

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: Stone Beetland Project (P21-042)

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: Cosumnes River Boulevard and Delta Shores Circle South Zip code: 95832
Lat/Long: 38 ° 27 ' 58.9 " N 121 ° 25 ' 58.1 " W Total Acres: 140.7
Assessor's Parcel No. 053-0010-048, -049, and -076, 119-0090-014, 119-0080-001 and 119-0080-029 Section: 18 Twp: 7N Range: 5E Base: MDBM

Within 2 miles: State Hwy#: 99 Waterways: Sacramento River, Morrison Creek, Laguna Creek, Strawberry Creek, Beacon Creek
Airports: N/A Railways: Union Pacific Railroad Schools: Susan B. Anthony Elementary School, Union House Elementary School, John H. Still Middle School, Cesar E. Chavez Elementary School, Edward Kemble Elementary School, Rosa Parks Middle School, John D. Sloat Elementary School, Prairie Elementary School, Samuel Jackman Middle School, Las Flores High School, John Reith Elementary School, and Valley High School

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [X] Other: Sustainable Communities Environmental Assessment Initial Study

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: Public Facilities Financing Plan, Development Agreement, Tree Removal Permit, and Bicycle Master Plan Amendment.

Development Type:

- [X] Residential: Units 1,163 Acres 73.1 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[X] Commercial: Sq.ft. Acres 6.1 Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[X] Recreational 10.4 acres of Public/Quasi-Public use [] Hazardous Waste: Type
[X] Other: 33 acres of landscaped area

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

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

Present Land Use/Zoning/General Plan Designation: See attached.

Project Description: See attached.

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 # 3	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 5S
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input checked="" 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 # 2	<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 June 23, 2023

Ending Date July 24, 2023

Lead Agency: City of Sacramento

Applicant: Avdis & Cucchi, LLP

Consulting Firm: Raney Planning & Management, Inc.

Address: 1415 L Street, Suite 410

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95814

City/State/Zip: Sacramento, CA 95834

Phone: (916) 659-7500

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative:

Nick Pappani for Date: 6/22/23
Scott Johnson, Senior Planner

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

Additional Project Information

Present Land Use/Zoning/General Plan Designation

The project site consists of six mostly undeveloped parcels and contains the existing Morrison Creek Sacramento Regional Transit (SacRT) Station. The 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) identifies the project site as within the “Blue Line Station Areas-Meadowview to CRC” Center/Corridor Community designation. The City of Sacramento 2035 General Plan designates the project site as Traditional Neighborhood (High, Medium, and Low), Traditional Center, Public/Quasi-Public, and Parks and Recreation. The site is zoned Single-Family Alternative (R-1A), Standard Single Family (R-1), and Agricultural (A).

Project Description

The proposed project is a Transit Priority Project which would include development of the project site with approximately 1,163 residential units spread between four villages: the Transit Village, North Village, Central Village, and West Village. The Transit Village would be mixed-use, with both high-density residential and commercial uses. The remaining villages would include primarily residential land uses. Each of the four villages would be designed with a park or open space as a central focal element. The proposed project includes parks, landscape corridors, open spaces, landscape lots, and drainage basins. The proposed project would include construction of an internal roadway system, with primary site access provided by Cosumnes River Boulevard. Implementation of the proposed project would require City approval of a General Plan Amendment, Rezone, Planned Unit Development Establishment/Schematic Plan, Master Tentative Parcel Map, Tentative Subdivision Map, Public Facilities Financing Plan, Development Agreement, Tree Removal Permit, and amendment to the City’s Bicycle Master Plan.