

Appendix A
Notice of Preparation

DATE: March 1, 2019

TO: Interested Persons

FROM: Scott Johnson, Senior Planner
Community Development Department

RE: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND SCOPING MEETING FOR THE NATOMAS ARENA REUSE PLANNED
UNIT DEVELOPMENT PROJECT**

COMMENT PERIOD

March 1 2019 – April 2, 2019

SCOPING MEETING

City Hall, 915 I Street, Room 1119

Thursday, March 21, 2019; 5:30-7:00 p.m.

Responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR. The scoping meeting will be conducted in an open house format. Written comments regarding relevant issues may be submitted at the meeting.

INTRODUCTION

The City of Sacramento (City) is the Lead Agency for preparation of an Environmental Impact Report (EIR) for the proposed Natomas Arena Reuse area Planned Unit Development Project (NAR PUD). The EIR to be prepared by the City will evaluate potential significant environmental effects of the proposed NAR PUD project and other actions and transactions associated with the proposed project. Written comments regarding the issues that should be covered in the EIR, including potential alternatives to the proposed NAR PUD project and the scope of the analysis, are invited.

The EIR for the proposed NAR PUD project is being prepared in compliance with the California Environmental Quality Act (CEQA). Under CEQA, upon deciding to prepare an EIR, the City as lead agency must issue a Notice of Preparation (NOP) to inform trustee agencies, responsible agencies, and the public of that decision. The purpose of the NOP is to provide information describing the project and its 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 project.

The EIR will provide an evaluation of potential environmental impacts associated with development of the proposed NAR PUD project. The proposed NAR PUD project description, location, and environmental issue areas that may be affected by development of the proposed project are described below. The EIR will evaluate the potentially significant environmental impacts of the proposed project, 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 project.

PROJECT LOCATION/SETTING

Exhibit 1 (Regional Location Map) shows the location of the project site in the Sacramento region. The NAR PUD site is a 183.8-acre site located within the City of Sacramento's North Natomas community in the northwestern portion of the city. Exhibit 2 (Project Location Map) illustrates the location of the proposed project site in relation to key City landmarks, including the Sacramento International Airport (SMF), Interstate 5 (I-5), Interstate 80 (I-80), and the Sacramento and American Rivers. The PUD area is situated within a larger area bounded by Del Paso Road to the north, Truxel Road to the east, Arena Boulevard to the south, and East Commerce Way to the west. Within this larger area, a ring of parcels surrounds the site of the proposed PUD. Current development within the proposed project site is shown in Exhibit 3 (Proposed Plan Area) and includes the Sleep Train Arena building, the former Sacramento Kings practice facility, parking areas, partially developed areas and fully undeveloped areas at the northernmost end of the PUD area.

PROJECT DESCRIPTION

The key project elements to be considered in the EIR are described below:

- The proposed NAR PUD would change the land use designation of the project site from Urban Center High to Urban Center Low and would change the zoning designation from Sports Complex/Planned Unit Development (SPX-PUD) to General Commercial/Special Planning District (C-2-SPD). Exhibits 4 (Project Area Land Use) and 5 (Project Area Zoning) show the current land use designations and zoning designations, respectively, for the PUD area and surrounding parcels. This designation change is intended to allow for flexibility of future development, as the C-2 zone allows for multiple uses, namely, single- and multi-family residential, commercial and institutional, and industrial and agricultural.
- The proposed NAR PUD area would include a circulation network intended to utilize or repurpose existing PUD area roadways to serve future development, improve connectivity with the existing road system, and support multi-modal transportation. Exhibit 6 (Circulation Network Diagram) depicts the proposed roadway network for the project area.

ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR will analyze potentially significant impacts that result from demolition of existing onsite structures and facilities, and construction and operation of development pursuant to the proposed NAR PUD, including but not limited to:

- Aesthetics, Light, and Glare
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Demand and Conservation
- Geology and Soils, Seismicity, and Paleontological Resources
- Global Climate Change and Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

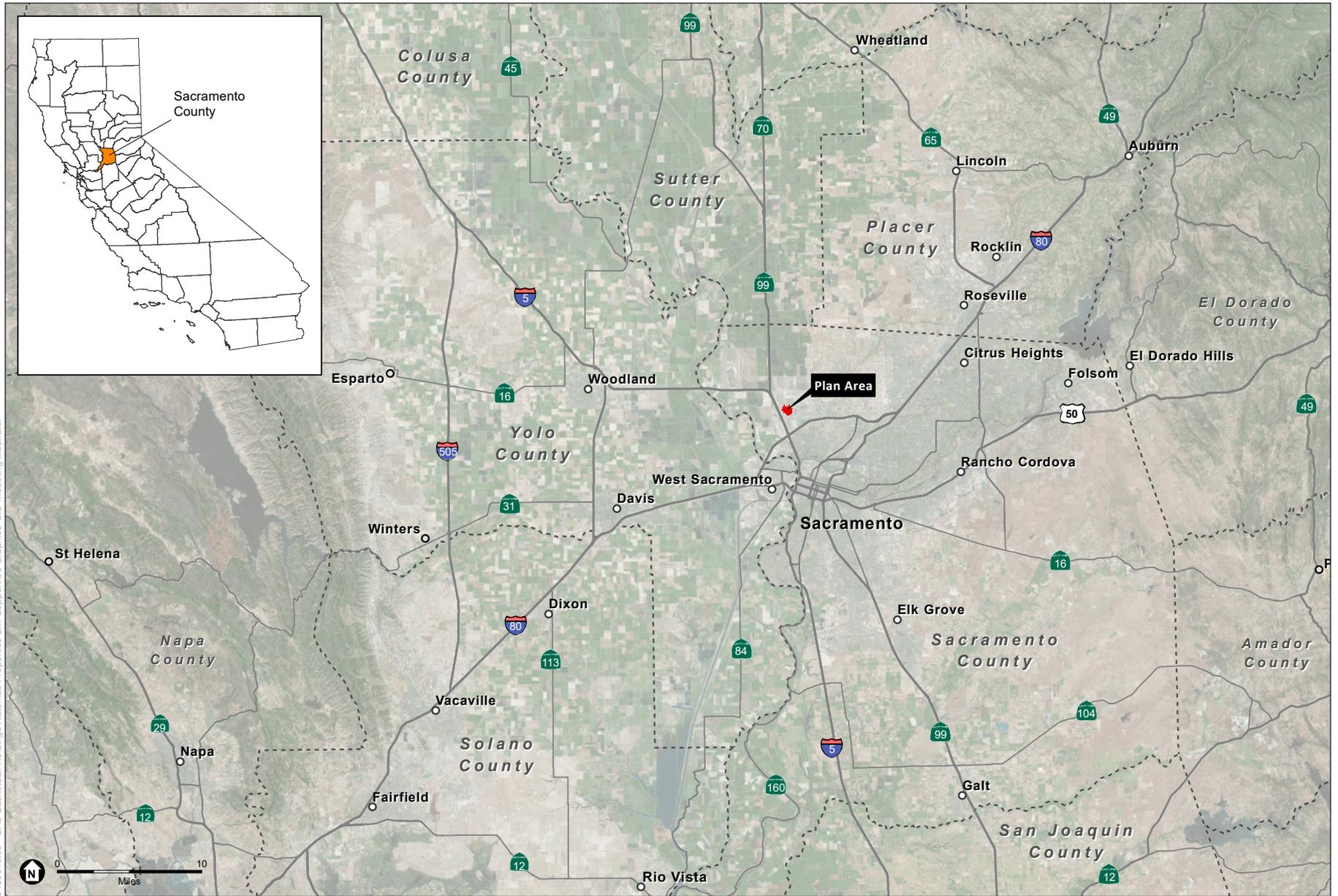
The EIR will identify and evaluate a reasonable range of potentially feasible alternatives to the proposed NAR PUD.

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 NAR PUD should be directed to the City's environmental project manager at the following address by 5:00 p.m. on April 2, 2019 (Please note, the public counter closes at 4:00 p.m.). Please include the commenter's full name and address.

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300 Richards Blvd., Third Floor, Sacramento, CA 95811
Tele: (916) 808-5842
E-mail: srjohnson@cityofsacramento.org

- Exhibit 1. Regional Location Map
- Exhibit 2. Project Location Map
- Exhibit 3. Proposed Plan Area
- Exhibit 4. Project Area Land Use
- Exhibit 5. Project Area Zoning
- Exhibit 6. Circulation Network Diagram

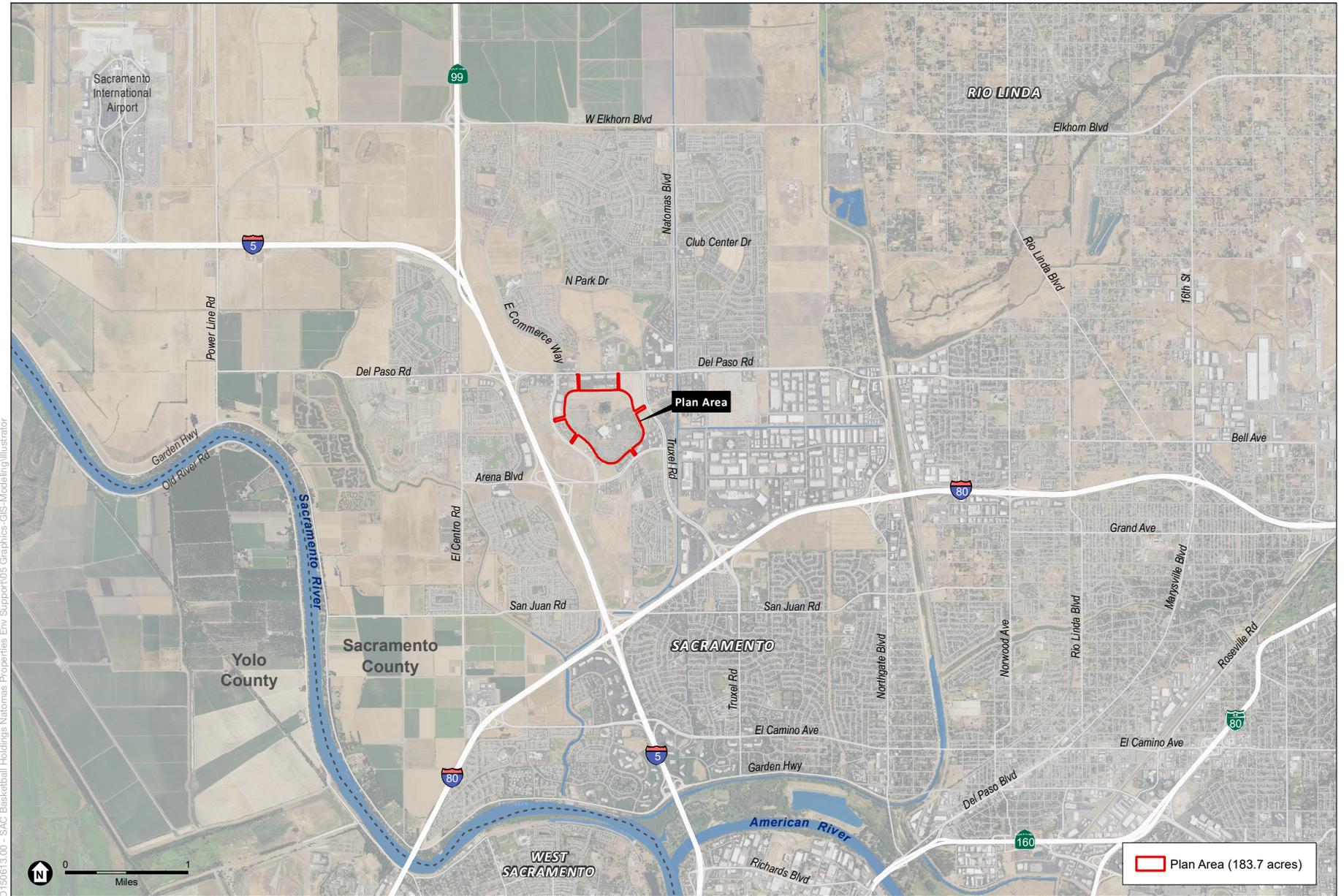


SOURCE: Esri, 2016; USDA, 2016; ESA, 2018

Natomas Arena Reuse PUD

Exhibit 1
Regional Location





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SOURCE: Esri, 2012; USDA, 2016; ESA, 2018

Natomas Arena Reuse PUD

Exhibit 2
Plan Area Vicinity





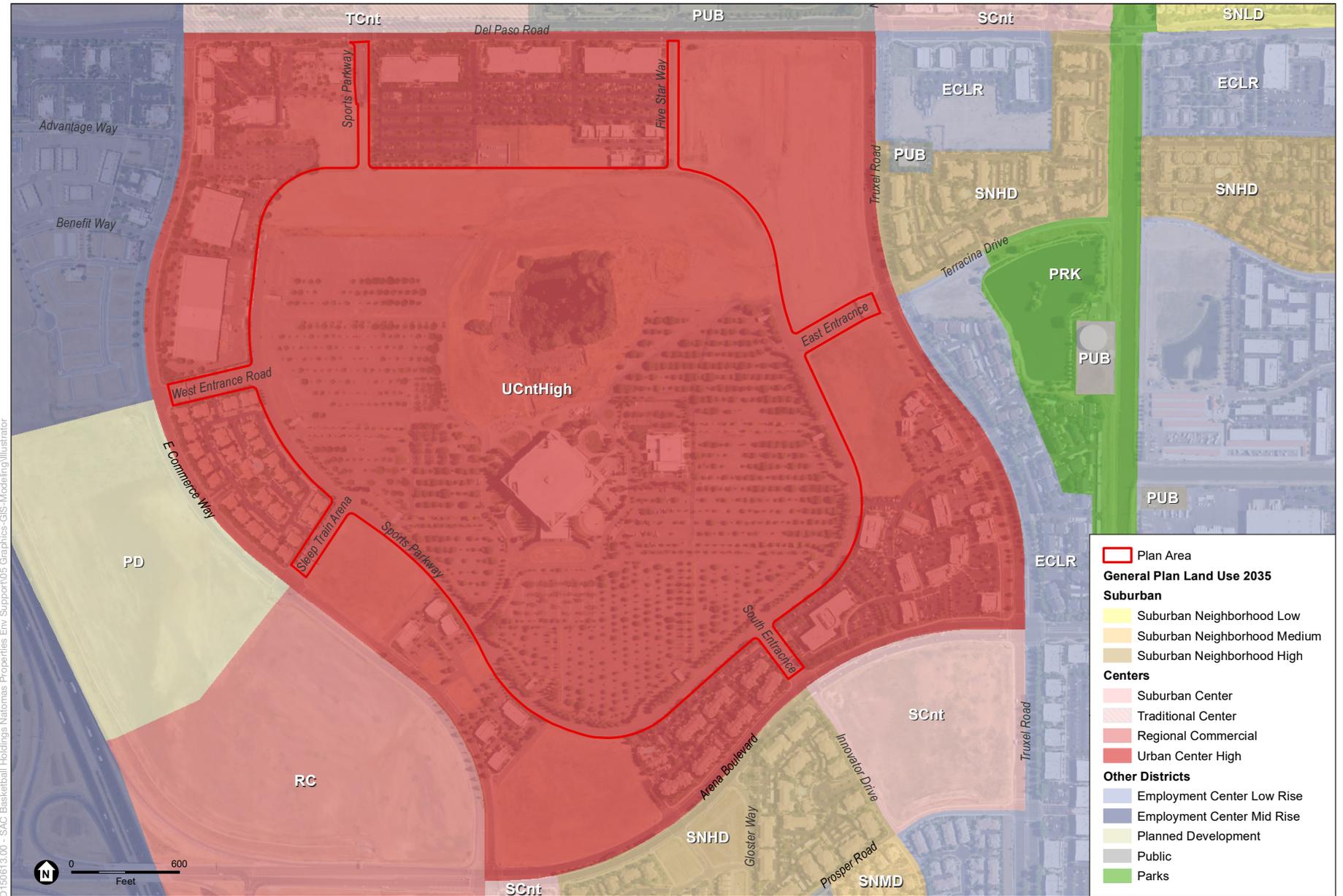
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SOURCE: Esri, 2012; USDA, 2016; ESA, 2018

Natomas Arena Reuse PUD

Exhibit 3
Plan Area



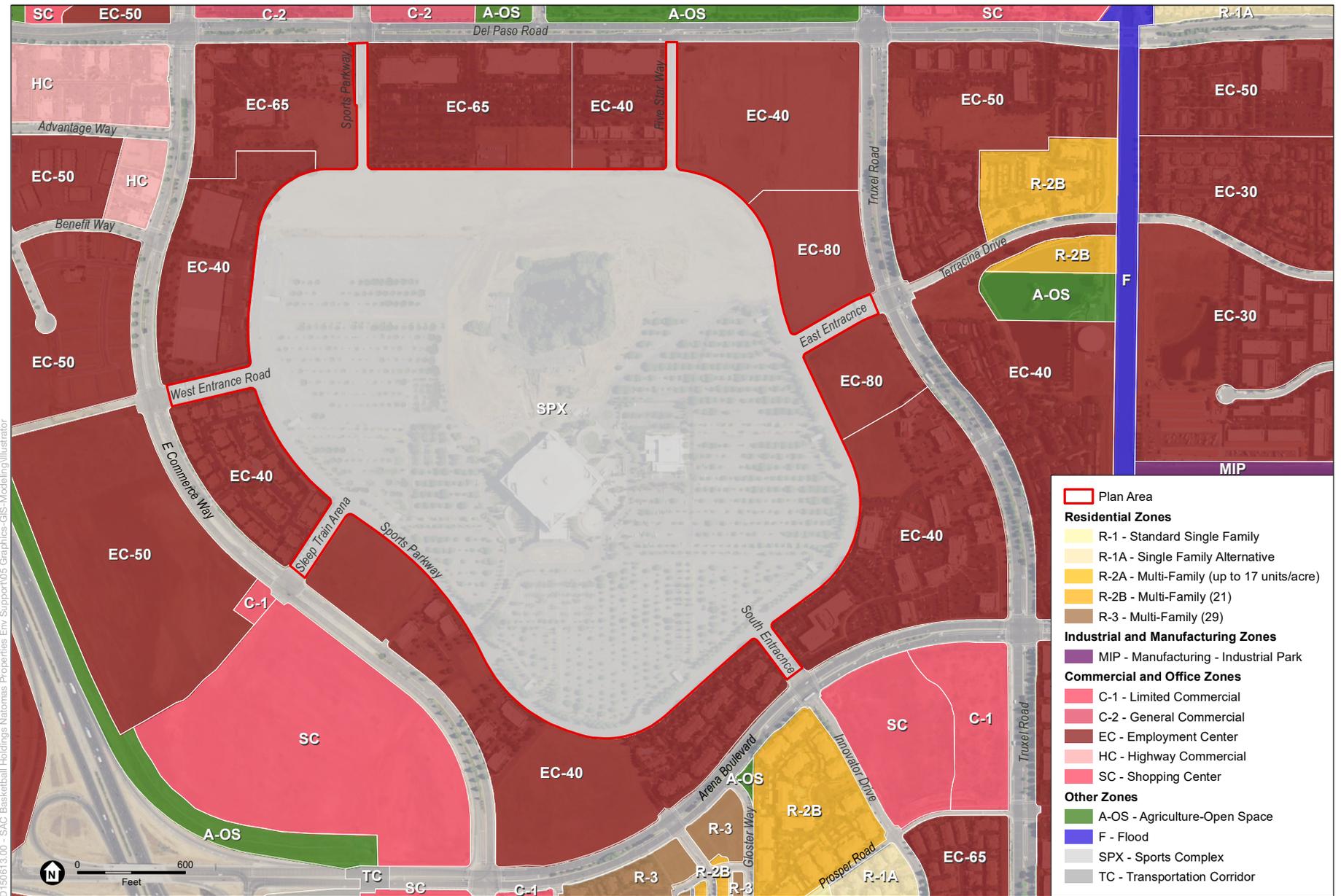


SOURCE: USDA, 2016; City of Sacramento, 2018; ESA, 2018

Natomas Arena Reuse PUD

Exhibit 4
Existing General Plan Land Use



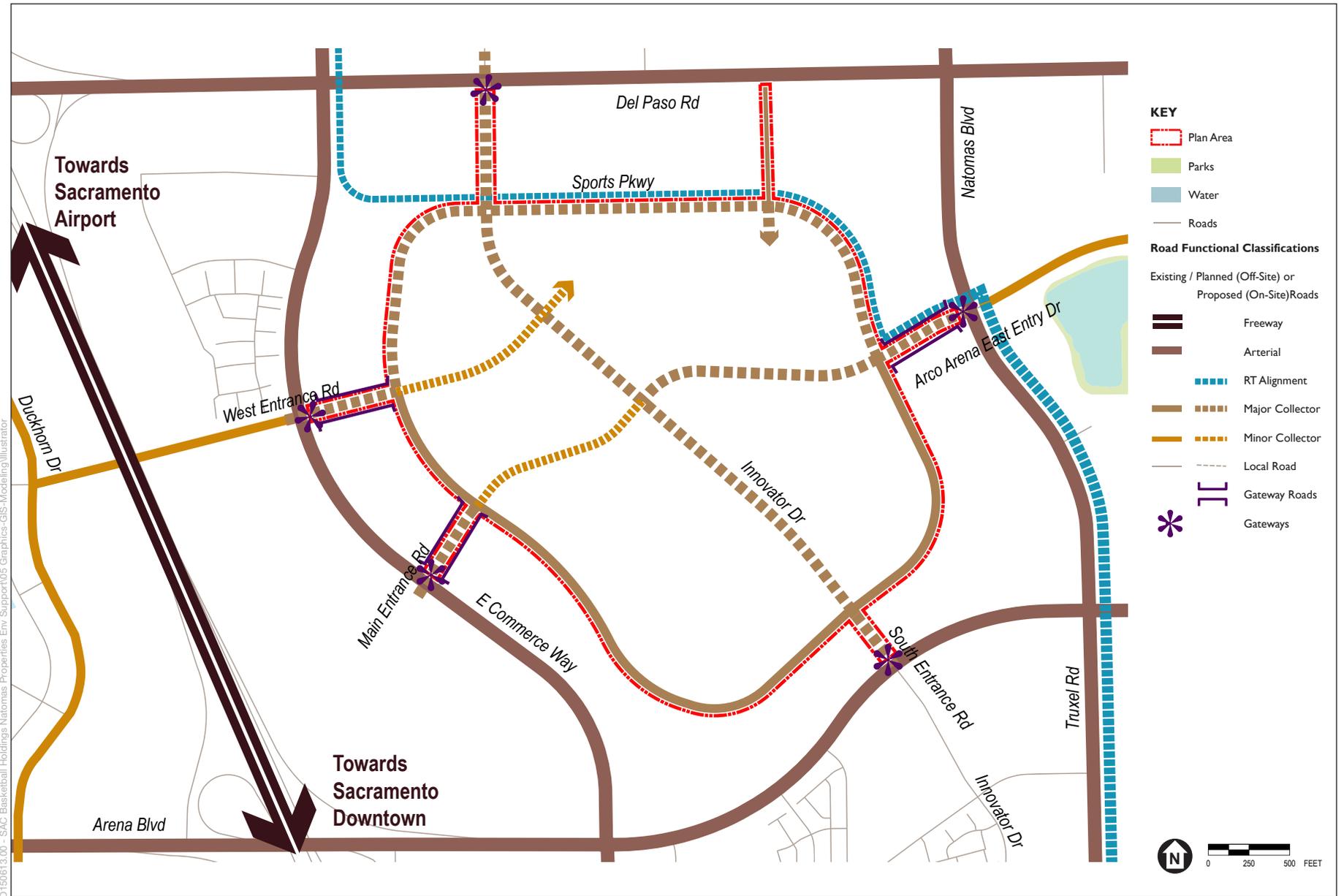


SOURCE: USDA, 2016; City of Sacramento, 2018; ESA, 2018

Natomas Arena Reuse PUD

Exhibit 5 Existing Zoning





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SOURCE: AECOM

Natomas Arena Reuse PUD

Exhibit 6
Circulation Network Diagram

