

Appendix A

Notice of Preparation

DATE: July 11, 2018

TO: Interested Persons

FROM: Tom Buford, Principal Planner
Community Development Department

RE: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND
SCOPING MEETING FOR THE WEST BROADWAY SPECIFIC PLAN**

COMMENT PERIOD

July 12, 2018 to August 13, 2018

SCOPING MEETING

**Leataata Floyd Elementary School
Cafeteria/Multi-Purpose Room
401 McClatchy Way, Sacramento**

Wednesday, July 25, 2018, 5:30 p.m. to 7:30 p.m.

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. Written comments regarding relevant issues may be submitted at the meeting.

INTRODUCTION

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

The EIR for the proposed WBSP is being prepared for the project 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, the public, and responsible agencies 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 WBSP. The proposed WBSP 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

Figure 1 (Regional Location Map) shows the location of the WBSP area in the Sacramento region. The WBSP area is generally bounded by the Sacramento River to the west; Broadway to the north; 5th Street and Muir Way on the east, and 4th Avenue to the south. Figure 2 (Project Location Map) illustrates the proposed WBSP area. Figure 3 (Project Subareas Map) identifies the specific subareas defined with the proposed WBSP area.

PROJECT DESCRIPTION

The WBSP will include land use regulations and policies designed to streamline the housing development process and support new development in the WBSP area, consistent with the 2035 General Plan, which includes a mix of traditional and urban-scale housing with neighborhood commercial uses. It will also consider a new vision for Miller Park and the Sacramento Marina.

The WBSP will meet the criteria specified in State law and Sacramento County Code and will be designed to achieve the City's stated objectives to allow for greater CEQA and planning entitlement streamlining, identify infrastructure constraints and funding needs and opportunities, and serve as a concise document that is not redundant with the 2035 General Plan and conveys a vision for the community that is informed by community input to maintain livability.

Draft project objectives guiding development of the WBSP include:

- Enhance the West Broadway corridor as a future gateway and bridge connection between the cities of Sacramento and West Sacramento.
- Leverage the planned improvements in the Broadway Complete Streets Plan to support mixed-use development along West Broadway.
- Provide new mixed-use development, reuse, and redevelopment opportunities within the Industrial Subarea lands along 1st Avenue and 5th Street.
- Support new infill residential development within the Specific Plan area that supports a variety of housing choices.
- Enhance public recreation, use, and waterfront access at Miller Regional Park.
- Improve the street grid connections within the Specific Plan area to surrounding uses and neighborhoods.
- Enhance bike and pedestrian travel connections within the Specific Plan area to schools, public facilities, and neighborhood services.

ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

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

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, including:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions, Climate Change and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Light and Glare
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic and On- and Off-Street Parking
- Utilities and Service Systems
- Growth Inducement
- Urban Decay
- Cumulative Impacts
- Alternatives

The EIR will identify and evaluate a range of reasonable alternatives to the proposed WBSP.

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's environmental project manager at the following address by 5:00 p.m. on August 13, 2018. Please include the commenter's full name and address.

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Figure 1: Regional Location Map

Figure 2: Project Location Map

Figure 3: Project Subarea Map

Figure 1, Regional Location Map

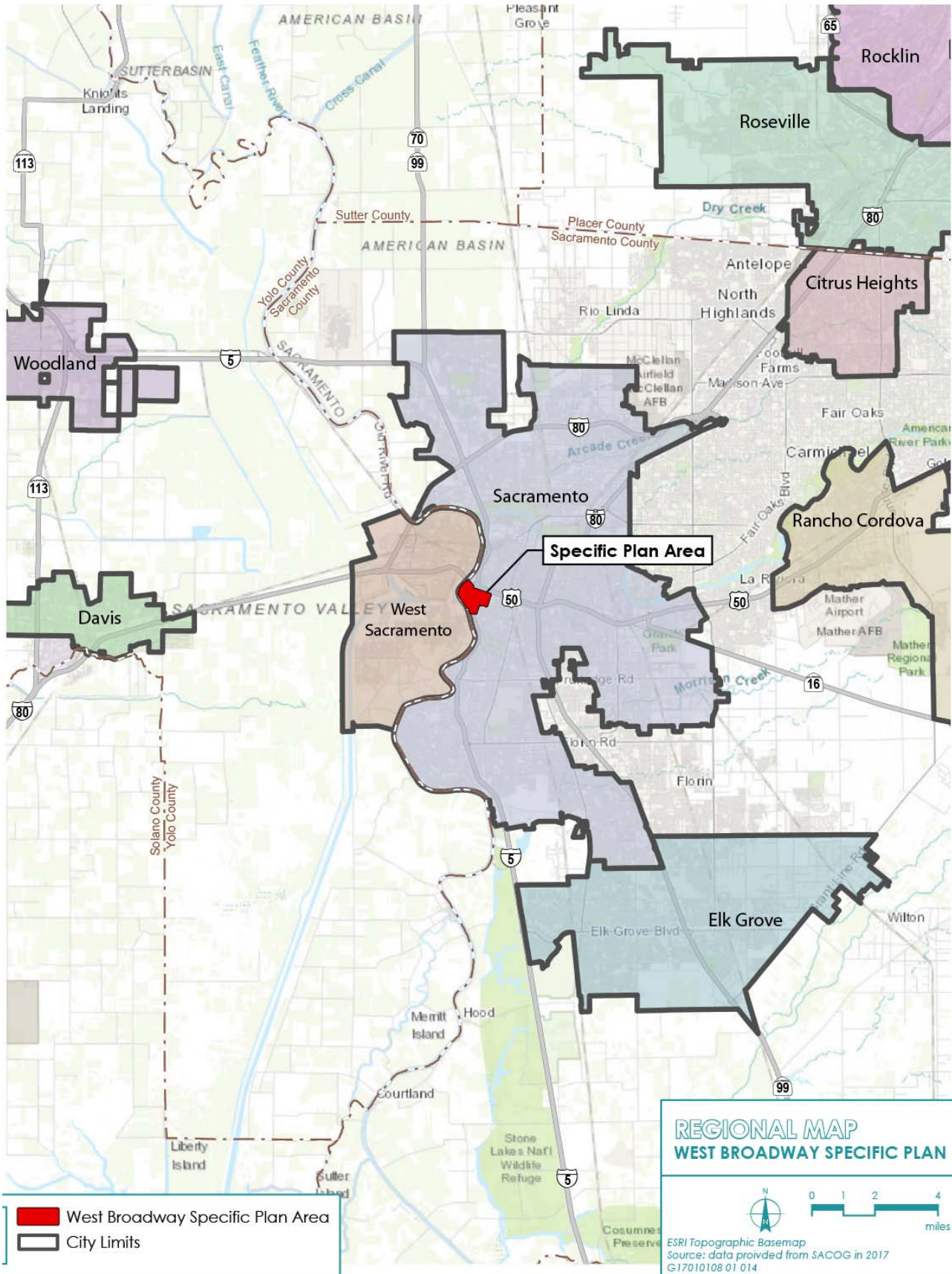


Figure 2, Project Location Map

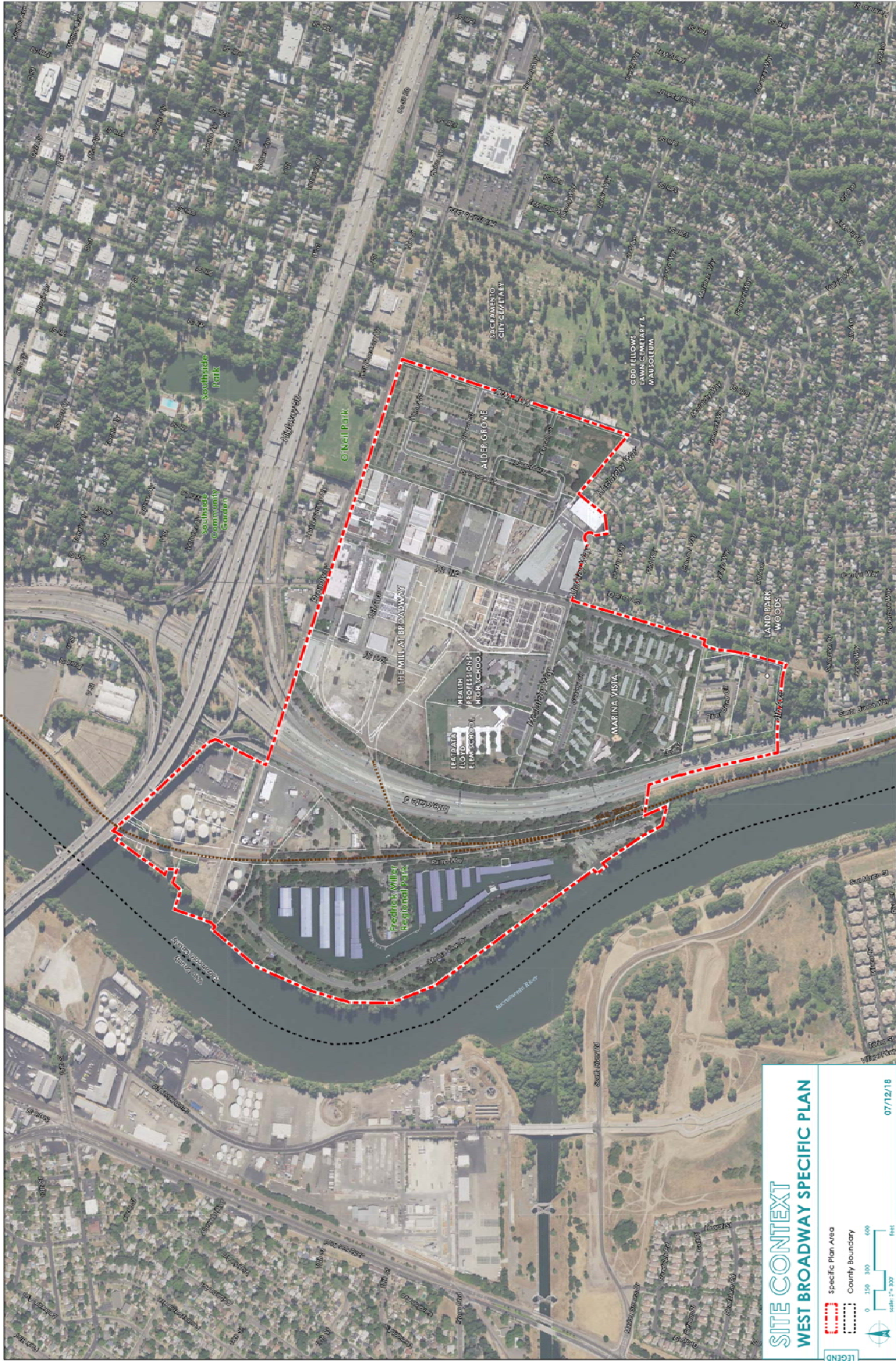


Figure 3, Project Subareas Map

