

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: University of the Pacific Rezone Project (P21-040)

Lead Agency: City of Sacramento, Community Development Department Contact Person: Angel Anquiano, Associate Planner
Street Address: 300 Richards Boulevard, Third Floor Phone: (916) 808-5519
City: Sacramento Zip: 95811 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Sacramento
Cross Streets: 5th Avenue and 33rd Street Zip code: 95817
Lat/Long: 38 ° 32 ' 56.1 " 121 ° 28 ' 20.3 " W Total Acres: 11.82
013-0133-020, -021, -022, -025, and -027; 013-0136-
Assessor's Parcel No. 001 and -015; 013-0142-039; and 013-0243-043 Section: 18 Twp: 8N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: 99 Waterways: N/A Airports: N/A Railways: Union Pacific
Schools: American Legion High School, Rio Valley Charter School, Bret Harte Elementary School, Sacramento High School, CK McClatchy High School, Father Keith B. Kenny Middle School, Merryhill Elementary & Middle School, California Middle School, Land Park Academy, Ethel Phillips Elementary School, Oak Ridge 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: _____

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ 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 Vegetation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Water Quality
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Septic Systems Wetland/Riparian
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Growth Inducement
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Land Use
 Drainage/Absorption Noise Solid Waste Cumulative Effects
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Other: Tribal Cultural Resources
 Traffic/Circulation

Present Land Use/Zoning/General Plan Designation: The project site is comprised of nine separate parcels totaling 11.82 acres located at 3200 5th Avenue. The site is currently occupied by the University of the Pacific, Sacramento Campus. The City of Sacramento General Plan designates Site #1 as Traditional Neighborhood Medium; Sites #2, #3, and #5 through #9 are designated Public/Quasi-Public; and Site #4 is designated Public/Quasi-Public and Traditional Neighborhood Low. Site #1 is zoned Multi-Unit Dwelling (R-2B); Sites #2, #3, and #6 are zoned Multi-Unit Dwelling (R-4); Sites #4 and #5 are zoned Single-Unit or Duplex Dwelling (R-1B); Sites #7 and #8 are zoned Single-Unit Dwelling (R-1); and Site #9 is zoned Multi-Unit Dwelling (R-4A).

Project Description: The proposed project would require approval to Rezone each parcel included as part of the overall project site. The requested Rezones would allow future development of Sites #1 and #2 with college campus uses, such as student housing, and administration offices. The requested Rezones would also bring the existing uses for Sites #3 through #9 into alignment with the most accurate City of Sacramento zoning designation. Development is not currently proposed as part of the project.

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 type="checkbox"/> Air Resources Board	<input 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 type="checkbox"/> Caltrans District # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # 5S
<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 type="checkbox"/> Fish & Wildlife Region # 2	<input 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 type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date March 30, 2023 Ending Date April 19, 2023

Lead Agency: City of Sacramento Applicant: University of the Pacific

Consulting Firm: Raney Planning & Management, Inc. Address: 1050 Brookside Road

Address: 1501 Sports Drive, Suite A City/State/Zip: Stockton, CA 95211

City/State/Zip: Sacramento, CA 95834 Phone: (209) 946-2285

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 3/30/23

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