

**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 #
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**Project Title:** Ramona Opportunity IndustrialLead Agency: City of SacramentoContact Person: Charles TschudinMailing Address: 300 Richards Boulevard, Third FloorPhone: (916) 808-8145City: SacramentoZip: 95811County: Sacramento**Project Location:** County: Sacramento City/Nearest Community: SacramentoCross Streets: Ramona Drive and Cucamonga Avenue Zip Code: 95826Longitude/Latitude (degrees, minutes and seconds): 38 ° 32 ' 37.96 " N / 121 ° 24 ' 53.66 " W Total Acres: 5.75Assessor's Parcel No.: 079-0281-031Section: 15Twp.: 8 NRange: 5 EBase: MDWithin 2 Miles: State Hwy #: 50, 16Waterways: American RiverAirports: noneRailways: Union Pacific RailroadSchools: Hiram W. Johnson High 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 (Subdivision, etc.)  Other: Tree Removal

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. 35,707 Acres 0.82 Employees 67  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 31,905 Acres 0.73 Employees 67  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**Vacant; Zoning: MWD-SWR; General Plan Designation: OMU**Project Description:** (please use a separate page if necessary)

The Proposed Project consists of a request for Site Plan and Design Review for the development of one 67,612 square foot (SF) facility that includes both warehouse and office space. The warehouse would be a single-story structure totaling 31,905 SF, including a 6,476 SF mezzanine, while the two-story office component totals 35,707 SF, with 16,677 SF on the first floor and 19,030 SF on the second floor. A 2,730 SF outdoor patio is proposed in the southwest corner of the Project Site, accessible from both the warehouse and office building. The Proposed Project also includes 134 parking spaces, internal circulation drives, and proposed planting of shade trees throughout the parking lot and the frontage of Ramona Avenue.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## 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 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date September 4, 2025 Ending Date October 6, 2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Acorn Environmental</u>	Applicant: <u>Vegas Builds, Inc.</u>
Address: <u>5170 Golden Foothill Parkway</u>	Address: <u>12893 Alcosta Blvd. Suite N</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>San Ramon, CA 94583</u>
Contact: <u>Annalee Sanborn</u>	Phone: <u>916-704-2768</u>
Phone: <u>916-235-8224</u>	

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Signature of Lead Agency Representative: Scott Johnson

Digitally signed by Scott Johnson  
Date: 2025.08.27 10:03:54 -0700

Date: August 27, 2025

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