

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Alhambra Boulevard Redevelopment Project

Lead Agency: City of Sacramento, Community Development Department

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Phone Number: (916) 808-8272

Project Location: Sacramento

Sacramento

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

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).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Air Quality, Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; and Tribal Cultural Resources.

However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include: implementation of Sacramento Metropolitan Air Quality Management District (SMAQMD) Basic Construction Emission Control Practices (BCECPs)/Best Management Practices (BMPs) and use of higher-tier off-road equipment during construction; conducting pre-construction surveys and avoidance measures if special-status species are found during the surveys; compliance with tree-protection/tree permit requirements; preparation of, and compliance with, the recommendations of a project-specific geotechnical analysis; implementation of avoidance and minimization measures should cultural, tribal cultural, or paleontological resources be encountered during project construction; proper handling of any hazardous materials on-site such as Underground Storage Tanks (USTs), contaminated soils, lead, and/or asbestos; preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of all BMPs required therein; and implementation of noise reduction measures and use of static drum rollers during construction activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- adverse impacts to wildlife habitat;
- increases in ambient noise;
- increases in air quality pollutant/greenhouse gas emissions;
- increases in local traffic; and
- potential impacts to previously unknown cultural or tribal cultural resources.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife (CDFW);
- Regional Water Quality Control Board (RWQCB);
- Sacramento Metropolitan Air Quality Management District (SMAQMD); and
- U.S. Fish and Wildlife Service (USFWS).
- United States Army Corps of Engineers (USACE)