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 #

Project Title: Preferred Pump & Equipment DR24-216

Lead Agency: City of Sacramento | Contact Person: Charles Tschudin

Mailing Address: 300 Richards Blvd, 3rd Floor | Phone: (916) 808-8145

City: Sacramento | Zip: 95811 | County: Sacramento

Project Location: County: Sacramento | City/Nearest Community: Sacramento

Cross Streets: Dry Creek Road and Claire Avenue | Zip Code: 95838

Longitude/Latitude (degrees, minutes and seconds): 38 ° 39 ′ 45.586 ″ N / 121 ° 26 ′ 14.345 ″ W Total Acres: 7.2

Assessor's Parcel No.: 215-0250-015-0000 | Section: 00 | Twp.: 9N | Range: 5E | Base: MDB

Within 2 Miles: State Hwy #: Interstate 80 | Waterways: Dry Creek

Airports: Sacramento McClellan Airport | Railways: N/A | Schools: Robla Elementary

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. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☒ Industrial: Sq.ft. 40,500 Acres 0.93 Employees 31
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW
☐ Waste Treatment: Type ____ MGD
☐ Hazardous Waste: Type
☐ 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: M-1(S); General Plan Designation: Employment Mixed-Use

Project Description: *(please use a separate page if necessary)*

Preferred Pump & Equipment, LP (Applicant) proposes Site Plan & Design Review Application No. DR24-216 pertaining to one (1) parcel (APN 215-0250-015-0000) that totals approximately 7.2 acres located on northeast corner of Dry Creek Road and Claire Avenue in Sacramento, CA. Site Plan & Design Review Application No. DR24-216 proposes the development of the subject property with an approximately 40,500 square foot (sf.) building consisting of a 9,500-sf. two-story office and 36,748 sf. warehouse along with 35 parking spaces and on and off-site improvements including drive aisles, curb, gutter, sidewalk, lighting, a trash enclosure, and landscaping. The facility will serve as the new location of Preferred Pump & Equipment's operation. The SPDR would also allow for the development of a storm drainage basin located on the northwest corner of the subject property. The storm drainage basin will be owned and maintained by the developer.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 3		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	Caltrans Planning		Resources Agency
x	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
x	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 2		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	x	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	x	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
x	Native American Heritage Commission		

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

Starting Date November 24, 2025 Ending Date December 26, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Precision Civil Engineering, Inc.
Address: 1234 O Street
City/State/Zip: Fresno, CA 93721
Contact: Luke Risner
Phone: (559) 449-4500

Applicant: Preferred Pump & Equipment
Address: 2201 Scott Avenue
City/State/Zip: Ft. Worth, TX 76103
Phone: (817) 413-2673

Signature of Lead Agency Representative: Charles Tschudin Digitally signed by Charles Tschudin Date: 2025.11.20 14:32:52 -08'00' **Date:** 11/20/25

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