

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: SAC Music Hall and Performing Arts Center (P20-041)

Lead Agency: City of Sacramento, Community Development Department Contact Person: Ron Bess, Associate Planner
Street Address: 300 Richards Boulevard, Third Floor Phone: (916) 808-2762
City: Sacramento Zip: 95811 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Sacramento
Cross Streets: Ramona Avenue and Cucamonga Avenue Zip code: 95838
Lat/Long: 38 ° 32 ' 45.6 " N 121 ° 25 ' 00.3 " W Total Acres: 6.36
Assessor's Parcel No. 079-0281-001 and -027 Section: 15 Twp: 8N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: 50 Waterways: American River, Morrison Creek
Airports: N/A Railways: Union Pacific Railroad Schools: Hiram W. Johnson High School, Aspire Capitol Heights Academy, New Joseph
Bonnheim Elementary School, Mark Twain Elementary School, Earl Warren
Elementary School, Tahoe Elementary School

Document Type:

- CEQA:** NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Site Plan and Design Review

Development Type:

- Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 28,660 Acres _____ Employees 165 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

- Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The project site consists of two adjacent parcels that each contain a vacant industrial warehouse. The site is within the Fruitridge-Broadway Community Plan Area. The City of Sacramento 2035 General Plan designates the project site as Employment Center Mid Rise, and the site is zoned Manufacturing/Research & Development/Solid Waste Restricted (MRD-SWR).

Project Description: The proposed project would combine the two adjacent parcels to create the 6.36-acre project site for the renovation and development of a new concert hall and restaurant. A portion of the existing pavement would be demolished and replaced to accommodate 409 new parking spaces. Access to the project site would be provided through two existing driveways from Ramona Avenue along the eastern border of the project site. The proposed project would also include frontage improvements, such as trees for shading and screening, along Ramona Avenue. The proposed project would require approval of Site Plan and Design Review, as well as approval of a Conditional Use Permit to establish a Bar/Night Club within the MRD-SWR zoning designation.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u> | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date October 19, 2022 Ending Date November 18, 2022

Lead Agency: City of Sacramento Applicant: Sacramento Music House, Inc.
Consulting Firm: Raney Planning & Management, Inc. Address: 2950 Ramona Avenue
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95826
City/State/Zip: Sacramento, CA 95834 Phone: (401) 340-6730
Contact: Angela DaRosa
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____

Date: 10/19/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.