

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND SCOPING MEETING FOR
THE LAND PARK COMMERCIAL CENTER PROJECT**

**PUBLIC COMMENT PERIOD
November 12, 2015 to December 14, 2015**

INTRODUCTION

The City of Sacramento ("City") is the Lead Agency for preparation of an Environmental Impact Report (EIR) for the proposed Land Park Commercial Center 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). Written comments regarding the issues that should be considered in the EIR, including potential alternatives to the proposed project and the scope of the analysis, are invited.

Under CEQA, upon deciding to prepare an EIR, the City, as lead agency, must issue a Notice of Preparation (NOP) to inform trustee and responsible agencies, and the public, of the decision to undertake preparation of an EIR. The purpose of the 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. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the proposed project. Agencies and the public are invited to provide comments on the scope of review, potential mitigation strategies, and alternative project designs. Comments on the merits of the proposed project are accepted through a separate planning process.

The 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 project-specific and cumulative impacts, identify feasible mitigation measures to reduce or avoid significant project impacts, and identify a reasonable range of alternatives to the proposed project and their comparative environmental effects.

SUBMITTING COMMENTS

Comments 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's environmental project manager at the following address by Monday, December 14, 2015. Please include the contact person's full name and address so that staff may respond appropriately:

Dana Mahaffey, Associate Planner
City of Sacramento Community Development Department
Environmental Planning Services
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811-0218
DMahaffey@cityofsacramento.org

SCOPING MEETING

A public scoping meeting will be held on Wednesday, December 2, 2015, from 5:30 p.m. to 7:00 p.m. at California Middle School, 1600 Vallejo Way, Sacramento. Trustee and responsible agencies, as well as members of the public are invited to attend to learn more about the project and to provide written input on the scope of the EIR. The scoping meeting will have an “open house” format, so participants can attend at any point during this two-hour window. Participants arriving after 5:30 p.m. will not miss any meeting content. Written comments regarding relevant issues may be submitted at the meeting.

PROJECT LOCATION / SETTING

The proposed project consists of six new buildings that would be constructed in the Land Park Community Plan Area, at the intersection of Wentworth Avenue and Freeport Boulevard which includes the former Capital Nursery site.

Exhibit 1 shows the location of the project site, and Exhibit 2 shows the proposed site plan and building locations.

PROJECT DESCRIPTION

MO Capital, the project applicant, is requesting entitlements to construct a commercial project anchored by a grocery store (Raley’s). The proposed project would reuse an existing developed area within the Land Park Community Plan Area. A general overview of the proposed project is included below.

The project site encompasses 9.87 acres fronting on Wentworth Avenue and Freeport Boulevard (see Exhibit 1). Existing buildings and greenhouses that were part of the former Capital Nursery (closed in 2012) along Freeport Boulevard would be demolished, along with two small vacant residences located on Wentworth Avenue. The project would construct a new one-story 55,000-square-foot grocery store and five freestanding buildings that would provide approximately 53,980 square feet of retail uses. A total of 439 on-site surface parking spaces would be provided along with new trees, landscaping, and public gathering places.

The existing Raley’s store on Freeport Boulevard would relocate to the new store. The project applicant is working with the existing building landlord to identify a new tenant for the space.

Exhibits 3 and 4 illustrate the conceptual design of the proposed project.

Vehicle access would be provided along Freeport Boulevard with a secondary access along Wentworth Avenue. The loading docks and deliveries for the grocery store would be take place along the south side of the building. Truck access would be from Wentworth Avenue.

Dedicated sidewalks for pedestrians and access for bicyclists would be provided from Freeport Boulevard and Wentworth Avenue (see Exhibit 2). Bicycle racks would be provided throughout the project site.

REQUESTED ENTITLEMENTS

The City discretionary approvals/actions that would be considered for the proposed project include, but are not limited to, the following:

- ▶ General Plan Amendment to change 5.2 acres of land designated for suburban neighborhood low density and suburban neighborhood medium density to Urban Corridor Low;
- ▶ Rezone of 4.6 acres from R-1A-EA-4 and R-1 and R-2A-R-EA-4/R-2A-EA-4 (Residential zones) to C-2 and C-2-EA-4 (General Commercial Zone);
- ▶ Conditional Use Permit to construct a commercial/retail store that exceeds 40,000 square feet;
- ▶ Tentative Map to create five (5) commercial parcels that each contains a commercial building; and
- ▶ Site Plan and Design Review for the construction of a commercial center on a 9.87 acre site.

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

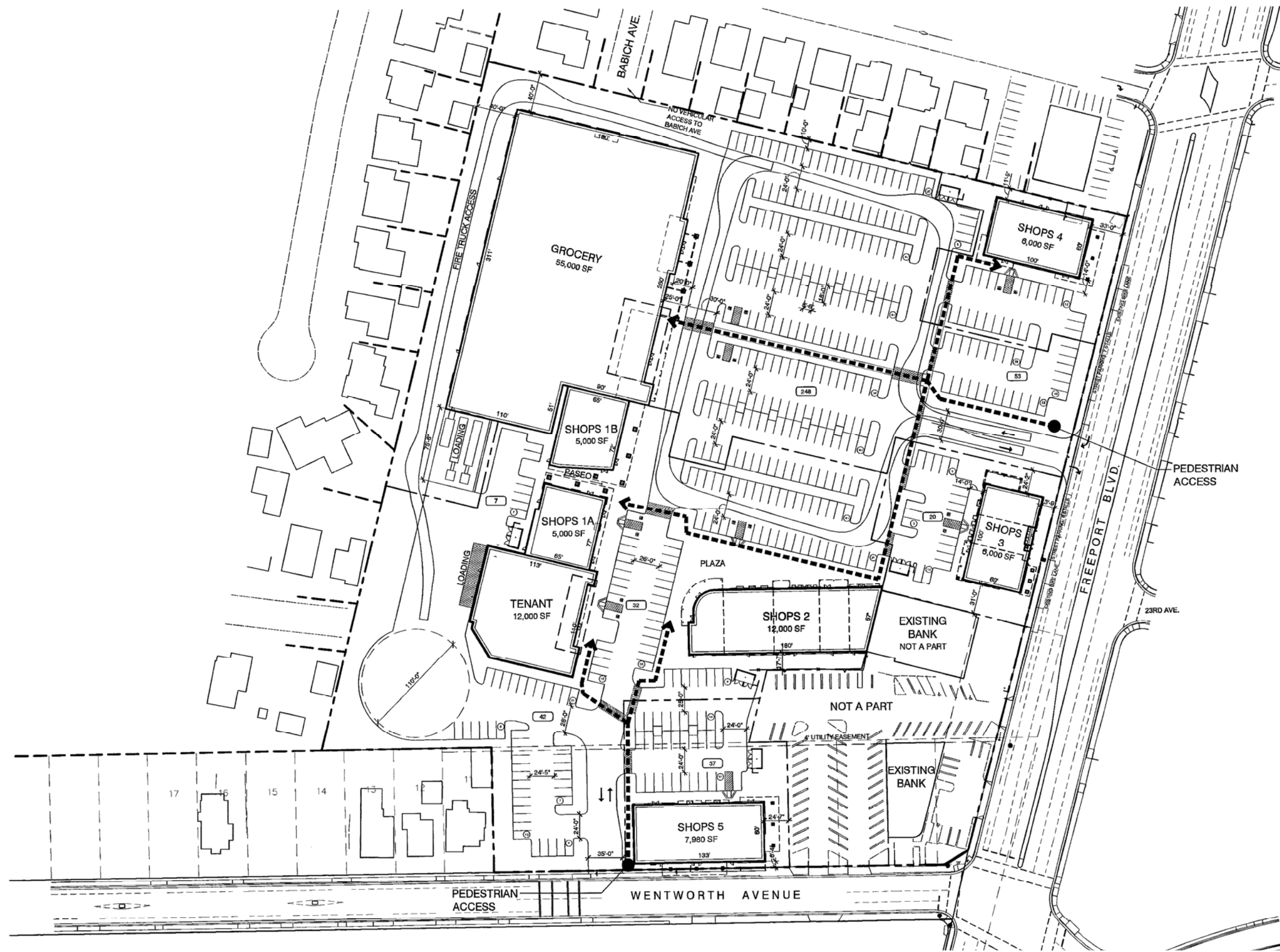
PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Topics that the City has preliminarily determined would be discussed in the EIR for this project include:

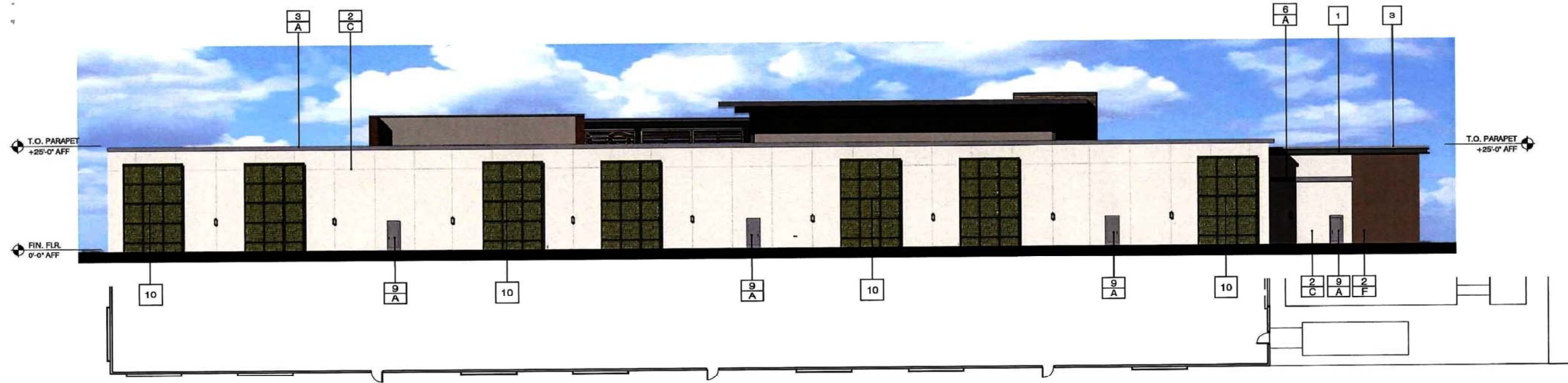
- | | |
|-----------------------------------|--|
| ▶ Aesthetics | ▶ Land Use, Planning and Population |
| ▶ Air Quality | ▶ Noise |
| ▶ Biological Resources | ▶ Public Services, Energy and , Recreation |
| ▶ Cultural Resources | ▶ Urban Decay |
| ▶ Greenhouse Gas Emissions | ▶ Utilities and Service Systems |
| ▶ Hazards and Hazardous Emissions | ▶ Transportation/Traffic |
| ▶ Hydrology and Water Quality | |

As environmental documentation for this project becomes available, it will be available for review at the City's Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento California 95811, and online at:

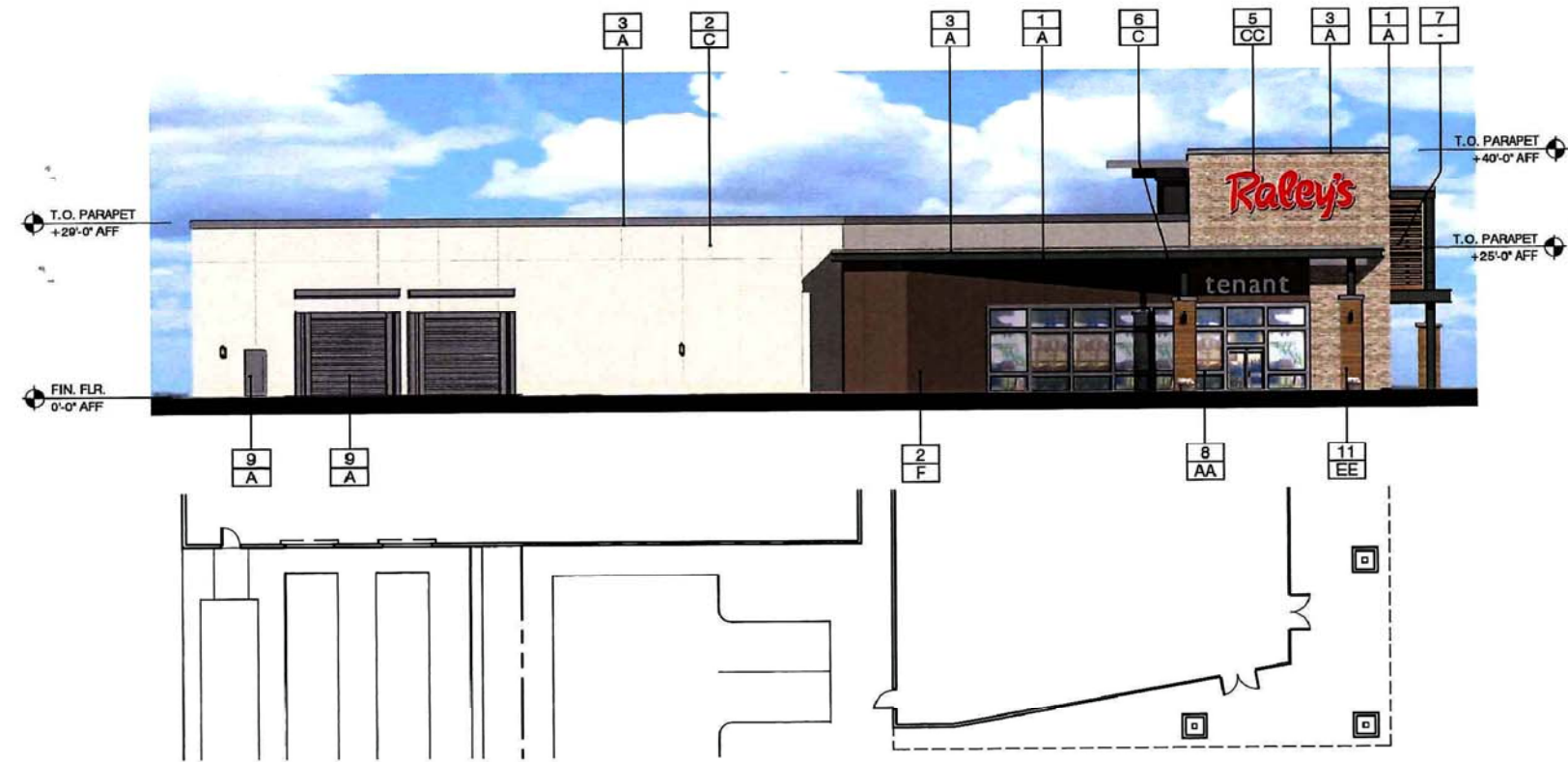
<http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>



SOURCE: MCG Architecture, 2015



WEST



SOUTH

LEGEND:

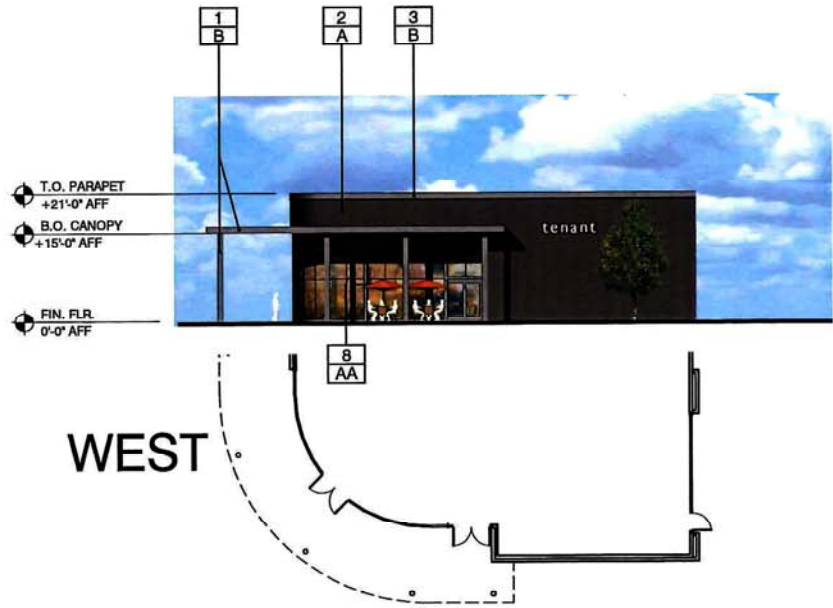
MATERIAL/TYPE	MANUFACTURER	COLOR/NUMBER
EXTERIOR CEMENT PLASTER, WALLS AND TRIM:		
A PAINT	BENJAMIN MOORE	ASHLAND SLATE, #1608
B PAINT	BENJAMIN MOORE	COBBLESTONE PATH, #1806
C PAINT	BENJAMIN MOORE	SILVERY MOON, #1604
D PAINT	BENJAMIN MOORE	DEEP OCHRE, #1048
E PAINT	BENJAMIN MOORE	LATTE, #2163-60
F PAINT	BENJAMIN MOORE	WHITALL BROWN, #HC-69

ALUMINUM STOREFRONT:		
AA ALUM STOREFRONT	KAWNEER	ANODIZED ALUMINUM, CLEAR

EXTERIOR WALL FINISHES:		
CC STONE VENEER	---	STACKED SLATE, CHINA NATURAL
DD BRICK VENEER	MCNEAR	COMMERCIAL SERIES, RED - DIESKIN
EE COMPOSITE SIDING	RESYSTA	FVG-C24

FINISH MATERIAL KEYNOTES:

1 METAL CANOPY	6 STUCCO ACCENT
2 STUCCO	7 WOOD LOUVER
3 COPING	8 STOREFRONT
4 NOT USED	9 METAL DOOR
5 MASONRY VENEER	10 GREEN SCREEN
	11 WOOD SIDING



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LEGEND:

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