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## CITY OF SACRAMENTO

COMMUNITY DEVELOPMENT  
DEPARTMENT

CALIFORNIA

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

DATE: April 12, 2013

TO: Interested Persons

FROM: Tom Buford, Senior Planner  
Community Development Department

RE: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND  
SCOPING MEETING FOR THE ENTERTAINMENT AND SPORTS CENTER**

### **COMMENT PERIOD**

**April 12, 2013 to May 13, 2013**

### **SCOPING MEETING**

**Wednesday, April 24, 2013, Sacramento City Hall (see below)**

### **INTRODUCTION**

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

The EIR for the ESC Project is being prepared for the project 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, the public, and responsible agencies 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 ESC Project. The ESC Project description, location, and environmental issue areas that may be affected by development of the proposed project are set forth 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.

### **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 project should be directed to the environmental project manager at the following address by 5:00 p.m. on May 13, 2013. 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.  
Tele (916) 808-7931  
E-mail: [tbuford@cityofsacramento.org](mailto:tbuford@cityofsacramento.org)

### **SCOPING MEETING**

**A public scoping meeting will be held on Wednesday, April 24, 2013, 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 EIR. 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**

Figure 1 (Regional Location Map) shows the location of the ESC Project Site in the Sacramento region. The ESC Project Site is generally bounded by 3<sup>rd</sup> Street to the west and 7<sup>th</sup> Street to the east. J and L Streets are the north and south boundaries of the Downtown Plaza site respectively. Figure 2 (Project Location Map) illustrates the proposed ESC project location from a downtown Sacramento vicinity perspective. Figure 3 illustrates the location of other City-owned properties that are proposed to be transferred to the Applicant in conjunction with the City's actions regarding the ESC Project.

## **PROJECT DESCRIPTION**

The proposed ESC Project would be located on the Downtown Plaza property and on other property that may transferred to Applicant (the “ESC Project Site”), all as depicted in Figure 2, and would include demolition of portions of the existing buildings, the construction and operation of an approximately 18,500 seat entertainment and sports center (ESC), and up to 1,500,000 square feet of office, retail, housing and hotel uses at the ESC Project Site. The ESC would serve as the home for the Sacramento Kings, a National Basketball Association (NBA) team, as well as a venue for other sports, entertainment, and civic and cultural events.

The ESC is intended to replace the existing Sleep Train Arena in North Natomas as a regional center for sports and entertainment events, and would include a practice and training facility for the Kings. The ESC Project also includes a comprehensive digital signage program at the ESC Project Site, as well as up to six digital signs at other locations within Sacramento. The ESC Project may be developed in one or more phases, with the ESC being developed in the first phase for opening by September 2016.

In conjunction with the ESC Project, the City also proposes to transfer various City-owned properties to the Applicant, including approximately 100 acres of land owned by the City adjacent to the existing arena in North Natomas. The locations of such properties are depicted on Figure 3. The Applicant may operate such properties as they are presently used and improved, or may potentially redevelop them in the future after subsequent environmental review and appropriate City approvals.

Additional information and materials relating to the proposed project are available on the City’s web site at <http://www.cityofsacramento.org/arena/>.

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

The EIR will analyze potentially significant impacts that result from development and operation of the Entertainment and Sports Center.

Pursuant to section 15063 (a), of the CEQA Guidelines, an Initial Study has not been prepared for the proposed project. However, the EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines, as well as additional non-environmental issues, including:

- Air Quality
- Biological Resources
- Cultural Resources
- 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

The EIR will identify and evaluate alternatives to the proposed project.

Figure 1, Regional Location Map

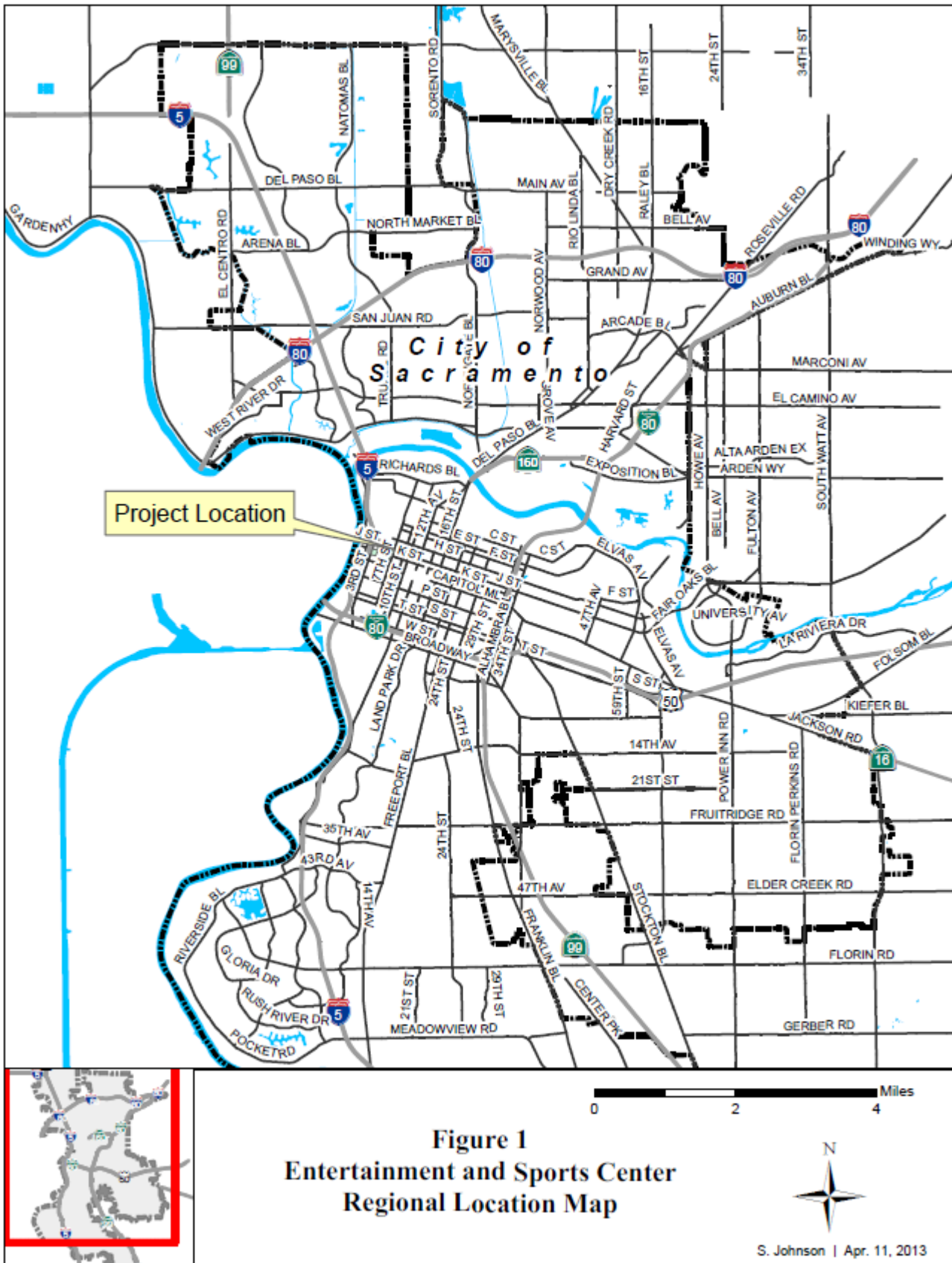
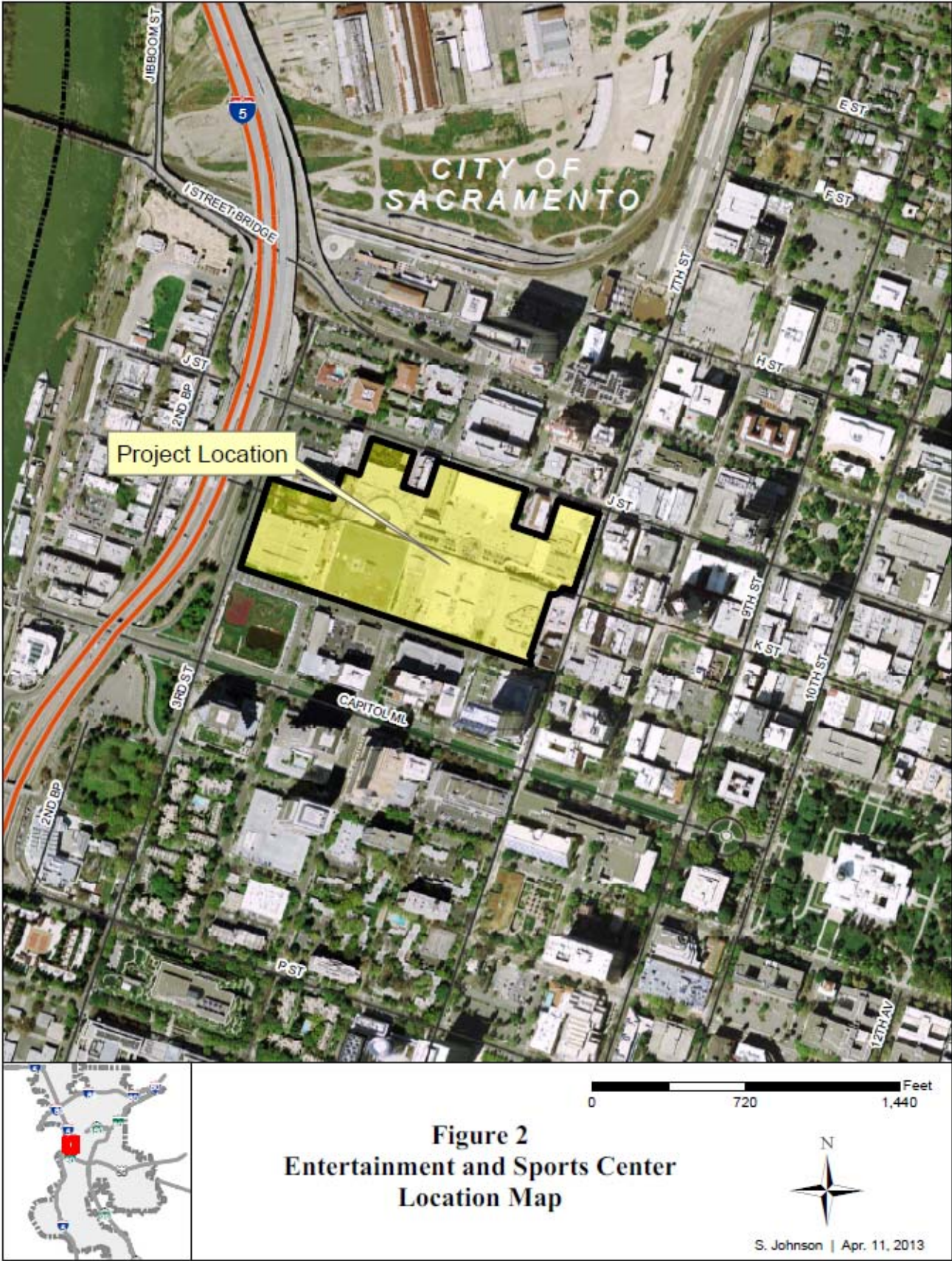


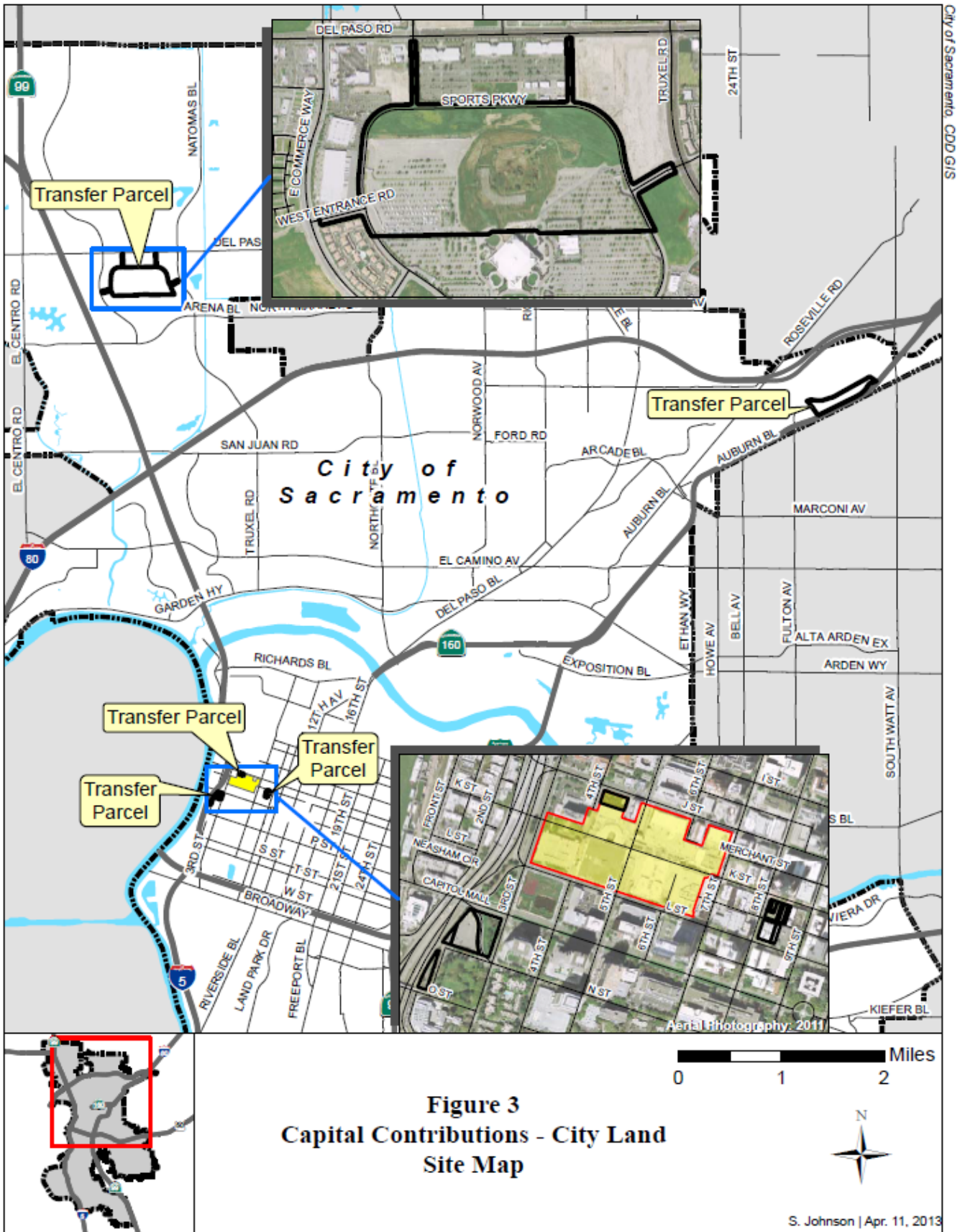
Figure 2, Project Location Map



City of Sacramento, Community Development Department Geographic Information System

**Figure 2**  
**Entertainment and Sports Center**  
**Location Map**

Figure 3 Capital Contributions – City Land Map



**Figure 3**  
Capital Contributions - City Land  
Site Map