



**NOTICE OF AVAILABILITY AND PUBLIC COMMENT OPPORTUNITY FOR A
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)**

The Hub – Sacramento State Research Park
State Clearinghouse No. 2021030485

Pursuant to the State of California Public Resources Code (PRC) 21091 (a) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines), the California State University, Sacramento State has released for public review a Draft EIR for The Hub, Sacramento State Research Park Project (project).

Project Title: The Hub, Sacramento State Research Park

Draft EIR Review Period: January 14, 2022 to February 28, 2022

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 less than a mile south of the Sacramento State main campus. 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.

Project Description: 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 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 California Department of Justice (CADOJ) office building with forensic laboratories. The CMC would consist of a research facility for mobility technologies such as electric vehicles, autonomous transportation, battery storage, and transit; a showcase building; an approximately three-acre test track for 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 would expand CMC and replace Phase I surface parking with two mixed-use buildings, which would provide academic, administrative, and/or research space with ground-level retail and parking. The Hub is envisioned to be a Net-Zero Energy project by focusing on electric energy and minimizing building energy use. The project would be designed to meet current building standards, including the 2019 (or as updated) Building Energy Efficiency Standards and LEED v4 Silver certification.



Document Availability: The Draft EIR is available for review online at:

<https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html>.

Public Review and Comment Period: A 45-day public review period for the Draft EIR begins on January 14, 2022 and ends on February 28, 2022 at 5:00 p.m. Please send your written comments via letter or email, with appropriate contact information, to:

Tania Nunez, Project Manager
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6000 J Street
Sacramento, CA 95819
Email: tania.nunez@csus.edu

Public Meeting: Sacramento State will host a public meeting to inform interested parties about the project, provide a summary of the environmental impact conclusions from the Draft EIR, and provide agencies and the public with an opportunity to provide comments on the EIR. In accordance with public health orders, the public meeting will be held via webinar only.

- ▶ Thursday February 3, 2022 at 4:00 p.m.
- ▶ Participants must register to attend the public meeting here:
<https://csus.zoom.us/meeting/register/tZUpd-ChqD4tGNJumXx-hFEk0kg3bUCH3NFd>. After registering, you will receive the link to log-in to the webinar on February 3rd.

Anticipated Significant Environmental Effects: Based on the environmental analyses completed for The Hub, Sacramento State Research Park Draft EIR, implementation of the project would result in significant environmental effects, which would be mitigated to less than significant, except for the following two resource topics that would have significant and unavoidable impacts:

- ▶ Greenhouse Gas Emissions and Climate Change – Impact 2.6-2: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, from Operations That May Have a Significant Impact on the Environment. Impact 3.6-3 Conflict with an Applicable Plan, Policy or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases.
- ▶ Transportation – Impact 3.9-1: Conflict with a Program, Plan, Ordinance, or Policy Addressing Roadway, Transit, Bicycle, and Pedestrian Facilities. Impact 3.9-2: Conflict or Be Inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) Related to Vehicle Miles Traveled. Impact 3.9-3: Hazards Due to a Geometric Design Feature or Incompatible Uses.