

November 10, 2021

TO: Interested Persons

FROM: Scott Johnson, Senior Planner

**SUBJECT: NOTICE OF AVAILABILITY-DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE INNOVATION PARK PUD & CNU MEDICAL CENTER PROJECT (P18-077) (SCH#: 2019039011)**

**PROJECT LOCATION:** The Innovation Park project site is a 183.8-acre site located within the City of Sacramento's North Natomas community in the northwestern portion of the city. The site 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 planned unit development (PUD). Current development within the proposed project site 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 Innovation Park site. The entirety of the project is within the City of Sacramento, Sacramento County. (APNs: 225-0070-059-0000, 225-0070-060-0000, 225-0070-063-0000, 225-0070-067-0000, and 225-0070-076-0000).

**COMMENT PERIOD: November 16, 2021 to January 3, 2022 (Comment period ends - 5:00 p.m. Monday, January 3, 2022).**

As Lead Agency, the City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Draft Environmental Impact Report (Draft EIR) for the Innovation Park & CNU Medical Center project. The document is now available for public review and comment. A copy of the document has been provided to the downtown Central Library at 828 I Street, Sacramento, CA 95814. The Draft EIR is available through the City's Community Development Department, environmental documents webpage at the following link:

<https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

Other related project documents and information are available at the Project webpage at the following link:

<https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Innovation-Park-CNU-Hospital>

The proposed Innovation Park PUD provides a regulatory framework for development in the Innovation Park PUD area. The project description identifies all of the following:

- The location of the proposed Innovation Park PUD.
- Land uses allowed under the proposed Innovation Park PUD.
- The development scenario analyzed in the Draft EIR based on the allowed land uses.
- The off-site infrastructure required to support the proposed Innovation Park PUD.
- Other components of project implementation that are covered by the Draft EIR.
- The discretionary approvals required for implementation of the proposed Innovation Park PUD.

The Draft EIR undertakes analysis of the Innovation Park PUD, including development of the CNU Medical Center. Future development proposals requiring subsequent discretionary actions would be evaluated on a case-by-case basis to determine whether such actions are consistent with the Innovation Park PUD as described herein.

This Draft EIR also includes analysis of a currently proposed project within the Innovation Park PUD area: the California Northstate University Medical Center (CNU Medical Center). The project is described in the Draft EIR, including the site proposed for the CNU Medical Center; physical characteristics; operational characteristics of the proposed CNU Medical Center, such as hours of operation and employment; construction characteristics; and anticipated discretionary approvals by the City and other agencies.

This Draft EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970 to disclose the potential environmental consequences of implementing the proposed Innovation Park PUD & CNU Medical Center Project. The Draft EIR (SCH# 2019039011) has been prepared in conformance with CEQA (Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations (CCR), Title 14, Chapter 3, Section 15000, et seq.) to disclose the environmental impacts associated with the proposed project.

The issues discussed within the EIR are those that have been identified as potentially significant impacts including: Land Use and Population; Aesthetics, Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Energy Demand and Conservation; Global Climate Change; Hazards and Hazardous Materials; Public Services; Transportation; Utilities; and Growth Inducement and Urban Decay. Mitigation is included in the EIR to reduce most impacts to less-than-significant levels; however, significant and unavoidable impacts have been identified for Noise and Vibration.

The Draft EIR is being circulated for a 45-day public review period from November 16, 2021 through January 3, 2022. Written comments regarding the Draft EIR should be received by the Environmental Planning Services NO LATER THAN 5:00 pm, Monday, January 3, 2022. (NOTE: due to COVID 19, the Public Counter is currently CLOSED).

Written comments may be emailed to: [SRJohnson@cityofsacramento.org](mailto:SRJohnson@cityofsacramento.org)

Written comments may also be mailed to:

Scott Johnson, Senior Planner  
City of Sacramento, Community Development Department  
Environmental Planning Services  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811

If you have any questions concerning the environmental review process, or need to make special arrangements to deliver your comments regarding the EIR, please call Scott Johnson (916) 808-5842.

Thank you.