



**ALHAMBRA BOULEVARD
PUBLIC RESOURCES CODE (PRC) 21080.66 CEQA EXEMPTION
REVIEW CHECKLIST**

Note: The complete Assembly Bill (AB) 130 text, including the entirety of PRC 21080.66 is available at the following link: https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB130

General Project Site Information

Address of Project Site: 320 and 324 through 350 Alhambra Boulevard; 3004 and 3012 C Street; and 301, 311, 315, and 317 30th Street

Assessor's Parcel Numbers (APNs) of Project Site: 003-0112-001, -002, -003, -004, -017, -018, -020, and -021

Project Site Acreage: 2.26 acres

Project Site Land Use Designation: Residential Mixed-Use (RMU)

Project Site Zoning Designation: General Commercial-Alhambra Corridor Special Planning District (C-2-SPD)

Project Consistency Checklist

To comply with PRC Section 21080.66(a)(1), the Project Site must meet one of the following criteria:	Yes	No
(A) The project site is not more than 20 acres. <u>OR</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) The proposed project is a builder's remedy project, and the Project Site is not more than five acres.	<input type="checkbox"/>	<input type="checkbox"/>
For any criteria marked as "Yes" above, please provide substantial evidence supporting the selected answer: The project site is 2.26 acres, and, thus, is not more than 20 acres. The proposed project is not a builder's remedy project.		

To comply with PRC Section 21080.66(a)(2), the Project Site must meet either of the following criteria:	Yes	No
(A) Is located within the boundaries of an incorporated municipality. <u>OR</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) Is located within an urban area, as defined by the United States Census Bureau as having at least 2,000 housing units or a population of at least 5,000.	<input type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The project site is within the city limits of the City of Sacramento.

To comply with PRC Section 21080.66(a)(3), the Project Site must meet at least one of the following criteria:	Yes	No
(A) Has been previously developed with an urban use, or	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses, or	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(C) At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses, or	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(D) For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The project site is currently developed with two vacant warehouse buildings associated with Puerta Sauage Factory, three single-unit dwellings, one duplex dwelling, paved surface parking areas, ornamental trees, and other vegetation. Therefore, the site has been previously developed with an urban use.

The project site is bound by C Street to the north, 30th Street to the west, D Street to the south, and Alhambra Boulevard to the east. In addition, commercial and industrial uses are located to the north of the site, across C Street, and residential uses are located to the east and south of the site, across Alhambra Boulevard and D Street. The project site is surrounded by developed parcels on three of the four sides, with Interstate 80 (I-80) Business Loop immediately to the west.

To comply with PRC Section 21080.66(a)(4), the proposed project must meet all of the following criteria:	Yes	No
(A) The proposed project is consistent with the City’s General Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) The proposed project is consistent with the City’s Zoning Ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Notes:

- ¹ If the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one.
- ² The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not

be grounds for determining that the project is inconsistent with the applicable general plan or zoning ordinance.

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The City of Sacramento General Plan designates the project site RMU, and the site is zoned C-2-SPD. The proposed project is an allowed use within the RMU land use designation. In addition, the proposed project would require approval of a Conditional Use Permit (CUP) to allow for the exceedance of height restrictions in the Alhambra Corridor SPD. With a CUP, the proposed project is an allowed use within the C-2-SPD zoning designation.

To comply with PRC Section 21080.66(a)(5), the proposed project must meet the following criteria:

(A) The proposed project would result in a minimum density of 15 units per acre.

Yes



No



For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The proposed project would include the construction of 332 residential units on 2.26 acres, resulting in a density of 146.9 dwelling units per acre (du/ac).

To comply with PRC Section 21080.66(a)(6), the Project Site must meet all of the following criteria:

(A) The Project Site is not located within a Coastal Zone as defined by PRC Section 30103.

Yes



No



For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

According to the California Department of Fish and Wildlife (CDFW), the project site is not located in a Coastal Zone. The nearest Coastal Zone boundary is located approximately 77.7 miles from the project site.

Source:

California Department of Fish and Wildlife. *California Department of Fish and Wildlife BIOS*. Available at: <https://apps.wildlife.ca.gov/bios6/>. Accessed September 2025.

(B) The Project Site is not located on prime farmland, farmland of statewide importance, or land zoned or designated for agricultural protection or preservation.

Yes



No



For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated as “Urban and Built-Up land,” and does not include any

prime farmland, farmland of statewide importance, or land zoned or designated for agricultural protection or preservation.

Source:

California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed September 2025.

(C) The Project Site does not contain wetlands.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The project site is developed with urban uses, including existing structures and impervious surfaces, and does not contain any wetlands or wetland features. In addition, according to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory, the project site does not contain wetlands.

Source:

US Fish and Wildlife Service. *National Wetlands Inventory*. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed September 2025.

(D) The Project Site is not located within a High or Very High Fire Hazard Severity Zone, as determined by the California Department of Forestry and Fire Protection (CAL FIRE).	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

CAL FIRE’s Fire and Resource Assessment program indicates that the project site is not located in a High or Very High Fire Hazard Severity Zone (FHSZ).

Source:

California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer for Real Estate Inspections*. Available at: <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>. Accessed September 2025.

(E) The Project Site is not listed as a hazardous waste site, unless the Department of Toxic Substances Control (DTSC) has cleared the site for residential use or residential mixed uses.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The project site is not located on the DTSC Hazardous Waste and Substances Site List, the list of solid waste disposal sites identified by the State Water Resources Control Board (SWRCB), or the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.

One address within the site, 324 Alhambra Boulevard, is listed on the SWRCB's GeoTracker database. However, the SWRCB issued a notice on May 7, 2018, stating that an investigation and corrective action carried out at 324 Alhambra Boulevard is in compliance with the requirements of subdivisions (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code, and that no further action related to the petroleum release(s) at 324 Alhambra Boulevard is required. In addition, according to the Phase I Environmental Site Assessment (ESA) prepared by Geocon Consultants, Inc. for the project, Sacramento County Environmental Management District (SCEMD) and the SWRCB closed the leaking underground storage tank (LUST) site on May 8, 2018. The closure of the LUST case without activity and use limitations was identified as a Historical REC (HREC) for the project site. Therefore, although the project site is listed on the SWRCB's GeoTracker database, the site has been closed by the SWRCB and SCEMD. Closure of the site by the SWRCB and SCEMD clears the site for residential or residential mixed uses.

Sources:

CalEPA. *Cortese List Data Resources*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed September 2025.

Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed September 2025.

Geocon Consultants, Inc. *Phase I Environmental Site Assessment*. July 20, 2022.

State Water Resources Control Board. *GeoTracker*. Available at: <https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=8858350455>. Accessed September 2025.

(F) The Project Site is not within a delineated earthquake fault zone as determined by official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as "Yes" above, please provide substantial evidence supporting the selected answer:

Based on the Department of Conservation's California Geological Survey data, the project site is located within a landslide and liquefaction zone. However, the project site is not within a delineated earthquake fault zone as determined by the State Geologist, and the nearest earthquake fault zone is located approximately 80 miles to southwest from the project site. Nonetheless, the project will be required to obtain building permit(s) reviewed in compliance with CA Building Standards Codes (Part 2.5 of the of Division 13). Through issuance of building permits, the project is ensured to be in compliance with the '*applicable seismic protection building code standards*'.

Source:

Department of Conservation California Geological Survey. *Earthquake Zones of Required Investigation Maps and Reports*. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>. Accessed February 2026.

(G) The Project Site is not within a flood plain as determined by Federal Emergency Management Agency (FEMA) maps, unless the development has been issued a flood plain development permit.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

According to FEMA Flood Insurance Rate Map (FIRM) Number 06067C0180J, the project site is located entirely within Zone X, which is an area located outside of the 100-year floodplain.

Source:

Federal Emergency Management Agency. *FEMA Flood Map Service Center*. Available at: <https://msc.fema.gov/portal/home>. Accessed September 2025.

(H) The Project Site is not within a floodway as determined by FEMA maps, unless the development has received a no-rise certification.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

According to FEMA FIRM Number 06067C0180J, the project site is not located within a floodway.

Source:

Federal Emergency Management Agency. *FEMA Flood Map Service Center*. Available at: <https://msc.fema.gov/portal/home>. Accessed September 2025.

(I) The Project Site is not located on lands identified for conservation in an adopted natural community conservation plan or habitat conservation plan.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The project site is not located within the boundaries of an adopted natural community conservation plan or habitat conservation plan. The nearest habitat conservation plan is the Natomas Basin Habitat Conservation Plan, the nearest boundary of which is located approximately 3,200 feet north of the project site.

(J) The Project Site does not contain habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the federal Endangered Species Act, California Endangered Species Act, or the Native Plant Protection Act.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

Nesting birds and raptors are protected under the Migratory Bird Treaty Act (MBTA), and the proposed project would be required to comply with all General Plan policies and actions, as well as all federal requirements under the MBTA and Endangered Species Act to ensure impacts to nesting birds and raptors would not occur. On-site trees, shrubs, and utility structures could provide potential habitat for nesting birds and raptors, including Purple Martin. Project construction activities, including initial site grading, soil excavation, associated improvements, and/or tree and vegetation removal occurring during the nesting period for migratory birds (typically between February 1 to August 31) could have the potential to result in nest abandonment or death of any live eggs or young, if migratory birds or their nests are present within or near the project site. However, such habitat is not uncommon within the project area, and often includes urban features; therefore, the project site would not be considered a particularly sensitive environment related to nesting bird and raptor habitat.

(K) The Project Site is not located on lands under a conservation easement.	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

Based on the California Natural Resources Agency (CNRA) California Conservation Easement Database (CCED) Viewer, the project site is not located on lands under a conservation easement.

Source:

California Natural Resources Agency. *California Conservation Easement Database (CCED) Viewer*. Available at: <https://gis.cnra.ca.gov/apps/cced/>. Accessed September 2025.

To comply with PRC Section 21080.66(a)(7), the Project Site must meet the following criteria:	Yes	No
(A) The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

None of the existing structures located on the project site are officially listed on a national, state, or local historic register. While Groundwork Preservation, LLC confirmed that portions of the existing buildings at 320 and 324 through 350 Alhambra Boulevard were deemed eligible for listing in the California Register of Historic Resources (CRHR) as part of the Historic Resources Evaluation (HRE) performed for the proposed project, the buildings have not been officially listed on a national, state, or local historic register. Although the proposed project would remove portions of 320 and 324 through 350 Alhambra Boulevard, the overall building form and all four facades of 320 Alhambra Boulevard, as well as contributing north, east, and south facades of

324 through 350 Alhambra Boulevard would be retained as part of the proposed project, pursuant to the findings and recommendations of the HRE. The proposed project Site Plans specifically retain and incorporate the character-defining features identified in the HRE into the proposed project design, consistent with the U.S. Secretary of the Interior Standards for the Treatment of Historic Properties. Overall, the proposed project would not require the demolition of a historic structure that was placed on a national, state, or local historic register.

Sources:

City of Sacramento. *Sacramento Register of Historic and Cultural Resources*. Available at: https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Historic-Register/Complete_Register.pdf. Accessed February 2025.

Groundwork Preservation, LLC. *Historic Resource Evaluation – Final, 324 Alhambra Boulevard, Sacramento, California*. September 27, 2024.

National Park Service. *National Register Database and Research*. Available at: <https://www.nps.gov/subjects/nationalregister/database-research.htm#table>. Accessed February 2025.

Office of Historic Preservation. *California Register of Historic Resources Listed Resources*. Available at: <https://ohp.parks.ca.gov/ListedResources/>. Accessed February 2025.

To comply with PRC Section 21080.66(a)(8), the Project Site must meet the following criteria if the project was deemed complete on or after January 1, 2025:

(A) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.

Yes

No

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For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:

The proposed project would include the construction of 332 residential units. Hotel, motel, bed and breakfast inn, or other transient lodging is not included as part of the proposed project.

To comply with PRC Section 21080.66(c)(1)(a), a Phase I Environmental Site Assessment (ESA) must be conducted for the proposed project as a condition of approval, and the following condition must be implemented:

(A) Did the Phase I ESA identify any recognized environmental conditions (RECs)? If yes, a Preliminary Endangerment Assessment must be conducted; see criterion B, below. If no, criteria B is not required to be implemented.

Yes

No

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(B) Will a Preliminary Endangerment Assessment be prepared for the proposed project to identify the existence of any release of a hazardous substance on the site and/or any potential for exposure of future occupants to significant health hazards from any nearby

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property or activity? If yes, implement the procedure described in the discussion below to mitigate to allowable levels. If no, nothing further is required to be implemented.		
For any criteria marked as “Yes” above, please provide substantial evidence supporting the selected answer:		
<p>A Phase I ESA was prepared for the proposed project by Geocon Consultants, Inc. The Phase I ESA identified one LUST located on the project site as an HREC. In addition, three USTs were formerly located on the site. The Phase I ESA also identified an additional unregistered UST located on the project site as an REC, and recommended that the UST be removed under permit from the SCEMD. Thus, the City will require the preparation of a Preliminary Endangerment Assessment as a condition of approval for the development, in accordance with PRC Section 21080.66(c)(1)(a). Preparation of a Preliminary Endangerment Assessment will ensure that, if needed, measures are identified to adequately mitigate the existence of any release of a hazardous substance on the site and/or any potential for exposure of future occupants to significant health hazards from any nearby property or activity to levels required by current federal and State statutory and regulatory standards included in the EPA risk-based screening levels, the California Code of Regulations and the Health and Safety Code (Title 17 (CCR), Title 23 (CCR), California Human Health Screening Levels, and HSC 25123.3). Documentation of cleanup of any identified environmental conditions to appropriate residential-standards shall be submitted to the City prior to issuance of a certificate of occupancy to ensure the appropriate remediation efforts are completed.</p> <p><u>Sources:</u> Environmental Protection Agency. <i>Regional Screening Levels (RSLs) – Generic Tables</i>. Available at: https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables. Accessed February 2026.</p> <p>Geocon Consultants, Inc. <i>Phase I Environmental Site Assessment</i>. July 20, 2022.</p> <p>State of California Department of Toxic Substances Control. <i>Preliminary Endangerment Assessment Guidance Manual</i>. January 1994 (Revised October 2015). Available at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2023/06/PEA_Guidance_Manual.pdf. Accessed February 2026.</p> <p>State of California Office of Environmental Health Hazard Assessment. <i>California Human Health and Screening Levels (CHHSLs)</i>. Available at: https://oehha.ca.gov/risk-assessment/california-human-health-screening-levels-chhsls. Accessed February 2026.</p>		

To comply with PRC Section 21080.66(c)(2), the Project Site must meet the following criteria:	Yes	No
(A) Is the Project Site located within 500 feet of a freeway? If yes, see criteria B through F, below. If no, criteria B through F are not required to be implemented.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) The building includes a centralized heating, ventilation, and air-conditioning (HVAC) system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(C) The outdoor air intakes for the HVAC system faces away from the freeway.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(D) The building provides air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(E) The air filtration media shall be replaced at the manufacturer's designated interval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(F) The building is not designed to include any balconies facing the freeway.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
For any criteria marked as "Yes" above, please provide substantial evidence supporting the selected answer:		
<p>The project site is located approximately 150 feet from I-80 Business Loop. The above criteria are conditions of approval for the proposed project to ensure compliance with the standards related to HVAC systems, air filtration, and balconies, if approved.</p>		

For Lead Agency Use Only:

Outcome of required Tribal consultation¹ pursuant to PRC Section 21080.66(b):

In compliance with AB 52 (PRC Section 21080.3.1), the City distributed requests for consultation to the applicable Native American tribes identified by the NAHC. Project notification letters were distributed to UAIC, Wilton Rancheria, Shingle Springs Band of Mi-Wok Indians, and Buena Vista Rancheria of Me-Wuk Indians on April 3, 2024. A response was received from the UAIC on April 8, 2024 requesting consultation on the project. On May 21, 2024, UAIC closed consultation with the stipulation that a certified tribal monitor conduct periodic spot checks during ground disturbance at the site and the inclusion of an unanticipated discoveries mitigation measure. A response was received from Wilton Rancheria on April 8, 2024 requesting consultation for the project. On April 8, 2024, Wilton Rancheria closed consultation with the stipulation that a certified tribal monitor be on site during ground disturbance activities and that their inadvertent discovery treatment plan is included in the construction protocols for the project. Requests for consultation were not received from Shingle Springs or the Buena Vista Rancheria of Me-Wuk Indian tribes within the required 30-day response period. A response was received from the Shingle Springs Band of Miwok Indians on July 30, 2024, requesting continued updates on the project, as well as the record searches and surveys conducted. Such materials were provided. Additional responses were not received within the consultation period.

Notes:

- ¹ Tribal consultation efforts shall include, but not be limited to, notification of the project to traditionally and culturally affiliated tribes, completion of a CHRIS records search request, and completion of a SLF search by the NAHC.