

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: Silver Eagle Road at Western Subdivision 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: Silver Eagle Road, Ford Road, Western Avenue, San Juan Road Zip code: 95811

Lat/Long: 38 ° 37 ' 45.53 " N 121 ° 28 ' 3.73 " W Total Acres: 6.67

Assessor's Parcel No. 250-0172-002, -025, and -027 Section: 18 Twp: 9N Range: 5E Base: MDBM

Within 2 miles: State Hwy#: NA Waterways: Steelhead Creek

Airports: NA Schools: Fairbanks Elementary School, Garden Valley Elementary School, Rio Tierra Junior High School, Las Palmas

Railways: UPRR Railroad Tracks Elementary East and West Campuses, Smythe Academy K-6, Martin Luther King, Jr. Technology Academy, Del Paso Heights Elementary School, Strauch Elementary School, Morey Avenue Early Childhood Development, Hagginwood Elementary School, Taylor Street Elementary School, Northwood Elementary School

Document Type:

- | | | | |
|---|--|---|---|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Other: <u>Tentative Subdivision Map, Design Review</u> |

Development Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Residential: Units <u>41</u> Acres <u>6.67</u> | <input type="checkbox"/> Water Facilities: Type <u>MGD</u> <u>MGD</u> |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type <u>MW</u> <u>MW</u> |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type <u>MGD</u> <u>MGD</u> |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Other: _____ | |

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

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

Present Land Use/Zoning/General Plan Designation: The 6.67-acre project site is located south of Silver Eagle Road, east of Western Avenue, and north of Ford Road in the City of Sacramento, California. The project site is identified by APNs 250-0172-002, -025, and -027, and is undeveloped. The project site is relatively flat with elevation ranging between 25 and 35 feet above mean sea level (amsl), and slopes gently towards a defunct drainage channel/wetland swale that bisects the project site from the northeast to the southwest corner. In addition, various trees are located on-site, largely in the southeastern corner of the site. The project site is within the North Sacramento Community Plan. The City of Sacramento 2040 General Plan designates the project site as Neighborhood and the site is zoned as R-1A.

Project Description: The proposed project would include the development of the site with 41 single-family residences, as well as a new internal roadway system. Primary site access would be provided by two new driveways off Western Avenue and Ford Road. Other site improvements would include installation of utility lines and landscaping improvements, and off-site improvements to extend the existing sanitary sewer line in Ford Road. Development of the proposed project would require the approval of a Tentative Subdivision Map and would be subject to the City's Site Plan and Design Review process.

Reviewing Agencies Checklist

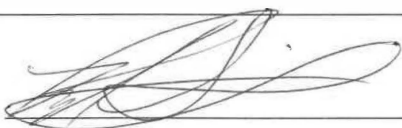
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <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 # 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 November 18, 2024 Ending Date December 19, 2024

Lead Agency: City of Sacramento Applicant: John Griffin, Del Paso Homes, Inc.
 Consulting Firm: Raney Planning & Management, Inc. Address: 4120 Douglas Boulevard
 Address: 1501 Sports Drive, Suite A City/State/Zip: Granite Bay, CA 95746
 City/State/Zip: Sacramento, CA 95834 Phone: (916) 223-8451
 Contact: Rod Stinson
 Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 11/15/24

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