


NOV 14 2016

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

**NOTICE OF DETERMINATION**

**To:**  Office of Planning and Research  
1400 10th Street, Room 222  
Sacramento, CA 95814

County Clerk  
County of Sacramento

**From:** City of Sacramento  
Community Development Dept.  
Planning Division  
300 Richards Boulevard, 3<sup>rd</sup> Flr  
Sacramento CA 95811

**Subject:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**Project Title:** Railyards Specific Plan Update, KP Medical Center, MLS Stadium, & Stormwater Outfall Project (P15-040)

2006032058	City of Sacramento	Scott Johnson <a href="mailto:srjohnson@cityofsacramento.org">srjohnson@cityofsacramento.org</a>	(916) 808-5842
<b>State Clearinghouse #</b>	<b>Lead Agency</b>	<b>Contact Person</b>	<b>Telephone</b>
	Downtown Railyard Venture, LLC Contact: Jay Heckenlively <a href="mailto:jheckenlively@mcclellanpark.com">jheckenlively@mcclellanpark.com</a>	3140 Peacekeeper Way McClellan, CA 95652	(916) 965-7100
	<b>Applicant Name</b>	<b>Address</b>	<b>Telephone</b>

**Project Location (include county):** The project site is located in the Railyards area of the City of Sacramento, Sacramento County. The site is generally east of the Sacramento River, south of the City Water Treatment Plant and North B Street, west of 12<sup>th</sup> Street, north and west of the Alkali Flat neighborhood, north of H Street between 5<sup>th</sup> and 7<sup>th</sup> streets, and northwest of 5<sup>th</sup> and I streets. Assessor Parcel Numbers (APNs) include: 002-0010-023-0000, 002-0010-044-0000, 002-0010-049-0000, 002-0010-052-0000, 002-0010-054-0000, 002-0010-056-0000, 002-0010-060-0000, 002-0010-062-0000, 002-0010-063-0000.

**Project Description:** The project includes amendments the Sacramento Railyards Specific Plan and includes the development of: 6,000-10,000 dwelling units; 514,270 square feet of retail; 2,757,027 - 3,857,027 square feet of office use; 771,405 square feet of flexible mixed use; approximately 1,228,000 square feet of hospital and medical uses (with associated parking); 1,100 hotel rooms (keys); 485,390 square feet of historic and cultural uses; and approximately 30 acres of open space. Entitlements are also requested for a major medical center (Kaiser Permanente Medical Center) and sports complex (MLS Stadium).

The Sacramento Railyards Specific Plan area is approximately 244 acres and includes the subject property, the City's Sacramento Valley Station, and the Union Pacific Railroad rail corridor. The project proposes to subdivide approximately 197 acres of the site into 118 lots for a variety of uses, including residential, retail, and office. The project also includes a medical center campus on approximately 17 acres and a major sports complex on approximately 14.56 acres.

The MLS Stadium project includes design and construction of the sports complex. The Railyards project also includes the design and construction of a stormwater outfall structure which is a facility that will collect, treat, and generally convey stormwater within the project area and discharge it to the Sacramento River.

As part of this project, several amendments are required for documents related to the Railyards, such as the Railyards Specific Plan, Design Guidelines, Special Planning District, Development Agreement and Financing Plan. The project also includes amendments to the general plan land use diagram, mobility element, rezones, and several site plan and design reviews.

ENDORSED  
ENVIRONMENTAL QUALITY ACT

NOV 1 2 2016

This is to advise that the City of Sacramento, City Council  has approved the above described project on November 10, 2016 and has made the following determination regarding the above described project:

1. The project will  will not ) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.).  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were /were not ) made a condition of the approval of the project.
4.  A statement of Overriding Considerations was adopted for this project.
5.  Findings were made pursuant to the provisions of CEQA

This is to certify that the final SEIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public at:

City of Sacramento, Development Services Department, Planning Division  
300 Richards Boulevard, Third Floor, Sacramento, California 95811

	<i>Associate Planner</i>	<i>11/14/16</i>
Signature (Lead Agency Contact)	Title	Date

Date received for filing at OPR

Date received for filing at Clerk

Governor's Office of Planning & Research  
NOV 14 2016  
STATE CLEARINGHOUSE

REC'T # 0009322657  
November 14, 2016 2:02:16 PM

Sacramento County Recorder  
Donna Allred, Clerk/Recorder

Check Number 005692  
REQD BY  
State Fees \$3,070.00  
CLERKS \$40.00  
Total fee ..... \$3,110.00  
Amount Tendered... \$3,110.00  
Change ..... \$0.00  
FCA, 34/1/0



State of California - Department of Fish and Wildlife  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

**Print**      **StartOver**      **Finalized Email**

RECEIPT NUMBER:  
 34 — 11142016 — 630  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2006032058

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SACRAMENTO, COMMUNITY DEVELOPMENT DEPT., PLANNING DIVISION	LEAD AGENCY EMAIL srjohnson@cityofsacramento.org	DATE 11142016
COUNTY/STATE AGENCY OF FILING Sacramento		DOCUMENT NUMBER 160734

PROJECT TITLE  
 RAILYARDS SPECIFIC PLAN UPDATE, KP MEDICAL CENTER, MLS STADIUM, & STORMWATER OUTFALL PROJECT (P15-040)

PROJECT APPLICANT NAME DOWNTOWN RAILYARD VENTURE, LLC, Contact: Jay Heckenlively	PROJECT APPLICANT EMAIL jheckenlively@mccllellanpark.com	PHONE NUMBER (916) 965-7100
PROJECT APPLICANT ADDRESS 3140 PEACEKEEPER WAY	CITY MCCLELLAN	STATE CA
		ZIP CODE 95652

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	40.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash     
  Credit     
  Check     
  Other

**TOTAL RECEIVED**      \$      3,110.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Francisco C. Adame-Deputy Clerk
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