



ECONOMIC DEVELOPMENT
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DATE: October 25, 2007

TO: Interested Persons

FROM: Rachel Hazlewood, Senior Project Manager

SUBJECT: NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE RICHARDS BOULEVARD REDEVELOPMENT PLAN AMENDMENT AND THE RAILYARDS REDEVELOPMENT PLAN ADOPTION

Introduction: The Redevelopment Agency of the City of Sacramento will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for a proposed project consisting of the Richards Boulevard Redevelopment Plan Amendment and the Railyards Redevelopment Plan Adoption. The California Environmental Quality Act (CEQA) Guidelines, Section 15082 states that once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible agencies of that decision. The purpose of the NOP is to provide responsible agencies and interested persons with sufficient information describing the proposed project and its potential environmental effects to enable them to make a meaningful response as to the scope and content of the information to be included in the EIR. The responses to this NOP will help the Redevelopment Agency determine the scope of the EIR and ensure an appropriate level of environmental review. The EIR will evaluate the potential environmental impacts of the proposed actions and recommend mitigation measures, as appropriate. The EIR will provide a program level evaluation of the environmental effects of the proposed actions, pursuant to Section 15161 of the CEQA Guidelines. The NOP is being circulated for a 30-day public review period commencing on October 25, 2007 and ending November 26, 2007. Written comments regarding the Notice of Preparation must be submitted **NO LATER THAN 5:00 p.m. November 26, 2007** to: Mellanie Marshall, City of Sacramento, Development Services Department, 2101 Arena Blvd., Second Floor, Sacramento, CA 95834.

Project Description: The proposed project includes the amendment of the existing Richards Boulevard Redevelopment Plan and the adoption of a new Railyards Redevelopment Plan. The Railyards portion of the Project Area will be deleted from the existing Richards Boulevard Redevelopment Project Area and will be established as a separate redevelopment project area (Railyards Project Area). To accomplish this, the existing Redevelopment Plan for the Richards Boulevard Redevelopment Project will need to be amended to delete the Railyards Area from within that project area's boundaries (Amended Project Area) and a new Redevelopment Plan for the Railyards Redevelopment Project would need to be adopted. In addition, the Amendment will change the name of the Richards Boulevard Redevelopment Plan to the River District Redevelopment Plan.

The Richards Boulevard (River District) / Railyards area is located within the boundaries of the City of Sacramento, California (Figure 1). The Amended Richards Boulevard (River District) Project Area would consist of approximately 1,068 acres located south of the American River, east of the Sacramento River, and just north of the Central City (Figure 2). The new Railyards

Project Area would encompass approximately 300 acres, generally bounded by the Sacramento River on the west, North B Street on the north and I street on the south. The eastern boundary varies between 7th Street and 12th Street (Figure 2).

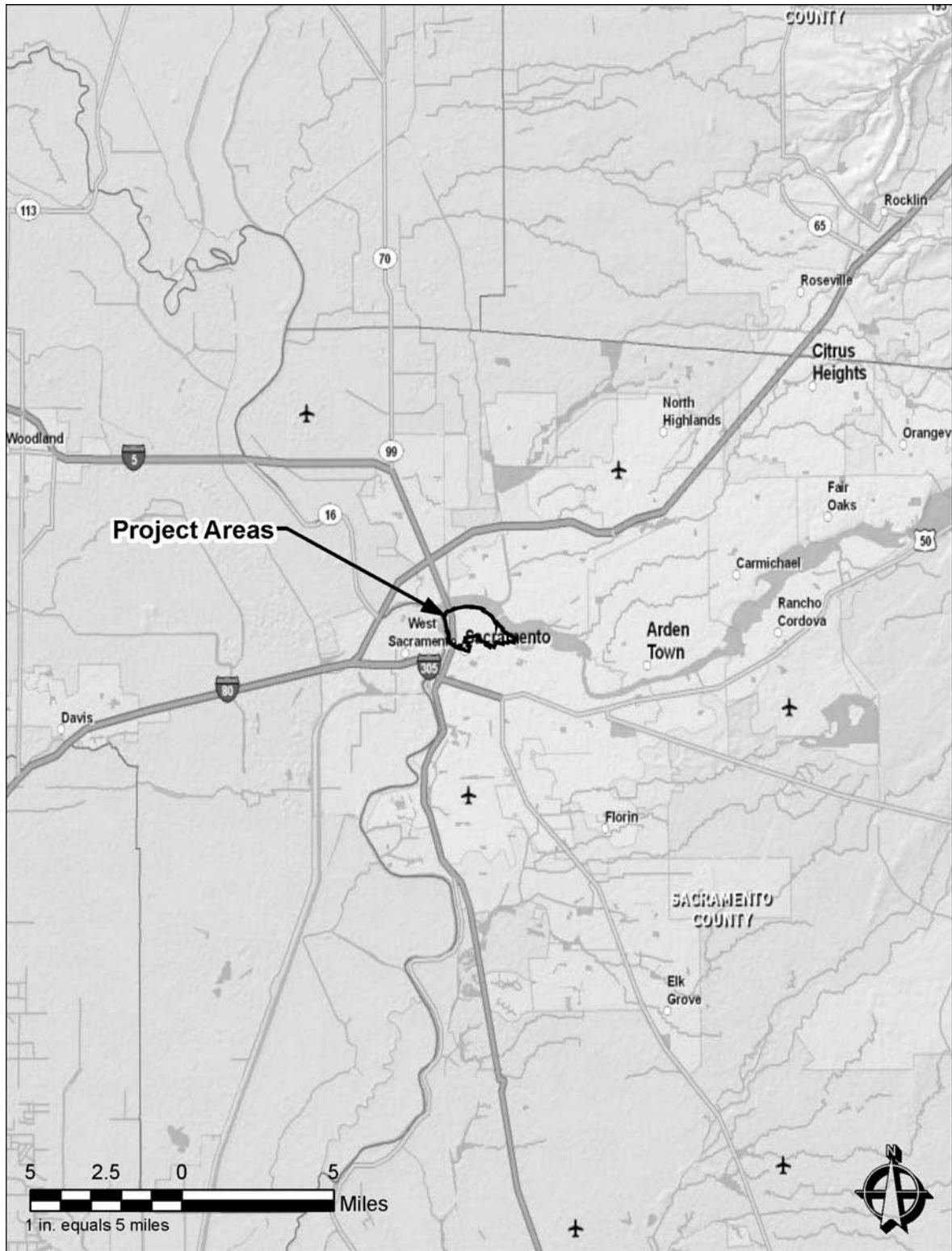
The principal purposes to be accomplished by establishing the Railyards Area as a separate and distinct redevelopment project are 1) To enable the Railyards Area to be developed and to provide support and assistance to that development as feasible, necessary and appropriate, and 2) To protect the remainder of the River District Project Area from the costs and other development constraints particularly affecting the Railyards Area.

The Richards Boulevard Plan currently authorizes, and the new Railyards Plan will authorize, the following programs and activities:

1. Participation in the redevelopment process by owners and occupants of properties located in the project areas, consistent with the Plans and rules adopted by the Agency
2. Acquisition of real property by the Agency
3. Management of property under the ownership and control of the Agency
4. Relocation assistance to displaced occupants of property acquired by the Agency in the project areas
5. Demolition or removal of buildings and improvements in the project areas
6. Installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities, and other public facilities and improvements
7. Disposition of property by the Agency for uses in accordance with the Plans
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with the Plans
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency
10. Rehabilitation, development or construction of low- and moderate-income housing within the project area and/or the City
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with the Plans.

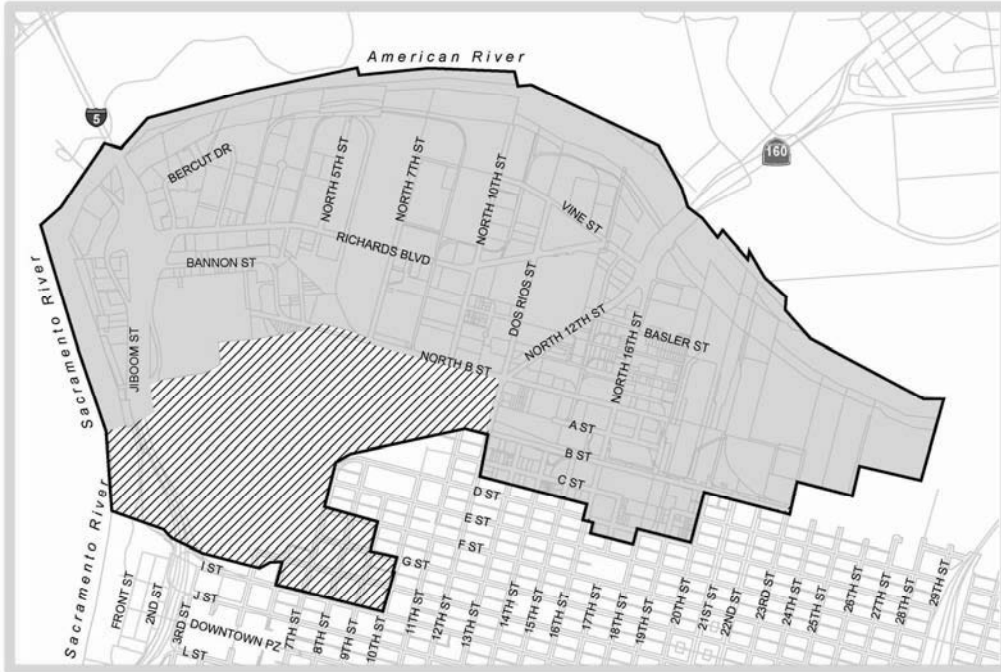
Probable Environmental Effects. The technical sections of the Draft EIR will describe the existing conditions in the project areas and surrounding lands. It is assumed that the Railyards Specific Plan will be adopted in November 2007, and that the Draft EIR will tier from that Specific Plan EIR. Issues to be discussed in the EIR include land use, aesthetics, air quality, biological resources, cultural resources, noise, hazardous materials, hydrology and water quality, population and housing, public services and utilities, and transportation and circulation.

Other technical discussions are included in the Initial Study, which will be appended to the Draft EIR. Project materials, including the Initial Study, for this project are available for review at Environmental Planning Services, North Permit Center, 2101 Arena Boulevard, Second Floor, Sacramento, CA, 95834. The public counter is open from 7:30 am to 3:30 pm; however, with prior arrangements, the documents are available until 5:00 pm.



Source: Ervin Consulting, 2007

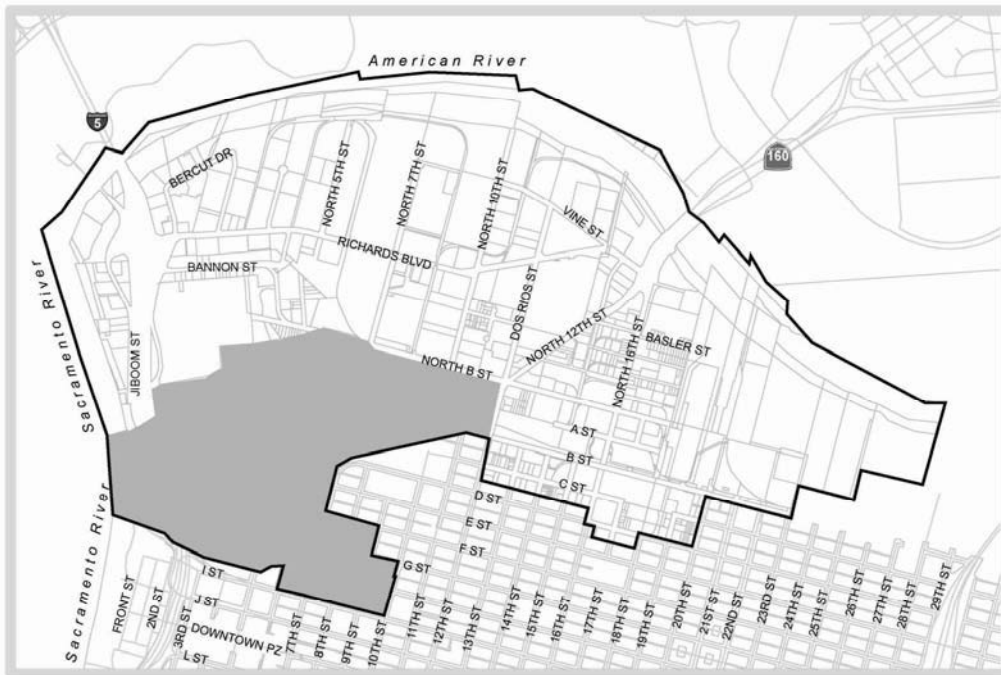
FIGURE 1
PROJECT VICINITY



Amended Richards Boulevard Redevelopment Project
 Source: Sacramento County GIS, RSG

0 0.5 1 2 Miles

Existing Project Area Boundary
 Amended Project Area
 Removed From Project Area



Proposed Railyards Redevelopment Project Area
 Source: Sacramento County GIS, RSG

0 0.5 1 2 Miles

Existing Richards Boulevard Project
 Proposed Railyards Project Area

Source: RSG, 2007

**FIGURE 2
 PROPOSED PROJECT AREA BOUNDARIES**