

DATE: July 31, 2017

TO: Interested Persons

FROM: Scott Johnson, Associate Planner
Community Development Department

RE: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT
REPORT FOR THE SACRAMENTO CONVENTION CENTER
RENOVATION AND EXPANSION AND THE 15TH/K STREET HOTEL
PROJECTS**

COMMENT PERIOD

August 2, 2017 to September 1, 2017

INTRODUCTION

The City of Sacramento (City) is the Lead Agency for preparation of an environmental impact report (EIR) for two distinct projects: the proposed Sacramento Convention Center Renovation and Expansion project and the 15th/K Street Hotel project (proposed projects). The EIR to be prepared by the City will evaluate potential significant environmental effects and other actions and transactions associated with the proposed projects. Written comments regarding the issues that should be covered in the EIR, including potential alternatives to the proposed projects and the scope of the analysis, are invited.

The EIR for the proposed projects is being prepared in compliance with CEQA. The City, as Lead Agency, is issuing this Notice of Preparation (NOP) to inform trustee and responsible agencies, as well as the public, of its decision to prepare an EIR. The purpose of the NOP is to provide information describing the proposed projects and their potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the projects.

The EIR will provide an evaluation of potential environmental impacts associated with implementation of the proposed projects. The location of, and the environmental issue areas that may be affected by, development of the proposed projects are set forth below. The EIR will evaluate the potentially significant environmental impacts of the proposed projects, on both a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid such impacts, and identify alternatives to the proposed projects.

SUBMITTING COMMENTS

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed projects should be directed to the environmental project manager at the following address by 5:00 pm on September 1, 2017 (note: the public counter hours are from 9:00 am to 4:00 pm). Please include the contact person's full name and address in order for staff to respond appropriately:

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City of Sacramento Community Development Department
300 Richards Blvd., Third Floor
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E-mail: srjohnson@cityofsacramento.org

PROJECTS' LOCATIONS/SETTING

The project sites are located in Sacramento, California, approximately 80 miles east of San Francisco and 85 miles west of Lake Tahoe. Sacramento is a major transportation hub, the point of intersection of transportation routes that connect Sacramento to the San Francisco Bay area to the west, the Sierra Nevada mountains and Nevada to the east, Los Angeles to the south, and Oregon and the Pacific Northwest to the north. The City is bisected by a number of major freeways including Interstate 5 (I-5) that traverses the state from north to south; Interstate 80 (I-80), which provides an east-west connection between San Francisco and Reno; and U.S. Highway 50 which provides an east-west connection between Sacramento and South Lake Tahoe. The Union Pacific (UP) Railroad and BNSF Railway also transect Sacramento. Daily Amtrak service is provided from the Sacramento Valley Station approximately 0.6-mile east of the project sites, and links Sacramento to the Bay Area, the Central Valley south to Bakersfield, Amtrak regional bus connections throughout northern California, and points east. **Figure 1** shows the location of the project sites in the Sacramento region.

The Sacramento Convention Center (SCC) project site is within the Sacramento Convention Center Complex, which is comprised of the Sacramento Convention Center, Community Center Theater, and Memorial Auditorium. The Sacramento Convention Center is generally bounded by J Street to the north, 15th Street to the east, 13th Street to the west, and K Street and the Community Center Theater to the south (see **Figures 2 and 3**).

The 15th/K Street Hotel (Hotel) project site is bound by K Street to the north, 15th Street to the east, Kayak Alley to the south, and an existing office building to the west. The Hotel project site is currently a surface parking lot accessible from K Street and Kayak Alley.

PROJECT DESCRIPTIONS

The SCC project would include demolition of approximately 105,200 square feet (sf) of existing convention center space in the western side of the Convention Center and approximately 11,500 sf of existing commercial office space in the Panattoni Building along 15th Street. The project would construct 73,500 sf of new exhibit space, 14,500 sf of new meeting rooms, a new 40,000 sf ballroom, a new East Lobby, an outdoor amphitheater, two new loading docks, and upgraded lobbies, kitchen facilities, loading areas, outdoor terrace, administrative offices, central utility plant, and related support areas. The SCC project would add 64,490 net sf while improving the operational efficiency of the facility.

The 15th/K Street Hotel project would involve the construction of a 24-story, approximately 300-foot-tall hotel on a quarter-block parcel between K Street and Kayak Alley, and 15th Street and an existing office building at 1414 K Street. The proposed hotel would consist of 350 hotel rooms; approximately 130,000 sf of hotel supportive amenities such as lobbies, registration areas, and restrooms; 6,000 sf of restaurant use; 70,000 sf of meeting space; an outdoor pool area on an upper level; and a pedestrian bridge that would span K Street, connecting above-ground level floors of both the hotel and the proposed SCC lobby.

ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

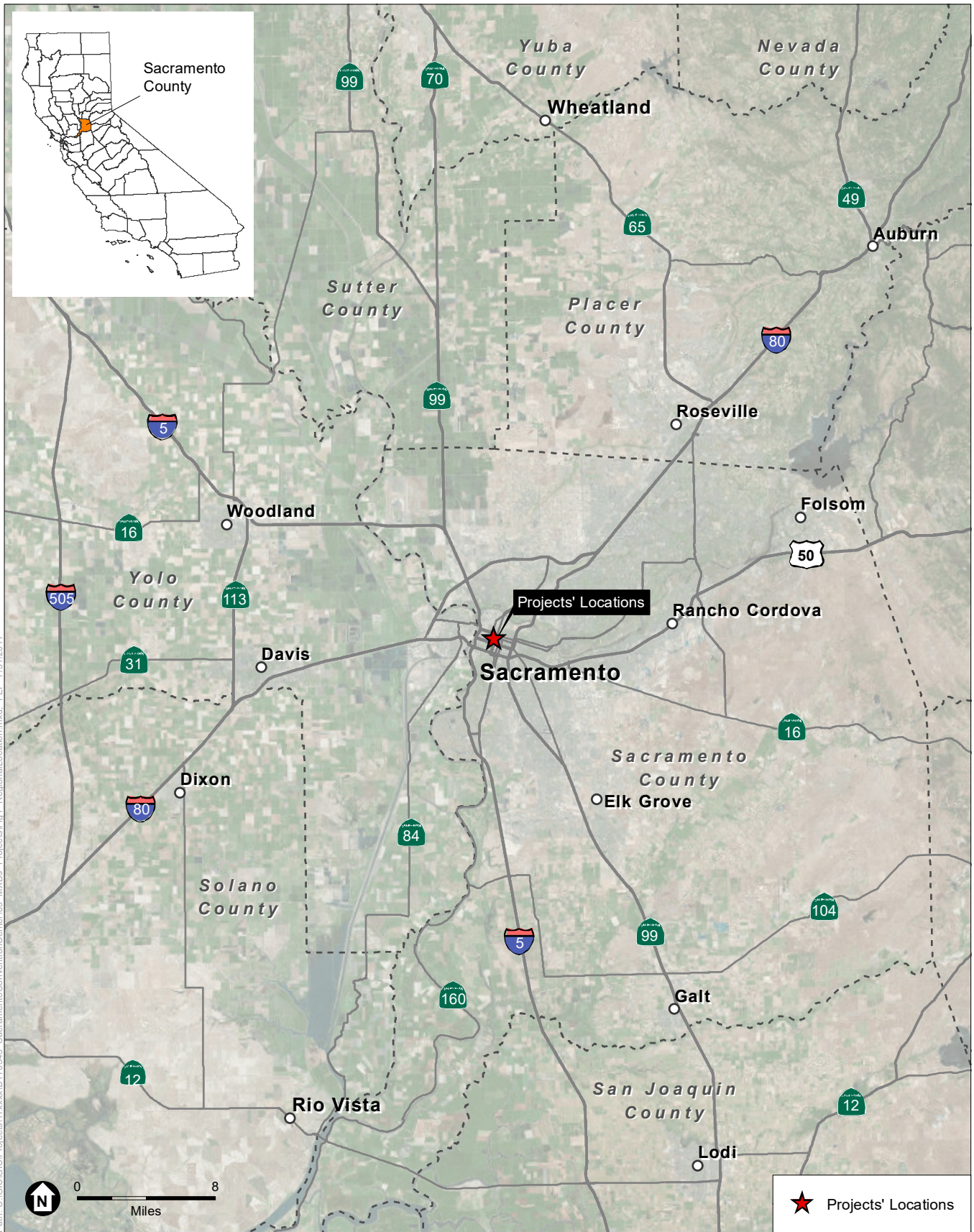
The EIR will analyze potentially significant impacts that result from demolition, construction, and operations of the proposed Sacramento Convention Center Renovation and Expansion and 15th/K Street Hotel projects including, but not limited to:

- Aesthetics, Light and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Demand and Conservation
- Global Climate Change and Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Transportation and Circulation
- Utilities and Service Systems

The proposed projects are not anticipated to have a potentially significant impact on the environment for the following topical areas:

- Geology and Soils
- Hazards and Hazardous Materials
- Population and Housing
- Public Services
- Recreation

The EIR will identify and evaluate a reasonable range of potentially feasible alternatives to the proposed projects.



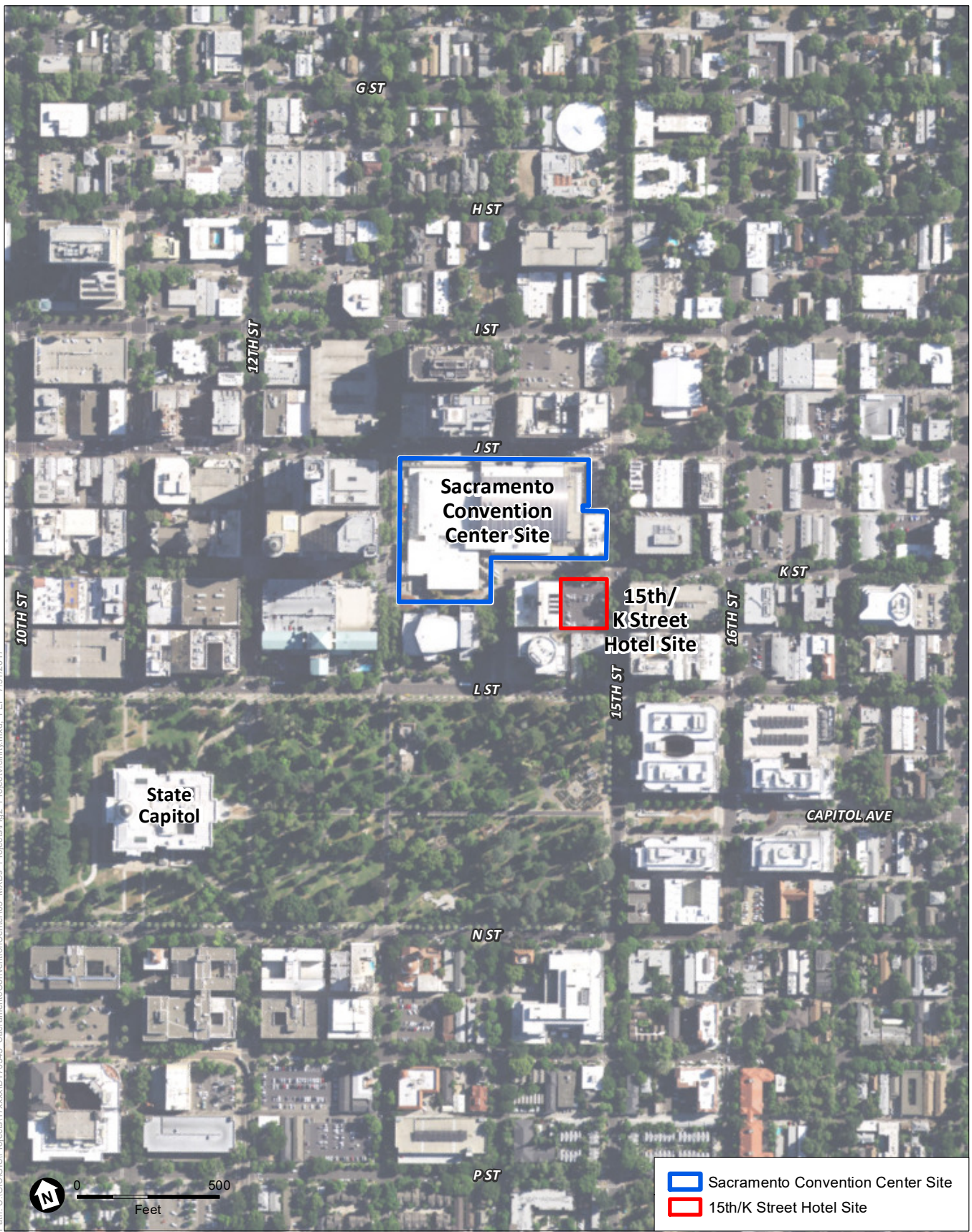
Path: U:\GIS\GIS\Projects\17xxxx\170345 SacramentoConventionCenter\03 MXDs - Projects\Fig1_RegionalLocation.mxd, FEP 7/31/2017

SOURCE: Esri, 2015; ESA, 2017

Sacramento Convention Center Renovation and Expansion and 15th/K Street Hotel EIR

Figure 1
Regional Location





SOURCE: Esri, 2015; ESA, 2017

Sacramento Convention Center Renovation and Expansion and 15th/K Street Hotel EIR

Figure 2
Vicinity of Proposed Projects





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SOURCE: Populous, 2017

Sacramento Convention Center Renovation and Expansion and 15th/K Street Hotel EIR

Figure 3
Project Sites