

# Appendix A

## Notice of Preparation





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## CITY OF SACRAMENTO

COMMUNITY DEVELOPMENT  
DEPARTMENT

CALIFORNIA

300 Richards Blvd.  
3<sup>rd</sup> Floor  
Sacramento, CA 95811

DATE: June 26, 2015

TO: Interested Persons

FROM: Tom Buford, Senior Planner  
Community Development Department

RE: **NOTICE OF PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT  
REPORT AND SCOPING MEETING FOR THE RAILYARDS SPECIFIC PLAN  
UPDATE, KAISER PERMANENTE MEDICAL CENTER, AND MLS STADIUM**

### **COMMENT PERIOD**

**June 26, 2015 to July 30, 2015**

### **SCOPING MEETING**

**Wednesday, July 22, 2015, Sacramento City Hall (see below)**

### **INTRODUCTION**

On December 11, 2007, the City of Sacramento (City) certified the Environmental Impact Report (EIR) and adopted a Mitigation Monitoring Program (MMP) for the Railyards Specific Plan (RSP).

Pursuant to section 21166 of the California Public Resources Code and section 15162 of the California Environmental Quality Act (CEQA) Guidelines, the City is the Lead Agency for preparation of a Subsequent Environmental Impact Report (SEIR) for the proposed Railyards Specific Plan Update (RSPU) project. The SEIR will also address the environmental effects of a proposed Kaiser Permanente Medical Center (Medical Center) and a proposed Major League

Soccer (MLS) Stadium (Stadium), both of which will be constructed within the Railyards.

The SEIR will evaluate potential significant environmental effects of the RSPU as a whole, as well as the individual Medical Center and Stadium projects, and other actions and transactions associated with the RSPU and the projects. Written comments regarding the issues that should be covered in the SEIR, including potential alternatives to the RSPU, Medical Center, and Stadium projects and the scope of the analysis, are invited.

The SEIR for the RSPU, Medical Center, and Stadium projects is being prepared in compliance with the 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 SEIR, which will augment and supplement the 2007 RSP EIR. The purpose of the NOP is to provide information describing the 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 SEIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The SEIR will provide an evaluation of potential environmental impacts associated with implementation of the proposed RSPU, as well as development of the Medical Center and Stadium projects. The location of, and the environmental issue areas that may be affected by, development of the proposed projects are set forth below. The SEIR will update relevant parts of the 2007 RSP EIR, and 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 SEIR are invited from all interested parties. Written comments or questions concerning the SEIR for the proposed project should be directed to the environmental project manager at the following address by 5:00 p.m. on July 30, 2015. Please include the contact person's full name and address in order for staff to respond appropriately:

Tom Buford, Senior Planner  
City of Sacramento Community Development Department  
300 Richards Blvd., Third Floor  
Sacramento, CA 95811  
Telephone: (916) 808-7931  
E-mail: [tbuford@cityofsacramento.org](mailto:tbuford@cityofsacramento.org)

## **SCOPING MEETING**

**A public scoping meeting will be held on Wednesday, July 22, 2015, from 6:00 p.m. to 8:00 p.m. at the following location:**

**City of Sacramento City Hall Foyer  
915 I Street  
Sacramento, CA 95814**

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

## **PROJECT LOCATION/SETTING**

The RSP area is located in Sacramento County within the existing downtown area of the City of Sacramento, near the confluence of the American and Sacramento rivers, as depicted in Figure 1, Regional Location Map. The approximately 244-acre RSP area is immediately north of the Sacramento Central Business District, east of the Sacramento River and Interstate 5 (I-5), south of North B Street and the River District area, and west of the Alkali Flat Neighborhood, as depicted in Figure 2, Local Vicinity Map. The RSP area is generally bounded by the Sacramento River Water Treatment Plant and industrial and commercial uses along Richards Boulevard to the north; the Alkali Flat neighborhood to the southeast; the Central Business District to the south; Old Sacramento to the southwest; and I-5 and the Sacramento River to the west.

As depicted on Figure 2, the proposed Medical Center would be located on approximately 18 acres north of Railyards Boulevard and west of 5<sup>th</sup> Street. The Stadium is proposed on an approximately 12 to 14.5-acre site north of Railyards Boulevard, between 8<sup>th</sup> and 10<sup>th</sup> Streets.

## **PROJECT DESCRIPTION**

The key project elements to be considered in the SEIR are described further below.

- The proposed RSPU would make refinements to: the density and intensity of land uses within the Office/Residential Mixed Use (ORMU), Residential/Commercial Mixed Use (RCMU) and Residential Mixed Use (RMU) zones; the configuration of the Central Shops Historic District; the configuration of roads within the RSP area; the arrangement of parks and open space within the RSP area; and the drainage system and potential outfall that would be built to serve the RSP area.
- The Medical Center would be a new, state-of-the-art, approximately 1.2 million square foot flagship medical center campus located on the western end of the RSP area, generally north of Railyards Boulevard and west of 5th Street. The Medical Center would provide health care services to residents of the City of Sacramento and surrounding communities. It would include a comprehensive range of inpatient and outpatient primary and specialty care services, including diagnostic and treatment services, surgical services and emergency care, urgent care, radiation/oncology services, diagnostic services including radiology and telemedicine, women's services, and supporting ancillary health care services such as optical, pharmacy, laboratory, education and training. The Medical Center would also include a helipad to provide for emergency patient transfers to nearby trauma centers, an Energy Center (central utility plant), surface and structured parking, as well as internal circulation and open space. The Medical Center would be designed LEED



Gold or equivalent and incorporate sustainable building standards and innovative green initiatives.

- The Stadium would be the home to a new Major League Soccer (MLS) team that would be an outgrowth of the United Soccer League (USL) Sacramento Republic FC. The Stadium could be designed to accommodate a range of attendees estimated at up to 25,000 for MLS soccer games, other sporting events, concerts, and other civic events. The Stadium would be constructed on approximately 12-14.5 acres of land, generally north of Railyards Boulevard, between 8th and 10th Streets.

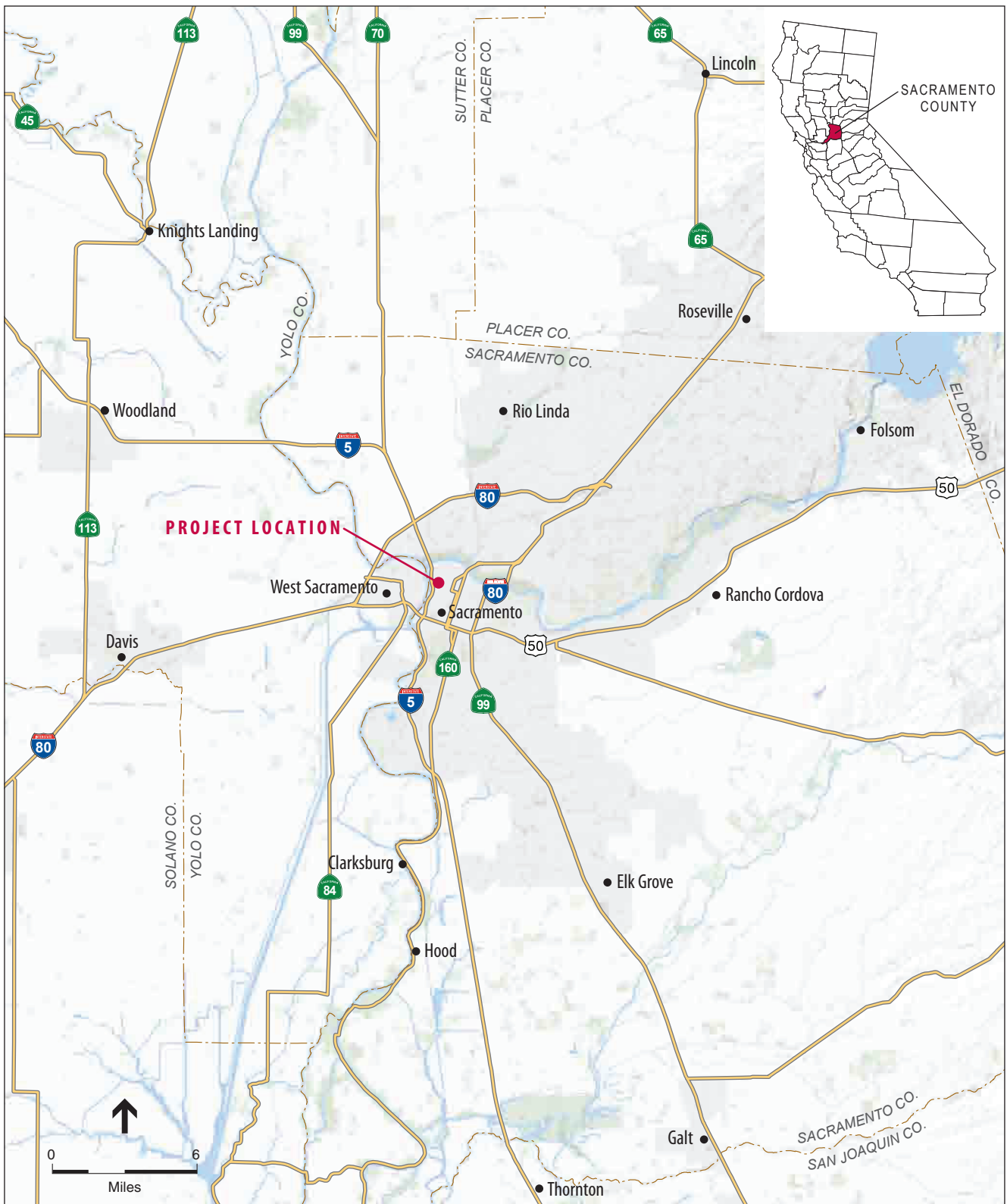
### **ENVIRONMENTAL EFFECTS AND SCOPE OF THE SEIR**

The SEIR will analyze potentially significant impacts that result from implementation of the proposed RSPU, as well as development and operation of the proposed Medical Center and Stadium projects.

Pursuant to section 15063 (a), of the CEQA Guidelines, an Initial Study has not been prepared for the proposed project. However, the SEIR will update, augment, and evaluate, as appropriate, the environmental issues addressed in the 2007 RSP EIR, as well as additional environmental issues that may be relevant to the proposed RSPU, Medical Center and/or Stadium projects, including, but not limited to:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy and Energy Conservation
- Geology and Soils
- Greenhouse Gas Emissions And Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Light and Glare
- Noise
- Parking: On-street and parking structures
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic and Parking
- Utilities, including Stormwater, Wastewater, and Water Supply

The SEIR will consider the alternatives addressed in the 2007 RSP EIR, and, as appropriate, will identify and evaluate a reasonable range of potentially feasible alternatives to the proposed projects.

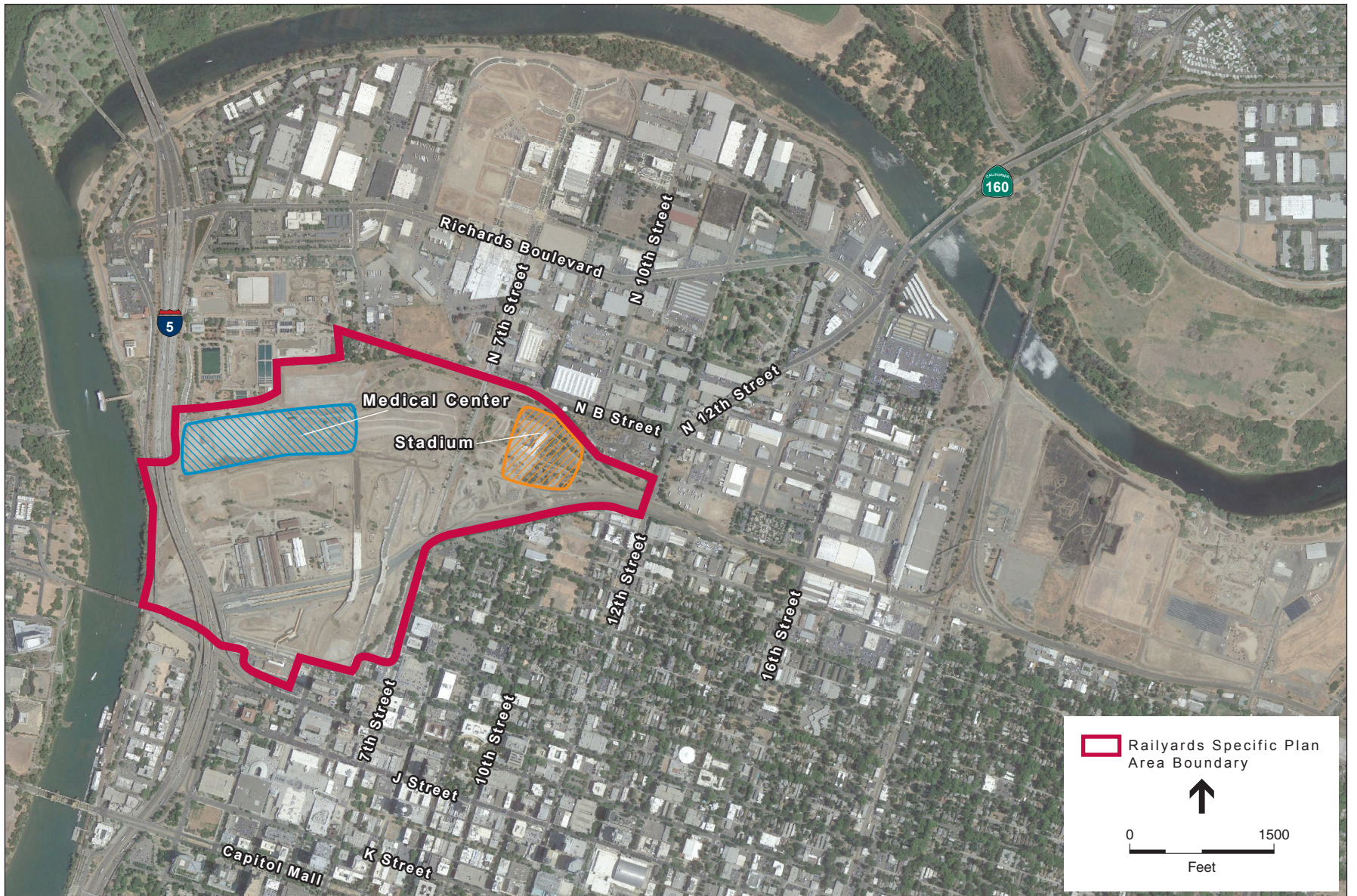


SOURCE: CaSIL, 2013

Sacramento Railyards Specific Plan Update NOP . 150286

**Figure 1**  
Regional Location Map





SOURCE: Google, 2014

Sacramento Railyards Specific Plan Update NOP . 150286

**Figure 2**  
Local Vicinity Map