

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: Alhambra Boulevard Redevelopment 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: 320 and 324-350 Alhambra Boulevard, 3004 and 3012 C Street; and 301, 311, 315, and 317 30th Street Zip code: 95816
Lat/Long: 38 ° 34 ' 48.07 " N 121 ° 27 ' 45.84 " W Total Acres: 2.26
003-0112-001, -002, -003, -004, -017, -018,
Assessor's Parcel No. -020, and -021 Section: 5 Twp: 8N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: 80 Waterways: American River
Airports: N/A Railways: UPRR Schools: Learning Solutions, Arista Preschool, McKinley Montessori School, Miwik Middle School, Theodore Judah Elementary School, Sacred Heart Parish School, David Lubin Elementary School, Caleb Greenwood Elementary, UMOJA International Academy, Sacramento High School, Merryhill Elementary School, Saint Francis of Assisi Elementary school, and Courtyard Private 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: Design Review, Tree Removal Permit
(Subdivision, etc.)

Development Type:

Residential: Units 332 Acres 2.2 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 2,400 Acres 0.06 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational 40,852 total square feet of open space area 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 project site is currently developed with two vacant commercial warehouse buildings associated with the Puerta Sausage Factory, three single-unit dwellings, one duplex dwelling, paved surface parking areas, ornamental trees, and other vegetation. Chinatown Alley bisects the site in an east-west direction. The project site is within the Central City Community Plan. The project site is designated as Residential Mixed-Use (RMU) and the site is zoned as General Commercial-Alhambra Corridor Special Planning District (C-2-SPD).

Project Description: The proposed project would include retention of historically significant sections of the Puerta Sausage Factory, demolition of all other on-site structures, removal of existing on-site and City street trees, and abandonment of Chinatown Alley. The proposed project would subsequently develop a six-story mixed-use complex comprised of a 332,310 square foot (sf), 322 unit residential space; a five-story, 110,080-sf garage containing 322 parking spaces; and a 2,400-sf coffee shop. Amenities would consist of two centrally located outdoor courtyards, lounge areas, fitness areas, a yoga area, patios on the first and fifth floors, two bicycle storage rooms, co-working spaces on all floors, and a roof-top lounge and patio with a pool and spa on the sixth-floor. Primary site access would be provided by way of a new driveway off 30th Street.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date April 23, 2025 Ending Date May 23, 2025

Lead Agency: City of Sacramento Applicant: Mary Woltering, HRGA
Consulting Firm: Raney Planning & Management, Inc. Address: 2277 Fair Oaks Boulevard Studio 220
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95825
City/State/Zip: Sacramento, CA 95834 Phone: (916) 993-4800
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: April, 23, 2025

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