

NOTICE OF DETERMINATION

To: X Office of Planning and Research
 1400 10th Street, Room 222
 Sacramento, CA 95814

X County Clerk
 County of Sacramento

ENDORSED
 SACRAMENTO COUNTY

SEP 08 2025

FLORENCE EVANS, CLERK/RECORDER
 BY: [Signature] DEPUTY

From: City of Sacramento
 Community Development Dept.
 Planning Division
 300 Richards Boulevard, 3rd Floor
 Sacramento CA 95811

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: Sacramento Republic FC Stadium (Z25-042) within the Railyards - Prior Project Railyards Specific Plan Update Project (P15-040)

State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
2006032058	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
	Indomitable Ventures, LLC / Contact: Kevin Smith	428 J Street, Suite 700 Sacramento, CA 95814	(916) 838-6651 / ksmith@sacrepublicfc.com
Applicant Name	Address		Telephone / Email

Project Location (include county): The project site is located at 11 7th Street (Lots 52a – 52e in the Railyards area) of the City of Sacramento, **Sacramento County** APN: 002-0010-082-0000 (previously APN: 002-0010-074-0000).

Project Description: The Sacramento Republic FC Stadium – Z25-042 project (Project) implements the elements of the Original Project through the construction and development of a soccer stadium. The entitlements include: 1) Minor Modification to the terms and conditions of a Conditional Use Permit for a previously approved sports complex; and 2) Site Plan and Design Review for the development of a 12,000-seat stadium with a main VIP building, grandstands, ancillary support buildings, associated plaza areas, lighting, and offsite transportation and utility infrastructure improvements as an initial phase. The Sacramento Republic FC Stadium Project could be expanded to approximately 20,000 or more seats, up to a maximum of 25,000 seats.

This is to advise that the City of Sacramento has approved the above-described project on September 8, 2025, and made the following determination regarding the above-described project:

1. The project in its approved form will have a significant effect on the environment.
2. A Subsequent Environmental Impact Report was prepared and certified for this pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A Mitigation Monitoring Plan was adopted for the project
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the CEQA section 15091.
7. An Addendum to a certified SEIR was prepared pursuant to CEQA sections 15162 and 15164 and approved.

This is to certify that the certified SEIR, Addendum, and the record of project approval is available to the General Public at:

City of Sacramento, Office of the City Clerk
 915 I Street, Sacramento, California 95814
<https://cityofsacramentoca.nextrequest.com/>

Scott Johnson Principal Planner September 8, 2025
 Signature (Lead Agency Contact) Title Date



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **Start Over** **Save**

RECEIPT NUMBER:
 34 — 09/08/2025 — 383
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2006032058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPT. PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 09/08/2025
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2025-0421	

PROJECT TITLE
 SACRAMENTO REPUBLIC FC STADIUM (Z25-042) WITHIN THE RAILYARDS - PRIOR PROJECT RAILYARDS SPECIFIC PLAN UPDATE PROJECT (P15-040)

PROJECT APPLICANT NAME INDOMITABLE VENTURES, LLC CONTACT: KEVIN SMITH	PROJECT APPLICANT EMAIL	PHONE NUMBER (916) 838-6651
PROJECT APPLICANT ADDRESS 428 J STREET, SUITE 700	CITY SACRAMENTO	STATE CA
		ZIP CODE 95814

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-ROBERT A. VOSTROY-Deputy Clerk
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NOV 14 2016

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

NOTICE OF DETERMINATION

To: X Office of Planning and Research
1400 10th Street, Room 222
Sacramento, CA 95814

X County Clerk
County of Sacramento

From: City of Sacramento
Community Development Dept.
Planning Division
300 Richards Boulevard, 3rd Flr
Sacramento CA 95811

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: Railyards Specific Plan Update, KP Medical Center, MLS Stadium, & Stormwater Outfall Project (P15-040)

State Clearinghouse #	Lead Agency	Contact Person	Telephone
2006032058	City of Sacramento	Scott Johnson sjohnson@cityofsacramento.org	(916) 808-5842
	Downtown Railyard Venture, LLC Contact: Jay Heckenlively jheckenlively@mcclellanpark.com	3140 Peacekeeper Way McClellan, CA 95652	(916) 965-7100
Applicant Name	Address		Telephone

Project Location (include county): The project site is located in the Railyards area of the City of Sacramento, Sacramento County. The site is generally east of the Sacramento River, south of the City Water Treatment Plant and North B Street, west of 12th Street, north and west of the Alkali Flat neighborhood, north of H Street between 5th and 7th streets, and northwest of 5th and I streets. Assessor Parcel Numbers (APNs) include: 002-0010-023-0000, 002-0010-044-0000, 002-0010-049-0000, 002-0010-052-0000, 002-0010-054-0000, 002-0010-056-0000, 002-0010-060-0000, 002-0010-062-0000, 002-0010-063-0000.

Project Description: The project includes amendments the Sacramento Railyards Specific Plan and includes the development of: 6,000-10,000 dwelling units; 514,270 square feet of retail; 2,757,027 - 3,857,027 square feet of office use; 771,405 square feet of flexible mixed use; approximately 1,228,000 square feet of hospital and medical uses (with associated parking); 1,100 hotel rooms (keys); 485,390 square feet of historic and cultural uses; and approximately 30 acres of open space. Entitlements are also requested for a major medical center (Kaiser Permanente Medical Center) and sports complex (MLS Stadium).

The Sacramento Railyards Specific Plan area is approximately 244 acres and includes the subject property, the City's Sacramento Valley Station, and the Union Pacific Railroad rail corridor. The project proposes to subdivide approximately 197 acres of the site into 118 lots for a variety of uses, including residential, retail, and office. The project also includes a medical center campus on approximately 17 acres and a major sports complex on approximately 14.56 acres.

The MLS Stadium project includes design and construction of the sports complex. The Railyards project also includes the design and construction of a stormwater outfall structure which is a facility that will collect, treat, and generally convey stormwater within the project area and discharge it to the Sacramento River.

As part of this project, several amendments are required for documents related to the Railyards, such as the Railyards Specific Plan, Design Guidelines, Special Planning District, Development Agreement and Financing Plan. The project also includes amendments to the general plan land use diagram, mobility element, rezones, and several site plan and design reviews.

This is to advise that the City of Sacramento, City Council has approved the above described project on November 10, 2016 and has made the following determination regarding the above described project:

1. The project will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.).
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were /were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA

This is to certify that the final SEIR with comments and responses **or** Negative Declaration and the record of project approval is available to the General Public at:

City of Sacramento, Development Services Department, Planning Division
300 Richards Boulevard, Third Floor, Sacramento, California 95811

	<i>Associate Planner</i>	<i>11/14/16</i>
Signature (Lead Agency Contact)	Title	Date

Date received for filing at OPR

Date received for filing at Clerk

Governor's Office of Planning & Research

NOV 14 2016

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

Print **Start Over** **Print Receipt**

RECEIPT NUMBER:
 34 — 11142016 — 630
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2006032058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SACRAMENTO, COMMUNITY DEVELOPMENT DEPT., PLANNING DIVISION	LEAD AGENCY EMAIL srjohnson@cityofsacramento.org	DATE 11142016
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 160734	

PROJECT TITLE
 RAILYARDS SPECIFIC PLAN UPDATE, KP MEDICAL CENTER, MLS STADIUM, & STORMWATER OUTFALL PROJECT (P15-040)

PROJECT APPLICANT NAME DOWNTOWN RAILYARD VENTURE, LLC, Contact: Jay Heckenlively	PROJECT APPLICANT EMAIL jheckenlively@mcclellanpark.com	PHONE NUMBER (916) 965-7100
PROJECT APPLICANT ADDRESS 3140 PEACEKEEPER WAY	CITY MCCLELLAN	STATE CA
		ZIP CODE 95652

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	40.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,110.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Francisco C. Adame-Deputy Clerk
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REC'T # 0009322657
November 14, 2016 2:02:16 PM

Sacramento County Recorder
Donna Allred, Clerk/Recorder

Check Number	005692	
REQD BY		
State Fees		\$3,070.00
CLERKS		\$40.00
Total fee		\$3,110.00
Amount Tendered...		\$3,110.00
Change		\$0.00

FDA-34/L/O

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#: 001805848
9/8/2025 2:36:25 PM
Order#: 20250144115 RAV

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20250421	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 962967 \$50.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference