

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 2019119019

Project Title: Bell Avenue Warehouses Project

Lead Agency: City of Sacramento, Community Development Department Contact Person: Ron Bess
Street Address: 300 Richards Boulevard, 3rd Floor Phone: (916) 808-8272
City: Sacramento Zip: 95811 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: City of Sacramento
Cross Streets: Bell Avenue and Village Green Drive Zip code: 95838
Lat/Long/: 38 ° 38 ' 46.25 " N 121 ° 25 ' 29.72 " W Total Acres: 21
Assessor's Parcel No: 238-0050-011 and -012 Section: 10 Twp: 9N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: Interstate 80 Waterways: N/A
Airports: McClellan Airfield Railways: SacRT Schools: Bell Avenue Elementary School, Grant Union High School, Michael J. Castori
Elementary School, Glenwood Elementary 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
(Subdivision, etc.)

NOV 05 2019
After 12 pm
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Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 339,549 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 Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The project site consists of two vacant parcels totaling approximately 21 acres located south of Bell Avenue, generally between Raley Boulevard and Pinell Street, in the City of Sacramento, California (APNs 238-0050-011 and -012). The project site is currently vacant and highly disturbed due to regular disking for weed abatement. The Sacramento 2035 General Plan designates the project site Employment Center Low Rise. The eastern parcel is zoned (Single-Unit or Duplex Dwelling) R-1A-SPD and the western parcel is zoned Light Industrial/Special Planning District (M-1-SPD).

Project Description: The proposed project would include development of the project site with two warehouse structures totaling approximately 339,549 square feet (sf), as well as various other site improvements related to internal vehicle circulation, stormwater management, and landscaping. The warehouse situated on the eastern parcel would be approximately 259,749 sf and contain two depressed loading docks on the western face of the building. The warehouse on the western parcel would be approximately 79,800 sf and contain two depressed loading docks on the western face of the building. On-site parking would be provided by 277 proposed parking spaces. The proposed project would require a rezone for the eastern parcel from R-1-A-SPD to M-1-SPD to accommodate the proposed development.

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 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 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 11/6/2019 Ending Date 12/5/2019

City of Sacramento Community
Lead Agency: Development Department Applicant: Buzz Oates
Consulting Firm: Raney Planning & Management, Inc. Address: 555 Capital Mall, Suite 900
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95814
City/State/Zip: Sacramento, CA 95834 Phone: (916) 379-3800
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: _____

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