

# 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 # _____
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## Project Title: Laguna Miral Apartments Project

Lead Agency: City of Sacramento, Community Development Department Contact Person: Ron Bess, Associate Planner  
Street Address: 300 Richards Boulevard, Third Floor Phone: (916) 808-8272  
City: Sacramento Zip: 95811 County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Sacramento  
Cross Streets: 8740 Bruceville Road Zip code: 95758  
Lat/Long: 38 ° 26 ' 24.99 " N 121 ° 25 ' 07.56 " W Total Acres: 4.1  
Assessor's Parcel No. 117-0211-024 Section: 22 Twp: 7N Range: 5E Base: MDBM  
Within 2 miles: State Hwy#: 99 Waterways: Laguna Creek, Elk Grove Creek  
Airports: NA Railways: NA Schools: Irene. B. West Elementary School, Barbara Comstock Morse Elementary School, Roy Herburger Elementary School, Raymond Case Elementary School, Edward Harris Jr. Middle School, Isabelle Jackson Elementary School, Herman Leimbach Elementary School, Valley High School, John Reith Elementary School, Marion Mix Elementary School, John Ehrhardt Elementary School, Foulks Ranch Elementary School, Harriet G. Eddy Middle School, Elitha Donner Elementary School, Rio Valley Charter 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  Other: PUD Schematic Plan Amendment, Design Review  
(Subdivision, etc.)

## Development Type:

Residential: Units 125 Acres 4.1  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  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  Toxic/Hazardous  Cumulative Effects  
Balance  Other: Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:** The approximately 4.1-acre project site is located at 8740 Bruceville Road in the City of Sacramento, California. The project site is currently undeveloped with several trees along the site boundaries. A narrow portion of Jacinto Creek is located to the north of the site. The Sacramento South Area Community Plan land use designation for the project site is Residential Mixed Use (RMU) and the site is zoned Laguna Meadows Planned Unit Development Office Business Low-Rise Mixed-Use (OB-PUD). The project site is also located within the Laguna Meadows Planned Unit Development (PUD) area.

**Project Description:** The proposed project would include the development of a 125-unit apartment complex with five three-story buildings containing 24 units, two patio areas, and two storage rooms each. On-site amenities would include an outdoor pool, kids play area, and a two-story community building with a leasing office and community room on the first floor and five residential units on the second floor. The proposed project would also include a total of 185 new parking spaces, as well as landscaping, curb, gutter, and sidewalk improvements along the Bruceville Road frontage. The proposed project would require approval of a Laguna Meadows PUD Schematic Plan Amendment, as well as a Site Plan and Design Review.

**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".

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|-------------------------------------------------------------------------|---------------------------------------------------------------------|
| <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 # 5               |
| <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 # 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 October 17, 2024 Ending Date November 18, 2024

Lead Agency: City of Sacramento Applicant: David Jacobson, Jacobson Consulting  
 Consulting Firm: Raney Planning & Management, Inc. Address: 1267 Valley Oak Court #E  
 Address: 1501 Sports Drive, Suite A City/State/Zip: Novato, CA 94947  
 City/State/Zip: Sacramento, CA 95834 Phone: ( 925 ) 989 - 9180  
 Contact: Rod Stinson  
 Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: 10/17/24

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