



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT The Hub, Sacramento State Research Park Project California State University, Sacramento

Date: March 22, 2021

To: Responsible Agencies, Trustee Agencies, and Interested Persons

Lead Agency: California State University, Sacramento

Subject: The Hub, Sacramento State Research Park Project

Review Period: March 22, 2021 – April 21, 2021

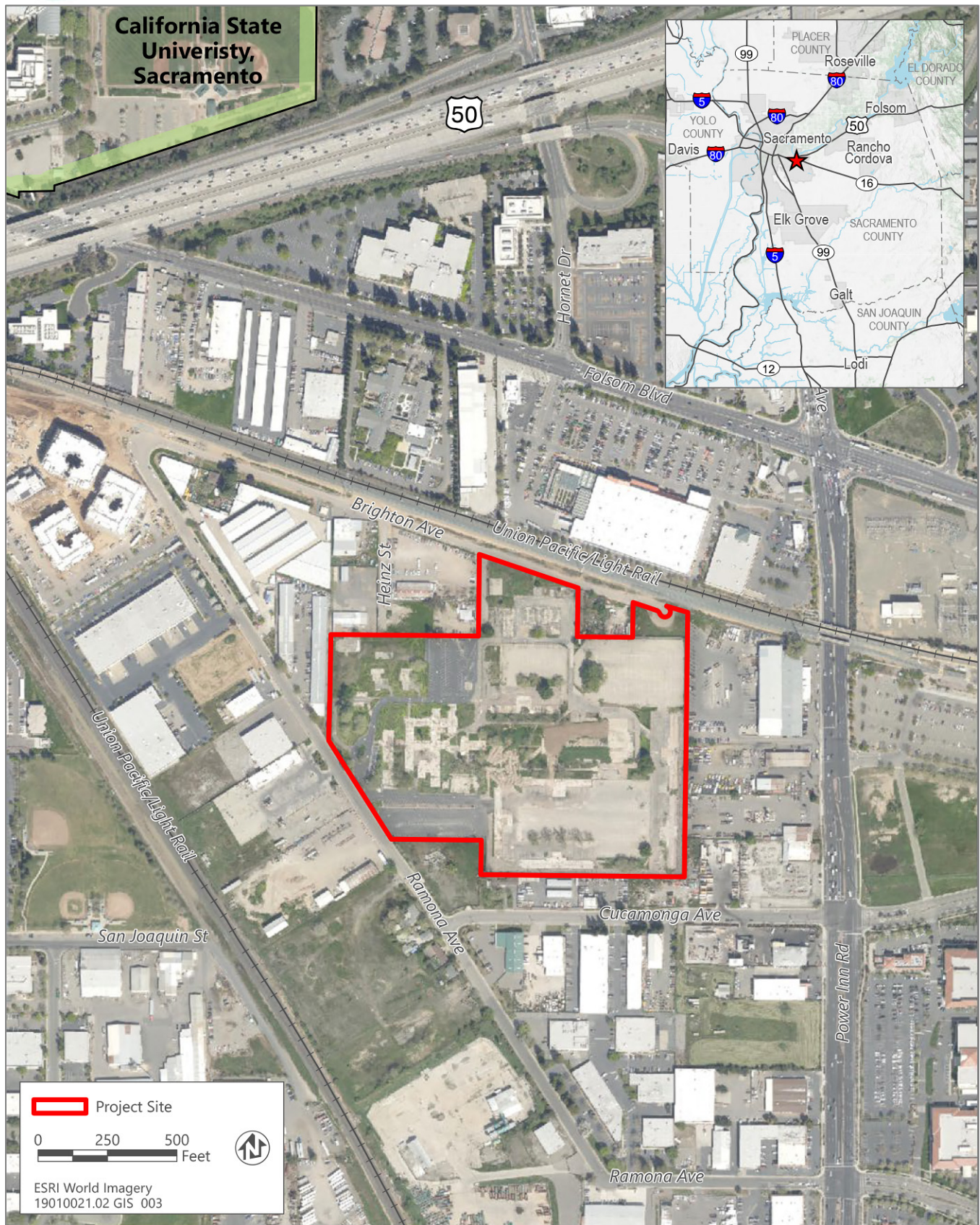
Purpose of Notice: In accordance with the California Environmental Quality Act (CEQA), California State University, Sacramento (Sacramento State) is distributing a notice of preparation (NOP) to solicit comments on the scope of an environmental impact report (EIR) that is being prepared for The Hub, Sacramento State Research Park Project (project). The California State University (CSU) Board of Trustees is the lead agency responsible for approval of the project and as such is also responsible for complying with the provisions of CEQA.

This NOP has been prepared pursuant to Sections 15082 and 15083 of the CEQA Guidelines. This NOP starts a public scoping period that will assist CSU in the preparation of the Draft EIR. The public scoping period is for 30 days and will run from March 22, 2021 to April 21, 2021. The purpose of the NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and the interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including possible environmental impacts, mitigation measures, and alternatives.

Project Location: The 25-acre Ramona Property (project site), which is entirely owned and operated by Sacramento State, is located at 3001 Ramona Avenue in the City of Sacramento, California and is approximately one-quarter mile south of the Sacramento State main campus (Figure 1). The project site is within a highly urbanized and industrial portion of the City of Sacramento, bounded by Brighton Avenue to the north, Power Inn Road to the east, Cucamonga Avenue to the south, and Ramona Avenue to the west. U.S. Highway 50 (US 50) is located less than 0.5 miles north of the site.

Description of Project: The project proposes development of the project site in two phases with academic, research, and office space that support the academic programming of Sacramento State. Phase I of the project (Figure 2) would include construction and operation of the Sacramento Municipal Utility District (SMUD)-affiliated nonprofit California Mobility Center (CMC) testing and manufacturing facility (ramp-up facility) and a new office building/crime laboratory for the California Department of Justice (CADOJ). The proposed CMC would consist of a research facility for mobility technologies such as electric vehicles, autonomous transportation, battery storage, and transit; a showcase building; and an approximately three-acre test track for CMC autonomous vehicles and surface parking, occupying approximately 11 acres within the northern half of the site. Under Phase I, the CADOJ facility would occupy approximately nine acres in the southern half of the site for a building and secure parking. Both the CMC and CADOJ facilities would provide opportunities for integration with Sacramento State instruction: classes, hands-on learning, internships, etc.

The remaining five acres of the project site would accommodate a central plaza/green space, landscaping and stormwater detention areas, bicycle and pedestrian pathways, and internal access roads. Phase II of the project, as shown in Figure 3, would replace Phase I surface parking in the eastern portion of the project site with two mixed-use buildings. As currently envisioned, the Phase II buildings would provide academic, administrative, and/or research office space with ground-level retail and parking, as well as additional space for CMC expansion, adjacent to the testing and manufacturing facility.



Source: adapted by Ascent Environmental in 2021

Figure 1 The Hub, Sacramento State Research Park, Project Site

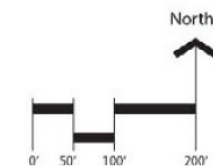


Legend



Program

	California Mobility Center	California Department of Justice (CADOJ)	Future Users	Total s.f./ Acres
Phase I	① ② 166,800 GSF	③ 250,000 GSF		416,800 GSF
Phase II				
Other				
Total Site Acres	10.86 AC	6.59 AC	1.61 AC	19.06 AC
Parking	112,500 SF 250 spaces	121,500 SF 270 spaces	22,500 SF 50 spaces	234,720 GSF 570 spaces
Site Detention/Stormwater	18,950 SF	12,710 SF	11,250 SF	42,910 GSF
				651,520 GSF



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Source: Image provided by Sacramento State in 2021

Figure 2 The Hub, Sacramento State Research Park, Project Concept Phase I

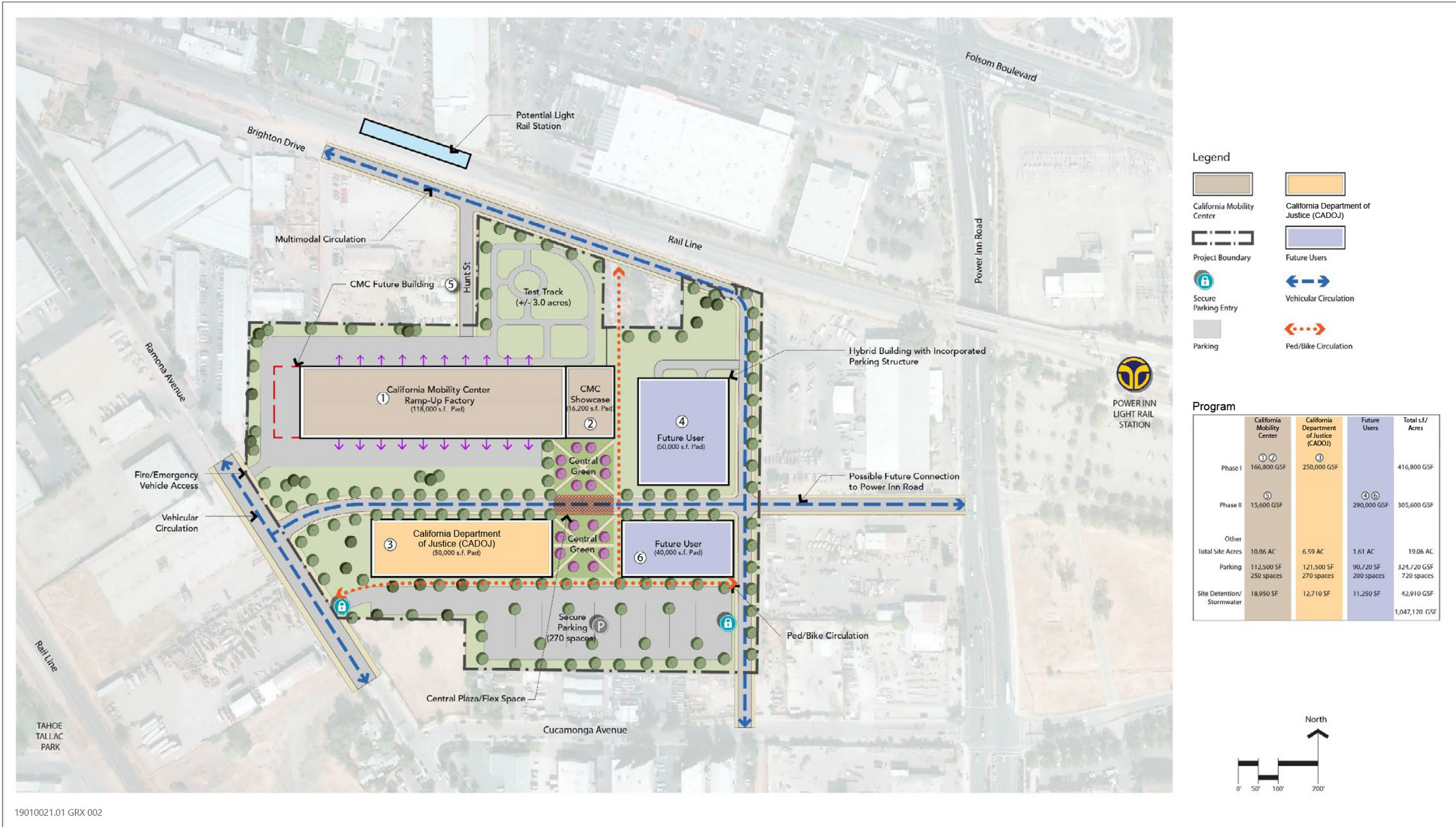


Figure 3 The Hub, Sacramento State Research Park, Project Concept Phase II

Potential Permits and Approvals Required: Elements of the project could be subject to permitting and/or approval by agencies other than the CSU Board of Trustees. As the lead agency pursuant to CEQA, CSU is responsible for considering the adequacy of the EIR and determining whether to approve the project. Permits that may be required from other agencies include:

- ▶ Central Valley Regional Water Quality Control Board: National Pollutant Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit), discharge permit for stormwater, general order for dewatering, recycled water permit
- ▶ California Department of Transportation: Permits for movement of oversized or excessive loads on State highways
- ▶ Sacramento Metropolitan Air Quality Management District: Authority to construct, permit to operate
- ▶ City of Sacramento: Sidewalk and roadway encroachment permits, utility connection permits, utility easements, tree removal permits

Potential Environmental Effects: The EIR will describe the significant direct and indirect environmental impacts of the project. The EIR also will evaluate the cumulative impacts of the project, defined as impacts that could be exacerbated when considered in conjunction with other related past, present, and reasonably foreseeable future projects. Sacramento State anticipates that the project could result in potentially significant environmental impacts in the following resource areas, which will be further evaluated in the EIR:

- ▶ **Aesthetics:** Temporary and long-term changes in views or visual character of the project site, as viewed by motorists from public vantagepoints on US 50, 59th Street, Power Inn Road, and Ramona Avenue.
- ▶ **Air Quality:** Temporary increases in air pollutant emissions associated with construction and long-term increases in pollutant emissions associated with project operations and associated vehicular trips.
- ▶ **Biological Resources:** Although the project site is a disturbed, vacant sit in an urban setting, the potential for impacts to biological resources, including tree removal, nesting birds, and bats, will be evaluated.
- ▶ **Cultural Resources:** Disturbance of known or unknown archaeological or tribal cultural resources.
- ▶ **Energy:** Utilization of energy for construction and operation of the project.
- ▶ **Greenhouse Gas Emissions:** Temporary increases in greenhouse gas (GHG) emissions associated with mobile-source exhaust from construction worker commute trips, truck haul trips, and equipment (e.g., excavators, graders); and long-term increases in GHG emissions associated with project operations, including stationary and mobile sources.
- ▶ **Hazards and Hazardous Materials:** Potential risks associated with accident or upset conditions during construction or due to the potential use, storage, or transportation of hazardous materials related to project operations.
- ▶ **Noise:** Temporary increases in noise (including off-site, vehicle traffic noise) and vibration levels during construction; and long-term increases in noise from project operation, including stationary and mobile sources.
- ▶ **Transportation and Traffic:** Temporary and long-term increases in vehicular trips, potential traffic hazards on local roadways, parking, and impacts to transit, pedestrian, or bicycle facilities due to construction and operations.
- ▶ **Utilities and Service Systems:** Increased demand for water, wastewater service, electricity, or natural gas at the project site and the potential need to increase the capacity of existing infrastructure.

The aforementioned issue areas and associated impacts will be evaluated in detail in the EIR. As necessary, feasible and practicable mitigation measures will be recommended to reduce any identified significant or potentially significant impacts.

Sacramento State anticipates that the project would not result in significant environmental impacts to the following resources and does not propose to evaluate them in depth in the EIR: agriculture and forest resources, cultural resources (historic resources only), geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, and wildfire. Brief discussions of these resources will be provided in the EIR with explanations as to why significant impacts to each resource are not anticipated.

Comment Period: Written comments on the NOP can be sent anytime during the NOP review period which begins March 22, 2021 to April 21, 2021. Sacramento State will accept written or electronic comments submitted by 5:00 p.m. on April 21, 2021, to the following address:

Tania Nunez, Project Manager
California State University, Sacramento, Planning, Design, & Construction
6000 J Street
Sacramento, CA 95819
Email: tania.nunez@csus.edu

Comments provided via email should include "The Hub, Sacramento State Research Park Project NOP Scoping Comment" in the subject line and the name and physical address of the commenter in the body of the email.

Public Scoping Meeting: Sacramento State will host a public scoping meeting to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. In accordance with public health orders, the scoping meeting will be held via webinar only.

- ▶ Wednesday April 7, 2021 5:30 p.m. to 6:30 p.m.
- ▶ Participants must register to attend the scoping meeting here:
https://csus.zoom.us/j/78286155YYi6H_HdpC-Gm--Il

After registering, you will receive the link to log-into the webinar on April 7th.