

July 9, 2013

Dana Allen, Associate Planner  
Community Development Department  
300 Richards Boulevard, Third Floor  
Sacramento, California 95811

**Subject: Notice of Preparation of an Environmental Impact Report for the MCKINLEY VILLAGE PROJECT (P08-086)**

Dear Ms. Allen,

Save the American River Association (SARA) is submitting the following comments for your consideration while reviewing the subject project.

The American River Parkway, a regional treasure receiving 8 million visits annually, is located 0.5 miles east of the proposed 48 acre, 328 residential units, McKinley Village development. Your project analysis for potentially significant impacts to the American River Parkway should include:

- Analyzing and evaluating the carrying capacity on the south side of the American River Parkway from Discovery Park to California State University at Sacramento. Current and future developments, such as the completion of Two Rivers Trail, the Railyards, and the River District contribute to cumulative impacts, besides the impacts from the subject project itself, on the natural and recreation resources of the Parkway and River. Refer to the American River Parkway Plan 2008.

**Potential mitigation:** Purchase additional land from willing sellers at Sutter's Landing Park for nature study and passive recreation. Fund an updated Master Plan for Sutter's Landing Park.

- Evaluating the already significant impacts to the Parkway and River's natural resources and public safety from increased use at Sutter's Landing Park in light of the proposed project.

**Potential mitigation:** Work with the County of Sacramento, City of Sacramento and the project applicant, Encore McKinley Village, to develop and implement an agreement of shared management and operations responsibilities in the part of the American River Parkway bordering Sutter's Landing Park.

- Evaluating increased impacts from light pollution on the wildlife living and hunting in the Parkway and Sutter's Landing Park.

- Evaluating increased impacts from noise, both short term and long term, on the wildlife living and hunting in the Parkway and Sutter's Landing Park.
- The NOP states that two groundwater monitoring wells and six soil gas probes will be moved. Who is paying for their relocation and where are they going?
- The NOP states that the project will require the construction of a stormwater detention basin on 1.33 acres of city-owned property in the southwestern portion of the site. Is the project applicant purchasing this land from the City? At what price?

SARA sincerely appreciates the opportunity to provide scoping comments for the Environmental Impact Report. We look forward to continued participation as the project moves through the review and planning process.

Sincerely,

Betsy Weiland  
Land Use Chairperson  
Save the American River Association  
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Cc: SARA Board  
Phil Serna, Sacramento County Supervisor, District 1  
Jeffrey R. Leatherman, Director, Sacramento County Parks Department