

April 18, 2025

TO: Interested Persons

FROM: Ron Bess, Associate Planner

SUBJECT: **NOTICE OF AVAILABILITY/INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION**

PROJECT: **ALHAMBRA REDEVELOPMENT PROJECT (P24-007)**

COMMENT PERIOD: **April 23, 2025, to May 23, 2025**

LOCATION: The project site consists of 8 parcels totaling approximately 2.26 acres located at 320 and 324 Alhambra Boulevard, 3004 and 3012 C Street, and 301, 311, 315, and 317 30th Street in the City of Sacramento, California (Assessor's Parcel Numbers [003-0112-001, -002, -003, -004, -017, -018, -020, and 021]).

The City of Sacramento, Community Development Department, Environmental Planning Services has completed the preparation of a Draft Mitigated Negative Declaration for the Alhambra Redevelopment Project [P24-007] and intends to present the document along with a mitigation monitoring program (MMP) for adoption as part of project review. The IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA).

The document is now available for a 30-day public review and comment period. The comment period is from **April 23, 2025, to May 23, 2025**. You may review a copy or obtain the document at the City's website located at:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

The proposed project consists of a request to demolish three single-unit dwellings, one duplex dwelling, and the majority of the on-site industrial buildings previously used as Mary Ann's Bakery to redevelop the site with a six-story, 420,165 square foot, mixed-use development consisting of 332 multi-unit dwellings, 2,400 square feet of ground floor commercial, and 322 parking spaces on a 2.26-acre site within the General Commercial (C-2-SPD) zone and the Alhambra Corridor Special Planning District (SPD). It is noted that the project proposes to maintain the existing brick facades of Mary Ann's Bakery along Alhambra Boulevard and portions of D Street and Chinatown Alley incorporating them into the overall design. This request requires commission-level review of: Site Plan and Design Review for the demolition of existing structures and construction of the residential mixed-use development and associated site improvements; Conditional Use Permit to exceed height standards of the residential preservation transition buffer zone of the Alhambra Boulevard SPD; and Tree Permit for the non-standard pruning of city trees and the removal of city trees and private-protected trees.

Written comments regarding the Mitigated Negative Declaration should be received by the Community Development Department, **NO LATER THAN 4:00 p.m. May 23, 2025**. All comments should be submitted via email or mailed to:

Ron Bess, Associate Planner
City of Sacramento, Community Development Department 300
Richards Boulevard, 3rd Floor
Sacramento, CA 95811
(916) 808-8272
Rbess@cityofsacramento.org

If you have questions about the environmental review process, please call Ron Bess. If you have questions about the project, please contact Zachary Dahla, Associate Planner at (916) 808-5584 or by email at ZDahla@cityofsacramento.org.