. Bicycle racks and interior storage would be provided for each building. In addition, bicycle racks and a bicycle locker would be provided in front of the clubhouse.

The main vehicle access point would be from Klotz Ranch Drive, which provides access to I-5 via Pocket Road. An emergency vehicle access point from the parking lot of the car wash would also be provided in the northeastern corner of the project site.

Pedestrian paths would be provided on-site that lead to building entrance areas. These paths would also connect to the existing sidewalks on Klotz Ranch Court. In addition, the proposed project would provide direct access to the future Del Rio trail, a proposed 4.8-mile pedestrian and bicycle trail that runs through the Land Park, South Land Park, Freeport Manor, Z'Berg, Pocket and Meadowview neighborhoods between Interstate 5 and Freeport Boulevard. The right-of-way for the future trail is located directly to the east of the project site. Finally, the nearest bus stop is located approximately 100 feet to the east of the intersection of Pocket Road/Klotz Ranch Court.

## **ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The EIR will analyze potentially significant impacts that result from implementation of the proposed project.

The City has prepared and attached an Initial Study to describe the project and (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, as well as, and any mitigation measures or alternatives that may avoid or mitigate the identified effects, if any, to a less-than-significant level. Based on the findings of the Initial Study, it is anticipated that the following topics could have potentially significant impacts:

- Aesthetics, Light and Glare
- Air Quality
- Cultural and Tribal Cultural Resources
- Greenhouse Gas Emissions and Climate Change
- Noise and Vibration
- Transportation/Traffic

In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information is presented during the NOP comment process, the following topics are expected to have less-than-significant impacts and will be discussed only in the Initial Study: agricultural resources; biological resources; energy; geology, soils, and seismicity; hazards; hydrology and water quality; noise; population and housing; public services; recreation; and utilities and services systems.

## **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 City at the following address by 4:00 p.m. on April 20, 2019. Please include the commenter's full name and address.

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City of Sacramento Community Development Department  
300 Richards Blvd., Third Floor, Sacramento, CA 95811  
Telephone: (916) 808-5842  
E-mail: [SRJohnson@cityofsacramento.org](mailto:SRJohnson@cityofsacramento.org)

NOTE: The Initial Study is available online with the Notice of Preparation at the City's web at <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports> and at the offices of the Community Development Department at 300 Richards Boulevard, Third Floor, Sacramento, CA 95811. Please contact the environmental project manager, Scott Johnson, at the phone and email above with any questions regarding the availability of hard copies of the Initial Study.